

PLANNING (DEVELOPMENT CONTROL) COMMITTEE MEETING
6TH DECEMBER 2005
SCHEDULE 422 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.

**05/1108/FULL Erection of a two storey side & rear extension at 15 BATHAM ROAD
KIDDERMINSTER**

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B3 (Finishing Materials to Match);
4. SN12 (Neighbours' rights)

NOTES

SN12 (Neighbours' Rights), SN9 (Building Control).

Reasons for Approval

The proposed extension is 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 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. and D.17 of the Adopted Wyre Forest District Local Plan.

**WF/1200/04 Outline : Residential development with access off Sutton Park Road at
SUTTON RESERVOIR, SUTTON PARK ROAD, KIDDERMINSTER**

REFUSED for the following reasons:

1. Notwithstanding the submission of an arboricultural report (May 2004) and a 1:200 scale tree survey the information provided does not contain sufficient detail and clarity to allow full consideration of the potential impact of the development upon the existing trees and woodland covered by Tree Preservation Order No. 279 (2004). It is therefore considered that the proposal is contrary to Policies D.1, D.3, D.4, LA.1 and LA.6 of the Adopted Local Plan, CTC.1 and CTC.5 of the Worcestershire County Structure Plan and Policies QE.4 and QE.8 of the Regional Spatial Strategy (RPG11).

2. Notwithstanding reason No. 1 above, on the basis of the information submitted it is considered that the proposed access and driveways would have an adverse impact upon the trees proposed to be retained. The potential detrimental impact upon the existing trees afforded protection by Tree Preservation Order 279 (2004) is considered contrary to Policies D.1, D.3, D.4, LA.1 and LA.6 of the Adopted Local Plan, CTC.1 and CTC.5 of the Worcestershire County Structure Plan and Policies QE.4 and QE.8 of the Regional Spatial Strategy (RPG11).
3. The introduction of a residential estate road junction to Sutton park Road (B4549), where junction spacing between the existing opposite road (Hazlewood Close) and Whitehall Road on the same side, at 40 metres and 44 metres respective, does not conform with the current Worcestershire County Council Design Guide for residential roads. Notwithstanding the above, the internal horizontal layout of the estate road together with numerous anomalies in the scheme is also at variance with the Worcestershire County Council Design Guide. For these reasons the proposal is considered to be contrary to Policy Tr.9 of the Adopted Wyre Forest District Local Plan.
4. Due to their massing and footprint, it is considered that the two apartment blocks would not be in keeping with the existing character and appearance of the surrounding area contrary to policies D.1, and D.3 of the Adopted Local Plan, PPS.1 (2005) and PPG.3 (2000) and the aims of the Council's Supplementary Planning Guidance: Design Quality (2004).
5. The layout proposes an apartment block (Units 5-10) with its associated parking area in close proximity to the residential property at No. 26 The Croft. By virtue of an overbearing impact upon the garden and the movement of vehicles in such close proximity it is considered that the proposed layout would unacceptably diminish the amenity currently enjoyed by the neighbours of the adjoining residential property. As such the layout is considered to be contrary to Policy D.1 of the Adopted Wyre Forest District Local Plan.
6. In the absence of a flood risk assessment, the application fails to demonstrate that there would be no adverse effect on flooding due to the generation of significant volumes of surface water. The proposal is therefore considered to be contrary to Policy NR.5 of the Adopted Wyre Forest District Local Plan Policy CTC.8 of the Worcestershire County Structure Plan and Government advice in PPG.25 (2001).
7. The application fails to secure an acceptable provision of affordable housing to accord with Policies H.10 and IMP.1 of the Adopted Wyre Forest District Local Plan, Policies D.6 and IMP.1 of the Worcestershire County Structure Plan, Policy CF.5 of the Regional Spatial Strategy (RPG11) and the aims of PPG.3 (2000).

