

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

21st NOVEMBER 2017

ADDENDA AND CORRECTIONS

| REFERENCE NO. | PAGE | ADDENDA AND CORRECTIONS |
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| PART A 17/0205/OUTL | 12 | <p><u>Campaign to Protect Rural England (CPRE)</u> : Additional Comments - It is considered that the report doesn't adequately represent the views made, not including detailed concerns raised. Furthermore the report says nothing of a specific requirement for the shelter belts to be thickened, merely imposing a general requirement for a woodland management plan. In practice as your council does not consult on the applications to discharge such conditions and they never come before the Committee, so that if this is not required as part of the resolution it may never happen. It is stressed that this is a <i>Green Belt</i> site, though brownfield. Very special circumstances are required to build on such land. It is accepted that land which is previously developed can be used. This view is supported by Policy SAL.PDS1, which is specifically headed "Previously developed sites". The inclusion in a plan boundary of undeveloped land cannot alter that: it cannot by drawing a line make undeveloped greenfield land into brownfield land, so as to make it available for development. Its release can only be achieved through a Green Belt Review, not a planning application as there are no Very Special Circumstances. The Committee's attention is drawn to the recent Local Plan consultation having severely overestimated the District's housing requirement (Objectively Assessed Need).</p> <p><u>Neighbour</u> : one additional representation received – Issues raised regarding highway matters and impact on Blakedown station</p> |

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| | | <p><u>Applicant's Agent</u> : Additional Clarification - VACANT BUILDING CREDIT POLICY POSITION Vacant Building Credit (VBC) is included within Planning Policy Guidance at paragraph 022. This is a mechanism to offset affordable housing contributions against the area of existing buildings on sites which are being redeveloped. Affordable housing contributions are sought only on the net increase in development floorspace. In this case, the VBC calculation results in a requirement for 15% affordable housing to be provided on the site which is the policy position that should apply to this site rather than the 30% Core Strategy Policy. The applicant has undertaken a financial viability appraisal that concludes that 15% affordable housing is viable. Therefore the level of affordable housing proposed is policy compliant for this site.</p> <p><u>Correction</u> : Table at paragraph 4.82, 'Community /Health Facilities' row; 'Contribution or Tariff for future calculations' column - Figure should read £130,214 (£217.02 per dwelling) as per response in paragraph 3.27</p> |
| <p>PART B</p> <p>17/0001/OUTL</p> | <p>71</p> | <p><u>Officer Comments</u> – Highway Authority response awaited following receipt of additional plans received for internal access.</p> <p>Public Open Space contribution is proposed to be spent on Play Area Upgrade/Improvements and Swan Pool Development Works at Riverside North. Consideration has been given to the existing play area within the Parish Council's control however, given the existing funding and its location, it is Officer opinion that Riverside North at Bewdley is preferable.</p> <p><u>Amend Recommendation</u> – Delegated APPROVAL subject to:</p> <ol style="list-style-type: none"> a) the signing of a Section 106 Agreement; b) a 'no objection' response from the Highway Authority; and c) the following conditions |