

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

14TH FEBRUARY 2023

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
AGENDA CHANGES	11	<u>Agenda Item No.5 –</u> Please complete the Recommendation field for the applications: 22/0153/FUL – APPROVAL 22/0840/FUL – DELEGATED APPROVAL 22/1006/LBC & 22/1034/FUL – APPROVAL
PART A		
22/0153/FUL	19	<u>Updated Committee Map</u> See Appendix 1
	14	<u>Updated Paragraph –</u> Paragraph 3.1 should read – 3.1 The site consists of a disused steel frame barn, situated within the rural district in Gorst Hill, Rock.
PART B		
22/0840/FUL	23	<u>Updated Consultee Comments (following further details from the applicant and agreement that the access point to Plots 16/17 can be reduced from 4.1 to 3.5 metres to enable the street tree to be retained) -</u> Paragraph 2.14 should read – <u>Highway Authority - No objection subject to condition</u> It is noted that there is an extant permission on this site (20/0033/FUL) for 8 dwellings with access and visibility agreed via the previous S278 process and it should be noted that visibility commensurate with vehicle speeds on Sutton Park Road is achievable within the highway. Tactile paving will be required on the footway on either side of the access with details to be submitted as part of

the new S278 Agreement and please see the informative below.

Access to Plots 16 and 17 is via a separate driveway with an existing vehicular crossover on Sutton Park Road to the east of the main access and it has been agreed that the driveway will be widened to a minimum of 3.5 metres which is accepted, given the low number of vehicle movements and the length of the drive. And, whilst full pedestrian visibility is not available, this will serve to keep vehicle speeds low when exiting the site. Cycle parking will be required for Plots 16 and 17, all other dwellings having a garage and parking complies with standards.

Whilst a full Travel Plan has been submitted, the requirement for 18 dwellings is a Travel Welcome Pack which should be distributed to each dwelling at the point of first occupation and guidelines as to the expected contents have been provided.

Worcestershire County Council has a duty to consider the transport needs of elderly and disabled residents and a service must be provided for all elderly and disabled residents where no suitable bus service exists. Based on an analysis of the site location, a contribution of £415.00 towards community transport is requested.

It is understood that the site will remain private and will not be put forward for adoption by the Highway Authority nonetheless, no drainage or effluent from the proposed development should be allowed to discharge into any highway drain or over any part of the public highway

Updated Condition –

- 36 Condition 26 should read –
26. Widening of Plots 16 and 17 to 3.5 metres for the first 15 metres

Updated Paragraph –

Following receipt of an updated Site Layout Plan (Drawing Number 2300-03-H), showing amended rear boundary line to Plots 12 -15, Paragraph 5.3 to be amended as follows:

- 35 5.3 The recommendation is for delegated authority to APPROVE subject to the following:
- i. The signing of a S.106 agreement as set out at paragraph 4.40; and
 - ii. The following conditions;

Update Paragraph –

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Paragraph 5.2 (i) should read –
North Worcestershire Water Management Officer raises no objection following a meeting and further information submitted by the applicant which has clarified the points raised initially by the NWWM Officer. A summary of the information submitted is as follows:

i. Fluvial flood risk - The Temporary Barriers were supported by a Flood Risk Assessment and a Flood Risk Permit. In our 2014 review of the deployment of the Temporary Barrier it was concluded that it would not be appropriate to stop deploying the barrier as such this is considered the baseline scenario. Further to this, the flood levels in which impacts start to develop are at levels above when the barrier is ineffective, the model has represented this as there being no barrier in place at those levels, so will return the same results for those higher return periods. The Flood Risk Assessment demonstrates that although there are some notable increases in flood depths these are not experienced where properties are located. The nodes in Table 8 have been used to demonstrate the change in flood depths at property locations in order to illustrate the impacts on key receptors.

ii. Ground water flood risk - The scheme is designed primarily to reduce fluvial flood risk. There will always be residual fluvial and pluvial flood risks that residents need to be prepared for. The scheme is designed to allow natural groundwater levels to react as naturally as possible both before, during and after a flood event. It is deemed that the risk of groundwater flooding will not increase as a result of the scheme. To help manage this continued risk the EA will endeavour to undertake surface water pumping under its permissive powers. We have assessed that the overall pumping requirement for combined surface water and groundwater will be reduced, however, we have not quantified to what extent as such analysis will be costly and delay the design. The inclusion of measures to further reduce the risk of Groundwater and Surface Water would not be affordable within this project, and as such have not investigated this further. We have communicated and will continue to communicate with the community that the need for pumping will still be required to prevent flooding of properties from

		<p>groundwater.</p> <p>iii. Surface water drainage - It is not practicable or necessary to undertake the relocation of the pumping station as part of this scheme. We shall also continue to work with the local highway authority and Severn Trent Water, who all have a role in helping manage surface water, to continue to collaboratively reduce risk post-scheme delivery. Improvements to Ricketts Place and Millside Court drainage are not required for mitigation for the introduction of the flood defence but will reduce the disruption of the pumping undertaken by the Environment Agency.</p> <p><u>Additional Consultee Responses –</u></p> <p>50 <u>Worcestershire Regulatory Services (Noise Nuisance) –</u> No objection. The submitted D&A Statement appears to cover the monitoring and mitigation of noise, vibration and dust emissions during the construction phase.</p> <p>50 <u>Worcestershire Regulatory Services (Potential Contaminated Land team) –</u> No objection. We have looked over the documents submitted and historical records for the site, we do not anticipate a ground contamination issue with this proposal</p> <p><u>Removal of Condition –</u></p> <p>58 Delete the following condition: Condition 19 – Drainage conditions</p>
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