WF/0797/05 Conversion and extension to form two shop units and six flats with delivery area and wall to river AT 5 & 6 NEW ROAD, KIDDERMINSTER

APPROVED subject to conditions based on:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B2 (Sample brick panel)
4. All flats to be one bedroom only
5. 1:20 details of new windows and doors required
6. All facing materials, including rainwater goods and roofing materials, be approved prior to the commencement of works on site
7. Hard and soft Landscaping
8. Provision of seating
9. The development hereby permitted shall not be brought into use until the service area shown on the approved plan has been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This area shall be thereafter retained and kept free of waste, goods, products, and vehicles not associated with the commercial premises for delivery at all times.
10. Development shall not begin until details of the re-kerbing and tactile paving in New Road and the adjacent access roadway serving the Pay and Display Car Park, together with bollards on each side of the service access, have been submitted to and approved in writing by the Local Planning Authority, and the development shall not be occupied until the scheme has been constructed in accordance with the approved details.
11. H27 (Parking of site operatives)

Notes

- A. SN12 (Neighbours' rights)
- B. SN10 (DD Act 1995)
- C. SN5 (No advertisements)
- D. HN1 (Mud on highway)
- E. Drainage arrangements
- F. HN5 (No highway works permitted)
- G. Environment Agency
- H. Central Networks

Reason for Approval

The proposed development accords with the policies in the adopted Local Plan with respect to the principle of development, siting, design, external appearance and landscaping. The Highway Authority is satisfied in terms of highway safety. For these reasons, the proposal is considered to be in accordance with policies RT.4, TC.2, D.1, D.3, D.10, D.11, D.17, D.18, H.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan and QE.3 (RPG11).

WF/0931/05 Construction of pitched roofs over existing flat roofs and removal of Condition 4 of WF.319/03 to allow use of the balcony area in connection with the Club at FRANCHE VILLAGE CLUB, WOLVERLEY ROAD, KIDDERMINSTER.

REFUSED for the following reasons:

1. The proposed pitched roofs would appear as visually incongruous features, both in relation to the existing building, and the residential townscape setting which is readily visible from a public vantage point. This is contrary to Policies QE.1 and QE.3 of RPG11 and Policies CY.2, D.1, D.3 and D.18 of the Adopted Wyre Forest District Local Plan.
2. To allow the use of the rear 'balcony' area in connection with club activities would seriously compromise the amenity and privacy of the adjacent neighbouring property. This is contrary to Policies D.1, D.3 and D.18 of the Adopted Wyre Forest District Local Plan.

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

05/1021/FULL Installation of a carriage washing facility plant room and associated works at SEVERN VALLEY RAILWAY RAIL SIDING (SVR) KIDDERMINSTER

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters);
2. A11 (Approved Revised Plans)
3. Limit operations to SVR carriages only, no more than 3 carriage sets per day on Mon to Fri only and only between 08:30 and 17:30 hours;
4. Landscaping;
5. Drainage;
- 6.-9. Environment Agency conditions

Reason for Approval

The development is judged to be acceptable in terms of land use, visual impact and affect on neighbouring property. To approve the application would be in accordance with policies TR.2, D.1, D.3, D.11 and D.18 of the Adopted Wyre Forest District Local Plan.

05/1024/TREE Prune 2 sycamores & a lime & fell 1 lime tree at 15 TRINITY FIELDS KIDDERMINSTER

The application to fell the lime tree is **REFUSED** for the following reason:

1. The tree is a mature healthy Lime situated to the rear of the property, 15 Trinity Fields, Kidderminster. Notwithstanding that it has been previously pollarded, it provides some screening between the neighbouring properties and provides significant amenity for the enjoyment of the public. Insufficient reasons have been provided to justify its removal.

APPROVED to undertake **minor preventative pruning** of the other **Sycamore trees** and the **other Lime**.

05/1025/TREE Fell corsican pine at 6 HIGHGATE CLOSE KIDDERMINSTER

REFUSED consent to fell for the following reason:

1. The tree is a mature healthy Corsican Pine, situated to the rear of the property, 6 Highgate Close, Kidderminster. It is a prominent feature of the locality and provides significant amenity for the enjoyment of the public. The fact that the tree causes inconvenience through the loss of debris and is not considered sufficient to justify its removal. Preventative pruning and the installation of a non-invasive bracing system are considered sufficient to reduce the tree's failure potential to an acceptable degree.

APPROVED to undertake minor preventative pruning and the installation of a suitable bracing system.

