

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

16<sup>th</sup> JANUARY 2018

**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<b>PART A</b> 17/0511/OUTL	14	<u>Officer Comment</u> - Following reassessment by the Council's Consultant, it has been determined and accepted that Affordable Housing would be provided at 29% of the number of dwellings that come forward at the reserved matters stage. As stated within the report, the overall tenure and mix is yet to be determined however the mix is likely to be 65/35 (social rent/shared ownership).
<b>PART B</b> 17/0638/FULL	29	<u>Corrections</u> – The Proposal should read: 'Erection of a garage'  The fourth paragraph of Paragraph 4.1 should read: 'The materials to be used on the garage shall be reclaimed brick/stone to match Shire House/the barns'.  Condition 3 in Paragraph 5.2 should read: 'B6 (External details – approved plan)'
17/0653/FULL	34	<u>Wolverley and Cookley Parish Council</u> : revised plans – Recommend approval
17/0662/RESE	45	<u>Stourport on Severn Town Council</u> : No objections and recommend approval
17/0732/REGS3	51	<u>Kidderminster Town Council</u> – Defer; plans not available on website.  <u>Officer Comment</u> - Officers were unsure why plans were not available, however no request for plans was received prior to the Town Council meeting. There is no reason to defer the application.  <u>Highway Authority</u> – Recommend deferral. There will be a significant increase in the level of demand for this site as a result of the proposed development and this will be in both pedestrian and vehicular movements...accordingly, a full qualitative and quantitative assessment in the form of a Transport Statement is required.

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		<p>The Highway Authority is mindful that this application is due to be considered by the planning committee and in the absence of the Transport Statement the Highway Authority has undertaken its own assessment of the application. It is concluded that additional pedestrian crossing facilities are required to make this development acceptable so that a suitable route for all users is available.</p> <p>Additionally the car parking provision is not in accordance with the current policy and needs to be amended to reflect this. Finally the travel plan needs to be updated to reflect the development proposed.</p> <p>Should the planning committee be minded to approve this application in the absence of a transport statement, the following conditions are recommended and the Highway Authority respectfully asks that they be applied to any permission.</p> <ul style="list-style-type: none"> <li>• Highway improvements / offsite works / site access <ul style="list-style-type: none"> <li>○ Access alterations on Green Street and Island Drive</li> <li>○ Alterations to pedestrian crossing across Tram Street</li> <li>○ Provision of a crossing facility on New Street</li> <li>○ Provision of a crossing facility on Green Street</li> </ul> </li> <li>• Car Parking Provision</li> <li>• Travel Plan</li> <li>• Construction Environmental Management Plan (CEMP)</li> </ul> <p><u>Officer Comment</u> – The application is for re-development of the existing site which results in a reduction in floorspace of office use. The buildings fall within B1a (Office) Use Class and it is considered that the request for a Transport Statement is not required or justified by the Highway Authority. There is a willingness to undertake necessary improvements to pedestrian routes but this should be proportionate to the extent of the works. The conditions are accepted and allow discussions with the Highway Authority prior to first use. It is noted that there is no objection to highway access or network capacity. In respect of car parking, the comments at paragraph 4.11 should be noted and it is Officers' opinion that there is no adverse harm over car parking. Overall the matters raised by the Highway Authority can be satisfactorily addressed through conditions without the need for a transport statement.</p>

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		<p><u>Environment Agency</u> – Additional information is required to satisfactorily demonstrate that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.</p> <p><u>North Worcestershire Water Management</u> - I believe at the moment insufficient information is made available to make this assessment and I would therefore request that the submitted Flood Risk Assessment / Surface Water Management Strategy will be expanded to include the required additional information.</p> <p><u>Officer Comment</u> – Detailed discussions have taken place with North Worcestershire Water Management and the required information is currently being prepared. Unfortunately this will not be submitted in time for the Committee meeting. However Officers are advised that the additional information and matters of details are not of principle. As such the recommendation for delegated approval is still appropriate.</p> <p><u>Severn Trent Water</u> – No comments received</p> <p><u>Change Recommendation</u> – Delegated authority to Approve subject to a ‘no objection’ response from the Environment Agency and North Worcestershire Water Management.</p> <p><u>Add additional conditions</u> –</p> <ul style="list-style-type: none"> <li>● Highway improvements / offsite works / site access <ul style="list-style-type: none"> <li>○ Access alterations on Green Street and Island Drive</li> <li>○ Alterations to pedestrian crossing across Tram Street</li> <li>○ Provision of a crossing facility on New Street</li> <li>○ Provision of a crossing facility on Green Street</li> </ul> </li> <li>● Car Parking Provision</li> <li>● Travel Plan</li> <li>● Construction Environmental Management Plan (CEMP)</li> </ul> <p><u>Corrections</u> – The first line of Paragraph 1.2 should read: ‘...with two buildings being locally listed’</p> <p>The fourth line of Paragraph 4.2 should read: ‘Essentially in planning terms, the exact nature of the function is not important as all elements fall within a B1a (Office) Use Class’.</p>
17/0737/ADVE	60	<p><u>Correction</u> – The Applicant should read: ‘Wyre Forest District Council’</p>