

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE
12TH FEBRUARY 2013**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
12/0634/FULL	12	Application DEFERRED
12/0719/FULL	25	<u>Add Condition</u> – No external flues or extractor equipment without prior written consent of the Local Planning Authority
12/0770/FULL	30	<u>Worcestershire County Council</u> has confirmed that the extent of highway ownership is up to the edge of carriageway at the head of Dudley Street
PART B		
12/0739/FULL	34	<p><u>Stourport on Severn Town Council</u> – No objections and recommend approval</p> <p><u>Highway Authority</u> - Recommends that the permission be Refused for the following reasons:- The application proposes to import a significant volume of fill material which will generate a high volume of HGV movements. There is no assessment submitted as part of this planning application which quantifies the number of movements, duration of import, restrictions on access and considers any impacted junctions. It is considered that there is insufficient information submitted to be able to confirm that there is no impact on the highway network, it is therefore recommended that this application be refused.</p> <p><u>Change to Recommendation</u> - On the basis of inadequate information at present, the recommendation should be changed to: Delegated Approval subject to no objections from the Highway Authority, following negotiations with the Applicant;</p>

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		<p>and Delegated Refusal should the position not be resolved to the satisfaction of the Director of Economic Prosperity and Place for the reason set out by the Highway Authority.</p>
12/0764/FULL	42	<p><u>Officer Comments</u> – Worcestershire County Council have confirmed that their land ownership extends to the grassed areas which wrap around the gravelled forecourt to the front and side of the property and the gravelled access into the site. The applicant has revised the site location plan to show that these areas do not form part of the application site.</p> <p><u>Add Conditions</u> –</p> <p>4. Vehicle storage and parking to be restricted to within the application site.</p> <p>5. Personal permission, no general B1/B8 use.</p>
13/0002/FULL	55	<p><u>Stourport on Severn Town Council</u> – No objections</p> <p><u>Canal & River Trust</u> - The Core Strategy at paragraph 6.44 states that “the District's inland waterway network including the Staffordshire & Worcestershire Canal and the Rivers Severn and Stour also offer longer term opportunities for the sustainable movement of freight through the District”. It is noted that the site plan makes reference to a loading wharf and shows the provision of parking in this area with the loading wharf and sides being protected by 1.1m high safety railings. An initial assessment of the site indicates that it may be a strategically important wharf site subject to clarification of some matters and then the outcome of analysis of demand.</p> <p>However, given the existing use of the site we consider that the proposed parking arrangement could be provided without the need for planning permission. Also the fencing is likely to be permitted development depending upon the precise location of the footpath. It would be easy for the owner or subsequent owner of the site to reverse the changes proposed should they wish to use the loading wharf for waterborne freight purposes in the future. In addition, the application does not seek to change of use of the premises which will remain in industrial use.</p>

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		<p>In these circumstances we do not wish to raise concerns about this element of the proposal but suggest that further details of the fencing are secured by condition. We do however comment that it would be preferable for the parking area to be located away from the wharf loading area so that there is no need to reverse any works to allow use of the wharf in the future.</p> <p>The hard and soft landscaping aspects of development proposals, particularly at the site boundaries adjacent waterways, play an important role in improving the appearance of the site when viewed from the waterway, and also the appearance of the waterway corridor itself. Native species are preferred in order to maintain the appearance and biodiversity of the waterway. Landscaping also has the potential to impact on the integrity of the waterway and it is necessary to assess this and determine future maintenance responsibilities for the planting. Landscaping affects how the waterway is perceived.</p> <p>The Canal & River Trust would welcome the submission of details of proposed waste storage and collection to ensure the development will not result in pollution of the waterway. Condition: Prior to the commencement of development details of the proposed waste storage and collection shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details.</p> <p>With any development close to the waterway there is the potential for adverse impacts on the infrastructure of the canal in terms of stability, drainage, pollution, erosion, increase in water levels etc.</p> <p>During construction and operation of the site, the Trust would require the works, handling, storage and disposal of waste generated by construction and operation to be carried out in accordance with relevant legislation and regulatory requirements. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site should be avoided.</p> <p>All works must comply with the “Code of Practice for Works Affecting Canal & River Trust”.</p>

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		<p>The Location Plan appears to incorporate land within the red line boundary which is in the ownership of the Canal & River Trust, however, no notice has been served on us. The Land Registry Title plan shows that we have registered the land immediately to the south east of the warehouse.</p> <p>If the Council is minded to grant planning permission, it is requested that the following informative is attached to the decision notice:</p> <p><i>The applicant/developer is advised to contact the Works Engineering Team in order to ensure that any necessary consents are obtained and that the works comply with the Trust's "Code of Practice for Works affecting Canal & River Trust".</i></p> <p>After due consideration of the application details, the Canal & River Trust has no objections to the proposed development, subject to the imposition of suitably worded conditions and/or the applicant first entering into a legal agreement as outlined above.</p> <p><u>Malvern Hills District Council</u> – No objections</p> <p><u>Add Conditions</u> – Landscaping Waste storage and collection</p> <p><u>Add Note</u> - Code of Practice</p>
13/0018/FULL	64	<p><u>Wolverley and Cookley Parish Council</u> – No objections</p> <p><u>Severn Trent Water</u> – No objection subject to the addition of a condition relating to the provision of foul and surface water drainage.</p> <p><u>Conservation Officer</u> – Following the submission of a structural survey the Conservation Officer notes that whilst structural works are necessary they do not entail the wholesale reconstruction of the barn which would be contrary to policy and therefore raises no objections.</p>

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		<p><u>Worcestershire Archive and Archaeology Service</u> – No objection subject to the addition of a condition requiring that "No development shall take place until the applicant has provided a photographic record of the building(s) affected by the development, in accordance with the guidance provided".</p> <p><u>Countryside Conservation Officer</u> – Given the roof construction there is almost no chance of the proposed development having an impact on biodiversity.</p> <p><u>Neighbour/Site Notice</u> – One letter from the occupant of a neighbouring dwelling has been received. The letter raises the following issues:</p> <ul style="list-style-type: none"> • The access used whilst the previous conversion was carried out caused several issues for those occupying properties opposite the site in that delivery vehicles used private drives for turning and prevented access to nearby dwellings whilst deliveries were taking place. An additional access to the site is available and use of this entrance is preferable. • There is concern that the existing sewage pump can cope with the additional load as there are current issues with odour and the pumps can be heard starting. • During heavy rain the yard of New Oak Barn floods preventing access to the barn that forms the subject of this application; would additional drainage be provided? • Whilst it is noted that the converted building is to be used in conjunction with the existing building it is queried how long this tie would be in place. • Would a bat survey be carried out as bats are frequently seen in the immediate area • Concern as to whether the works would be carried out in accordance with Health and Safety regulations <p><u>Add additional Conditions -</u> 8. Foul and surface water drainage 9. Photographic record of existing building prior to commencement of works</p>
13/0020/FULL	68	Application DEFERRED

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13/0030/LIST	71	<p data-bbox="607 279 1378 416"><u>English Heritage</u> – No objection in principle to the addition of new text. However, fuller information should be provided about the font type, size and precisely how the inscription will fit within the panel</p> <p data-bbox="607 451 1378 617"><u>Add Condition</u> - Details of the font type, size and the placement of the text should be submitted to and approved in writing by the Local Planning Authority prior to any works taking place on site.</p> <p data-bbox="607 652 1378 789"><u>Correction</u> – Paragraph 5.2 a) is incorrect and should read: “the decision of the Secretary of State not to call in the application”</p>