

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE MEETING**  
**6<sup>TH</sup> SEPTEMBER 2005**  
**SCHEDULE 420 DEVELOPMENT CONTROL DECISIONS**

The Schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Head of Planning, Health and Environment, Duke House, Clensmore Street, Kidderminster. However a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

*Councillor M J Shellie left the room during the consideration of the following item:*

**WF(T)109 Erection of 15m streetworks monopole mast with 3 antennae within shroud, 1 x 600mm dish with ground based equipment and meter cabinets and ancillary equipment on land at Charlie Brown's Autos, Stourport Road, Kidderminster**

**REFUSED** for the following reasons:

1. Notwithstanding the revised design of the mast, the proposed development, together with the previously approved telecommunications equipment which are located in close proximity, would result cumulatively in a serious detrimental intrusion into the visual amenity of the area. As such the development is contrary to PPG 8, and Policies D.1 and TR.20 of the Adopted Wyre Forest District Local Plan.

**WF.825/05 Demolition of 63 Wyre Hill and erection of 5 dwellings (all matters reserved) at 63 Wyre Hill, Bewdley**

**REFUSED** for the following reasons:-

1. It is considered that a significant part of the site is land which is not previously developed. Therefore the proposal is contrary to Policies H.2 and NR.1 of the Adopted Wyre Forest District Local Plan and SD.3 of the Worcestershire County Structure Plan.
2. This section of Wyre Hill and Sandy Bank and its junction with Welsh Gate (B4190) are considered unsuitable in width and alignment to serve any further residential development. Notwithstanding the above, the introduction or the adaptation of the existing vehicular access, where visibility is severely restricted in a westerly direction, would be likely to compromise the safe movement of traffic and the safe use of the road by others. For these reasons the proposal is considered to be contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

3. On the basis of the application submitted there is insufficient detail to assess the potential views into and out of the adjacent Bewdley Conservation Area, as well as the potential impact upon the setting of the Listed Buildings fronting Wyre Hill. Therefore to approve the application in its current form would be contrary to Policy CA.1 and the aims of LB.1 and LB.5 of the Adopted Wyre Forest District Local Plan, the aims of the Character Appraisal for Bewdley Conservation Area (2002), Policy CTC.19 of the Worcestershire County Structure Plan, and the advice contained within PPG15 (1994).
4. The site is in an area known for species and habitats identified as priorities for action within the Worcestershire Biodiversity Action Plan (1999). In the absence of a full ecological survey of the site, to approve the development would be contrary to Policy NC.5 of the Adopted Wyre Forest District Local Plan and Policy CTC.15 of the Worcestershire County Structure Plan, which seek to enhance biodiversity and retain habitats and populations of species identified as priorities.
5. The proposed development would result in the loss of trees considered to have a high amenity value and their removal would be detrimental to the visual amenity of the area. To approve the development in these circumstances would be contrary to the aims and provisions of Policies D.3 and D.4 of the Adopted Wyre Forest District Local Plan.
6. On the basis of the application submitted there is insufficient detail to assess the potential impact on the amenity of neighbouring property and particularly number 65 Wyre Hill which is situated at a lower level with windows facing towards the site at close quarters. To approval the development as submitted would be contrary to aims and provisions of Policy D.1 of the Adopted Wyre Forest District Local Plan.

**WF.689/05 Detached house with associated parking and access (Re-submission of WF.1160/04) on Land at Wilden Lane, Stourport on Severn**

**MINDED TO APPROVE (SUBJECT TO DEFERRAL TO ENABLE DEPARTURE PROCEDURE)**

Reasons for Approval:

Infill site in an otherwise built up frontage in a village which has normally accepted village facilities.

**WF.762/05 Change of use to small care home (Use Class C2) at 'Rutland Villa', 62  
Cheshire Avenue, Stourport on Severn**

**APPROVED** subject to conditions, and in consideration of Articles 1 & 8 of the Human Rights Act 1998:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. Personal permission to Minster Pathways Ltd.;
4. Restriction of number of adults to no more than three

Note

Disabled Access

Reason for Approval

The proposed change of use is considered to be compatible to the general character of the residential area and subject to conditions will not cause a significant loss of amenity to nearby residential properties. The proposal is thus considered to comply with policies H.8, TR.9, TR.17 and D.1 of the Adopted Wyre Forest District Local Plan.

