

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE11TH JUNE 2013**ADDENDA AND CORRECTIONS**

| REFERENCE NO. | PAGE | ADDENDA AND CORRECTIONS |
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| PART A | | |
| 13/0050/FULL | 16 | <p><u>Corrections</u> – Paragraph 3.5 should read “five letters received...”</p> <p>Paragraph 4.5, second sentence should read “The access track is a bridleway and serves access to Coldridge Farm (and its associated annex accommodation), Witnells End Farm, Underhill Farm and The Lake House”.</p> |
| 13/0168/FULL | 29 | <p><u>Correction</u> – A 121 signature petition has been received which raises the following objections –</p> <ul style="list-style-type: none"> • The work was undertaken does not serve to benefit the majority of local residents, which contradicts the ethos contained with the Council’s own Planning Policy. • The land exchange is disproportionate in favour of number 19 Northwood Land and to the detriment of the park, and as a consequence this represents an unnecessary use of public funds. • The land exchange has meant the loss of good, usable parkland which is now private garden. • The land exchange, and subsequent removal of trees and hedgerow, has created a muddy bog where once there was good, usable parkland. Thus compounding the loss of public amenity land. • Access and egress to the park by residents of Northwood Lane via the private road adjacent to number 19 has been restricted due to the muddy bog that has been created as a consequence of the works. • An area for potential anti-social behaviour has been created to the rear of 24 Northwood Lane. • Overall, the completed works are evidentially, a detriment to the parkland. |

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| | | <p>In addition, letters from 5 individual properties have been received raising the points above, but also the following additional summarised planning concerns:</p> <ul style="list-style-type: none"> • The proposed seasonal pond for wildlife seems unreasonable given that there is already a large pond teeming with wildlife. • The overall development obviously, has some merit, but should have been managed in a more cost effective way, with consultation. • The "seasonal pond and wetland" is unsightly, more frequently sodden, muddy and potentially hazardous especially for younger children and their parents who will be unaware of it's hidden dangers in particular the gulley watercourse (source unknown). The re-landscaping has resulted in this marshy area extending further into the park and even closer to the paddling pool, play park area purpose built for children and young families • The fencing has created an area of anti-social behaviour which is unseen • Questions need to be answered as to whose benefits apart from one resident this has been for? • There will be further expense to deal wit the drainage problem now created or additional expenditure because of the safety issues of exposing the flooded area? • The land loss was of good quality, dry usable amenity space that was used for camping by the Rowing Club? This space has been lost and has been replaced with land that can now be rowed upon by the Rowing Club • The changes made, are not sustainable. The loss of the tress and hedgerow has resulted in the worsening of the ground water level, bog land and ponding. |
| 13/0192/FULL | 36 | <p><u>Worcestershire Regulatory Services</u> – Written confirmation received confirming that the acoustic fencing details and revised internal layout are acceptable. Conditions requiring the final window specification to be agreed prior to first occupation should be included on any consent.</p> <p><u>Add Condition</u> – Final window specification to be agreed prior to first occupation</p> <p><u>Add Notes</u> – A Private apparatus on the highway B Works adjoining highway</p> |

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| PART B | | |
| 13/0193/FULL | 54 | <p><u>Planning Policy Manager</u> – This application is almost identical in nature to that of a previous planning approval at this site (10/0165/FULL). However, although the proposal may have remained the same the policy position has changed since the earlier application was determined. The Local Plan is in the process of being phased out and the document's that now require consideration are the National Planning Policy Framework (NPPF) the Adopted Core Strategy and the emerging Kidderminster Central Area Action Plan (KCAAP) and Site Allocations and Policies Development Plan Document. All of these documents place an emphasis on supporting sustainable development and encouraging economic growth, which is what is being proposed through this application.</p> <p>The site is previously developed in nature, is proposing to provide for a mix of uses in relation to business and residential and is also meeting the requirement in relation to 30% of the residential units being for affordable use (Core Strategy Policy CP04). The site is located centrally within the main town of the District and is therefore a sustainable location. The location of residential units, on previously developed land in the main town of Kidderminster is also appropriate in principle and conforms with Policy DS01 of the Adopted Core Strategy.</p> <p>The live/work element of the proposal is considered to be consistent with the Council's emerging policy (SAL.GPB1) which provides a number of criteria to consider in relation to live/work developments. It is felt that, on the whole, the application meets these criteria and although the uses wont necessarily be B1 class in nature, the relatively central location of the site and small scale of the units would enable other uses to be proposed, which would be in line with policies contained within the KCAAP. The site would also provide for small starter units for businesses which is a key aim for the Council that was borne out of the 'State of the Area' debate which forms part of the ReWyre initiative.</p> <p>It is considered, therefore, that the application meets the requirements of local policy, as well as supporting one of the Council's local regeneration aims, and is in line with the NPPF's objectives of supporting and encouraging sustainable economic growth.</p> |

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| 13/0215/FULL | 64 | <p><u>Stourport on Severn Town Council</u> – No objection and recommend Approval subject to conditions recommended by the County Highway Authority</p> |
| 13/0253/REGS3 | 76 | <p><u>Environment Agency</u> - No objections to the application but would like to make the following comments for consideration.</p> <p>The proposed bridge is located within Flood Zone 3 of the Blakedown Brook (Main River) based on our 'indicative' Flood Zone Map.</p> <p>The proposed bridge design is of an 'open' nature, allowing water to flow through during times of flood. The bridge is also supported by concrete posts, which should act to anchor the structure within a flood event. On this basis we have no objections, in principle to the application. For information, any works in, under, over or within 8 metres of the Blakedown Brook will require our prior Flood Defence Consent in addition to any planning permission. This will ensure that the proposals are also in accordance with the terms of the Water Resources Act (1991) and Midlands Land Drainage Byelaws.</p> <p><u>Natural England</u> – This application is located on the Stourvale Marsh site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the <i>Wildlife and Countryside Act 1981</i> (as amended), requiring your authority to re-consult Natural England. Natural England support this project as it will enable conservation grazing onto the Stourvale Marsh SSSI, and will help achieve favourable condition targets. Natural England have no objections and request no conditions.</p> |

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| | | <p><u>Officer Comment</u> – This application is submitted under the General Regulations 1992 and as such any permission given must be solely for the Council.</p> <p><u>Add Condition</u> –</p> <p>3. This permission shall enure for the benefit of Wyre Forest District Council only.</p> <p>Reason: As required by Regulation 9 of the General Regulations 1992.</p> |