05/1027/FULL Proposed bedroom over existing garage & utility (Resubmission of WF 545/05) at 72 ARELEY COMMON STOURPORT-ON-SEVERN

APPROVED subject to the following conditions:-

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

Note

SN12 (Neighbours' rights)

Reason for Approval

The proposed extension is 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 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.17, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

05/1028/FULL Change of use to car sales with portable office accommodation at BROAD STREET KIDDERMINSTER

REFUSED for the following reasons:

1. The use of the existing vehicular access where visibility is restricted measured at the X distance 2.4 metres in a southerly direction would be likely to compromise the safe movement of traffic and the safe use of the road by others. The proposal is, therefore, contrary to policy TR.9 of the Adopted Wyre Forest District Local Plan.
2. Based on the information submitted, the applicant has failed to demonstrate the satisfactory provision of customer and staff car parking, or vehicle display area, together with the necessary turning and manoeuvring space within the site without resulting in vehicles being displaced from the application site or cars reversing onto the highway. The proposal is, therefore, contrary to Policies TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan

05/1029/FULL Replace existing entrance with automatic doors - to comply with current regulations at MURRAYS CHEMIST, 68 LOAD STREET, BEWDLEY

APPLICATION WITHDRAWN

05/1036/FULL Dormer extension to side elevation variation to planning permission WF1033/04 at Land adj 77 FRANCHE ROAD KIDDERMINSTER

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

1. A11 (Approved Plans);
2. B3 (Finishing Materials to Match);
3. J8 (No Further Windows);

Note

SN12 (Neighbours' rights)

Reason for Approval

The dormer extension is 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 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 and D.17 of the Adopted Wyre Forest District Local Plan.

05/1044/FULL Erection of two industrial storage units and associated parking with access off Lisle Ave at LISLE AVENUE KIDDERMINSTER

APPLICATION WITHDRAWN

05/1045/FULL Retention of existing boundary fence (retrospective application) at 5 THE RIDGEWAY STOURPORT-ON-SEVERN

REFUSED for the following reasons:

1. The fence, by virtue of its siting, height and materials creates an intrusive feature at this prominent location which visually detracts from the street scene. Therefore the development is contrary to policies D.1, D.3 and D.10 of the Adopted Wyre Forest District Local Plan.
2. The current fence arrangement and height adjacent to the junction of The Ridgeway, U11514 Cul de sac, and The Ridgeway, U11513, at an x distance of 4.5 metres, is such that the visibility in a north westerly direction is restricted, and would be likely to compromise highway safety. The proposal is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

05/1058/FULL Covered area between house and garage with partial conversion of the latter to annex for dependent relative at THE HAVEN BLAKESHALL WOLVERLEY KIDDERMINSTER

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 when considered cumulatively with existing extensions would result in disproportionate additions to the original dwelling. It would therefore constitute inappropriate development in the Green Belt which is harmful by definition. The proposal is thus considered contrary to Policy GB.1 of the Adopted Wyre Forest District Local Plan (2004), Policy D.39 of the Adopted Worcestershire County Structure Plan and government advice in PPG2. No very special circumstances have been demonstrated to outweigh the Green Belt Policies.
2. The proposed extension when taken cumulatively with previous extensions would result in additions that would be completely out of scale with and overwhelm the original property and would be contrary to Policy D17 of the Adopted Wyre Forest District Local Plan.
3. The proposed part conversion of the garage to create the annex would fail to comply with Policy H18 of the Adopted Wyre Forest District Local Plan, by virtue of the annex not being physically incorporated into the main dwelling; having separate access doorways; and lack of strong links at ground and first floor

05/1064/FULL Change of use from garden nursery to wholesale fruit and veg suppliers at BRINGSTYE NURSERIES BIRMINGHAM ROAD KIDDERMINSTER

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. Define use to storage use only and only within specified building.
4. Plan of car parking area to be submitted. Note re limitation of use

Reasons for Approval

The proposed development on the scale described is compatible with Green Belt policy; it will not adversely affect the visual amenity or openness of the Green Belt or harm neighbouring development and the application is judged to be acceptable in terms of highway safety. To approve the development would be in accordance with policies GB.1, GB.2, GB.6, D.1, TR.17 and TR.9 of the adopted Wyre Forest District Local Plan.