**DELEGATED AUTHORITY TO APPROVE** the applications for planning permission and listed building consent subject to them being referred to the Secretary of State (in accordance with Environment Circular 14/97) and subject to the following conditions:

1. A6/A7 (Full with No Reserved Matters/Listed Building Consent)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. Details of handrails, bollards, drainage channels and cycle racks
5. 1:50 details of seats
6. No consent given for advertisements or external signage.
7. H27 (Parking of site operatives)
8. Notwithstanding the submitted drawings this consent shall relate to the erection of handrails on the outer sides of the new steps to the Town Hall only and the central handrail depicted on the drawings shall be deleted

Notes

- A. Highway (Licence pursuant to Section 115E of the Highways act 1980)
- B. HN6 (Notice to County Council regarding highway works)

## Reason for Approval

The proposed access ramp and internal and external alterations are considered acceptable in terms of their impact on the character and appearance of this Grade II Listed Building and also the Vicar Street Conservation Area. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, D.9, D.18, NR.5, Nr.8, NR.9, LB.1, LB.2, LB.3, CA.1, TR.7 and CY.2 of the Adopted Wyre Forest District Local Plan and CTC.19, CTC.20 and CTC.21 of the Worcestershire County Structure Plan and PPG.15.

*Councillors Mrs F M Oborski, M J Shellie and Mrs H E Dyke left the room during consideration of the following item:*

### **WF.580/05 Provision of 1.8m high galvanised palisade fence and matching gates (amended plans) at Electric Sub Station, Gheluvelt Avenue, Kidderminster**

Despite the advice from the Crime Risk Manager it was resolved that the proposed amendment to the style of fencing is considered **ACCEPTABLE** as a minor amendment to permission WF.580/05.

### **WF.1169/04 Two storey and single storey rear extensions at 82 Castle Road, Cookley**

**REFUSED** for the following reason:

1. The proposed extension by virtue of its height and location would restrict daylight to the habitable rooms served by existing windows on the rear elevation of the neighbouring property No 80 Castle Road. Without a legal agreement to require the proposed extensions at No's 80 and 82 Castle Road to be built at the same time the proposal is considered to be contrary to Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan which seek to protect the amenity of neighbouring properties.

### **WF.1170/04 Two storey and single storey rear extensions at 80 Castle Road, Cookley**

**REFUSED** for the following reason:

1. The proposed extension by virtue of its height and location would restrict daylight to the habitable rooms served by existing windows on the rear elevation of the neighbouring property No. 82 Castle Road. Without a legal agreement to require the proposed extensions at No's 80 and 82 Castle Road to be built at the same time the proposal is considered to be contrary to Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan which seek to protect the amenity of neighbouring properties.

### **WF.457/05 Change of use of unit 23C to B2 use for the manufacture of timber products (sheds and fencing) (retrospective) at Unit 23C Clensmore Business Park, Clensmore Street, Kidderminster**

**APPROVED** subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A10 (Personal Permission);

Planning (DC) 04/10/05

3. F2 (Insulation of Plant and Machinery);
4. No outside storage;
- 5 & 6 Environment Agency
7. A11 (Approved plans)
8. J.16 Restrictions of use

### Notes

Environmental Health

### Reason for Approval

The change of use is compliant with the land use requirements as laid out in policies E.2 and NR.7 of the Local Plan. The use is considered to be capable of implementation without creating serious adverse effects on the amenity of the locality, or highway safety.

### **WF.657/05 Non-illuminated fascia sign and illuminated hanging sign (Church Street elevation) at Lloyds Pharmacy, 13 Bull Ring, Kidderminster**

**APPROVED** the **illuminated hanging sign**, subject to the following conditions:-

- 1&2 Standard advertisement;
3. Details of sign writing finish to be submitted;
4. Technical details of means of illumination to be submitted

and **REFUSED** the proposed **fascia sign** for the following reasons:-

1. The proposed fascia sign would have an adverse impact on the character and appearance of this Grade II Listed Building. The proposal is therefore contrary to Policies QE.5 of RPG11, Policies SD.2 and CTC.19 of the adopted Worcestershire County Structure Plan and Policies LB.2, LB.3 and AD.2 of the Adopted Wyre Forest District Local Plan.
2. The design and location of the proposed fascia sign would fail to preserve or enhance the character and appearance of the Church Street Conservation Area, contrary to the requirements of Policy QE.5 of RPG11, Policies SD.2, CTC.19 and CTC.20 of the adopted Worcestershire County Structure Plan and Policies AD.2 and CA.3 of the Adopted Wyre Forest District Local Plan

### **WF.663/05 Variations of Conditions 3, 4 and 5 of Planning Permission WF.105/97 to allow the opening of the tea room and toilets for year round use to serve the shop touring caravan site, fishing pool and fruit picking at Doddingtree Farm, Cleobury Road, Bewdley**

**DELEGATED AUTHORITY TO APPROVE** subject to no objections being received from Environmental Health and subject to the following conditions:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. E2 (Foul and surface water);

Planning (DC) 04/10/05

4. The tea room hereby approved shall only be used as an A3 use, strictly in association with the camp site, farmshop, fishing course and pick your own operation. It shall not be used, sold or let independently from the above tourist/visitor attractions and agricultural operation unless otherwise agreed in writing;
5. J22 (No takeaway).

