ITEM NO:		
	Location:	**Land West of Ashwell Road, Bygrave, Hertfordshire SG7 5EB**
	Applicant:	**Pathfinder Clean Energy (PACE) UKDev Ltd**
	Proposal:	**Variation of Condition number 26 (CTMP) (as amended by information received 16 July 2026): vary the number of daily articulated lorry visits and the permitted hours of construction vehicle movements, of planning permission reference 22/00741/FP granted on 17.06.2024 for: Ground mounted solar photovoltaic (PV) farm including battery energy storage; continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works (as amended by information received 29 January 2024).**
	Ref. No:	**26/01224/S73**
	Officer:	**Peter Bull**

Report addendum

Reason for referral to Committee

The new National Scheme of Delegation (NSD) came into effect on 31st October. Under the NSD, this application would be a Schedule 2 application and require a 'Gateway' test. Following a Gateway meeting, the Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it was considered that the issue of environmental significance to the local area relates as much to the proposed increase in hours of HGV movements as the proposed increase in movements.

3.0 Representations

An additional response from Herts CC Highways has been received clarifying a number of technical matters and reasoning behind the original consultation responses. A copy of this additional response is attached in full to this addendum.

An updated CTMP Addendum based on the most recent Herts CC Highways consultation response is awaited. The proposed recommendation at 9.1 (A) requires the submission of a further CTMP Addendum to deal with outstanding matters raised in both the original officer report and the most recent highway response.

4.3 Background

There is a current enforcement investigation relating to alleged breaches of the original planning permission 22/00741/FP. These are being investigated by the planning Enforcement Team. Although a related matter, it is not a material consideration in relation to this S73 application and therefore should not influence the considerations and outcome of this S73 application.

4.4 Main considerations

4.4.1 *Additional banksperson at the junction of the A507 and Bygrave Road* – this request is being considered by the applicant. It is anticipated that this will be secured at part of the revised CTMP Addendum.

9.0 Recommendation

9.1 That planning permission be GRANTED subject to the following:

A) the submission of a further revised CTMP addendum that commits to amending the matters set out in paragraphs 4.4.19 to 4.4.24 inclusive and recommended by Herts CC Highways in their updated response;

B) conditions set out in the original report with revised wording to conditions 5 and 24 below and with delegated powers to the Development and Conservation Manager to update conditions and informatives with minor amendments as required;

5. Articulated vehicle deliveries shall be restricted to between 09.00hrs and 15.00 hrs and other HGV vehicle deliveries shall be restricted to between 09.30 and 14.30 hours Monday to Friday and no articulated or HGV vehicles at any time on Saturdays, Sundays or bank holidays unless there are exceptional circumstances as defined through the CTMP and any associated addendum and as secured by condition 26 of this permission.

Reason: In the interest of minimising noise and disturbance for the occupiers of nearby residential properties and in the interests of highway safety in accordance with Policies D3 and T1 in the Local Plan.

24. (a) The construction and operational phases shall be carried out in complete accordance with the Soil Management Plan as approved under reference 26/00313/DOC unless otherwise approved in writing by the local planning authority. (S73)

(b) Prior to the decommissioning of the solar farm, a Soil Management Plan shall be submitted to approved in writing by the local planning authority. The decommissioning shall thereafter be carried out in complete accordance with the approved Plan.

Reason: To protect soil quality and so enable the reinstatement of its agricultural land quality following the cessation of the solar farm use of the land in accordance with the NPPF, Defra guidance and policy NE12 in the Local Plan.