05/1067/FULL Retention of access drive and hardstanding for the stationing of an existing caravan (retrospective application) at BRANDLODGE COPPICE SUGARS LANE FAR FOREST ROCK KIDDERMINSTER

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

1. The retention of the access drive and caravan hardstanding would perpetuate a material adverse effect upon the ecological and biodiversity resource value of this woodland area, which is designated as a 'special wildlife site'. This is contrary to policy NC.2 of the Adopted Wyre Forest District Local Plan policies CTC.12 and SD.2 of the Adopted Worcester County Structure Plan, and policies QE1 and QE3 of RPG.11.
2. The retention of the access drive and caravan hardstanding would constitute development which is visually out of character with the woodland setting, being an integral part of the landscape character of this part of the District. This is contrary to policies D.1, D.3, D.4, D.5, LA.1, LA.2 and LA.6 of the Adopted Wyre Forest District Local Plan, policies CTC.1, CTC.4, CTC.5 and SD2 of the Adopted Worcester County Structure Plan and policies QE1, QE3 and QE6 of RPG.11.

05/1069/FULL Erection of Hipped Conservatory to the side at FLAT 2 WARSTONE HOUSE WARSTONE MEADOWS BEWDLEY

APPROVED subject to the following conditions.

1. A6 (Full with No Reserved Matters);
2. A11 (Approved plans);
3. B1 (Samples/Details of materials);

Note

SN12 (Neighbours' rights)

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design to the main building and will have an acceptable appearance in the street scene. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity

05/1070/TREE Felling of Sycamore Tree at 13 CORNWALL AVENUE KIDDERMINSTER

REFUSED, for the following reason:

1. The tree is a mature healthy Sycamore, situated to the rear of the property, 13 Cornwall Avenue, Kidderminster. It is a prominent feature of the locality and provides significant amenity for the enjoyment of the public. The tree does not exhibit symptoms to suggest that it has an increased failure potential such as decay, abnormal growth etc.

05/1076/FULL Two storey rear extension at HOLLY COTTAGE POUND BANK FARM FOREST ROCK KIDDERMINSTER

APPROVED subject to the following conditions:

1. A6 (Standard Time);
2. A11 (Approved Plans);
3. B3 (Finishing Materials to Match);
4. J8 (No Further Windows)

Note

SN12 (Neighbours rights)

Reason for Approval: The proposed extension is considered to be of an appropriate scale and design in relation to the original dwelling. The impact of the proposals upon the neighbouring property has been carefully assessed and it is considered that there will be no undue impact upon their amenity. The proposed development will not harm the character or quality of the Area of Great Landscape Value or the Landscape Protection Area. Thus, the proposal conforms to policies D.1, D.3, D.5, D.17, LA.1, LA.2 of the Adopted Wyre Forest District Local Plan and CTC.1 and CTC.4 of the Worcestershire County Structure Plan.

05/1078/FULL Erection of fencing at front of property (retrospective application) at 25 BIRMINGHAM ROAD KIDDERMINSTER

REFUSED for the following reasons:

1. The retention of the fencing by virtue its siting, height and materials would create an incongruous feature within the area and as such would detract from the visual amenity of the street scene. The proposal is therefore contrary to policies D1, D3 and D10 of the Adopted Wyre Forest District Local Plan.
2. The fence, as erected, obstructs the previous available inter visibility for the drivers of vehicles egressing the adjoining footway together with pedestrians observance to vehicles from the existing entrance. The development is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

05/1084/FULL Erection of radio base station comprising 20m telecommunications tower & ancillary equipment at LAND ADJ 02 MAST TENBURY ROAD POUND BANK ROCK KIDDERMINSTER

REFUSED for the following reason:

1. Due the to siting, height and design of the proposed mast it is considered that singularly and cumulatively with the adjacent mast the proposal would appear unduly prominent on the skyline. As a result of its prominence it is considered that the proposal would detract from the appearance of the landscape which is designated as an Area of Great Landscape Value and Landscape Protection Area and also highly visible from the main A456, a regional strategic route, a number of public footpaths and a bridleway. As such the proposal is considered contrary to Policy CTC.1, CTC.2, CCT.4 and D.44 of the Worcestershire County Structure Plan, policies LA.1, LA.2, LA.6 and TR.20 of the Adopted Local Plan policies QE.1 and QE.6 of the Regional Spatial Strategy (RPG.11) and guidance within PPG.8.

