

PLANNING (DEVELOPMENT CONTROL) COMMITTEE MEETING
10TH JANUARY 2006
SCHEDULE 424 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.

WF/0215/05 Full General Regulations (Regulation 3): Change of use to car park (re-submission of WF.514/04) at DOG LANE, BEWDLEY

DELEGATED AUTHORITY TO APPROVE subject to agreement of revised boundary planting incorporating faster growing species, in consultation with the Arboricultural Officer and subject to the conditions below:

1. A11 (Approved plans)
2. A6 (Full with no reserved matters)
3. No fencing unless otherwise agreed
4. C8 (Landscape implementation - timetable of planting to be agreed)
5. To be constructed in accordance with flood risk
6. Erection of flood warning notices
7. Give delegated powers to officers to further discuss with the Arboricultural Officer about using a faster growing species of hedge

Reason for Approval

The principle of the proposed use is compatible with policy. It is considered that the car parking area will not cause a significant loss of amenity to nearby residential properties. The proposal is considered to comply with policies D.1, D.15, NR.5, TC.5, LR.8 and NC.2 of the Adopted Wyre Forest District Local Plan and RST.3, CTC.5, CTC.8 and T.4 of the Worcestershire County Structure Plan.

WF/0385/05 Erection of 15 residential units including 10 no. two storey dwellings and 5 no. bungalows, together with new road and associated parking at Allotment Gardens, Land to the rear of Hemming Way, Chaddesley Corbett

: Councillor S J Williams left the room during consideration of this application.

REFUSED for the following reason:

1. The proposed residential estate road layout, with its connection to the Hemming Way where it crosses Fishers Lane, Public Rights of Way, Footpaths, together with level differences and restricted available width, in forming a connection, is at variance with the County Council's current recommended Design Guide 'Highway Criteria Policy and Layouts' document and as such would be likely to compromise the safe movement of pedestrians and vehicles contrary to the interests of highway safety. The proposed development is therefore contrary to Policy H.11 iv) and Policy TR.9 of the Adopted Wyre Forest District Local Plan, Policy T.10 of the County Structure Plan, Policies T.3 and T.7 of the Regional Spatial Strategy (RPG11) and the County Council's Highway Criteria Policy and Layouts for New Developments.

05/1051/FULL Demolition of existing former public house, construction of 29 residential units & associated works LAND ADJ VALE BUSINESS PARK ,WORCESTER ROAD, STOURPORT-ON-SEVERN

APPLICATION DEFERRED

05/1164/FULL Two storey side extension over existing garage at 5 MARCH GROVE, BEWDLEY

DELEGATED AUTHORITY TO APPROVE subject to expiration of the re-consultation period and no new objections being received, and subject to the conditions below:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B3 (Finishing Materials to Match);
4. Frontage of property to be laid out to allow parking for 2 cars
5. Details of the widening and lowering of existing vehicle crossing

Note

HN5 note

SN12 (Neighbours' rights)

Licence required re: bats

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 and TR.9 of the Adopted Wyre Forest District Local Plan.

05/1171/FULL Erection of 8 two bedroom flats at BRINDLEY ARMS PUBLIC HOUSE MINSTER ROAD, STOURPORT ON SEVERN

REFUSED for the following reasons:

1. Insufficient evidence has been provided to demonstrate that the site comprises previously developed land. Therefore to approve the development would be contrary to Policy H.2 (i) of the Adopted Wyre Forest District Local Plan and Policy SD.3 of the Worcestershire County Structure Plan.
2. The proposed development which would cause significant tree loss and provides inadequate provision for suitable replacement tree planting is contrary to Policy D.4 of the Adopted Wyre Forest District Local Plan, Policy CTC.5 of the Worcestershire County Structure Plan and Policy QE.8 of RPG.11.
3. The plans indicate an inadequate aisle width to the rear of the proposed parking spaces to allow the safe manoeuvring of vehicles within the site at a point within close proximity to the main entrance to the residential block. As such, the proposal is considered contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

05/1082/TREE Crown lift & selective reduction of one lime & one horse chestnut at 17 THRELFALL DRIVE, BEWDLEY

APPROVED subject to conditions to limit the extent of pruning and its quality.

05/1125/FULL Single storey extension to form ancillary accommodation for elderly dependant relative at 31 WHITEHILL ROAD, KIDDERMINSTER

REFUSED for the following reasons:

1. The design of the annex extension, featuring an independent means of access on the front elevation is contrary to Policy H.18 of the Adopted Wyre Forest District Local Plan, which require that accommodation for dependants should be physically incorporated into the main dwelling, with a shared entrance.
2. The annex extension, by virtue of the roof design, is considered to be out of keeping with the form of the original building, contrary to Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan.

