

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE11TH MARCH 2014**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
13/0568/FULL	17	<p data-bbox="607 575 1344 709"><u>Officer Comment</u> - Following the launch of the Planning Practice Guidance Suite (PPGS) on 6th March 2014 the following documents referred to within the 'Summary of Policy' have been replaced:</p> <ul data-bbox="607 747 1344 1058" style="list-style-type: none"> <li data-bbox="607 747 1273 814">• National Planning Policy Framework Technical Guidance. <li data-bbox="607 821 1321 953">• Companion Guide to PPS9 - Good Practice Guide Planning for Biodiversity & Geological Conservation. Replaced by PPGS – Natural Environment <li data-bbox="607 959 1344 1058">• Practice Guide to PPS25 – Development and Flood Risk. Replaced by PPGS – Flood Risk and Coastal Change <p data-bbox="607 1096 1344 1194">The changes in these policy documents do not alter the contents of the report, other than those corrections mentioned above, or the conclusion reached.</p> <p data-bbox="607 1232 1373 1367"><u>Corrections</u> - In 'Summary of Policy' the following was omitted in error: Ministerial Statement "Green Belt" – Brandon Lewis MP – 17th January 2014</p> <p data-bbox="607 1404 1365 1537">The second sentence of Paragraph 4.10 should read: "The Planning Policy Guidance Suite – Flood Risk and Coastal Change provides detailed guidance of the type of developments acceptable in Flood Risk areas".</p>

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		<p>Paragraph 5.2 should read: “The recommendation therefore is REFUSAL for the following reasons</p> <ol style="list-style-type: none"> 1. The site is located within the West Midlands Green Belt. The development is considered to be inappropriate within the Green Belt which is by definition harmful. There is further harm caused to the openness and appearance of the Green Belt. It is considered that there are no very special circumstances to justify this inappropriate development and as such the proposal is contrary to Policies SAL.UP1 and SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, government guidance within National Planning Policy Framework and Planning Policy for Traveller Sites. 2. Due to the topography of the area the site is readily visible particularly from Public Rights of Way and the Leapgate railway viaduct. The proposed development would detract from and harm the character of landscape and the visual amenity of the Green Belt in this rural location contrary to Policies CP06 and CP12 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Government guidance in National Planning Policy Framework. 3. The location of the residential accommodation fails to accord with: <ol style="list-style-type: none"> a. Housing Policies DS01 or DS04 of the Adopted Wyre Forest Core Strategy, or Policies SAL.DPL1 and SAL.DPL2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. b. Gypsy Site Provision Policies contained within Policy CP06 of the Adopted Wyre Forest Core Strategy or Policies SAL.DPL8 and SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan; or c. Residential Caravans and Mobile Homes Policy SAL.DPL7 of the Adopted Wyre Forest Site Allocations and Policies Local Plan

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		<p>The above policies seek to guide residential development to appropriate locations. To approve the development at the location proposed which lies outside a settlement boundary would be contrary to the strategic approach to development set out with the Development Plan which seeks to protect the Green Belt and open countryside.</p> <p>4. The site lies within an area of Flood Risk (Flood Zone 2), it is not considered that the site is sequentially preferable and does not pass the exception test. As such the proposal would result in an unacceptable provision of a site in an area of known flood risk contrary to Policies CP02 and CP06 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and national guidance in the National Planning Policy Framework.</p> <p>5. Access to the application site is from the Hartlebury Road via a modern housing estate which is designed to maintain slow speeds by using bends and tight junction radii. The application proposes 4 pitches for caravans and these would need to be delivered on a long vehicle. It is considered that a large vehicle would not be able to successfully negotiate the existing bends and junctions without overriding the pavements and that the angle of the bridge relative to the Timberland Way will prevent access for larger vehicles. This would have a detrimental impact on pedestrian safety and result in structural damage to the pavements and kerbing. The proposal would therefore cause harm to highway safety contrary to Policies CP03 and CP06 of the Adopted Wyre Forest Core Strategy and Policies SAL.DPL10 and SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan”.</p>
14/0005/FULL 14/0006/LIST	46	<p><u>Correction</u> – Paragraph 4.1 should read as follows: “The applications propose the relocation of the current catering kitchen from its current basement position to the <u>ground floor...</u>”</p> <p>14/0005/FULL <u>Amend Condition 3 to read</u> - Within 3 months of the first use of the extraction system the chimney shall be clad in materials which shall have been previously agreed in writing.</p>