#### Reason for Approval

The proposed tea room for all year around use is considered to comply with tourism policies of the Adopted Wyre Forest District Local Plan without creating serious adverse effect on the amenity of the immediate locality or highway safety.

#### **WF.676/05 Two residential dwellings after demolition of existing dwelling and garage on site (access to be determined) at 'Tethers End', Callow Hill, Rock**

**DELEGATED AUTHORITY TO APPROVE** subject to no objections being received from the outstanding consultations and subject to the following conditions :

1. A1 (Standard Outline);
2. A2 (Standard Outline – Reserved Matters);
3. A3 (Reserved Matters Only);
4. A5 (Scope of Outline Permission - 9 metres from TPO tree);
5. A11 (Approved Plans);
6. B1a (Samples/Details of Materials)
7. B11 (Details of Enclosure);
8. B13 (Levels Details);
9. E2 (Foul and Surface Water);
10. C4 (Protection of Trees – No Burning);
11. C5 (Hand Digging Near Trees);
12. D1. (Contaminated Land)

#### Reason for Approval

The principle of residential development comprising two dwellings is acceptable at this location. The impact upon highway safety and the existing protected tree has been assessed and it is considered that there will be no undue implications subject to conditions. The proposal is therefore considered to accord with policies H.2, TR.9, TR.17, D.1, D.3, D.4, LA.6 and NC.6 of the Adopted Wyre Forest District Local Plan.

#### **WF.679/05 Listed Building Consent : Fascia sign and externally illuminated projecting sign at Lloyds Pharmacy, 13 Bull Ring, Kidderminster**

**REFUSED** for the following reason:-

1. The submitted scheme of advertisements is incapable of implementation without visually harming the external character and appearance of this Grade II Listed Building. This is contrary to Policy QE.5 of RPG11, Policies SD.2 and CTC.19 of the adopted Worcestershire County Structure Plan and Policies LB.2, LB.3 and AD.2 of the Adopted Wyre Forest District Local Plan.

Planning (DC) 04/10/05

**WF.717/05 Erection of a stable block and change of use of the land for the keeping of horses on land off New Wood Lane, Blakedown**

**APPROVED** subject to the following conditions:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B1 (Samples of materials);
4. J11 (Stables – no commercial use);
- 5&6. Highway;
5. C6 (Landscaping – small scheme);
9. C8 (Landscaping – implementation);
9. J35 (Hand tools only);

Note - Highway

Reason for Approval

The proposal is considered to be appropriate development in the Green Belt, and no harm would be created in relation to openness, visual amenity, neighbour amenity or highway safety. For these reasons, the proposal is considered to be in conformity with policies GB.1, GB.2, GB.3, GB.6, EQ.2, EQ.3, TR.9 and LR.8 of the Adopted Wyre Forest District Local Plan.

**WF.718/05 Erection of a stable block and change of use of the land for the keeping of horses on land off New Wood Lane, Blakedown**

**APPROVED** subject to the following conditions:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B1 (Samples of materials);
4. J11 (Stables – no commercial use);
- 5&6. Highway;
7. C6 (Landscaping – small scheme);
8. C8 (Landscaping – implementation);
9. J35 (Hand tools only);

Note - Highway

Reason for Approval

The proposal is considered to be appropriate development in the Green Belt, and no harm would be created in relation to openness, visual amenity, neighbour amenity or highway safety. For these reasons, the proposal is considered to be in conformity with policies GB.1, GB.2, GB.3, GB.6, EQ.2, EQ.3, TR.9 and LR.8 of the Worcestershire County Structure Plan.

**WF.722/05 Installation of no. 5 external air conditioning units at Barclays Bank, 67 Load Street, Bewdley**

**APPROVED** subject to the following conditions:

Planning (DC) 04/10/05

1. A7 (Listed Building/Conservation Area Consent)

Reason for Approval

The proposed air conditioning units are considered to be acceptable in terms of their impact on the character and appearance of this Grade II Listed Building. For these reasons the proposal is considered to be in accordance with policies LB.1, LB.2, LB.3 of the Adopted Wyre Forest District Local Plan and PPG.15.

