

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE8TH JULY 2014**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<p>PART A</p> <p>14/0199/FULL</p>	12	<p><u>Officer Comments</u> - Amended plans have been submitted which indicate the omission of the previously proposed car port. Application description should now also be amended to remove reference to the car port.</p> <p><u>A further submission has been received from the Applicant's Agent</u> in direct response to the report as it appears in the agenda, as follows:</p> <p>The Officer's report fails to discuss the positive employment aspects of the scheme. The commercial use within the former garage is extant and lawful on this site having secured the appropriate planning permission in 2012. The applicant has made significant investment to-date and provides employment for 4 local people and themselves – 6 in total.</p> <p>Demand for the services offered by the applicant's business has grown over the last 6-months and they are looking to offer permanent employment to 2 additional advisors. As such additional working areas are required.</p> <p>Currently four of the existing team work on the ground floor and two in the accommodation in the roof. Given most work is telephone/internet generated and received the open plan layout is compact.</p> <p>The additional accommodation indicated over the proposed garage building will allow the business to grow and create a more efficient layout. The additional file storage area is to meet the requirements of the Financial Conduct Authority who require all personal and financial data held by companies is to be securely stored on site; currently data is stored off-site in a rented unit. This is clearly unsatisfactory.</p>

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		<p>My clients would not be extending the building and investing further in the business at this time of austerity if the business did not warrant the expenditure. There is a clear and reasoned justification for the development that will allow the existing business to grow.</p> <p>The proposed garaging will enable the applicant to provide secure on-site storage for his private collection of four motor cars and reduce the need to travel to access his collection; currently the collection is stored off-site in a rented unit.</p> <p>In relation to Policy SAL.UP7 the scheme has been very carefully considered. It has been kept subservient to the main dwelling on the site and also the office building by being set well back from the existing principal elevation of the existing office building. The roof is to be no higher.</p> <p>The proposed scheme has taken the architectural vocabulary from the existing office building, incorporating appropriate details and uses the same palette of materials as the existing house and outbuildings.</p> <p>Policy SAL.UP8: Design of Extensions states: "Proposals involving the extension or alteration to an existing residential property, including curtilage buildings and previous extensions should:</p> <ul style="list-style-type: none"> (i) Accord with the 45° code as set out in the Council's Adopted Design Quality SPG (2004). (ii) Be in scale and keeping with the form, materials, architectural characteristics and detailing of the original building. (iii) Be subservient to and not overwhelm the original building, which should retain its visual dominance. (iv) Harmonise with the existing landscape or townscape and not create incongruous features". <p>In relation to (i) this does not apply since the neighbours are too distant to be of consequence.</p> <p>In relation to (ii) the proposal has been designed with the scale and character of the existing building in mind. It takes its form, materials, architectural characteristics and detailing from the original building.</p>

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		<p>In relation to (iii) the building has been deliberately set back so as the existing office building maintains its dominance. This will ensure from public views, which are limited, the proposal has been kept subservient to the principal dwelling on the site and the detached outbuilding building.</p> <p>In relation to (iv) the proposed development has taken the architectural vocabulary from the existing office building, incorporating appropriate details and uses the same palette of materials as the existing house and outbuildings. This is to ensure the proposed development assimilates into its setting without discord.</p> <p>There will be no adverse impact on the wider landscape or neighbouring residential properties with the proposal being wholly self-contained within the substantial private garden associated with Cross Bank House. The development meets the policy objectives as set out in the NPPF, the Core Strategy and the Local Plan. It is a sustainable development in an appropriate and sustainable location.</p> <p>SUMMARY The site is within open countryside, however, it is of a small-scale that is not inappropriate and policies in both the NPPF and the Local Plan support the growth of small-scale businesses in rural locations.</p> <p>The design is high quality using a palette of local vernacular materials and incorporating design features from the existing building forms and due to careful design techniques remains subservient to the main dwelling and the existing office building.</p> <p><u>Officer Comments</u> – The ‘in principle’ policy support that exists in the NPPF is set out under Paragraph 3.3 of the report, as is the need to consider the physical impact of the extension and its appearance.</p> <p>Whilst acknowledging the content of the NPPF, Officers take a contrary view to that of the Applicant’s Agent in terms of the impact of the development with reference to Policies SAL.UP7 and SAL.UP8 of the Site Allocations and Policies Local Plan.</p>