05/1129/FULL Change of use of planted area/waste land to access to front drive at WASTE LAND TO FRONT OF 48 CLEE AVENUE, KIDDERMINSTER

REFUSED for the following reasons:

1. The proposed change of use to provide vehicular access to 48 Clee Avenue would result in the loss of a landscaped area of amenity land and as such would harm the visual amenity of the street scene and have an adverse impact on the character of the area. The proposal is therefore contrary to Policies D.1, D.3, D.4, and D.11 of the Adopted Wyre Forest Local Plan.
2. There is insufficient submitted information in relation to vehicular access from the publicly maintained highway, Clee Avenue, open space land, existing pedestrian provision, to properly assess the proposal from a highway point of view and would be likely to compromise the safe movement of vehicles and pedestrians. The proposal is therefore contrary to Policies TR.9 and D.9 of the Adopted Wyre Forest District Local Plan.

05/1133/FULL Change of use and conversion of first & second floors into 8 apartments, single storey extension and refurbishment of existing ground floor retail unit at MR Ms GREEN STREET, KIDDERMINSTER

DELEGATED AUTHORITY TO APPROVE subject to a **Section 106 agreement** covering educational contributions and the following conditions:

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. Removal of steel structure;
4. Materials;
5. Window details;
6. Glazing for sound insulation;
7. Layout of car park;
8. Drainage;
9. Environment Agency;

Note

SN12 (Neighbours' rights)

Reason for Approval

The proposed development is acceptable in terms of land use, design, amenity and with regards to highway safety/car parking issues. To approve the development would be in accordance with policies H.2, H.5, TC.2, KTC.4, TR.9, TR.17, D.1 and D.3 of the Adopted Wyre Forest District Local Plan.

In the event that the Section 106 agreement is not completed by 11th January 2006, that delegated authority be given to REFUSE the application for failure to comply with the Education Contributions SPG.

05/1134/FULL Demolition of Gordon House & erection of two new dwelling houses at GORDON HOUSE HOTEL 194 COMBERTON ROAD KIDDERMINSTER

APPLICATION WITHDRAWN

05/1136/FULL Erection of wain barn for use as garage, store and sun room at GRANARY HOUSE SNEAD COMMON, ABBERLEY

REFUSED for the following reasons:

1. The provision of the wain barn to provide garaging, store and sunroom within the curtilage of this converted rural building would be contrary to Policies RB.1 and RB.5 of the Wyre Forest District Local Plan and Policy D.16 of the Worcestershire County Structure Plan.
2. The proposed building by virtue of its design and position would cause significant harm to the setting of Lower Snead Farmhouse, a grade II Listed Building, and curtilage listed

buildings, particularly when approaching Granary House from the driveway and when looking south towards the farmhouse. As such the proposal would be contrary to Policies LB.1, LB.5, D.1 and D.5 of the Adopted Wyre Forest District Local Plan, Policy CTC.19 of the Worcestershire County Structure Plan, Policies QE1, QE5 and QE6 of the Regional Spatial Strategy (RPG11) and also advice within PPG.15

05/1142/FULL Change of use of existing agricultural building to residential. Internal refurbishment, replace roof, external works to form 3-bedroom dwelling at THE OLD FORGE, LEA LANE, COOKLEY KIDDERMINSTER

APPLICATION WITHDRAWN

05/1149/FULL Conversion of outbuildings infilling of porch new conservatory & new garage at ELM BANK FARM, HEIGHTINGTON BEWDLEY

APPLICATION WITHDRAWN

05/1154/TREE Cut down pine tree at TRESKO CALLOW HILL, ROCK KIDDERMINSTER

(Fell Scots Pine) REFUSED for the following reason:

The Scots Pine tree is considered to be a healthy specimen that provides amenity for the enjoyment of the public. It is not doubted that the tree causes inconvenience in terms of the debris (needles) it drops on the garage roof of 'Woodcroft', however it is considered that careful and sympathetic pruning of overhanging branches might improve this situation. Provided that suitable pruning is undertaken I do not consider that the tree is likely to present a hazard in terms of fire. Insufficient details have been submitted to consider assertions of the tree's implication in any damage to the property.

APPROVAL be granted for specific pruning of overhanging branches subject to conditions which control the extent and quality of the pruning.

05/1160/FULL Formation of external drinking terrace with wall/fencing and demountable bollards to car park access and egress at OLD HOUSE AT HOME 26 BIRMINGHAM ROAD, BLAKEDOWN, 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. Hours of use (no later than 23:00hrs);
5. No licensable activities to take place;
6. Lighting details
7. The existing boundary treatment between the drinking terrace hereby approved and No. 2 Forge Lane shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority. (Reason: to protect residential amenity in accordance with Policies D.1 and NR.11 of the Adopted Wyre Forest District Local Plan).
8. Drawing attention to the comments of the Crime Risk Manager, a copy of which will be attached to the Decision Notice.

