

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE  
11<sup>TH</sup> SEPTEMBER 2012**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<b>PART A</b>		
12/0114/FULL	18	<p><u>Officer Comment</u> – Since the date of the last Committee meeting an Extraordinary Meeting of the Parish Council was held on 29<sup>th</sup> August 2012 at which the applicants were in attendance. The Parish have requested that the minutes from that meeting be incorporated within the Addenda and Corrections Sheet. There follows a summary of the items discussed:</p> <p><u>Churchill and Blakedown Parish Council</u></p> <ul style="list-style-type: none"> <li>• Major concern raised by the Parish Council regarding the terms “affordable housing” and “local need housing”, as well as the interpretation of the social housing element on the current layout for the site.</li> <li>• The housing needs survey carried out in April 2010 is considered to be in need of updating; this is currently being undertaken by WFDC on behalf of the Parish Council. The results of the analysis are due to be available by the end of September.</li> <li>• The Parish Council has concerns that 19 affordable dwellings may not be justifiable and the requirements of District Council planning policy were debated.</li> <li>• The provision of some private “local link housing” (LLH) and suggestions as to how this could be operated were discussed, possibly including the Parish Council taking over the freehold of these properties</li> <li>• Discussion regarding the requirement for an updated housing needs survey to be available before the decision on the planning application is taken by WFDC. The possible outcomes regarding the potential for a lesser need for affordable units was discussed and the possible consequent increase in the number of additional plots for sale</li> </ul>

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		<ul style="list-style-type: none"> <li>• Members of the Parish Council commented that they still had concerns with the density, access and some house types on the planning application, as well as the interpretation of “local need”.</li> </ul> <p>After further discussion it was agreed that the Parish Council continues to object to this application at the WFDC Planning Committee meeting on 14<sup>th</sup> September, on the grounds of:</p> <ol style="list-style-type: none"> <li>1. Density</li> <li>2. Lack of open market bungalows for downsizing and too many affordable dwellings</li> <li>3. Too many one bedroom dwellings</li> <li>4. Grouping of social housing is unsatisfactory</li> <li>5. Lack of “local link housing” to meet local needs</li> <li>6. Impact on traffic flows on Belbroughton Road</li> <li>7. Non compliance with, nor recognition of, the Churchill and Blakedown Parish Plan</li> </ol> <p><u>Officer Comments</u> – The minutes from the Parish Council’s Extraordinary Meeting have also been forwarded by the Parish Council to the applicants. The response by the applicants to the Parish Council has been summarised as follows:</p> <p><u>Applicants</u> - The minutes and resolution to continue to object to the application are much as expected given the discussions that took place and difference of opinions around the table.</p> <p>The applicants have latterly spoken with Council officers concerning the Local Link Housing policy issue and the emerging District Council plans. The Council’s views continue to be that the only policy stance that can be adopted by the Planning Authority relates to “normal” Affordable Housing i.e. for those who cannot get onto the private market housing ladder and which is transferred to a Registered Provider (Housing Association)</p> <p>The 19 units proposed are justified by a viability appraisal and has the support of the Officers, including Housing officers, in terms of size, type and location. Our potential Registered Provider partner is also satisfied with these units.</p>

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		<p>The relevant planning Policy relates to the Council’s Housing Waiting List data, not only the Parish Housing Needs Survey, which showed a requirement for 36 units and Officers do not expect the “affordable element” to reduce and appreciate the need for the enabling market housing to subsidise this.</p> <p>In terms of emerging policy while the Parish is at liberty to make representations to the Draft Site Allocations and Policies Development Plan Document to put its views on “Local Link Housing” this phrase is currently at odds with the Council’s view who believe Local Needs Housing refers to Affordable housing.</p> <p>The forthcoming Housing Needs Survey when completed will be analysed by the County Council but also needs to be ratified by them. What is a realistic timetable? The emerging Site Allocation Document will not be tested at a formal Inquiry until probably early next year and then there will be a period of months for a decision.</p> <p>The Barratt West Midlands Management has considered all of the above. They feel we have engaged extensively with the Parish, local people and the District Council over the last two years and amended the scheme to reflect some of the comments received. This has included amending 3 houses to private market bungalows and suggesting they could be advertised as Local Link houses for a period of time.</p> <p>The scheme has also been discussed with Council officers and complies with the approved policies of the District Council. Such policies, like the Housing Needs Survey, are forever changing and evolving and we must draw a line somewhere to make a formal planning application and progress. That line is rightly felt to be policies applicable now. Other emerging documents are still uncertain.</p> <p>Government policies continue to promote and deliver housing as a catalyst to kick start the ailing economy. This scheme will provide revenue, jobs and housing, including affordable units (although this element may be at odds with the Parish Council view on what is needed).</p>

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		<p>I have therefore been instructed to progress the current application in its existing District Council Policy compliant form.</p> <p>I would hope you can appreciate the reasons for this and trust that we can continue to work together to produce a development with least disturbance and impact on the local people.</p> <p><u>Strategic Housing Services Manager</u> - I can confirm that I am satisfied with the housing needs data that came from the Churchill and Blakedown Housing Needs Survey in 2010. The reason for the new survey was in the spirit of partnership with the Parish Council, with the hope that it would help to confirm the need established in the 2010 survey and therefore reinforce data from the more current waiting list.</p> <p><u>Officer Comment</u> – At paragraph 4.25 of the report there is reference to the matter of whether the site is a brownfield or greenfield site, an issue which was raised at the last meeting. A brownfield site is often referred to as previously developed land, the definition of which can be found in the National Planning Policy Framework (NPPF). Whilst the definition includes land which is or was occupied by a permanent structure and includes land within its curtilage, land occupied by agricultural buildings is excluded from the definition. As reported however it is understood that there were previously also retail and office uses on the application site. The site owner has advised in summary that the application site previously accommodated the head office of the Blakedown Nurseries business which operated from this and five other sites. The site was open for retail purposes providing plants (grown on site and bought in), compost, feed, tools and other related products six days a week from 9am to 5.30pm. The fire damaged large barn was previously known as the landscape depot where machinery was stored. The central concrete building was the maintenance depot service for all vehicles. An approximate total of 54 people worked in glass houses, polytunnels and offices on site. It is officers' opinion that the nursery had lost its agricultural use due to the significant amount of office and retail uses on site and therefore it is reasonable to define the site as brownfield.</p>