**WF.725/05 Change of use and subdivision of existing unit to form wine bar at Unit X (fronting Green Street), New Road Complex, Kidderminster**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. No external alterations;
4. Materials;
5. No flues/extraction systems;

Notes

- A. Crime Risk Manager,
- B. SN4 (No Listed Building Consent);
- C. SN5 (No advertisements);
- D. SN10 (Disabled Persons Act 1981)

Reason for Approval

The proposal is acceptable in this location, the development does not impact on residential amenity and the change of use is compatible in principle with the character and appearance of the Listed Building. The development accords with policies contained in the Adopted Wyre Forest District Local Plan.

**WF.726/05 First floor rear extension, single storey front extension and new porch at 3 Western Way, Kidderminster**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B3 (Finishing materials to match)

Reason for Approval

The proposed extensions are considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extension upon the neighbouring property has been carefully assessed and it is considered



that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan.

**WF.728/05 Demolition of existing and construction of no. 2 dwellings including extended vehicular access and retaining wall (Re-submission of WF.480/05) at 15 Telford Drive, Bewdley**

**APPROVED** subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B1 (Samples/Details of Materials);
4. B11 (Details of Enclosure);
5. B13 (Levels Details);
6. (Slope Instability);
7. E2 (Foul and Surface Water);
8. J13 (Hours of Work);
9. J14 (Hours of Deliveries/Collections).
10. 10 - 12 Highway conditions

Note

SN12 (Neighbours' rights)  
Highways Notes

Reason for Approval

The proposed development is situated within an area allocated for residential purposes and is considered to constitute previously developed land. The layout and design of the development, is considered to be acceptable, not adversely affecting the character of the immediate area or the street scene. The affect on the neighbouring properties has been carefully considered however it is felt that there will be no significant loss of amenity to residents. It is also considered that the proposal will not result in an adverse impact on highway safety. For these reasons the proposal is considered to be in accordance with policies H.2, D.1, D.3, D.4, D.10, D.11, D.13, NR.4, NR.9, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan; D.3 of the Worcestershire County Structure Plan and QE.3, CF.2, and CF.3 of (RPG11).

**WF.735/05 Single storey extensions to either side to provide garage and ancillary accommodation at Fullwood, Callow Hill, Bewdley**

**REFUSED** for the following reasons:-

1. The proposed extensions are considered to be poorly designed and disproportionate additions relative to the size of the original building. This is contrary to Policies D.1, D.3, D.5 and D.17 of the Adopted Wyre Forest District Local Plan.

2. The proposal also fails to meet the requirements of Policy H.18 of the Adopted Wyre Planning (DC) 04/10/05

Forest District Local Plan in relation to 'accommodation for dependants' in that the 'bed sit' room is shown to benefit from an independent external entrance door.

**WF.739/05 Single storey extension to rear at Tinkers Acre, St. Johns Lane, Bewdley**

**APPROVED** subject to the conditions below:

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B3 (Finishing materials to match)

Reason for Approval

The proposed extensions are considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance. The impact of the extension upon the neighbouring property has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with policies D.3, D.17 and LA.2 of the Adopted Wyre Forest District Local Plan.

**WF.742/05 / WF.743/05 Various internally illuminated and non-illuminated fascia signs, three freestanding totem signs and various car park signs at The Co-op Store (Local Retail)**

**Advertisement : One externally illuminated projecting sign and two internally illuminated fascia signs at The Co-op Store (Travel), Franche Road, Kidderminster**

**APPROVED** applications WF.742/05 and WF.743/05 subject to the following conditions:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);

Note

Identification of approved plans

**WF.745/05 Fell a Scots Pine at 11A Mill Close, Blakedown**

**APPROVED** subject to a suitable replacement tree being planted in the vicinity of the removed tree.

**WF.746/05 : WF.747/05 Erection of a single storey extension to form dining room and new gates at Bank Farm House, Shenstone**

**APPROVED** both the application for planning permission and Listed Building Consent subject to the following conditions:

WF.746/05

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B1 (Samples/details of materials);

Planning (DC) 04/10/05

4. B2 (Sample brick panel);
5. B9 (Details of windows and doors);
6. Colour of gates to be agreed

WF.747/05

1. A7 (Listed Building Consent)
2. A.11 Approved Plans
3. B.1. (Samples/details of materials)
4. B.2. (Sample brick panel)
5. B.9. (Details of windows and doors)
6. Colour of gates to be agreed

#### Reason for Approval

The proposed alterations are considered to be of a design that would not detract from the character and appearance of this Listed Building. The effects of the development on neighbouring property has been carefully assessed and it is considered that there will be no undue loss of amenity. The proposal is thus in accordance with policies D.1, D.3, D.17, GB.1, GB.2, GB.6, LB.1, LB.2, LB.3 and LB.5 of the Adopted Wyre Forest District Local Plan and CTC.19 of the Worcestershire County Structure Plan.