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		<p><u>Add additional conditions</u> -</p> <p>4. The extraction equipment shall be installed in accordance with the plans and specification as submitted</p> <p>5. The fire exit door hereby approved shall only be opened when required for an emergency</p> <p>14/0006/LIST</p> <p><u>Amend Condition 3 to read</u> -</p> <p>Within 3 months of the first use of the extraction system the chimney shall be clad in materials which shall have been previously agreed in writing.</p>
<p>PART B</p> <p>14/0025/RESE</p>	<p>64</p>	<p><u>Canal & River Trust</u> - Impact on Natural Environment and Landscape of the Waterway : The waterways have a rich biodiversity, and the Staffordshire and Worcestershire Canal benefits from CWS designations. Developments can have an adverse impact on the ecology of the waterways and it is therefore important that this is considered and any impacts suitably mitigated. Figure 5.8 of the Environmental Statement (submitted with the outline application 12/0146/EIA) identified area 1, within the Green Infrastructure Plan, as 'Protect and Enhance the Staffordshire & Worcestershire Canal & River Stour Corridor Adjacent to the Site'. The Design and Access Statement identifies Landscape Areas 6 and 7 adjacent to the canal. It is not clear from the landscaping proposals submitted for the reserved matters scheme how this will be achieved, as although the site plan denotes existing trees and hedges to be retained, how will this area be enhanced? Landscaping is included within the Reserved Matters submission and therefore this information should have been provided as part of this application rather than us having to request further information.</p>

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		<p>Impact on Structural Integrity of the Waterway : 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. All works should comply with the “Code of Practice for Works Affecting Canal & River Trust” a copy of which is available on our website. The Canal & River Trust offer no right of support to the adjacent property. The land owner should take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location.</p> <p>If the Council is minded to grant planning permission, it is requested that the following informatives are attached to the decision notice:</p> <p>1) 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”.</p> <p>2) The Canal & River Trust offer no right of support to the adjacent property. The land owner should take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location.</p> <p><u>Officer Comment</u> – Landscaping details have been received and forwarded to the Canal & River Trust for comment. No subsequent response has been received. Secondly Landscape Areas 6 and 7 lie outside the current Reserved Matters application site and are areas which are due to be adopted by the District Council. Their planting and enhancement have and will be agreed via a condition attached to the outline consent.</p>

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		<p><u>Senior Water Management Officer</u> (on behalf of North Worcestershire Water Management) - The discharges are all within the agreed discharge limits. I agree with the applicants comment that a small amount of exceedance flow is acceptable during the extreme scenarios. I just wanted to make sure that the expected flows would not result in any internal flooding of any part of a building, including garages and cellars. The information provided states that this will not be the case as the volumes will be contained within the highway, conveyed to gullies. I understand that all finished floor levels are set above the back of footway levels provided further protection from flooding. I can therefore confirm that the proposed scheme is acceptable to me.</p> <p>Change to Recommendation – Amended plans have been received which show additional windows to particular house types to provide more overlooking to the rear communal courtyard parking areas. These plans have been submitted for re-consultation. In addition no objections have been received from the Senior Water Management Officer with respect to additional drainage calculations. Therefore the amended recommendation is as follows:</p> <ul style="list-style-type: none"> (i) Satisfactory amendment to the submitted layout which seeks to provide more natural surveillance to the rear courtyard parking areas, and no objections submitted within the re-consultation period by the Crime Prevention Design Advisor; (ii) No objections from any of the other outstanding consultees within the consultation period; and (iii) The conditions as listed at the end of the report.
14/0027/OUTL	75	<u>Stourport on Severn Town Council</u> – No objection and recommend approval

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14/0053/FULL	85	<p><u>Correction</u> – The description of the Proposal includes erroneous words “to significantly harm their amenity” and should read: “Raising of roof of dormer windows to front and rear; ground floor extension to rear; porch to front; and, pitched roof to garage”</p>
14/0061/FULL	88	<p><u>Rock Parish Council</u> – Object most strongly to this retrospective application. This application breaches planning policy in the Wyre Forest. It was reported last June 2013 to Enforcement Officers and has been ignored for months. Enforcement Action should be pursued.</p> <p><u>Officer Comment</u> – The building was previously the subject of an Enforcement Report to the Planning Committee in December 2013. The retrospective application as since submitted stands to be considered on its own merits.</p> <p><u>Highway Authority</u> – No objections</p>