

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE14TH MAY 2013**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
13/0120/OUTL	21	<p><u>Highway Authority</u> - Recommends that any permission which the District Planning Authority may wish to give include the following conditions and notes (in summary):-</p> <p>Conditions</p> <ol style="list-style-type: none"> 1. Highway improvements / offsite works - engineering details of the right turn lane 2. Travel Plan Condition – applicant to submit a full travel plan that promotes sustainable forms of access to the site 3. Parking for Site Operatives <p>Notes</p> <ol style="list-style-type: none"> A. Mud on Highway B. Private Apparatus within the Highway C. Section 278 Agreement D. No Drainage to Discharge to Highway E. Design of Street Lighting for Section 278 <p>Note to Planning Officer - The applicant should enter into a section 106 agreement for a financial contribution of £10,000 to provide an additional bus stop close to the proposed pedestrian / cycle access off Chester Road South.</p> <p><u>Officer Comments</u> – In their comments at paragraph 3.7 Natural England have advised that additional survey work be requested from the applicants with respect to great crested newts. The ecologists, who compiled the Phase 1 Habitat Survey and Protected Species Assessment, have responded as follows, “<i>I have read the Natural England consultation document and then the standing advice sheet on great crested newts and I would disagree that the flowchart reaches box(vii).</i>”</p>

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		<p><i>To me it reaches box (iv), i.e. the report does not “highlight suitable features” following a Habitat Suitability Index survey as it qualifies the results of the Habitat Suitability Index assessment by saying that it is “extremely unlikely” that great crested newts will occur because there are constraints to their dispersal.</i></p> <p><i>This suggests that there is not a “reasonable likelihood” of them being present on the application site. However, much of this depends on one’s interpretation of the advice/guidelines and the words “reasonable” and “extremely unlikely” . I can only say that in my professional and considered opinion that I would not expect to encounter great crested newts on the Victoria Sports site but that it is not completely impossible.” It is considered that based on the information submitted to date sufficient survey work has been undertaken.</i></p> <p>At paragraph 4.79, reference is made to the Open Space Sport and Recreation Assessment, and an area which formed part of it called Kidderminster East. To clarify, for the 2008 Assessment the District was divided into 6 areas – Kidderminster East, Kidderminster West, Stourport, Bewdley, Rural East and Rural West. Kidderminster East is an area comprising of the following wards – Broadwaters, Greenhill, Offmore and Aggborough and Spennells.</p> <p><u>Additional Conditions and Notes -</u></p> <p>14. This permission shall enure for the benefit of the applicants only (requirement of the Town and Country Planning General Regulations 1992)</p> <p>15. Highway improvements / offsite works - engineering details of the right turn lane</p> <p>16. Travel Plan Condition – applicant to submit a full travel plan that promotes sustainable forms of access to the site</p> <p>17. Parking for Site Operatives</p> <p><u>Notes -</u></p> <p>A. Mud on highway</p> <p>B. Private apparatus within the highway</p> <p>C. Section 278 Agreement</p> <p>D. No drainage to discharge to highway</p> <p>E. Design of street lighting for Section 278</p> <p>F. Section 106 Agreement</p>

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		<p><u>Change Recommendation</u> - Therefore the recommendation is for delegated authority to APPROVE subject to the following:</p> <ul style="list-style-type: none"> a) the Secretary of State deciding not to call the application in; b) the signing of a Section 106 Agreement for a contribution of £10,000 to provide an additional bus stop; and c) the conditions as listed in the report and the additional conditions and notes above
<p>PART B</p> <p>12/0733/FULL</p>	<p>65</p>	<p><u>Stourport on Severn Town Council</u> : (Additional Comments) - Whilst grateful for the opportunity which you provided for the Town Council to submit additional comments, the Council decided that there were no further comments which it wished to make, save that it wished its original comments to be regarded as extant and duly taken into account.</p>
<p>13/0130/FULL</p>	<p>73</p>	<p><u>Correction</u> – Paragraph 1.2 should read: <i>The properties either side of number 269 have dropped kerbs and the majority of properties in the immediate area benefit from driveways or off street parking areas albeit some with the kerbs not lowered as in this instance.</i></p>
<p>13/0135/FULL</p>	<p>75</p>	<p><u>Add Condition</u> - 4. Limit the use of the extension to storage only to ensure that any impact on highway safety through the possible displacement of parking is minimised</p>
<p>13/0186/FULL</p>	<p>78</p>	<p><u>Severn Trent Water</u> – No objection subject to a condition requiring drainage details to be submitted prior to commencement.</p> <p><u>Aboricultural Officer</u> – No objections subject to submission and approval of no dig construction for the entrance at Parry Road to be submitted in the form of a method statement also detailing construction of the main entrance off Sutton Park Road to ensure the trees on that side are not damaged during the construction phase. Landscaping scheme to be provided.</p>

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		<p><u>Corrections</u> – PPS1 and PPG3 to be deleted in the ‘Summary of Policy’ box</p> <p>Additional Paragraph to be added: 4.13 A Legal Agreement will be entered into, to ensure that the Section 106 Agreement associated with the original planning consent for this site, as detailed above, will apply to this development. For clarity the contributions to be secured, in accordance with the Adopted Planning Obligations SPD, are as follows:</p> <p>Open Space – Financial contribution towards Brinton Park. Education – Commuted sum for contributions to Worcestershire County Council.</p> <p><u>Additional Conditions</u> –</p> <p>10. Foul and surface water drainage details to be submitted.</p> <p>11. Tree retention.</p> <p>12. Tree protection measures.</p> <p>13. Method statement of no dig construction for the entrance at Parry Road to ensure no adverse effect on existing trees.</p> <p>14. Method statement detailing construction of the main entrance off Sutton Park Road to ensure no adverse effect on existing trees.</p> <p><u>Change Recommendation</u> – It is therefore recommended that delegated authority be given to APPROVE the application subject to:</p> <p>a) a Legal Agreement being signed for S106 contributions; and</p> <p>b) the conditions as listed in the report and the additional conditions above.</p>