

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

15TH NOVEMBER 2016

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A 16/0530/FULL	14	<p><u>Highway Authority</u> - Recommends that the application be deferred for the following reasons:-</p> <p>The location plan included in the application indicates that the majority of the site area, including the proposed access, lies within the Malvern Hills District and Malvern Hills District Council has received an identical planning application.</p> <p>Notwithstanding the above, the site is located on the B4196 with a national speed limit and visibility appears to be affected in the horizontal and vertical plane, particularly to the north. The applicant should be requested to submit speed survey data to identify actual speeds on this road from which can be determined the visibility splays required in both directions.</p> <p>Subject to suitable visibility splays being achievable, the development proposal is acceptable in principle for the proposed use only. Any further intensification on this use would not be acceptable in this location.</p>
16/0566/FULL	22	<p><u>Kidderminster Town Council</u> – Recommend approval</p> <p><u>Neighbour</u> – An additional 5 letters of objection have been received raising the same issues as contained in the Report.</p> <p>Also, a petition of 142 signatories has been received objecting to the application: <i>“Totally unsuitable proposal for a potentially seriously harmful, inappropriate and unnecessary Telecommunications Mast to be sited in the middle of a densely populated residential area. The development on Chester Road Sports and Social Club field (used regularly by families and children) will have a hugely negative effect on local property values and the lives of local residents”</i></p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
		<p><u>Officer Comments</u> - An Alternative Site Assessment has been submitted to justify the choice of site and design. It lists 5 existing sites, which are outside the search range, and 10 streetworks options. It also provides the following alternative sites:</p> <ol style="list-style-type: none"> 1. Offmore Primary School 2. Army Reserve Centre 3. Baxter Garden Park 4. St. Ambrose Church 5. Kidderminster Railway Station 6. Comberton Road Flats 7. Allotments at Offmore Lane 8. Offmore Road Garages 9. Holy Trinity School 10. King Charles School 11. St Chads Church 12. Chester Road Bowling Club <p>The Applicant's Agent has confirmed that the additional sites listed over and above those within the report are <i>"...not new sites. In most cases, the sites would have been discounted at a very early stage in the site search procedure as not viable. This would be as the sites were clearly not suitable with very obvious constraints that would prevent planning permission being granted. For example, this would account for the majority of the 'street works' section."</i> On this basis the list contained within the report appears the best possible alternatives within the scope set out by the applicant.</p> <p>The assessments provide the following summary.</p> <p>The new development proposal would provide a new 15m telecommunications structure within an area that is shown to be deficient in radio coverage. Detailed consideration of the impact on radio coverage to the area is given within the accompanying Planning Statement</p> <p>The National Planning Policy Framework as well as local planning policy require development for new telecommunications masts to show that there are no alternative sites available in terms of upgrading existing structures, use of buildings or other new sites. Where proposals involve the erection of new structures, the applicant must justify the proposal of a new structure to show that the proposal is necessary.</p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
		<p>This Alternative Site Assessment seeks to address this policy requirement and has concluded that, taking into account national policy guidance, the scheme is shown to be necessary since no other viable option is available.</p> <p>This assessment also concludes that there are no other suitable rooftop, Greenfield or street works sites available within the area of search to accommodate the development proposal.</p> <p><u>Correction</u> : The last sentence of Paragraph 4.8 should read – ‘Despite this somewhat basic response’ (not “somewhat basis”)</p>
16/0593/FULL	31	<p><u>Bewdley Town Council</u> - Objection to the proposal and recommend refusal due to the effect of the proposed works on the existing bedroom extension at No 6 Meadow Rise. In particular, the narrow gap it would create between the two extensions would not be sufficient to enable access for routine property maintenance by either party. In addition, there is potential for the integrity of the foundations on the proposed party wall to the existing bedroom extension at No. 6 to be compromised. The principle of a rear extension to No. 4 Meadow Rise is however supported, taking into consideration the concerns expressed and the submission of revised plans</p> <p><u>Officer Comment</u> - Amended plans have been received showing the existing layout of No 6 Meadow Rise.</p> <p><u>Corrections</u> – Paragraph 4.3 refers to the existing garage at No 6 Meadow Rise. This should refer to the ‘former garage which has been converted to living accommodation.’</p> <p>Site Address should read ‘4 Meadow Rise, Bewdley, DY12 1JP’</p>
<p>PART B</p> <p>16/0368/FULL</p>	35	<p><u>Chaddesley Corbett Parish Council</u> – No objections and recommend approval, following receipt of amended details.</p>

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
16/0542/FULL	45	<p data-bbox="580 147 1414 293"><u>Stourport on Severn Town Council</u> : Additional response received – Recommend refusal. The Town Council has considered further the recommendation for approval of the application reference 16/0542/FULL .</p> <p data-bbox="580 333 1414 734">The Town Council considers that section 4 of Policy S.DPL10 which states that <i>“in order to maintain a balance between employment and residential uses, further planning applications for gypsy and traveller sites within this area should be resisted”</i> should be upheld. It is considered that Stourport already has a disproportionately higher level of existing traveller site provision in the county than other similar sized towns and this should not be compounded. The Town Council also notes one of the conditions is for touring caravans only but considers in reality these will become a permanent fixture.</p> <p data-bbox="580 775 1342 842">The Town Council therefore considers the application should be refused.</p> <p data-bbox="580 882 1299 987"><u>Corrections</u> – Proposal should read ‘...to create a maximum of 8 additional pitches’</p> <p data-bbox="580 1028 1378 1095">Paragraphs 1.1, 1.2 and 4.10 refer to Sandy Lane. This should read ‘Nelson Road’.</p> <p data-bbox="580 1135 1378 1202">Paragraph 5.2 - Condition 3 should read ‘Limiting use of the lower part of the site to touring caravans only’</p> <p data-bbox="580 1243 1267 1310"><u>Add Condition</u> - 8. Use of the site for Gypsy and Travellers only.</p>