05/1092/FULL Two storey extension at UPPER BIRCH FARM SHATTERFORD BEWDLEY

DELEGATED AUTHORITY TO APPROVE subject to the signing of a Legal Agreement and the following conditions:

1. A6 (Full with no reserved matters);
2. A.11 (Approved plans)
3. B3 (Finishing materials to match);

Note - SN2 (Neighbours rights)

Reason for Approval:

The proposed extensions are considered to be of suitable design, size and scale, having an acceptable relationship with the original property. Neither neighbouring properties nor highway safety will be unduly harmed by the proposal.

05/1094/FULL Change of use to golf course with creation of three additional holes (part on existing part on proposed site) at LITTLE LAKES HOLIDAY PARK LYE HEAD BEWDLEY

APPLICATION WITHDRAWN

05/1095/FULL Extension & modification at THE BEECHES RIBBESFORD BEWDLEY

1. A1 (Full with no reserved matters);
2. A11 (Approved plans);
3. B3 (matching materials);
4. B15 (Bat box provision);

Notes

- A. SN3 (Protected species);
- B. B. HN2 (Public Right of Way)

This permission is only for extensions to the existing property.

Reason for Approval

The proposed extensions are considered to be of an appropriate scale and design in relation to the original dwelling and will relate sympathetically to the setting of the dwelling within the Landscape Protection Area. For these reasons, the proposal is considered to comply with policies D.1, D.3, D.5, D.17, LA.1, LA.2, TR.9, NC.2 and NC.4 of the Adopted Wyre Forest District Local Plan and SD.2, CTC.1, CTC.12 and CTC.13 of the Worcestershire County Structure Plan and QE.1, QE.3, and QE.6 of RPG11.

05/1096/FULL Erection of rear extension, repositioning of external wall new door opening, new meter access hatch, new external walk in freezer at DOG INN, WORCESTER ROAD, HARVINGTON, KIDDERMINSTER

REFUSED for the following reason:

1. The application site is within the West Midlands Green Belt. The proposed extension to
Planning (DC) Committee 10/01/2006

AGENDA ITEM NO.4

the public house would constitute 'inappropriate' development and the applicant has failed to demonstrate any very special circumstances for why this inappropriate development should be permitted. As such the proposal would be contrary to government advice in PPG2, policy GB.1 of the Adopted Wyre Forest District Local Plan and D.39 of the Worcestershire County Structure Plan.

05/1097/FULL Demolition of existing house & construction of three bungalows & two houses with garages, car parking & access at 216 SUTTON PARK ROAD KIDDERMINSTER

DELEGATED AUTHORITY TO APPROVE subject to the completion of the neighbour consultation exercise and no new issues being raised, and the following conditions Condition

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B1 samples/details Materials;
4. C3 (Tree Protection During Construction);
5. C8 (Landscape Implementation);
6. E2(Foul and Surface Water);
7. Highways.
8. B1(Samples/Details of materials).

Reasons 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. For these reasons the proposal is considered to be in accordance with policies H.2, H.6, D.1, D.3, D.4, D.10, TR.19 and TR.17 of the Adopted Wyre Forest District Local Plan.

05/1098/FULL Proposed modification to conditions No's 21 & 22 of planning permission WF.369/03 to cease fill operations by 8th December 2008 and site restoration by 8th June 2009 at LAND ADJACENT TO STOURPORT SPORTS CLUB LTD., KINGSWAY/MINSTER ROAD, STOUPOORT-ON-SEVERN

DELEGATED AUTHORITY TO APPROVE subject to the applicant entering into a section 106 obligation to prevent filling operations being carried out concurrently with the site at Burlish Top, and subject to conditions 1-31 of WF.1071/01 with modifications to Conditions 21 and 22 as proposed and minor changes as referred to above. (A full list of the recommended changes to the Conditions is available on request).

