

PLANNING COMMITTEE

8th October 2025

Amendment/Correction List after publication of Agenda

Additional Information for Councillors

Agenda Item 4 (Applications for Consideration)

Item 1- Application Reference R24/0976 Plot 17

Paragraph 18.25 of the Committee report states the following;

The Inspector concluded that temporary permission would have granted for plot 17 in APP/E3715/W/23/3328399 as the personal circumstances and providing a settled temporary base for the applicants coupled with the Councils unmet need outweighed the temporary harm to the Green Belt until June 2028. However, the reason for the permission and appeal not being granted and the appeal therefore being dismissed was due to the fact that the western access road was included in the red-line boundary in the application submission. This had implications strong enough for the appeal to be dismissed.

The highlighted aspect of the paragraph above should state 'western access road was NOT included in the red-line boundary'.

Item 2- Application Reference R24/0977 Plot 18

Paragraph 18.25 of the Committee report states the following;

The Inspector concluded that temporary permission would have granted for plot 18 in APP/E3715/W/23/3328396 as the personal circumstances and providing a settled temporary base for the applicants coupled with the Councils unmet need outweighed the temporary harm to the Green Belt until June 2028. However, the reason for the permission and appeal not being granted and the appeal therefore being dismissed was due to the fact that the western access

road was included in the red-line boundary in the application submission. This had implications strong enough for the appeal to be dismissed.

The highlighted aspect of the paragraph above should state 'western access road was NOT included in the red-line boundary'.

Item 3- Application Reference R24/1166

Paragraph 3.1 of the Committee report states the following:

The application site measures 2.924 hectares and seeks full planning permission for a 60MW Battery Energy Storage System (BESS) for a 40 year period. The proposed development comprises:

- 56 no. BESS battery units housed within individual containers;*
- 14 no. battery interface cabinets containing a total of 56 no. of BESS battery units;*
- 14 no. Conversion System inverters;*
- 8 no. twin skids;*
- an auxiliary transformer;*
- a storage container;*
- customer switchgear;*
- a 132Kv substation with a fenced enclosure;*
- 2 no. water tanks (120,00 litres each);*
- a Distribution Network Operator (DNO) control room;*
- 10 no. CCTV cameras;*
- ancillary infrastructure;*
- an underground cable connection;*
- internal access tracks;*

- a 2.4m high perimeter security palisade fence with gates;
- areas of landscape planting;
- ecological enhancements; and
- a SUDS attenuation pond.

No external lighting is proposed in the interests of minimising impact upon local wildlife (condition 14).

The highlighted section of the paragraph above should state:

‘The proposed development comprises:

- 56 no. BESS battery units housed within individual containers;’

Paragraph 5.8 of the Committee report states the following:

The Local Plan is now more than 5 years old, and paragraph 34 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should be updated as necessary. The Local Plan review is underway however, this report sets out the relevant Local Plan policies and notes any NPPF inconsistencies between them or any other material consideration which could render a policy out of date.

This paragraph is identical to paragraph 5.7 and is therefore deleted from the report.

Paragraph 5.4 of the Committee report states the following:

Paragraph 11 of the NPPF states that where there is an up-to-date development plan applications should be determined in line with that development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.”

The content of this paragraph is addressed in paragraphs 5.10 and 5.11. Paragraph 5.4 is therefore deleted.

Paragraph 20 of the Committee report states the following:

1. *Planning application R24/0373 be approved subject to:
 - a) *The conditions and informatives set out in the draft decision notice appended to this report; and*
 - b) *The completion of a legal agreement to secure the necessary financial contributions and planning obligations as indicatively outlined in the heads of terms within this report.**
2. *The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.*
3. *The Chief Officer for Growth and Investment (in consultation with the Planning Committee Chair) be given delegated authority to add, vary or remove any of the financial contributions and/or planning obligations outlined in the heads of terms within this report.*

The content of this paragraph is extended to include a further recommendation to refer the application to the Government’s Planning Casework Unit and now reads as follows:

1. Planning application R24/0373 be approved subject to:
 - a) The conditions and informatives set out in the draft decision notice appended to this report; and
 - b) The completion of a legal agreement to secure the necessary financial contributions and planning obligations as indicatively outlined in the heads of terms within this report.

2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.
3. The Chief Officer for Growth and Investment (in consultation with the Planning Committee Chair) be given delegated authority to add, vary or remove any of the financial contributions and/or planning obligations outlined in the heads of terms within this report.
4. Referral of the application to the Government's Planning Casework Unit.