

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

13TH DECEMBER 2016

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A 16/0593/FULL	13	<p><u>Bewdley Town Council</u> : REVISED PLANS - Recommend approval</p> <p><u>Neighbour</u> : REVISED PLANS - The gap, after discussions, has now increased to 450mm and I am content with that.</p> <p><u>Correction</u> : The Officer Comment within paragraph 3.1 should read: "The Town Council has been re-consulted following the receipt of amended plans"</p>
16/0632/FULL	18	<p>Following the publication of the Agenda, an additional representation has been received from the <u>neighbour</u> which refers to inaccuracies at paragraph 4.2 of the Officer report. These are acknowledged and paragraph 4.2 should be amended to read:</p> <p>"The immediate neighbours raised an objection to the two previous planning applications on the grounds that the roof of the extension would be dominant and overwhelming in terms of its impact on their own property, the balcony would create an incongruous feature with a loss of privacy and residential amenity resulting overlooking at close quarters from the balcony with no side view restriction; and, the insertion of two clear glazed side facing windows which would look directly into their own clear glass, and obscure glazed, windows (6 no. in total)."</p> <p>The additional representation goes on to make comments regarding the previously approved balcony, and states:</p> <p>"The report makes no mention of the very important point from our objection letter of a planning condition already being in force, mentioned above, that relates to the side-facing element of the corner balcony.</p>

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		<p>The side facing aspect of the corner balcony is on the north west elevation of the Birches, the relevance being the planning condition states that <i>'in order to preserve the amenity and privacy of adjoining properties no further windows or other openings shall be formed in the north west elevation adjacent to Portland House unless otherwise agreed in writing by LPA'</i></p> <p>To ensure the relevance and importance of this is more fully understood by you and the committee let us elaborate more fully. The aforementioned ground floor side windows have been conditioned due to proven overlooking and crucially the side facing element of this corner balcony is on the same north west elevation and is only 1.5 metres away from the conditioned windows, and is on the higher 1st floor allowing even more substantial overlooking from this height. We do not believe it can be justified as 'no potential breach to privacy/amenity' in allowing the open element to the very close side facing corner balcony when conditioning is in place for ground floor openings. Regarding light pollution and further wiring for possible security camera, the proposed open side balcony directly affects our front bedroom window".</p> <p><u>Officer Comment</u> – Members are advised that the balcony has already been approved by virtue of the previous planning permissions. That being the case, the reference to the previous condition is erroneous as this is not a proposal for "further windows or other openings" over and above what has already been approved.</p> <p>Also, in terms of the comments made regarding external lighting and cameras, Members are advised that these would not require planning permission, benefitting as they do from Permitted Development Rights.</p> <p>The additional representation goes on to enquire why photographs provided by the objectors have not been included in the Committee report. Members will be aware that this is not possible. Rather, the photographs submitted, along with Officers' own photographs, will be utilised via the presentation to Members.</p> <p><u>Correction</u> – Paragraph 2.2 should read '15/0457/FULL ...' (not 15/0547/FULL)</p>

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PART B 16/0512/FULL	25	<p><u>Historic England</u> – No objections following receipt of the revised Heritage Impact Assessment. Gallop rails should be coloured green for the final straight.</p> <p><u>Officer Comment</u> - In view of the no objection response from Historic England it is concluded that the public benefits of the scheme clearly outweigh any harm to heritage assets</p> <p><u>North Worcestershire Water Management</u> – Following further discussions with the drainage consultants it has been agreed that the outstanding details can be conditioned to be submitted within 3 months of any permission given.</p> <p><u>Change Recommendation</u> - APPROVAL</p> <p><u>Add Additional Conditions:</u></p> <p>12. Final drainage scheme to be submitted within 3 months</p> <p>13. Gallop rails to be coloured white or green in accordance with approved plans</p>
16/0534/FULL	36	<u>Wolverley and Cookley Parish Council</u> : REVISED PLANS - Recommend approval
16/0598/S73	41	<p><u>Correction</u> - The suggested condition features an erroneous word, namely “working” and should be amended to read:</p> <p>The premises shall only be open for customers between the following hours: 07:00 – 20:00 Mondays – Fridays (including Bank Holidays and Public Holidays) 07:00 – 18:00 on Saturdays 10:00 – 16:00 on Sundays.</p> <p>There shall be no deliveries taken at or despatched from the premises, including loading or unloading outside the following hours: 08:00 – 20:00 Mondays – Fridays 08:00 – 15:00 on Saturdays; and not at all on Sundays, Bank Holidays, and Public Holidays.</p>
16/0607/FULL	45	<u>Bewdley Town Council</u> : REVISED PLANS - Recommend approval

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16/0670/FULL	56	<p data-bbox="580 147 1337 179"><u>Kidderminster Town Council</u> – Recommend approval</p> <p data-bbox="580 224 1418 439"><u>Landscape Officer</u> – Support. I fully support this application for a bandstand in St George's Park. This will not only bring back an original historical feature of the park but will open up the park to more community events and community involvement and be a main focal point for St George's Park</p> <p data-bbox="580 483 1305 546"><u>Neighbour/Site Notice</u> – No further representations received.</p> <p data-bbox="580 591 1410 728"><u>Correction</u> : Summary of Policy - Whilst the site is within the Kidderminster Central Area Action Plan Area there are no relevant policies within the Plan that relate to this development</p>