

## WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE****20<sup>TH</sup> MAY 2014****ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<b>PART A</b>		
14/0106/FULL	21	<u>Add</u> - Additional sentence at the end of Paragraph 4.5: "In this location, given the distances involved and the ground levels, Officers are satisfied that the proposed extension would have no detrimental impact upon the setting of; views into; and, views from, the Conservation Areas."
14/0126/FULL	26	<u>Officer Comment</u> - In conjunction with Paragraph 4.4 Members are advised that the width of the road is approximately 6m.
<b>PART B</b>		
14/0089/FULL	38	<u>Canal &amp; River Trust</u> (Reconsultation comments) - We note from the landscaping proposals that <i>Populus nigra</i> has been substituted for the <i>Populus alba</i> and <i>P. tremula</i> which is welcomed. The redline on Sketch 58 Landscape Area 7 Plan has been amended and does not now include the Staffordshire and Worcestershire Canal.  <u>North Worcestershire Water Management</u> (Additional comments) - The applicants have confirmed that the pond basin has been designed so that the bottom 300mm – 500mm will be submerged with rainwater; clarified the possible drainage solution for another part of the wider site and confirmed that there will be no trees planted on top of the steep embankment. The latest response fully responds to the queries raised. ( <u>Officer Comment</u> - <i>It is still noted that NWWM would like to view the geotechnical report and an updated landscape management report when submitted</i> ).

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		<p><u>Countryside Officer</u> - The maintenance necessary to maintain Landscape Area 7 (A,B) has now changed. The Council had previously agreed to maintain a cycle route that passed through an area of woodland and down onto the canal and an area of semi natural ancient woodland. It is now proposed that the Council manage the above but with the addition of a flood attenuation pond, a much larger area of grassland and some essential grazing infrastructure. The existing costs and methodology as highlighted in the landscape maintenance plan will suffice for the management of the cycle track and wooded area but additional management will be needed to maintain the new features. These will need to be included into the amended Landscape Maintenance Plan and some additional resources will need to be provided to WFDC to assist with meeting additional costs. (<i>Officer Comment – The content of the Landscape Management Plan and its associated additional costs are still under negotiation with the applicants</i>).</p>
14/0110/FULL	51	<p><u>Corrections</u> - The Applicant’s details on Page 51 should read “Sanctuary Housing Association”.</p>
14/0137/FULL	55	<p><u>Add</u> - In the ‘Summary of Policy’ box: CC1 and CC4 of the Chaddesley Corbett Neighbourhood Plan Submission Version 2014 - 2026</p> <p>Additional paragraphs at the end of Paragraph 4.8: “In addition to the above adopted planning policy documents, the Chaddesley Corbett Neighbourhood Plan was submitted to the District Council on 8<sup>th</sup> April 2014 and in accordance with statutory requirements, there is currently a publication period running to 27<sup>th</sup> May 2014. Following the publication period any representations received will be forwarded to an independent examiner for consideration before the plan is formally adopted. Although not yet adopted the neighbourhood plan does carry some weight in the consideration of development proposals, as stated in paragraph 216 of the National Planning Policy Framework and in paragraph 007 of the National Planning Policy Guidance. The amount of weight to be afforded to emerging planning policy is to be judged by the decision maker and should be proportionate to the stage of preparation of the plan.</p>

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		<p>Policies CC1 and CC4 of the Chaddesley Corbett neighbourhood Plan are considered to be relevant. Policy CC1 supports development of sites which meet specific criteria. Having assessed the proposal against said criteria I am satisfied that there would be no conflict with the policy. Similarly, Policy CC4 offers support for developments for the conversion of existing commercial buildings where it is justified to promote expansion in the rural economy and where it is to support the sustainable growth and expansion of businesses.</p> <p>Concern has been raised by the Parish Council that the residential element of this proposal fails to comply with the neighbourhood plan. The neighbourhood plan sets out its approach to new residential development in Policy CC2 which limits all new housing development, on sites without a site specific policy, to:</p> <ol style="list-style-type: none"> <li>1. Affordable housing for rental or shared ownership by those with a local connection</li> <li>2. Properties should be one or two bedroomed to meet the needs of first time buyers and small families</li> <li>3. Properties designed to be suitable for the elderly (Lifetime Homes standard), which are located close to key facilities.</li> </ol> <p>There is no policy within the neighbourhood plan which refers specifically to the conversion of existing buildings for residential purposes.</p> <p>The proposal is clearly not for an affordable dwelling of the size limits stated and as such the proposal would not accord with the above policy, however given that the neighbourhood plan has not yet been through an examination and is not adopted only limited weight can be afforded to this apparent conflict with the emerging development plan. In the absence of a policy specific to the conversion of existing buildings officers must rely on adopted policies and the guidance contained within the National Planning Policy Framework. For the reasons already outlined above it is considered that the proposal accords with the adopted Development Plan policies and is therefore acceptable”.</p>

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		<p><u>Corrections</u> - The start of Paragraph 4.13 should read “Given the former agricultural nature ....” rather than “formal”.</p>
14/0213/FULL	66	<p><u>Worcestershire Regulatory Services</u> - The application site lies within 180m of the former Highfield Quarry landfill site which is known to have received waste material likely to produce gas from degradation processes. The following informative is therefore recommended:</p> <p><u>Add Note</u> - The applicant is advised to consider incorporating gas protection measures within the foundation of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building.</p> <p><u>Corrections</u> - For the avoidance of any confusion, the first line of Paragraph 1.1 should read “.... which lies to the south east” (not south west).</p>