#### **WF.750/05 Erection of two storey extension to include kitchen, dining, garage, guest suite (demolition of garage) at Stanway Mead, 4 New Wood Lane, Blakedown**

**APPROVED** subject to conditions and in consideration of Articles 1 and 8 of the Human Rights Act 1998.

1. A6 (Full with no reserved matters);
2. A11 (Approve Plans);
3. Matching materials;
4. Obscure glazed windows on east facing elevation;
5. No further windows in east facing elevation; Disabled access note; Private matters note.

#### Reason for Approval

The proposal is considered to be appropriate development in the Green Belt because the size and scale of the extension is proportionate to the original building. The impact of the extension upon neighbouring properties and existing trees has been carefully assessed. It is considered that amenity and privacy of these neighbours would not be adversely affected to a serious degree. For these reasons the proposal is considered to be in compliance with policies GB.1, GB.2, GB.6, D.1, D.3, D.4, D.5 and D.17.

#### **WF.754/05 Erection of two storey and single storey extensions, alterations, detached double garage and new access onto Drayton Road at Pound House, Drayton Road, Bluntington**

**APPROVED** subject to conditions, and in consideration of Articles 1 & 8 of the Human Rights Act 1998:

Planning (DC) 04/10/05

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B3 (Finishing Materials to Match);
4. C6 (Landscaping – Small Scheme);
5. C8 (Landscape Implementation);
- 6 – 9. Highways Conditions.

### Notes

#### Highway Notes

#### Reason for Approval

The proposed extensions, detached garage and highway access are considered to be appropriate development and will not harm the openness and visual amenity of the Green Belt or highway safety. For these reasons the proposal is considered to be in compliance with policies GB.1, GB.2, GB.6, D.1, D.3, D.4, D.5, D.17, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan and D.12, D.38 and D.39 of the Adopted Worcestershire County Structure Plan.

#### **WF.756/05 Detached garage/store at Wisteria Cottage, Bliss Gate, Rock**

**REFUSED** for the following reason:

1. By virtue of its size and massing, together with its siting forward of all the existing structures on site, it is considered that the proposed development would, together with the existing structures visually overwhelm the original building, appear over prominent within the site and add to the clutter of the existing structures. The proposed development would therefore have an adverse effect on the character of the Landscape Protection Area and Area of Great Landscape Value. As such the proposal is considered contrary to Policies D.17, LA.1 and LA.2 of the Adopted Wyre Forest District Local Plan and Policies CTC.1 and CTC.4 of the Worcestershire County Structure Plan.

#### **WF.759/05 Two storey side extension, front porch and detached garage at 81 Audley Drive, Kidderminster**

**REFUSED** for the following reasons:-

1. The design, scale and massing of the proposed two storey extension is considered to be disproportionate to the form of the original building, contrary to the provisions of Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan and the Council's Supplementary Planning Guidance on Design Quality.
2. The proposed two storey extension would appear as a strident and incongruous feature in the street scene, to the detriment of the original open plan layout and the visual amenity of the area. This is contrary to Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan.

3. The design of the front elevation of the proposed extension which incorporates an additional entrance door is not considered to be an appropriate feature on an extension to an existing dwelling. This is contrary to Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan.
4. The introduction of a vehicular access where visibility is severely restricted in a south westerly direction measured at the X distance of 2m would be likely to compromise the safe movement of traffic and the safe use of the road by others. Furthermore, the distance between the proposed door and the nearside edge of the adjoining footway does not accord with the County Council's current Design Guide.

**WF.760/05 Erection of detached dwelling at Home Farm, Franche Court Drive, Kidderminster**

**APPROVED** subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B1 (Samples/Details of Materials);
4. B11 (Details of Enclosure);
5. B13 (Levels Details);
6. C6 (Landscaping – Small Scheme);
7. C8 (Landscape Implementation);
8. E2 (Foul and Surface Water);
9. J8 (No Further Windows).
10. 10 - 13 Highways Conditions

Note

Note

SN12 (Neighbours' rights).

