

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE****9TH JULY 2013****ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
13/0192/FULL	16	<p>An <u>additional representation</u> has been received raising concerns regarding recent anti-social and serious criminal behaviour in relation to the Tesco Express premises adjacent to the application site, in particular documented attempted robberies of the premises.</p> <p><u>Officer Comment</u> – The criminal activity referred to is acknowledged, but relates to the retail premises adjacent and is in no way connected to the current site or the proposed development for residential purposes. Whilst it might be argued that the introduction of the new properties may improve surveillance of the adjacent site, given the nature of the documented incidents the development could not, and should not, be expected to be capable of preventing or reducing such activity.</p>
PART B		
13/0217/LIST	34	<u>Correction</u> – Contrary to paragraph 4.4 the property is a statutory Grade II Listed Building, not locally listed.
13/0227/RESE	37	<u>Arboricultural Officer</u> (comments on originally submitted scheme) - Although the proposed development has no direct effect on any trees on the site, I am concerned by the distance of some of the houses next to trees numbered 45 and 46 (both Sweet Chestnuts) as they are likely to tower over the new housing. This will result in a poor relationship between the trees and the dwellings and could result in unnecessary pressure on the trees to be pruned or felled. If the houses could be moved away from these trees I feel it would be a much more sustainable situation. As for the landscaping I would like to see native hedges (beech, holly or hazel) and native tree species to match the other landscaping on the site such as wild service tree, rowan, wild pear, scots pine, field maple, birch cherry. I would like to see more trees too. It is quite a harsh layout with little green areas so more trees are needed to soften the development.

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		<p><u>Officer Comment</u> - Since writing the report, the applicants have met with officers and negotiations have been ongoing with respect to resolving the reasons for refusal associated with the originally submitted layout. To date a revised draft layout has been submitted which is now considered to be acceptable, in principle. This revised draft layout:</p> <ul style="list-style-type: none"> • provides a more active frontage to Footpath Area 9 to the north and Landscape Area 3 to the east to resolve reason for refusal no.1; • provides natural surveillance to the parking spaces which would be sited close to the plots which they would serve, to resolve reason for refusal no.2; and • resolves the specific highway issues highlighted in reason for refusal no.3. <p>The revised draft layout would also resolve the concern raised by the Arboricultural Officer (above) with respect to the proximity of the houses to the existing trees.</p> <p>It would however be necessary to review the elevations and boundary treatment plans associated with this revised layout and re-consult where necessary.</p> <p><u>Corrections</u> - There is a missing character “A” in the first line of paragraph 1.6, which should read: “The site of the current reserved matters application (i.e. DEV A (iii)) lies to the ...”</p> <p>At paragraph 3.1, the reference to consultation with Stourport on Severn Town Council is unnecessary, incorrect, and should be omitted.</p> <p><u>Revised Recommendation</u> - The recommendation in the report is revised as follows; Officers be given DELEGATED AUTHORITY to APPROVE the application subject to the following:</p> <ol style="list-style-type: none"> 1. The receipt of acceptable elevation, boundary treatment, landscaping and levels plans plus satisfactory drainage calculations to ensure that the proposed drainage scheme adheres to the overall drainage scheme for phase 1 of the former British Sugar site; 2. Re-consultation where necessary with the receipt of no objections during the re-consultation period;

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		<p>3. The following conditions:</p> <ul style="list-style-type: none"> i. Approved plans ii. Approval of reserved matters only iii. Materials to be agreed iv. Boundary treatment v. Removal of permitted development for boundary treatment forward of dwelling unless otherwise agreed vi. Drainage scheme in accordance with submitted details vii. Landscaping and maintenance in accordance with plans viii. Tree protective fencing to trees within Landscape Area 2 to be agreed ix. Levels in accordance with plans x. Cycle parking for those plots without garage to be agreed xi. Submission and agreement of habitat management plan xii. Lighting to be agreed xiii. Construction of driveways and turning areas to be agreed xiv. Welcome pack to promote sustainable transport to be agreed prior to occupation <p>Reason for Approval</p> <p>The proposed use of this part of the former British Sugar Site has been agreed under planning consent 12/0146/EIA. It is considered that the proposed scheme for 29 residential plots would provide attractive frontages to the public footpath to the north and to the strategic landscape area which forms a steep escarpment to the east. The proposed layout provides adequate parking which would be able to be overlooked by the potential occupiers without detriment to highway safety. It is therefore considered to be in compliance with the policies listed in the report.</p>