Reason for Approval

In view of the previous permissions to extend the time periods relating to importation of material and subsequent restoration for the site, together with the ongoing tipping at the Burlish Top site, the current proposal is considered acceptable. Subject to the conditions above and the unilateral undertaking the development will not have an adverse impact on residential amenity or highway safety. For these reasons the proposal is considered to be in accordance with policies GB.1, GB.2, GB.3, GB.6, LA.1, LA.2, LR.14, D.1, D.3, D.5, D.11, NR.2, NR.3, NR.6, NR.7, NR.9, NR.10, NR.11, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan and SD.2, CTC.1, D.39 of the Worcestershire County Structure Plan and QE.1 and QE.6 of RPG11.

05/1100/FULL Change of use of existing ground a first floor from retail use to restaurant use (Class A3) at THE PIANO BUILDING, WEAVERS WHARF, KIDDERMINSTER

APPLICATION WITHDRAWN

05/1103/FULL Erection of extension & external access, conversion of garage loft to artists studio for occupants at HILL POOL SCHOOL HOUSE, HILL POOL TOP, KIDDERMINSTER

REFUSED for the following reasons:

1. The application site lies within an area designated as part of the West Midlands Green Belt. The proposed development is inappropriate development and due to its design would harm the openness and visual amenity of the Green Belt. No very special circumstances have been demonstrated by the applicant to outweigh the harm by reason of inappropriateness. This is contrary to policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan, D.39 of the Adopted Worcestershire County Structure Plan and Policies QE.1, QE.3 and QE.6 of the Regional Spatial Strategy (RPG.11).
2. The design and orientation of the proposed garage extension is considered to represent an incongruous and obtrusive feature, out of keeping with the visual amenity of the surrounding open rural landscape and the architectural characteristics of the garage and associated dwelling. This is contrary to policies D.1, D.3, D.5 and D.17 of the Adopted Wyre Forest District Local Plan, and policies QE.1, QE.3 and QE.6 of the Regional Spatial Strategy (RPG.11).

05/1107/OUTL Demolition of existing dwelling & erection of two detached houses at 6 CHURCHILL LANE BLAKEDOWN KIDDERMINSTER

DELEGATED AUTHORITY TO REFUSE subject to no new issues raising during the reconsultation period, and for the reasons below:

1. The introduction of any new, or alternatively the adaptation and use of any existing access to serve the proposed development, involving additional vehicles slowing down and making turning movements, where the visibility measure at the X distance of two metres is severely restricted in each direction and would be likely to compromise the safe movement of traffic and the safe use of the road by others, would be contrary to the interests of highway safety. The development is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.
2. Churchill Lane from its junction with the Trunk Road A456 to the junction with Mill Lane is considered to be unsuitable in its present vertical and horizontal alignment to serve any further residential development. The proposal is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

05/1110/FULL Erection of a log Cabin for use as office at WOLVERLEY COURT WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER

REFUSED for the following reason.

1. The proposed building by virtue of its design and position would cause significant harm to the setting of Wolverley Court, a grade II Listed Building, especially when viewed from the approach driveway. As such the proposal would be contrary to policies LB1, LB5, D1 and D3 of the Adopted Wyre Forest District Local Plan, policy CTC.19 of the Worcestershire County Structure Plan and policies QE.1, QE.5 and QE.6 of the Regional Spatial Strategy (RPG11)

05/1111/LIST Erection of porch at 2 WYRE HILL BEWDLEY

REFUSED for the following reason:

1. The proposed development by virtue of its size, position and design would detract from the character and appearance of this Listed property. The proposal is therefore contrary to Policy LB.2 of the Adopted Wyre Forest District Local Plan and Policy CTC.19 of the Worcestershire County Structure Plan.

05/1115/FULL Erection of four bedroom dwelling and construction of vehicular access (Renewal of WF 844/00) at LAND ADJOINING 13 TELFORD DRIVE BEWDLEY

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. Archaeological Investigation;
4. J1 (Removal of Permitted Development – Residential);
5. B1 (Samples of Materials);
6. C6 (Landscaping – Small Scheme);
7. C8 (Landscape Implementation);
8. Access to the site via Rosenhurst Drive only;
9. H10 (Parking - Single House);
10. B13 (Levels Details).

Reason for Approval

The site is considered to constitute previously developed land and planning policy has not significantly changed since the previous application was approved in 2000. It is therefore considered to comply with policies H.2, H.6, TR.9, TR.17, NR.4, AR.2, AR.3, D.1, and D.3 of the Adopted Wyre Forest District Local Plan and PPG.14.