Reason for Approval:

The proposed dwelling is situated within an area allocated for residential purposes and is considered to constitute previously developed land. The siting and design of the dwelling is considered to be acceptable. The impact of the dwelling upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. The scheme would not have an adverse impact on the visual amenity of the adjacent Landscape Protection Area of Green Belt. The development would not have an adverse impact on in terms of highway safety. For these reasons the proposal is considered to be in accordance with policies H.2, D.1, D.3, D.10, D.11, NR.9, GB.1, GB.6, LA.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

**WF.763/05 Tractor store at 'Wrights Place', Buckeridge Rock**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters);

Planning (DC) 04/10/05

2. A11 (Approved plans);
3. B3 (Finishing materials to match);
4. J6 (Building – domestic purposes only <Wrights Place>);
5. C11 (Maintenance of existing hedges)

#### Reason for Approval

The proposed tractor store is considered to be of an appropriate size and design. The impact of the tractor store upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, D.5, D.11, D.17 and LA.2 of the Adopted Wyre Forest District Local Plan.

#### **WF.766/05 Variation of Condition 2 and removal of Condition 4 of WF.1256/89 to replace existing caravan with large twin unit at Brandslodge Coppice, Lynalls Lane, Far Forest**

**APPROVED** subject to conditions, and in consideration of Articles 1 & 8 of the Human Rights Act 1998:

1. A6 (Full with No Reserved Matters);
2. A11 Approved Plans);
3. Levels details to be submitted;
4. Existing caravan to be removed from site;
5. No sheds, canopies or other structures to be attached;
6. This permission is for a twin unit caravan which shall be strictly in accordance with the submitted plans and photographs.

#### Note

Disabled Access

#### Reason for Approval

The variation and removal respectively of Conditions 2 and 4 of Planning Permission WF.1256/89 would not compromise the Council's original reasons for applying such conditions. Furthermore, neither the setting of the site within the Landscape Protection Area or the amenity of neighbours would be harmed by these changes. For these reasons, the proposal is considered to conform to policies D.1, D.3, D.5, LA.1, LA.2 and TR.9 of the Adopted Wyre Forest District Local Plan.

#### **WF.768/05 Erection of a single storey extension to provide new entrance at King Charles I School, Comberton Road, Kidderminster**

**APPROVAL** subject to the following conditions:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B1 (Materials samples);

## Note

Disabled access

## Reason for Approval

The proposed extension is considered to be well designed, and complementary in its form and materials to the setting of the adjacent Grade II Listed Highgrove House, and the other unlisted school buildings. As such, the proposal is considered to comply with policies D.1, D.3, D.18, CY.5, LB.5 and TR.17 of the Adopted Wyre Forest District Local Plan.

### **WF.769/05 Erection of first floor extension and single storey utility room extension at 2 Well Lane, Rushock**

**REFUSED** for the following reasons:

1. The application site is within an area designated as part of the West Midlands Green Belt. The proposed extension, when considered together with previous extensions and alterations, would result in a disproportionate addition over and above the size of the original dwelling. The development is therefore inappropriate development within the Green Belt and contrary to Policy GB.1 of the Adopted Wyre Forest District Local Plan and Policy D.39 of the Worcestershire County Structure Plan. There are no very special circumstances to justify why these policies should be overridden.
2. The proposed extension by virtue of its size and design and when considered together with previous extensions, would not be subservient to the original building and would be overwhelming. The proposed development would therefore be contrary to Policy D.17 of the Adopted Wyre Forest District Local Plan.
3. The proposed extension, by virtue of its design and location, would lead to a serious and significant loss of amenity to 1 Well Lane by way of restricting light to a ground floor dining room window. The proposal is therefore contrary to Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan.

### **WF. 775/05 Erection of two blocks to form seven no. flats with associated parking at 2 Plimsoll Street, Kidderminster**

**DELEGATED AUTHORITY TO APPROVE** subject to the completion of a **Section 106 Agreement** to secure education contributions and the following conditions:

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B1 (Samples/details of materials);
4. Highway;
5. J1 (Removal of permitted development - residential);
6. C8 (Landscape implementation).
7. EA Conditions

## Notes

Planning (DC) 04/10/05

- A. SN1 (Removal of permitted development rights);
- B. SN12 (Neighbours' rights);
- C. Highway

### Reason for Approval

The development site is allocated for residential purposes in the Adopted Wyre Forest District Local Plan and constitutes previously developed land. The layout and design of the two blocks reflects the character and local distinctiveness of the area, creating an overall attractive appearance. The proposal provides the required amenity, parking and access provision for the properties in accordance with the requirements of the Local Plan. The impact of the development on neighbouring properties has been carefully assessed and it is considered that there will be no undue loss of amenity to nearby residents. For these reasons the proposal is considered to be in accordance with policies H.2, D.1, D.3, D.9, D.10, D.13, D.16, NR.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan and CY.4 of the Worcestershire County Structure Plan.

