

**Our ref:** TR/Q200547  
**Your ref:** 203578  
**Email:** tim.rainbird@quod.com  
**Date:** 21<sup>st</sup> February 2022



Planning Department  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE

**Submitted via Planning Portal (ref. PP-11035121)**

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Section 96A application for non-material amendment to planning application ref. 203578 (dated 12<sup>th</sup> March 2021) as amended by non-material amendment application ref. 211700 (dated 19<sup>th</sup> May 2021)**  
**Home Bargains (Units A & B), Holmer Road Retail Park, Hereford, HR4 9SA**  
**Application submitted on behalf of T J Morris Limited**

We are instructed by our client, T J Morris Limited ('TJM') ('the Applicant'), to submit the enclosed Section 96A application which seeks approval for non-material amendments to planning permission reference 203578 (dated 12<sup>th</sup> March 2021) as amended by non-material amendment application ref. 211700 (dated 19<sup>th</sup> May 2021) in respect of Home Bargains Units (Units A & B) Holmer Road Retail Park, Hereford HR4 9SA ('the Application Site').

Specifically, planning permission is sought only for non-material amendments to the car parking arrangement.

As Officers will be aware, an application made under Section 96A is not an application for planning permission. It is a simple and quick procedure which allows non-material amendments to be approved by the Local Planning Authority within 28 days. Section 38(6) is not relevant and for the reasons set out in this covering letter, the amendments to the existing planning permission are non-material and should therefore be granted.

This submission is being advanced on this basis that the changes sought are non-material in their very nature and therefore can be dealt with by way of a Section 96A non-material amendment application.

This planning application has been submitted via the Planning Portal (ref. PP-11035121) and includes the following documents in line with your validation requirements:

- **The requisite planning application forms, duly completed;**
- **Site Location Plan (ref. 9277 LOC);**

**Quod** | 8-14 Meard Street London W1F 0EQ | 020 3597 1000 | quod.com

Quod Limited. Registered England at above No. 7170188





- Decision notice (ref. 203578, dated 12<sup>th</sup> March 2021);
- NMA Decision Notice (ref. 211700, dated 19<sup>th</sup> May 2021);
- Drawings approved under planning permission reference 203578;

Drawing Reference	Plan Title	Scale
9227 PROP1 Rev A	Proposed Site Plan	1:250 @ A1

- Drawings submitted as part of this application:

Drawing Reference	Plan Title	Scale
9227 PROP1 Rev B	Proposed Site Plan	1:250 @ A1

A payment of £234.00 along with the service charge has been made via the Planning Portal to cover the requisite planning application fee.

## 1 Background

On 12<sup>th</sup> March 2021, planning permission (ref. 203578) was granted to permit Home Bargains (HB) to extend and refurbish their existing unit at Holmer Road Retail Park. Specifically, consent was granted for the following development:

*“Proposed refurbishment and amalgamation of existing building and site layout to create a single retail unit (Class E); creation of a new shop front and entrance extension with associated cladding; reconfigured car parking including parent and child spaces; trolley corral; bollards; and associated works.”*

Planning permission was granted subject to 9no. Conditions.

On 19<sup>th</sup> May 2021, a subsequent non-material amendment application was granted (ref. 211700) to make minor amendments to the approved rear elevation and servicing area. Copies of the relevant decision notices are included within this application.

Following the granting of permission, HB (the trading arm of TJM), is now seeking to make further minor amendments to the approved scheme to meet their operational requirements within the amalgamated retail unit. The application is advanced on this basis.

## 2 Proposed Development

This application seeks consent for non-material amendments to the existing planning permission ref. 203578 (as amended by non-material amendment application ref. 211700). The main elements can be summarised as follows:

- Existing vehicular entranceway widened;



- Disabled parking spaces reconfigured resulting in 2no. reduction; and
- Reduction of 1no. car parking space.

The proposed amendments relate mainly to the internal parking layout to meet the requirements of the tenant and present no design issues.

The reduction in customer car parking of 1no. space is a result of the widened vehicular entrance which will make entrance and exit to and from the site easier and safer. This is equivalent to a 1% reduction in car parking capacity and as such is considered *di minimis*.

The reduction of 2no. disabled spaces is a required to ensure that all bays meet the compliant layout set out within Herefordshire Parking Standards. Previously, disabled spaces were incorrectly shown with adequate spacing not provided on the correct sides. This has now been correct albeit results in a small decrease in disabled parking by 2no spaces. A total of 6no disabled parking spaces remain. Overall, the parking configurations sought are considered necessary in order to meet the necessary standards and to ensure the car parking layout is safe and easy to navigate. .

The amendments proposed are very small scale and are non-material in nature. For the avoidance of doubt, the revised drawings set out above supersede the relevant drawings approved under planning permission reference 203578 (as amended by non-material amendment application ref. 211700).

### 3 Conclusion

We are instructed by T J Morris Limited to submit a non-material amendment application to make minor external changes to those consented under planning application reference 203578 (as amended by non-material amendment application ref. 211700) at Units A & B, Holmer Road Retail Park, Hereford HR4 9SA.

Due to the nature of the changes sought and the acceptability of them, we trust that this submission can be dealt with via a non-material application and approved without delay.

We trust the enclosed is sufficient for you to register this planning application and we look forward to receiving confirmation in due course. In the meantime, if there is any further information we can provide to assist you with for the considerations of this application please do not hesitate to contact us.

Yours faithfully,



Tim Rainbird  
Board Director