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		<p><u>Revised Reason for Refusal</u> – By virtue of both its scale and design the proposed extension is considered unacceptable. The extension would effectively double the footprint of the existing building; would be wider than the original structure; and, would serve to overwhelm the original building. The extension would provide a dominant and incongruous addition to the original outbuilding. The development proposed is not considered to accord with the requirements of Policy CP11 of the Adopted Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.</p>
<p>PART B 14/0250/RESE</p>	<p>18</p>	<p><u>Officer Comments</u> – The Highway Authority has previously, informally raised concern regarding road widths, junction radii and forward visibility splays. Revised plans which seek to address some but not all of the concerns were received yesterday.</p> <p><u>Highway Authority</u> - Subject to resolving the issues highlighted above recommend approval subject to conditions regarding the following:</p> <ol style="list-style-type: none"> 1. Site operatives parking 2. Cycle parking 3. Details of the consolidation, surfacing and drainage of the access parking and turning areas 4. Submission of a welcome pack to promote sustainable forms of access to the site <p><u>Officer Comments</u> – The Applicants have also submitted additional drainage calculations and a summary of the flow rates together with an up to date 1:100 + 30year flood exceedance plan which shows all flows will remain within the highway. These additional details have been forwarded to the Senior Water Management Officer who has reviewed them and is satisfied that they resolve the queries raised.</p>

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		<p>In response to the comments raised by the Crime Prevention Design Advisor the Applicants have advised the following:</p> <ul style="list-style-type: none"> • The rear courtyards shown on the proposals have evolved from the master plan and have been encouraged from the urban designers that have worked on the scheme. The plots that face onto the spine road cannot have direct access from the spine road which in turn creates the parking court arrangement to enable the dwellings to have parking provisions. • The parking area between plots 163 and 164 will have 900mm high metal railings to the rear of the parking for plots 160-162 offering a robust structure, stopping people getting in but also good surveillance to police the area from outside the parking area. The addition of extra windows to plot 163 will also assist in the policing of the entrance of this parking court. • The parking court with the entrance between plots 234 and 235 has an open feel to it with plot 234 having windows on all 3 sides to police the front of the area and the second floor windows to plots 235-240 will also help to deter any antisocial behavior. We originally had the car ports as garage blocks but amended these following pre application advice. The carports now offer surveillance through them from the footpath link, The Bovis Homes plots opposite (Ref. 14/0025/RESE) the car ports face onto this area to add more surveillance to the area. We could if we wanted to go belt and braces on this area introduce hit and miss fencing to the rear of plots 235-240 and to the side of plot 234. • Strategically placed street lighting will help illuminate the parking courts and deter antisocial behavior. • The extra windows we have added across the site will also add to the policing of the development as well as its primary use of breaking up blank visible gables. <p><u>Officer Comments</u> - With respect to affordable Housing there are ongoing discussions regarding the proposed size of the proposed 6 affordable units which are smaller than the recent guidelines issued by the Homes and Communities Agency. A final recommendation from the Strategic Housing Services Manager is still awaited.</p>

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		<p><u>Revised Recommendation</u> - The recommendation is therefore of delegated authority to APPROVE subject to no objections to the additional and revised details from:</p> <ol style="list-style-type: none"> 1. the Crime Prevention Design Advisor; 2. the Strategic Housing Services Manager; and 3. the Highway Authority, <p>and subject to the conditions as set out at the end of the report and any additional conditions as advised within the outstanding consultation responses.</p>
14/0282/FULL	30	<p><u>Additional Information submitted by the Agent on behalf of the Applicant</u> - The field is now owned by the applicant, and he has purchased an industrial sit-on mower to enable him to maintain the field easily. As the mower is quite large, there is insufficient room to store it in his small rear garden, hence the planning application request for a shed to house the mower and other tools essential to maintaining the field to a high standard.</p> <p>The applicant purchased this field at the rear of his property to prevent any development on the land and his intention is to ensure it remains as green belt, and that it is in keeping with the requirements of a traditional village. He has no development plans and wants to retain the natural views for the villagers to enjoy. Additionally, should planning be granted, the applicant will plant a hawthorn hedge to screen the shed and ensure the building blends with the natural surroundings.</p> <p>He has recently undertaken some remedial works on the field to bring it to a level where it flows with the landscape. He has given permission for the villagers to use the field as an overflow car park for the village fete, but otherwise there will be no disruption or usage of the field other than maintenance.</p>