

## WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE****9<sup>TH</sup> SEPTEMBER 2014****ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<b>PART A</b>		
14/0377/RESE	32	<p><u>Strategic Housing Services Manager</u> (<i>additional comments</i>) - We have a considerable need for this type of accommodation for Older People and Adults with Learning Disabilities within the district as outlined in the Worcestershire Extra Care Housing Strategy 2012 – 2026 and have worked with Community Housing Group, the Homes and Communities Agency and Worcestershire County Council to secure the finance for this scheme. The scheme will provide supported independent living for older people and adult's with learning disability with a range of needs. The accommodation and services will enable the tenants to live safe and fulfilling lives.</p> <p><u>Highways Authority</u> – <i>Response to revised plans</i> - Recommends that any permission which the District Planning Authority may wish to give include conditions (1) to ensure that the proposed vehicle access construction is agreed prior to commencement of development; and (2) to ensure that the development is not brought into use until the turning area, parking facilities and cycle parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted</p> <p><u>Officer Comment</u> – The agent on behalf of the applicant has submitted an Accessibility Statement which advises the following;</p> <p>1) Pedestrian arrival: From back of pavement a contrasting road surface provides a level access shared surface, directing pedestrians across the principal road to the designated main pedestrian route.</p>

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		<p>The pedestrian crossing allows visitors/residents to approach either the Extra Care building or the Adults with Learning Difficulty main entrance via a wide (min 2.5m) pedestrian designated route.</p> <p>For the Extra Care, the route is partially protected by a glazed canopy.</p> <p>2) Vehicular arrival: All parking areas provide level access pedestrian route from all parts of the site.</p> <p>Contrasting surfaces from all parking areas to safe designated pedestrian routes.</p> <p>Six designated accessible spaces are provided.</p> <p>Drop off space provided to front of Extra Care with the added benefit of glazed entrance canopy over.</p> <p>3) Entrance: Double bi-parting lobby arrangement with doors opening to 1.5m wide.</p> <p>First door allows visitors to enter fully weather-protected area.</p> <p>Second door is security controlled with control panel set at heights suitable for wheelchair users or able-bodied alike.</p> <p>Reception desk designed to accommodate wheelchair users/ able-bodied persons alike.</p> <p>Large way-finding signboards set in relief and braille for those with visual impairment.</p> <p>Coloured signage to match with coloured decoration at each floor level.</p> <p>4) Internal corridors all floors: Corridor widths minimum 1.8m wide, with numerous passing places and stopping off positions where sitting spaces are arranged generally to coincide with glazed areas for way-finding, light and ventilation.</p>

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		<p>Coloured way-finding decorations to each floor level.</p> <p>Recessed doorways to flats to be colour contrasted.</p> <p>5) Vertical circulation: Two lifts provided to Extra Care, both 13 person and capable of accommodating wheelchairs and helpers. One 8 person lift provided to the ALD.</p> <p>Stairs designed to meet with Part M of Building Regulations, 170mm riser/ 250mm goings, handrails both sides and maximum 12 risers in any one flight.</p> <p><b>Change to recommendation</b> – The recommendation is for <b>APPROVAL</b> subject to the conditions as listed at the end of the report and the additional conditions highlighted within the Highways Authority response above</p>
14/0343/FULL	24	<p>Paragraph 4.11 should read as follows:</p> <p><i>“Whilst the proposed first floor extension, in terms of depth, would extend beyond an existing single storey extension to <b>No.38</b> the projection would not be so significant (less than 1m) to dominate or seriously adversely affect the enjoyment of the neighbours’ private amenity space. “</i></p>
<p><b>PART B</b></p> <p>14/0364/FULL</p>	53	<p><u>Wolverley and Cookley Parish Council</u> – Following the submission of additional information the Parish Council now withdraw their previous objections and now recommend Approval.</p> <p><u>Countryside and Conservation Officer</u> – No objection to the proposal, however recommends the addition of a condition requiring the submission of an ecological survey prior to the commencement of works on site due to concern over impact on the roof (nature of roof and location of the property ) and the fact that bats may be using the roof in some capacity.</p> <p><b>Change of recommendation to APPROVAL</b></p>

