

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**
9TH OCTOBER 2012**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
12/0528/FULL	11	<p><u>Worcestershire Regulatory Services (Environmental Health)</u> - Due to the close proximity of existing residential properties to the proposed development, care should be taken during the demolition and construction phases to reduce any adverse impacts caused to local residents. I would therefore recommend that the applicant follow Worcestershire Regulatory Services' Code of Best Practice for Demolition and Construction Sites (<u>Officer Comment – This recommendation can be added as a condition to the decision notice</u>)</p> <p><u>Add Condition –</u> F5 (Construction site noise/vibration)</p>
PART B		
11/0449/FULL	22	<p><u>Correction –</u> Condition 4 should read: The approved development shall incorporate in full the submitted fume extraction scheme and associated technical specification, stamped 'APPROVED'. There shall be no variation from the approved scheme without the written consent of the Local Planning Authority.</p>
12/0429/FULL	27	<p><u>Officer Comments –</u> The Appraisal of the financial viability report, undertaken by external consultants on behalf of the Council has been received. The Appraisal concludes that the scheme cannot pay for any affordable housing provision or other Section 106 contributions. It also recommends that the financial viability of the scheme is revisited after two years to ascertain whether there has been any financial uplift which could be clawed back.</p>

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		<p>There has however previously been agreement with the applicants (as explained in paragraph 4.25 of the report) to provide a total of £8,400 towards bike vouchers (i.e. £200 for each of the 42 units) via a Section 106 Agreement. Officers are conscious that the application site is located within the town centre which is highly accessible by public transport. Furthermore the proposed bike vouchers would only benefit the first occupiers of each of the 42 units within the development. Therefore Officers would rather direct this sum towards the improvement of existing open space.</p> <p>The recommendation is updated as follows:</p> <p>Therefore the recommendation is for delegated authority to APPROVE subject to the following:</p> <ul style="list-style-type: none"> i. The signing of a Section 106 Agreement: <ul style="list-style-type: none"> - to provide £8,400 towards off-site open space; - to ensure that, in the case that the shell and core of the building are not finished within 2 years, the owner is required to submit an up to date Economic Viability Appraisal which shows any increase in the development's reported profitability at that time, and any increase in value above the accepted percentage is payable to the Council as the Affordable Housing contribution ii. the conditions as listed on the update sheet <p>Officers have confirmed with the Highway Authority that they would raise no objection to proposal, even with this revised S106 Agreement</p>

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12/0447/FULL	41	<p><u>Correction</u> – Paragraph 4.1 should read: The applicant seeks approval to relocate the building approved under application 11/0345/FULL to a position to the north of the field, to the west of the site rather than running along the track which bisects the lower (south) section of the site. The building proposed has been slightly altered to incorporate a dual pitch roof rather than the monopitch previously approved. Whilst the footprint of the building would be unchanged the proposed location removes the opportunity to utilise the topography of the site to reduce the height of the building. The volume of the building would increase from 181.5m³ to 234.7m³.</p> <p><u>Add Condition</u> – Commencement of the development hereby approved shall prevent implementation of Planning Permission 11/0345/FULL.</p>
12/0513/FULL	44	<p><u>Worcestershire Regulatory Services (Contaminated Land)</u> - The site was formerly part of a large carpet factory, provided there are no ground works associated with the change of use from office to residential there should be little risk to end users.</p> <p><u>Worcestershire Regulatory Services (Noise)</u> – Views awaited</p> <p><u>Change Recommendation</u> – It is therefore recommended that delegated authority to APPROVE the application be granted subject to no objections from the Environment Agency and Worcestershire Regulatory Services (Noise), and to the following conditions:</p>
12/0533/FULL	57	<p><u>Add Condition</u> - B5 (Timber staining within 3 months)</p>