Notes

SN12 (Neighbours' rights)

Reason for Approval

The proposed terrace, walls and de-mountable bollards due to their height and position are considered to be visually acceptable and do not result in a situation detrimental to highway safety. With the conditions restricting the licensing activities and the hours of use, the proposal will not harm the amenity of neighbours. To approve the development in these circumstances would be compliant with policies D.1, D.3, D.18, NR.10, NR.11, RT.13 and TR.9 of the Adopted Wyre Forest District Local Plan.

05/1173/COUN Extension to Stourport householdwaste site at STOURPORT HOUSEHOLD WASTE SITE MINSTER ROAD, STOURPORT ON SEVERN

NO OBJECTION be raised, however conditions are recommended with respect to details of the lighting, landscaping and fencing.

05/1174/COUN Proposed retention of existing ancillary workshop & erection of lean to for adequate workshop space at D E TALBOT TRANSPORT, HILLARY ROAD, STOURPORT-ON-SEVERN

OBJECTION as it is considered contrary to PPG2, Policy D.39 of the Worcestershire County Structure Plan and Policies GB.1 and E.9 of the Adopted Wyre Forest District Local Plan.

05/1178/FULL Amendments to layout & elevations of plot 4 to allow attached double garage at PLOT 4 HOUSING DEVELOPMENT 59 AUSTCLIFFE ROAD, COOKLEY

REFUSED for the following reason.

1. The increase of the footprint of plot 4 over and above that of the original dwelling on the site will result in significant harm being cause to the views in and out of the Canal Conservation Area and interrupt views of the Green Belt, Landscape Protection Area and Open Countryside. As such the proposal would be contrary to Policies CA.1, D.5, GB.6, and LA.2 of the Adopted Wyre Forest District Local Plan.

05/1180/FULL Ground and first floor extension to front at 15 PINTA DRIVE, STOURPORT-ON-SEVERN

APPLICATION WITHDRAWN

05/1183/FULL Erection of a detached 2-bed bungalow and detached garage with vehicular access to Shakespeare Drive, demolition of existing bedroom extension, erection of garden screen wall at LAND ADJACENT TO 1 BRONTE DRIVE, KIDDERMINSTER

REFUSED for the following reason:

A detached bungalow as proposed on a plot of this nature and size would represent an over development of the site, resulting in an intrusive feature within this street scene.

Due to the restrictions of the plot and the siting of the proposed bungalow, the proposed

development would not adhere to or contribute to the character or local distinctiveness of the area and would result in harm being caused to the visual amenities of the street scene and surrounding area. The proposal would, therefore, be contrary to Policies D.1 and D.3 of the Adopted Wyre Forest District Local Plan, the Design Quality Supplementary Planning Guidance and guidance within PPG1 and PPG3.

05/1189/ADVE Externally illuminated hanging sign for Franche Guest House at FRANCHE GUEST HOUSE 25 HABBERLEY LANE, KIDDERMINSTER

REFUSED for the following reason:

The proposed advertisement by virtue of its siting, size and illumination, would detract from the character and appearance of this residential area and would be contrary to Policies AD.1 and AD.6 of the Adopted Wyre Forest District Local Plan.

05/1201/FULL Conservatory at ALTON COTTAGE, GIBBETT BANK, ROCK

REFUSED for the following reason:

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 contrary to Policy D.17 of the Adopted Wyre Forest District Local Plan.

05/1202/FULL Renovation of existing barn (including new rear wall) and change of use to games room with linked extension to existing barn at Upper Hyde, Rushock, Droitwich

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 would constitute inappropriate development in the Green Belt because it fails to comply with the criteria within the re-use and adaptation or rural building policies within the Adopted Local Plan. No very special circumstances have been demonstrated to outweigh the harm by reason of inappropriateness. The proposal is therefore contrary to Policy GB1 of the Adopted Wyre Forest District Local Plan and policy D39 of the Adopted Worcestershire County Structure Plan.
2. Based on the information submitted with the application, the proposed development involves the rebuilding of the rear wall and also a linked extension. These works fail to comply with the criteria set out in the reuse and adaptation of rural building policies of the Local Plan and also Structure Plan policies. In addition, a structural report has not been submitted with the application to show that the building is structurally sound and in a condition capable of re-use without significant building work or complete reconstruction. The proposal is therefore contrary to Policy RB1 of the Adopted Wyre Forest District Local Plan and Policy D16 of the Adopted Worcestershire County Structure Plan.
3. The proposed link extension by virtue of its design and attachment to the main house would have an adverse impact on the openness and visual amenity of the Green Belt. The proposal is therefore contrary to Policy GB6 of the Adopted Forest District Local Plan and Policy D38 of the Adopted Worcestershire County Structure Plan.