

PLANNING COMMITTEE

16TH NOVEMBER 2021

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS								
PART A										
21/0030/FUL	40	<p><u>Corrections</u> –</p> <p>Committee Map - The Application Site boundary was plotted incorrectly, the amended plan below shows this correctly (see screenshot 1)</p>								
	11	<p>Description of development should read;</p> <p>Erection of 110 dwellings including 28 affordable units, together with associated infrastructure, access and public open space and demolition of caretaker's dwellinghouse and garage</p> <p>[Officer Comment – The original submission proposed 18 affordable units. During the course of the consideration of the Application, a full assessment of the viability of the scheme along with the Council’s priorities for S.106 obligations was undertaken. As a result the Applicants amended the scheme to include 28 affordable units (25% provision)]</p>								
	11 & 12	<p>Section 1.0 Planning History should read;</p> <table style="width:100%; border: none;"> <tr> <td style="width:30%;">21/0694/FUL</td> <td>Demolition of former caretakers house - Pending Consideration</td> </tr> <tr> <td>18/0577/FULL</td> <td>Erection of two storey Science Block – Approved</td> </tr> <tr> <td>18/0424/FULL</td> <td>Single storey extension to dining hall – Approved</td> </tr> <tr> <td>18/0352/S73</td> <td>Variation of conditions 6 and 12 of planning permission 15/0583/OUTL to allow changes to time limits for demolition and restoration – Pending Consideration [Officer Comment – Whilst demolition of the former Sixth Form block has</td> </tr> </table>	21/0694/FUL	Demolition of former caretakers house - Pending Consideration	18/0577/FULL	Erection of two storey Science Block – Approved	18/0424/FULL	Single storey extension to dining hall – Approved	18/0352/S73	Variation of conditions 6 and 12 of planning permission 15/0583/OUTL to allow changes to time limits for demolition and restoration – Pending Consideration [Officer Comment – Whilst demolition of the former Sixth Form block has
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		<p>17/0661/RESE New Maths and English classroom block (reserved matters following permission 15/0583/OUTL, to address appearance, landscaping, scale and the disposal of foul and storm water from site) – Approved</p> <p>16/0420/RESE New two storey 6th form block and two storey classroom teaching block (reserved matters following outline permission 15/0583/OUTL, to address access, appearance, landscaping and scale) – Approved</p> <p>15/0583/OUTL Outline application for new two storey 6th Form block and two storey classroom teaching block to replace temporary classrooms. (Layout to be agreed with all other matters reserved) - Approved</p> <p><u>Add additional information –</u></p> <p>In paragraph 2.9 WRS (Contaminated Land Team) recommended conditions. These have not been included in conditions at paragraph 5.2. Add the following conditions;</p> <p>33. Contaminated Land Tiered Investigation 34. Details of Import of Soil and Soil Forming Materials</p>
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PART B

21/0389/OUT

Add additional information –

The Parish Council have requested that any permission given should include a note to highlight the Local Needs Housing requirement as set out in the S.106.

41 Additional Note
Reference should be made to the S.106 agreement that accompanies this application that requires the properties to be in the first instance and at all subsequent times thereafter to be sold at least a 20% discount of the market value and be offer to buyers with a Local Connection.

46 Additional Neighbour Comment Received;
Key Specific points made on information relating to submitted documentation:

Since this planning application was proposed there have been 2 changes in direction from the government on the use of green field sites and the impact on the environment. The first is the creation of the new Environmental Bill 2021. This has key components with this that do relate to this site and its impact on far Forest as a village. The key one being in relation to sewage and foul water.

*Water displacement is a great concern for us villagers. Severn Trent the experts in their submitted report, appear to have no issue with 5 more buildings being added to its already well-know and seriously expensive pumping station at the bottom of New Road. Funnily enough this became an issue after more houses were added to the New Forest site development over 15years ago without the infrastructure being appropriate at the time The residents and the council have been paying for it since. As the costs for this should be well noted. irrespective of years of lorry usage, an expensive eyesore of an upgrade, was finally agreed. This to falls short of the villages current need and and still sewage seeps out across the road. It fouls the small brook the feeds into Dowels Brooke and SSSI sites directly.
Therefore this alone should highlight the issue in the village already.*

The newly created environmental Bill is noted s keen to review and stop sewage and storm water escaping into inappropriate and unsatisfactory places, just like our

village experience, so any new buildings would only increase this pumping stations impact.

[Officer Comment – The Environmental Bill 2021 was enacted on 9th November 2021. In respect of a number of sections in respect of drainage these await commencement by the Sectary of State. The comments from Severn Trent, North Worcestershire Water Management and Countryside and Parks Manager accept that a detailed scheme is required for drainage which will be part of the detailed scheme submitted as reserved matters and conditions]

The Rock Housing Survey.

This is often quoted in new application for our areas but as the planning committee should know, there have been 57 homes built and the parish has exceeded its requirements to meet the emerging plan for the Wyre Forest District. Infact it is 4 fold the number of homes identified and included bungalows within this number.

Affordable Housing - proposed exception site

This caveat is a misnomer. There are only 2 houses in the 5 proposed for this at a 25% discount. The cost of houses in this area should not be deemed as affordable, as they will retail way above the median household income, just because of where they are!

[Officer Comment – All 5 properties will be discounted and protected for Local Needs Housing]

Definition of affordable housing - Housing units that are affordable by that section of society whose income is below the median household income. The conservation government led by Mr Johnson and Mr Gove in their levelling up directive in relation to housing and development, clearly stipulate that affordable homes are best catered for within brownfield sites, these are in or next to towns and in easy reach of work etc. Here in Far Forest this would certainly not be the case.

[Officer Comment – the definition of affordable housing is set out within the NPPF which includes “**Discounted market sales housing**: is that sold at a discount of at least 20% below local market value.”]

Just as a point Land on Plough lane was recently not approved and which included affordable housing and was rejected by the DC. I am aware that there were other reasons too such as those mentioned above, but just wanting to make a point. So my question is why is this an exception site!

Village Boundary;

	<p><i>Since the new emerging plan for housing development was began by the Wyre Forest District Council the boundary to Far Forest was revised. The agreement by council to agree building over the boundary line is curial and to do so would be a travesty to our village. It is clearly marked that this piece of land and connected fields are not within the boundary site. This parcel of land is not even infill. The use of the term exception site within the Planning Officers submission to propose the approve application goes against the Wyre Forest Districts own policy and I cannot state how disingenuous this is as a resident. With all the clear reasons for its objection made by villagers to the Planning Council for clear consideration in this application.</i></p>
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