

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE
11TH DECEMBER 2012**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
12/0590/FULL	15	<u>Revised Recommendation</u> - Delegated authority to Approve subject to no new issues being raised prior to the expiration of the consultation period
PART B		
12/0321/FULL	19	<p><u>Environment Agency</u> – No objections to the development subject to the addition of conditions relating to contaminated land, drainage and flood risk. It is also recommended that a formal agreement relating to the dry access is secured.</p> <p><u>Neighbour</u> - One letter of support has been submitted. The correspondent points out that the proposed development would improve the appearance of the site and would be in keeping with the residential character of the lane. In addition it is pointed out that the single unit of accommodation would generate less traffic than the industrial unit which occupies the site.</p> <p>Two correspondents have submitted letters objecting to the scheme and the following issues have been raised:</p> <ul style="list-style-type: none"> • Potential loss of privacy as windows of proposed dwelling would overlook a neighbouring property. • No consent has been granted by neighbours for the use of their gardens during the demolition and construction phase of the development. • Concerns over the use of the right of way and the storage of materials and vehicles during the construction stage. • Insufficient manoeuvring space for the vehicles and plant required during the demolition and construction phase may result in damage to the boundaries of neighbouring properties.

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
		<ul style="list-style-type: none"> • Possible damage to neighbouring mature garden during demolition or construction phase. • Land contamination may be an issue on this site given the previous use of the land as part of Bewdley gas works. • The dry access proposed may not be acceptable as the Environment Agency figures show that this access may have been flooded during 2004 and 2008. • The provision of parking on land not owned by the applicant. • A previous permission has been issued for a bungalow which would benefit from an additional boundary fence adjacent to the existing boundary treatment. • The water supply to the application site is questioned as it is believed that the industrial unit did not benefit from mains water. <p><u>Officer Comments</u> - The concerns of the correspondents are noted. The potential for loss of privacy has been discussed in the Officer's Comments section of this report. Those issues arising during the demolition and construction phase are noted but are not considered to be material in the determination of the application. Those issues relating to land contamination and flooding have been the subject of extensive negotiations with the relevant bodies, i.e. the Environment Agency and Worcestershire Regulatory Services and neither of these organisations offer any objections to the proposal. The Highway Authority has no objections to the parking provision proposed and the applicant has made arrangements to secure the parking spaces shown on the submitted plans. The comments relating to previous permission and water supply are not considered material in determining the application.</p> <p><u>Revised Recommendation</u> - The application is recommended for delegated Approval subject to a Section 106 Agreement to secure the dry access route across third party land, and conditions</p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
		<p><u>Add Conditions</u> -</p> <p>12. Drainage</p> <p>13. No piled foundations</p> <p>14. Monitoring and long term maintenance plan in respect of land contamination</p> <p><u>Add Note</u> -</p> <p>Removal of asbestos</p>
12/0507/FULL	27	<p><u>Highway Authority</u> (revised comments) - Recommends that the permission be refused for the following reasons:-</p> <p>The site does not provide car parking provision in accordance with Worcestershire County Council's Local Transport Plan 3. The adopted design guide requires 3 and 4 bedroom dwellings to provide a minimum of 2 car parking spaces and the document states that garages are not considered to be car parking spaces and will be discounted.</p> <p>Plots 167, 168, 169, 170, and 197 all require 2 car parking spaces and they provide 1 space and a garage. These plots do not comply with the policy and there is evidence to show that garages are infrequently used for the storage of cars and this will see the displacement of 5 cars onto the carriageway which will obstruct the free flow of traffic. Plot 171 has been provided with a space parallel to the plot serviced off the shared space. The road layout of the shared space consented under 11/0163/FULL makes this space inaccessible and the access unbuildable due to the positioning of the entry ramp to this road. This space should be discounted as unusable and it will displace an additional vehicle on to the prospective highway.</p> <p>As the application site does not comply with the Highway Authority's adopted guidelines there will be vehicles displaced on to the prospective highway which create an obstruction and have an adverse impact on highway safety, it is therefore recommended that this application be refused.</p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS												
		<p data-bbox="650 279 1406 486"><u>Officer Comments</u> - The table at paragraph 4.24 should be as follows (i.e. the total of social rented affordable dwellings totals 16 not 17 whilst the 3 shared ownership properties are all 2 bed, not 3.) It is still however correct that as stated in the report, <i>“the number, size and tenure proposed are all as agreed previously:”</i></p> <table border="1" data-bbox="740 518 1323 704"> <thead> <tr> <th data-bbox="748 528 914 590">No. of bedrooms</th> <th data-bbox="914 528 1141 590">Social Rented</th> <th data-bbox="1141 528 1315 590">Shared Ownership</th> </tr> </thead> <tbody> <tr> <td data-bbox="748 590 914 631">2</td> <td data-bbox="914 590 1141 631">8</td> <td data-bbox="1141 590 1315 631">3</td> </tr> <tr> <td data-bbox="748 631 914 673">3</td> <td data-bbox="914 631 1141 673">6</td> <td data-bbox="1141 631 1315 673">0</td> </tr> <tr> <td data-bbox="748 673 914 704">4</td> <td data-bbox="914 673 1141 704">2</td> <td data-bbox="1141 673 1315 704">0</td> </tr> </tbody> </table> <p data-bbox="650 735 1428 901">As advised at paragraph 4.21 of the report, amended plans have been received indicating that all but 6 of the 68 plots have sufficient parking to meet County Council parking standards. The recommendation is as per the report.</p>	No. of bedrooms	Social Rented	Shared Ownership	2	8	3	3	6	0	4	2	0
No. of bedrooms	Social Rented	Shared Ownership												
2	8	3												
3	6	0												
4	2	0												
12/0656/FULL	56	Bewdley Town Council – No objections												