

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19TH DECEMBER 2023

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
23/0631/FUL		<u>Update Paragraph –</u>
	15	Paragraph 3.1 to be replaced with: “The side garden to the north-east of the house includes a wooden café building which measures 2.4m x 2.4m to a maximum height of 2.6m and a gazebo with sides which measures 2.4m x 2.4m to a maximum height of 2.4m to be used for outdoor seating ...”
	16	Paragraph 3.3 should state ‘eleven covers’ and not twelve.
		<u>Update Conditions –</u>
	20	Delete Condition 7
23/0617/RES		<u>Update Paragraph –</u>
	22	Change ‘Stourport’ in the Site Address to say “Stourport”
	40	Paragraph 4.40 – Replace 1.67 units with 1.68 units.
	40	Paragraph 4.40 – ‘£31,483’ for the funding to be replaced with ‘£40,750’
	47	Paragraph 5.4 (a) – ‘£31,483’ to be replaced with ‘£40,750’ The initial £31,483 figure was based on a straight pre-rata calculation and had not included the mobilisation costs.
	32	Paragraph 3.10 - Replace ‘93 new trees’ with 77 new trees (54 in public areas and 23 on plot). This change in the number of trees reflects the revised BNG calculation and landscaping scheme

23 Paragraph 2.4 – Update Highways comments to say:

No objection subject to condition and the justification for this decision is provided below.

Observations

It is noted that the application is for the submission of reserved matters following the grant of permission 21/0097/OUT with matters of scale, layout, appearance and landscaping to be determined, and also that the number of dwellings has been reduced to 79 (plus associated works).

For information, the Highway Authority can confirm that a S278 submission for the development access junction as specified within the Outline planning application has been received.

The Highways Response to the Outline application included a checklist of matters to be addressed at the reserved matters stage and the Highway Authority can confirm that the Applicant has submitted revised details to show road dimensions, plus a combined visibility and adoptions plan as requested, which sets out the extent of the areas being put forward for S38 adoption. Swept path analysis for a range of vehicles has also been provided.

However, it should be noted that tactile paving and dropped kerbs will be required on all crossing points and service strips are required on all private sections where there is no footway. A lighting assessment which conforms to the Street Lighting Design Guide will be required by condition.

Further specific amendments have been made as requested, relating to the provision of a 2.0m footway adjacent to Plots 69 and 60 - 64; the provision of a 25m forward visibility splay in the vicinity of Plot 11 within the standard footway width; amendments to the road layout adjacent to Plots 15/56 and Plot 22 and the removal of the unexplained feature in the carriageway adjacent to Plots 33 and 44.

However, the Applicant will be aware that the extended turning head arm adjacent to Plots 34 and 38 does not comply with requirements in the Streetscape Design Guide, although it is considered that an extension of 3 metres in itself, is not sufficient reason for refusal of the planning application. Nonetheless, the footpath extension past the turning head limits in this location, which has been retained on plan, will not be considered for adoption as part of the S38 Agreement.

Car Parking

The external car parking per dwelling as shown on the Car Parking Layout Plan (BEW-CPL-001 Rev C) which is fully dimensioned, now accords with standards in the Streetscape Design Guide 2022 (SDG).

Cycle Parking

The submitted Car Parking Layout Plan Rev C also indicates cycle storage sheds for 2/3No. cycles will be provided to all plots without sufficient garage space for cycle parking. However, policy in the Streetscape Design Guide requires 3 cycle spaces for a 3 / 4no. bedroom dwellings and 4 spaces for a 5no. bedroom dwelling.

It is further noted that Drawing No. ENCLOSURE G-09 Rev A showing an UP TO 6NO. 360L BIN STORE and 9No. CYCLE STORE has been submitted however it is not clear which dwelling(s) this provision applies to.

Accordingly, further cycle parking details will be required by condition to ensure adequate dimensions of the sheds to accommodate the number of cycles required. The dimensions of the garages for cycle parking have been confirmed in line with the SDG.

Drainage

The Applicant has submitted a Drainage Statement, the implementation of which will be subject to condition and if the intention is for Worcestershire County Council to adopt the proposed internal road network as public highway, the Surface Water Sewer (SWS) and outfall must be adopted by the Water Authority via a S104 Agreement. Notwithstanding the above, it is noted that the drainage concept drawing offers a further option of outfall to Riddings Brook which may have a lesser impact on future highway adoption. However, this would be dependent upon what is connected to the SWS system and its adoption by a Water Authority.

Streetlighting

A lighting assessment which conforms to the Street Lighting Design Guide will be required by condition. Liaison with County Council's Ecologist would be required to assess the environmental impact of any lighting proposed.

Travel Plan

Travel Planning measures for the residential development have been agreed at the Outline stage and the Applicant will provide a Travel Plan via WCC.

Update Conditions –

Paragraph 5.4 - Amendment to list of conditions following receipt of Highway Authority comments:

	47	<p>Condition 14 – To secure internal visibility splays to be provided.</p> <p>Condition 15 – To secure access, parking and turning facilities</p> <p>Condition 16 – To require cycle storage details</p> <p>Condition 17 – To secure the Drainage Statement to be submitted</p> <p>Condition 18 – To require details of Street lighting</p> <p>Condition 19- To require development to be in accordance with approved plans</p>
	48	<p>Additional Notes</p> <p>Section 38 Agreement</p> <p>Drainage Details for Section 38</p> <p>No Drainage to Discharge to Highway</p> <p>Protection of Visibility Splays</p> <p>Extraordinary Maintenance</p> <p>Works Adjoining Highway</p>

PART B

22/0339/FUL & 22/0340/LBC	70	<p><u>Update Paragraph –</u></p> <p>Under the Off-site Public Open Space contribution, delete ‘Brinton Park’ and substitute with ‘Bewdley Hill Woods’</p>
23/0716/HOU	119	<p><u>Update Consultee Comments –</u></p> <p>Change the Parish Council’s name to ‘Chaddesley Corbett Parish Council’</p>
23/0614/RG3	118	<p><u>Update Paragraph –</u></p> <p>Paragraph 5.3 to be amended following response from Highway Authority:</p> <p>Condition 21 - Layout and Surfacing to be provided in accordance with approved plan.</p> <p>Condition 22 - Schedule of Works for the redesigned junction arrangement, to include kerb re-alignment and tactile crossing points on Lion Square, Prospect Terrace and Prospect Lane.</p> <p>Condition 23 – To require design and schedule of engineering works, relating to the construction of the Pavilion Café walls adjacent to the highway on Worcester Street.</p>

23/0716/HOU	120	<p>Condition 24 - No door or gate at the pedestrian access to the substation and plant area at Worcester Street is to be hung such that it opens outwards over or across the public highway.</p> <p>Condition 25 - The Drainage Strategy hereby approved, shall be implemented in accordance with the submitted details and no drainage from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.</p> <p>Condition 26 – To require cycle parking details.</p> <p>Condition 27 - Construction Environmental Management Plan</p> <p>Condition 28 – Development to be in accordance with the approved plans.</p> <p>Additional NOTES</p> <ul style="list-style-type: none"> • Section 247 Application • Section 278 Agreement • Section 38 Agreement • Extraordinary Maintenance • Works Adjoining Highway <p><u>Additional Paragraph –</u></p> <p>Paragraph 2.5 – ‘No comments received following further publications of a site notice and a press notice’</p>
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