

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE****11TH NOVEMBER 2014****ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
14/0596/FULL	13	<u>Officer Comment</u> – The consultation period referred to at paragraph 5.2 of the report has now expired. <u>Change Recommendation to APPROVAL.</u>
14/9025/NMA	16	<u>Add</u> – CC9, CC10, CC12 (Chaddesley Corbett Neighbourhood Plan) to the ‘Summary of Policy’
PART B		
14/0499/FULL	23	<u>Countryside and Conservation Officer</u> - The revised plans have reduced the impact on designated sites. No objection subject to condition on lighting, drainage and submission of a Construction Environmental Management Plan. <u>Natural England</u> - This application is in close proximity to Feckenham Forest Site of Special Scientific Interest (SSSI). Natural England is reasonably satisfied that there is not likely to be an adverse effect on any notified feature of this site as a result of the proposal being carried out in strict accordance with the details of the application as supplied. Natural England maintains, however, that the area is one of great ecological sensitivity. That part of Feckenham Forest SSSI that is closest to the proposed site is also designated as Chaddesley Woods National Nature Reserve and the brook to the north of the development is designated as Hadley, Elmley and Hockley Brooks Local Site.

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		<p>The withdrawal of Natural England’s objection to this application does not necessarily mean that all natural environment issues have been adequately addressed, but that we are satisfied that the specific issues that we have raised in previous correspondence relating to this development has been met. Natural England, as stated in previous correspondence, is not in a position to give a view on issues such as local sites, local landscape character or the impacts of the development on species or habitats of biodiversity importance in a local context.</p> <p><u>Add –</u> CC8, CC10, CC12 (Chaddesley Corbett Neighbourhood Plan) to the ‘Summary of Policy’</p> <p><u>Correction –</u> In paragraph 4.9 the stable blocks are 3m in height, not 2.5m as stated in the report.</p> <p><u>Change Recommendation -</u> In light of the amended comments from Natural England and the Countryside and Conservation Officer, the recommendation is now for APPROVAL subject to the conditions set out on page 31 of the Agenda and the additional conditions as set out below:</p> <p><u>Add Additional Conditions -</u> 14. Submission of CEMP (Construction Environmental Management Plan)</p> <p><u>(Officer Comment -</u> To ensure there is no severance of the buildings from the land the following is also recommended):</p> <p>15. The stables and hay barn hereby approved, including the activities associated with such buildings, shall not be severed from the land outlined in red without planning permission.</p>
14/0529/FULL	33	<p><u>Correction –</u> CO03 in the Summary of Policy’ should read “CP03”</p>
14/0566/FULL	40	<p><u>Stourport on Severn Town Council – No objections</u></p>

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		<p><u>Highway Authority</u> - No objections. The proposed extension falls outside the visibility splay and entirely within land owned by the applicant. I don't consider this to form a distraction to the motorist any more than any other shop in this existing retail area and there is no reason to suggest that this extension will have an adverse impact on highway safety.</p> <p><u>Neighbour</u> : A petition with 274 signatures has been received - The petition states that the signatories are “concerned citizens who urge our local Council to act now and prevent our small businesses from closing.”</p>
14/0573/FULL	45	<p><u>Neighbour</u> : additional letter has been received – The proposed development will have an impact on the privacy I currently enjoy.</p> <p>Whilst some of the windows on the side elevations have been removed, I believe that the remaining windows still overlook my property and should at the least be fitted with opaque/obscured glass.</p> <p>Any planning permission granted should expressly forbid the addition of windows at a later date.</p> <p><u>Officer Comment</u> - Following the submission of revised plans which show the lower velux style roof windows removed from both sides of the roof, the concerns of the neighbour are noted. The revised scheme would utilise velux style roof windows in the north and south elevations of the roof. These windows would be fitted in such a way as to ensure that the cill height of the windows would be approximately 2.25m above the finished floor level at first floor. As such it is considered that the roof windows would have no impact on the privacy enjoyed by the occupants of neighbouring dwellings. A condition should be added to any permission issued which serves to remove permitted development rights for Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).</p> <p><u>Add Additional Conditions</u> –</p> <p>4. J1 (Removal of permitted development – residential [Part 1 Classes A, B and C])</p> <p>5. Prevent the insertion of additional roof windows</p>