### **WF.784/05 Side and rear extensions, pitched roof over existing garage and additional accommodation in roof space at Stagg Hill, 17 New Wood Lane, Blakedown**

### **APPLICATION WITHDRAWN**

### **WF.785/05 : WF.786/05 Repair of outbuilding to include reconstruction of front wall and side wall and construction of new roof. Use of building to provide staff accommodation at Broome House Residential Home, Broome Village, Clent**

**REFUSED** for the following reasons:

1. The proposed development constitutes new residential accommodation in the Green Belt which is inappropriate development unless it is compliant with Green Belt Policy. In this case the development does not comply with Green Belt Policy in that the development is not infilling; it does not fulfil an agricultural need and is contrary to the rural buildings conversion Policy in that its rebuilding would constitute extensive alterations and significant building works. To approve the development in the absence of very special circumstances would be contrary to Policies D.12, D.28, D.39 and D.16 of the Worcestershire County Structure Plan and Policies GB.1 and RB.1 of the Adopted Wyre Forest District Local Plan.
2. The remains of the existing structure are of little architectural or historic importance and the removal of the existing building and erection of a new building in its place would not enhance or preserve the character or appearance of this Listed Building and to approve the development in these circumstances would be contrary to Policies LB.1 and LB.2 of the AWFDP and Policy CTC.19 of the WCSP.

and

**REFUSED** the Listed Building application (WF.786/05) - Reason 2 only.



**WF.789/05 Change of Use at ground floor to Estate Agency/professional services at 56 Load Street Bewdley**

**REFUSED** for the following reason :-

1. The proposed A2 use is contrary to the requirements of Policy RT.3 of the Adopted Wyre Forest District Local Plan in that, if approved, four out of the seven units (the application site plus three each side of it) would be in non-A1 use, and also, the development would result in more than two non-retail (A1) uses adjacent to each other. The proposal would therefore erode the retail offer of Bewdley District Centre.

**WF.790/05 Erection of three two-bedroom town houses and car parking on Plots 18-20 Frank Freeman Court, Kidderminster**

**APPROVED** subject to the following conditions:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B7 (External details – no approval);
4. B11 (Details of enclosure);
5. C6 (Landscaping – small scheme);
6. Levels;
7. Environmental Health;
8. Environment Agency;
9. Highway;

Note

SN12 (Neighbours' rights); Environment Agency Note.

Reason for Approval

The proposal is judged to be acceptable in terms of design, impact on neighbouring property and highway safety. The development accords with the adopted policies contained in the Wyre Forest District Local Plan.

**WF.798/05 Two storey side extension at 41 Meadow Rise, Bewdley**

**REFUSED** for the following reason:

1. The proposed extension, by reason of its design and location, would lead to a serious and significant loss of amenity to No. 43 Meadow Rise by way of restricting light to a ground floor kitchen window on the side elevation. The proposal is therefore contrary to Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan.

**WF.801/05 Erection of detached single garage with associated garden storage at The Pound Stables, Drayton Road, Bluntington**

**MINDED TO APPROVE (SUBJECT TO DEFERRAL TO ENABLE DEPARTURE PROCEDURE)**

**WF.804/05 Demolition of existing hall and erection of six detached dwellings with associated access drive at Former Parish Hall, Lea Lane, Cookley**

**REFUSED** for the following reasons:-

1. The use of existing vehicular access where visibility is restricted especially in a northerly direction measured at the X distance of 2.4m would be likely to compromise the safe movement of traffic and the safe use of the road by others. Notwithstanding the above, the internal shared turning area is considered insufficient in dimension to allow vehicles to properly turn/manoeuvre would be likely to cause conflict thereby compromising the safe use of the access contrary to the interests of highway safety. The proposal is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.
2. The position of the amenity area of Plot 6 is likely to put undue pressure of the Tree Preservation Order trees that bound the site, to be felled or severely pruned. Such action will cause harm to the character and appearance of the area and would be contrary to Policy D.4 of the Adopted Wyre Forest District Local Plan
3. The position of the dwellings on Plots 1-3 are considered to be too close to rear boundaries of neighbouring properties on Castle Road causing loss of amenity by virtue of potential overlooking and dominance to the residential dwellings to the rear. In addition, due to the close proximity of the amenity space for Plot 6 to Tree Preservation Order trees, it is considered that this plot would have insufficient amenity space to serve that dwelling. The proposal is thus contrary to Policies D.1 and D.10 of the Adopted Wyre Forest District Local Plan.

