

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 17th December 2024

AMEND for All Items:

All references to the NPPF 2023 should now be to the newly published NPPF 2024. Some paragraph numbers in The Framework have changed, and where this is the case the new paragraph numbers will be referred to by the presenting officer.

Item

1. ADD to Planning Obligations:

Following the Agenda print date WCC Education have confirmed that there was an error in their calculation for the Secondary Education Contribution request, and that the applicant was correct.

The lower figure is therefore the correct one that will be sought via a S106.

The figures are therefore £0 requested by WCC Education for Secondary Education Provision.

AMEND Principle of Development:

In regard to housing land supply; paragraph 226 of the NPPF 2023 has been amended and now Paragraphs 78 and 79 (NPPF 2024) are relevant, together with the updated Planning Practice Guidance (PPG) on housing land supply. This requires NBBC to maintain a five-year housing land supply, with a 20% buffer. The new NPPF still means that given that the Borough Plan, adopted in June 2019, is now over five years old, the Council must rely on local housing need assessments calculated through the standard method unless special circumstances justify a different approach that considers present and projected demographic trends and market signals.

Add to Consultees Notified - WCC Planning & Western Power

Add to Consultee Responses - No responses received:
WCC Planning & Western Power

Add to neighbours notified -
80 Armson Road, 104 Ash Green lane, "Goodyers End County First School", 30 Bowling Green Lane, 14 Tudor Court Church Lane, 5 Renison Road

Amend neighbour responses to:

There have been 49 objections from 20 addresses as well as 1 from Craig Tracey (former) MP, and 4 objections with no address provided

Amend condition 14 to -

14. No dwelling shall be occupied until the priority site access junction (drawing no. 24078-04-3 Rev A) which makes suitable provision for vehicle and pedestrian accessibility has been laid out and constructed within the public highway with a gradient of 1:50 for the first 15 metres, as measured from the near edge of the public highway carriageway, and no greater than 1:20 thereafter, and all necessary alterations to the carriageway and footway/cycleway links to the site including dropped kerbed pedestrian/cycleway crossing points have been constructed.

Add conditions -

31. Prior to the approval of reserved matters for any phase, a Site Wide Schedule of Accommodation (SWSA) shall be submitted to and approved in writing by the Local Planning Authority. The SWSA shall specify the following:

a) The mix of dwellings across the whole site (irrespective of phases) demonstrating how this takes into account and accords with the most up-to-date Strategic Housing Market Assessment (SHMA) and Housing and Economic Development Needs Assessment (HEDNA); and

b) The amount and types of accessible, adaptable and wheelchair user dwellings across the whole site (irrespective of phases) to meet Building Regulations requirement M4(2) and M4(3).

32. Details of the following additional matters shall, where relevant, concurrently with the submission of each reserved matters application, be submitted to and approved in writing by the Local Planning Authority before development of any part of the site to which the submitted details relate is commenced. The development shall be implemented in accordance with the details so approved prior to that part of the development being occupied or brought into use.

a) A schedule of the mix of dwellings and how this accords with the Site Wide Schedule of Accommodation require by condition 1;

b) A schedule of the amount and types of accessible, adaptable and wheelchair user dwellings and how this accords with the Site Wide Schedule of Accommodation require by condition 1 and

c) A schedule of the number of bedrooms, number of persons expected to occupy each dwelling, storey height, total GIA floorspace area and total built-in storage areas for each dwelling type to demonstrate compliance with the most up-to-date publication of the Nationally Described Space Standards.

AMEND NPPF Paragraphs nos. from 2023 to 2024 as shown in the table below:

NPPF 2023 Para. No.	NPPF 2024 Para. No.
57	58
97	98
173	172
180	187
185	192
189	196

2. RECOMMENDATION should read Planning Committee is recommended to grant planning permission to the conditions printed.

CONSULTATION RESPONSES NBBC Private Sector Housing have confirmed they have no objections.

IMPACT ON RESIDENTIAL AMENITY The relevant technical consultee with expertise on *crime prevention* are the Police, who submitted a consultation response of no objection, with no added comments.

AMEND NPPF Paragraphs nos. from 2023 to 2024 as shown in the table below:

NPPF 2023 Para. No.	NPPF 2024 Para. No.
7 and 8	8
11	10
47	48
123	125
8	8 (b)
96	96 (b)
56	57 and 58
55	56
115	116

ADD to final paragraph of Residential Amenity

Paragraph 7.6 also mentions that an area for drying or measures for drying clothes can be provided at the proposed HMO. The amenity space for the proposed property is the same as the original property, which is an acceptable size and there are shared spaces within the property that facilities for drying clothes can be provided.

3. ADD to RELEVANT PLANNING HISTORY

039184 - Works to trees in a conservation area to include the felling of the tree labelled 'T1, Leylandii Conifer' on the attached documents, and trees 'T2 and T3, Silver Birch Trees' on the attached documents and the planting of replacement trees to be negotiated.- tree works agreed - October 2022

ADD to CONSULTATION RESPONSES

Comment from:
NBBC Tree Officer

ADD Comments from Tree Officer received summarised as below:

- Applications for tree works in Conservation Areas provide the Local Planning Authority (LPA) an opportunity to impose Tree Preservation Orders (TPOs) to protect trees.
- LPAs can make TPOs on trees they own, but typically reserved for important matters expediency, as council-owned trees are already subject to inherent protection and control. Tree Officer is not aware of any TPO status on any tree that may be affected by the application.
- Tree has been surveyed. Does not categorize trees in this location in accordance with BS5837.
- Recommends considering T1 as a Category A tree (assessed primarily on landscape qualities).
- The LPA should factor tree into the planning balance, aiming to retain or mitigate its loss accordingly.
- Any permissions previously granted by the LPA that require the removal of T1 in order to carry out works would be a key consideration.
- The tree's location is not devoid of other trees, space within the area constrained by presence of maturing trees.
- The park the tree is located in may provide sufficient scope for mitigation (e.g., planting three standard trees in visually prominent areas).
- Essential to assess impact on surrounding trees. Suggests overlaying a design on accurate tree constraints plan, incorporating calculated existing Root Protection Areas (RPAs) and canopies.

- Will enable creation of tree protection plan, ensuring any potential impact on adjacent trees is understood and appropriate protection measures are implemented. Particularly important given proximity to high-risk targets.