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14/0425/TREE	56	<p>Third Party letter of objection received, objecting for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The trees were there when the property was bought. Did the property owner not notice them, or did they buy the house on the assumption that they would be able to overturn the TPO and have the trees felled?</li> <li>2. If this application is approved, this would leave it open for everyone else on this estate living by the trees to apply for them to be felled.</li> <li>3. I assume if the application is approved, there would have to be trees planted elsewhere to make up for their loss. Would the same species be planted, or would the replacement be the usual ornamental Prunus which are deciduous and not very long-lived and there have already been losses of trees from this development. Where would any replacements be planted?</li> </ol> <p>I trust my objection will be noted. It takes about 10 minutes to fell a tree, and at least 50 years for a replacement to grow. The problem is that the houses were built too close to the trees, not the other way round!</p>
14/0466/FULL	58	<p><u>Canal and River Trust</u> – No objection subject to condition and note.</p> <p><u>Add additional condition</u> – Details of bund materials and form</p> <p><u>Add note</u> – Contact Canal and River Trust</p> <p><u>Environment Agency</u> – No Objections subject to conditions</p> <p><u>Worcestershire Regulatory Services (Contamination)</u> – No Objection subject to condition</p> <p><u>Officer Comment</u> – The condition as recommended by the County Council has been reviewed by the Environment Agency and Worcestershire Regulatory Services and is not deemed necessary on this occasion as it would duplicate the Environmental Permit regime, as such the condition is not included within the recommended conditions.</p>

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		<p>Third party representations received from nearby business and their agent.</p> <ol style="list-style-type: none"> <li data-bbox="635 338 1430 1323">1. <i>“You will undoubtedly know that Vision Labs limited has occupied the premises adjacent to the development site since 1999. As such Vision Labs has become a major and important employer within the Wyre Forest District, and we intend to be for the long term future. Whilst we do not object to the application in principle, we do request that the Council impose appropriate conditions so that Vision Labs and other local businesses are not adversely affected by the proposed die-casting processes. The nature of our business (as I'm sure you are aware) is the manufacture of prescription ophthalmic lenses and as such the manufacturing environment is critical to producing a good quality product. It is imperative that this environment is not affected by the proposed development. We would request that parameters such as vibration, air pollution and noise be subject to particular conditions that can be monitored and controlled, as any detriment in these areas would potentially severely disrupt our ability to operate. You may also be aware that we had cause to contact the environment agency on numerous occasions whilst the site was occupied by Lawrence Recycling, due to pollution type issues, and would ask that you take this into account when considering any conditions you are able to impose.”</i></li> <li data-bbox="635 1361 1430 1581">2. <i>“We would... request that appropriate conditions are imposed within any permission that might be granted, so that [our client] (and that of any other nearby Companies) is not compromised by virtue of noise, vibration, reduction in air quality or increased traffic associated with the development.”</i></li> </ol> <p data-bbox="580 1621 1430 1912"><u>Officer Comment</u> – Matters of noise, vibration and reduction in air quality will be controlled by the Environment Agency or Worcestershire Regulatory Services as part of the Environmental Permit, as such neither organisation has sought to impose conditions to duplicate this regime. In respect of traffic movements the conclusions in respect of highway considerations are contained within the report.</p> <p data-bbox="580 1951 1430 1984"><b><u>Change of recommendation</u> to APPROVAL</b></p>

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		Add conditions – 8. Contaminated Land Assessment 9. Contaminated Land Monitoring 10. No Piling or similar foundation designs without permission 11. No Surface water drainage without permission 12. Drainage through interceptor 13. Storage of oils, fuels and chemicals 14. details of lighting to be agreed