

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18<sup>th</sup> JUNE 2019

**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<b>PART A</b>  19/0157/FULL	15	<p><u>Officer Comment</u> (Paragraph 1.2 refers) - The current application does not include the adjoining land to the east, which is outlined in blue and was formerly the beer garden to the public house. Members should note that this land was never used as an overspill car park at the Talbot Inn.</p> <p><u>Correction</u> – Amended location plan attached showing the correct boundary</p>
<b>PART B</b>  18/0585/FULL	28	<p><u>Rock Parish Council</u> : Additional comments – Your report to the Planning Committee on 18<sup>th</sup> June 2019 refers to your current policy in Paragraph 5.1 when you state: <i>“the proposal fails to comply with one aspect of the established policy”</i>.</p> <p>You do indeed refer to your Council’s Policy on Live/Work Units and your Policy SAL.GPB1 which states: <i>The work element is restricted to B1 activities. B2 use may only be considered appropriate where there are no adverse impacts on surrounding properties.</i></p> <p>Rock PC in its original and revised considerations consider this application will have a very visual impact on the street scene and on previously developed agricultural land and these concerns have been totally ignored and have never been addressed.</p> <p><i>The workspace is designed to be separate from the dwelling.</i></p>

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		<p>The Live/Work unit as redrawn is one building and looks like a detached house from the outside. The only separation is an internal wall between the Live/Work Unit which could easily be removed if planning permission is approved, and the Live/Work Unit will then be just one building and thus failing to conform to your policy.</p> <p><i>The emphasis is on the work element and this should be reflected in the percentage of floorspace afforded to the workspace.</i></p> <p>Rock PC have stated in our second submission that the Live Space as drawn is 60% compared with 40% for the Work Space which is against your own Council Policy.</p> <p><i>The workspace must be constructed and available for occupation and use before the residential element of the scheme is occupied.</i></p> <p>Rock PC would like to know how you can achieve this policy requirement when the building proposed is just one structure. How can you complete the work structure for occupation before the live unit is completed?</p> <p>The 18<sup>th</sup> June 2019 report seems to have dismissed the commuting considerations by requiring that an electric charging point is installed. Does this mean that any vehicles used by the residents and by visitors to the business MUST be electric? Hardly realistic in the foreseeable future we would have thought. But then, you do not state that this electric vehicle charge point has to be used, just be there! We would remind your Planning Committee, on your own Car Parks, in Bewdley Town Centre there is not one electric charge point, but in an isolated rural location you want one installed now?</p>

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		<p>The report has ignored the fact, stated in the original application, that there will be no employment, let alone for local people, and that the area allocated for “work” is disproportionate considering the nature of the “work” that is proposed. If the business proposal was for a recognised rural trade it would be easier to understand the work area needed but for something as vague as a “physiology business” such assessment is impossible. Does s/he need full blown laboratory facilities or simply an office and services, eg. Toilet, kitchen etc. The plans submitted show only consultation area (with no employees), a conference room/office and a toilet. Even part of the downstairs is proposed to be used as part of the “live” element.</p> <p>The PC believes that the total floor area of the proposal would, in time, if and when the “work” element becomes disused, make an exceptionally good sized dwelling and it is entirely reasonable to consider that this application is a transparently thinly disguised attempt to use the “live/work” loophole in planning, to get a larger house.</p> <p>The PC believes that the applicant should simply have applied for a larger house in the first place instead of this backdoor way of tricking your Planning Department and Councillors into submission rather than trying on the use of the “live/work” concept as a loophole.</p> <p>Rock PC are very concerned to read that you consider the potential for income to the District Council from this development as a factor in your decision making. Whilst we are aware of the shortage of funding at WFDC, and the reason for taking the income from this development into account when considering approval, surely financial reasons should not become overriding reasons for giving approval! If the financial aspect is to now become a factor at WFDC it’s hard to see why any application for a new dwelling should ever be refused again.</p> <p>Given that the income for Wyre Forest District Council is such an issue Rock Parish Council find it amazing and odd when you don’t seem too concerned about other developments which have been reported to you via your Enforcement Officer, that appear to have gone unchallenged.</p>

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		<p>Rock PC would further like to ask, if this application is approved, will the Wyre Forest District Council Planning Department now decide to accept everyone else who decides to incorporate undeveloped agricultural land into the “garden area” of their house, and then wait for a few years, they can then claim it as part of the curtilage of their house and subsequently apply to build on it?</p> <p>Rock PC know there are several landowners in our Parish who will be delighted to hear that this is a route towards getting planning approval.</p> <p>Rock PC finds this report very frustrating and confusing and a damning indictment on Local and National Planning Policies. It makes us wonder why we bother if the rules are to be “interpreted” so differently by your Planning Officers when it suits your case.</p> <p>With all things considered Rock Parish Council respectfully request that this “balanced recommendation” is ignored by the Planning Committee Members on 18<sup>th</sup> June 2019 and a recommendation for Refusal is proposed to conform with your own Council Policy.</p>



Economic Prosperity and Place Directorate

**Talbot Inn**  
**The Village, Chaddesley Corbett**  
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