

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
14TH JUNE 2011

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
11/0179/FULL	11	<p><u>Correction</u> - Last few words of paragraph 4.5 should read "...but failed to appeal formally at this time."</p> <p><u>Officer Comment</u> - As stated in paragraph 4.15 of the Committee report, officers have now revisited the site to check the as built dimensions in light of the claims made by the occupiers of the neighbouring property, specifically in respect of the as built eaves height. The as built dimensions have been measured at:</p> <p>Width - 4.98 metres (i.e. as indicated on the plans); Depth - 2.85 metres (i.e. 50 millimetres less than indicated on the plans); Eaves height 3.06 metres (i.e. 60 millimetres greater than indicated on the plans).</p>
11/0249/FULL	20	<p><u>Correction</u> - Paragraph 4.5 should read "The extension is not readily visible from the road..."</p> <p><u>Officer Comment</u> - Under paragraph 3.3 of the Committee report, reference is made to objections having being raised in relation to Conservation Area bylaws, and the use of combustible material within 2 metre of the boundary of the property. Members are advised that no such so-called "bylaws" were imposed at the time of the Wolverley Conservation Area's designation, and no Article 4 direction is in place. With regard to references made in respect of combustible materials, there are no such planning restrictions. Whilst such restrictions do exist in respect of the Building Regulations, the specified distance therein is 1 metre. In any event, it has been confirmed that the greenhouse building is an exempt structure under the Building Regulations.</p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
11/0254/FULL	24	<p><u>Worcestershire Regulatory Services</u> (Environmental Health) - No objection subject to usual construction time condition</p> <p><u>Corrections</u> – 1) Recommended condition number 4 is not applicable and the brackets of recommended condition marked number 6 should be deleted.</p> <p>2) Paragraph 4.2(i) should read "(approximately 75 sq. m)"</p> <p><u>Add Conditions</u> regarding achieving dry access to building for times of flood and details of a flood management plan to be submitted (as per original planning permission 08/0164/FULL).</p>
11/0268/FULL	33	<p><u>Letter received from the Hillcrest Residents Association</u> - They wish to withdraw from speaking and withdraw their objection to the scheme. The Association have spoken to the applicant and they understand that a new layout will be submitted as a Reserved Matters application showing the facility of on site turning facilities. They note that the applicant needs to have the opportunity to consider shared access arrangements to Sutton Park Road. They state that applicant has offered to let them have a look at that scheme before a formal application is made. The Association makes it clear though that they will oppose any Reserved Matters application if they believe it is not in the public interest.</p>
PART B 11/0109/FULL	44	<p><u>Officer Comment</u> - Amended plans which accommodate a diverted footpath have been received and the reconsultation process has been commenced.</p> <p><u>Change Recommendation</u> - Delegated authority be given to APPROVE this application subject to parts (i), (iii) and (iv) of paragraph 5.2 of the report</p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
11/0141/FULL	52	<p data-bbox="579 297 1412 555"><u>Additional comment from Rock Parish Council</u> – Resolved to recommend refusal. “It’s overdevelopment the existing site. The garage conversion should be separate and not linked to the existing dwelling. If the Planning Committee are undecided to approve, a condition that the conversion is not sold separately to the existing dwelling and permitted development rights should be removed.”</p> <p data-bbox="579 589 1382 768"><u>Officer Comment</u> – A condition to restrict the use of the converted garage to ancillary to the dwelling is recommended in the officer report. However, to remove permitted development rights in these circumstances is considered to be unreasonable.</p>
11/0217/FULL	59	<p data-bbox="579 846 1054 880"><u>Highway Authority</u> – No objection</p>
11/0293/FULL	62	<p data-bbox="579 958 1374 1037"><u>Bewdley Town Council</u> - No objections and recommend approval</p> <p data-bbox="579 1070 1054 1104"><u>Highway Authority</u> – No objection</p> <p data-bbox="579 1137 1417 1395"><u>Officer Comment</u> - Reference is made in paragraph 3.2 to "Management of Zoonoses". For Members’ information, zoonoses are defined by the World Health Organisation as diseases or infections that are naturally transmissible from vertebrate animals to humans. Zoonoses may be bacterial, viral, or parasitic, or may involve unconventional agents.</p>