**WF.809/05 Change of use from veterinary surgery (sui generis) to Training Centre (Class D1) at 14 Comberton Place, Kidderminster**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters);
2. A11 (Approved Plans);
3. Restriction of use to Training centre;

Note

SN5 (No advertisements)

### Reason for Approval

The proposed development is compatible with Policy RT.6 of the Adopted Wyre Forest District Local Plan in that it provides a community service and would not result in loss of amenity or car parking/highway safety related problems.

### **WF.813 /05 Erection of 15m telecommunications monopole with associated antennae and cabinets on site in Farmer's Field, High Habberley, Kidderminster**

**REFUSED** for the following reasons:-

1. The proposed development is in an area designated as part of the West Midlands Green Belt, Landscape Protection Area, and an Area of Great Landscape Value. The siting and design of the mast with its associated cabinets and compound will constitute inappropriate development being unduly prominent and would detract from the function of these designations. As such the proposal would be contrary to Policies TR20, GB1, GB2, GB6, LA2, D5 of the Adopted Wyre Forest District Local Plan; D39, D44 and CTC4 of the Worcestershire County Structure Plan; QE1 and Q6 of the Regional Spatial Strategy; and Government advice in PPG2, PPS7 and PPG8.
2. The development would be in close proximity and cause harm to the health and stability of a mature Lime tree. The tree contributes significantly to the amenity of the area and its loss would cause harm to the character of this area, which is an important by virtue of its landscape designations. As such the proposal is contrary to Policies D4, LA2 of the Adopted Wyre Forest District Local Plan; CTC4 of the Worcestershire County Structure Plan; and QE1 and QE6 of the Regional Spatial Strategy.

### **WF.815/05 Erection of a first floor extension to form bedroom and dressing room over (resubmission of WF.568/05) at 130 Linnet Rise, Kidderminster**

**REFUSED** for the following reasons, and in consideration of Articles 1 and 8 of the Human Rights Act 1998:-

1. The proposed extension, in association with the previous garage extension, is not considered to be visually subservient to the original building, as required by Policy D.17 of the Adopted Wyre Forest District Local Plan.

### **WF.818/05 Two storey extensions at Upper Birch Farm, Shatterford**

**REFUSED** for the following reasons

1. The application site lies within an area designated as part of the West Midlands Green Belt; the development proposed is considered inappropriate in this location as it would harm the Green Belt by virtue of the previous, proposed and unimplemented extensions represent disproportionate additions over and above the original dwelling. The proposal is thus considered contrary to Policies GB.1, GB.2 of the Adopted Wyre Forest District Local Plan (2004); Policy D.39 of the Worcestershire County Structure Plan, and Government advice in PPG2 - Green Belts.

2. The design of the proposed extension would not be visually subservient to the original dwelling and would compete with the existing frontage and entrance. This would cause harm to the existing frontage by losing its dominance, legibility and identity. In addition the cumulative effect of the existing, proposed and unimplemented extensions result in the original dwelling being overwhelmed by additions causing further harm to its scale and character. As such the proposal would be contrary to Policies D.1 and D.17 of the AWFDP

**WF.822/05 Erection of a two bedroom dwelling at 3 Long Acre, Kidderminster**

**DELEGATED AUTHORITY TO APPROVE** subject to the following conditions:

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. Materials;
4. J1 (Removal of permitted development rights - residential);
5. Levels
6. Fencing/retaining wall;
7. F5 (Construction site noise/vibration)
8. STW Condition

Reason for Approval

The proposed dwellings are well designed and will have an acceptable appearance in the street scene. The scheme is also acceptable in terms of highway safety. The impact of the dwellings upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. The on street car parking in this particular case accords with the Council's Design Quality -Supplementary Planning Guidance and the development accords with the policies contained in the Adopted Wyre Forest District Local Plan

**WF. 823/05 Fell a Sequoia (Coastal Redwood) at 64 Broomfield Road, Kidderminster**

**REFUSED**, for the following reasons:

1. The tree is a maturing healthy Coastal Redwood, *Sequoia sempervirens*, situated to the front of the property, 64 Broomfield Road, Kidderminster. It is a prominent feature of the street scene and provides significant amenity for the enjoyment of the public. The fact that the tree causes inconvenience through the loss of debris and its potential to root into nearby soak-way drains are not considered sufficient to justify its removal.