

PLANNING (DEVELOPMENT CONTROL) COMMITTEE MEETING
12TH SEPTEMBER 2006
SCHEDULE 432 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.

06/0648/FULL Demolition of garages and store: Erection of two 2 bed houses with walls and parking (Revised plans) Land At Poplar Road, Rear 2 Hemming Street, Kidderminster,

ACCEPTED as a minor amendment to planning permission 06/0648/FULL dated 2nd August 2006.

06/0744/FULL Proposed garage to side of dwelling 46 Larches Road, Kidderminster, DY11 7AB

REFUSED for the following reason:

1. The introduction of the proposed development would require a 6-metre drive/hard standing in front of the garage doors. In the current proposal this could not be achieved, and would require vehicles to park on the public footpath, and protrude onto the turning head of the adopted highway, and on reversing require vehicles to drive on the pedestrian footway parallel with the carriageway. This would be contrary to the interest of highway safety, and the safe use of the highway by others. The proposal is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

06/0767/FULL Retention of existing raised decked area to front of property 10 Venus Bank, Bewdley, DY12 2AQ

APPROVED

Reason for approval

The proposed area of decking is considered to sit comfortably with the original dwelling and the Conservation Area. The impact of the development upon the neighbouring property has been carefully assessed and it is considered that the amenity of the neighbour will not be adversely affected to a degree that justifies refusal of planning permission. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, D.10, D.17, NR.4, and CA.1 of the Adopted Wyre Forest District Local Plan and QE3 of (RPG11).

Councillor Mrs R Lewis left the meeting at 6.40 pm after consideration of this item.

**06/0795/FULL Proposed detached house with access from Greatfield Road,
LAND TO REAR OF 134 SUTTON PARK ROAD, KIDDERMINSTER, DY11 6JQ**

REFUSED for the following reasons:

1. The proposed dwelling by virtue of its siting, position, scale and massing would have an overbearing and therefore adverse impact on neighbouring amenity and would thus be contrary to Policy D.1. of the Adopted Wyre Forest District Local Plan.
2. The proposed dwelling by virtue of its design and materials would have an adverse impact on the visual amenity of the streetscene and would represent an incongruous feature in this context. As such the proposal would be contrary to Policies D.1 and D.3 of the Local Plan, D.11 of the Worcestershire County Structure Plan, Policy QE3 of the Regional Spatial Strategy and advice in the Council's Design Quality Supplementary Planning Guidance (2004).

05/1097 Full Demolition of existing house & construction of three bungalows & two houses with garages, car parking & access (Revised plans) 216 Sutton Park Road, Kidderminster, DY11 6LD

ACCEPTED as a minor amendment to planning permission 05/1097/FULL dated 22nd December 2005.

06/0689/FULL Improvement/ maintenance/extension of existing car park and widen access Woodland Nurseries, 2 The Nursery, Habberley Road, Bewdley DY12 1LA

DELEGATED AUTHORITY TO APPROVE subject to the submission of a satisfactory revised access plan to accord with the Highway Authority requirements and subject to no new objections being received within the reconsultation period and the conditions as outlined below:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Highway
4. C6 (Landscaping – small scheme) [to be submitted within 3 months]
5. C8 (Landscaping implementation) [next planting season]
6. The construction of the vehicular access set 1.5 metres away from the Nursery Cottage wall, with a 4.5 metre access width, and 4 metre radii at the entrance to the site in the interests of Highway safety.
7. Visibility splay shall be provided in both directions.

Reason for Approval

The applicant has provided the very special circumstances why the car park maintenance and extensions and the widened vehicular access should be permitted in the Green Belt, namely to improve vehicle manoeuvring space and highway safety. The works would not significantly harm the openness or visual amenity of the Green Belt, the amenity of neighbours, the appearance

and the setting within the Landscape Protection Area or highway safety. The development is therefore considered to comply with policies GB.1, GB.2, GB.6, D.1, D.3, D.4, D.5, D.15, LA.1, LA.2, AG.7, TR.9, and TR.17 of the Adopted Wyre Forest District Local Plan. D/36, D.39, CTC.1, CTC.4, CTC.5, and T.4 of the Worcestershire County Structure Plan. QE.1, QE.3, and QE.6 of (RPG11); Design Quality SPG, PPS1, PPS7, and PPG.2.

**06/0708/FULL Proposed agricultural unit for livestock & implement storage
Field No.7376, Off Bewdley By Pass, 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. To be used for Agricultural purposes only

Reason for Approval

The proposed agricultural building is considered to be appropriate development in the Green Belt. It is considered that its design and siting will not detract from the character or openness of the countryside whilst its impact upon the nearest residential dwellings would not be considered significant. No highway safety concerns are felt to arise from this development. For these reasons the development is compliant with policies GB.1, GB.2, GB.6, LA.1, LA.2, AG.4, D.1, D.3, D.5 and TR.9 of the Adopted Wyre Forest District Local Plan and CTC.1, CTC.4, D.39 and T.1 of the Worcestershire County Council Structure Plan.

**06/0712/FULL Proposed staff/service cottage Arley Cottage, Arley Lane,
Shatterford, Bewdley, DY12 1SG**

APPLICATION DEFERRED to enable a full presentation of the application by Officers.

**06/0723/FULL Replacement Of Existing Caravan With New Timber Chalet
FAIRVIEW, HILL FARM, NORTHWOOD LANE, BEWDLEY, DY12 1AT**

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. J1 (Removal of Permitted Development Rights – Residential);
4. B1 (Samples/Details of Materials);
5. J7 (Windows: Obscure Glazing);
6. K6 (Holiday Units – Occupation Period);

Note: SN12

Reason for Approval

The proposed replacement chalet is considered to be appropriate development within the Green Belt. The proposed development accords with the policy criteria laid out in Policy H.9 and CH.4 of the Adopted Wyre Forest District Local Plan in terms of replacement chalets. The size and position of the chalet is considered to be acceptable in terms of its impact on surrounding properties and the open countryside. There would be no undue impact on the amenities of neighbouring properties. Thus the proposal accords to policies H.9, D.1, D.3, D.5, D.7, LA.1, LA.2, GB.1, GB.6 and CH.4 of the Adopted Wyre Forest District Local Plan. CTC.1, CTC.4, D.12, and D.39 of the Worcestershire County Structure Plan. QE.1, QE.6, of (RPG11) PPG2.

Councillors Mrs F M Oborski and M J Shellie left the room during consideration of the following item.

06/0766/FULL Provision of BMX track BORRINGTON ROAD PLAY AREA, BORRINGTON ROAD, KIDDERMINSTER.

APPROVED subject to the following conditions:-

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)

Reason for Approval

This scheme will improve the recreational facilities on offer in this open space area and the scheme is considered to be acceptable in terms of its appearance and position with regard to relationship with neighbouring residential property. To approve this application would be consistent with the policies contained within the Adopted Wyre Forest District Local Plan and the Worcestershire County Structure Plan as identified above.

06/0786/FULL Erection of detached bungalow with new access LAND ADJACENT TO 28 WHITEHILL ROAD, KIDDERMINSTER.

APPLICATION DEFERRED TO ALLOW A SITE VISIT TO TAKE PLACE

Councillor Mrs F M Oborski left the room during consideration of the following item.

06/0808/Full Reinstallation Of Roller Shutter Door To Stoney Lane Elevation Unit 1, Red Sands Road, Stoney Lane Industrial Estate, Kidderminster, DY10 2LG

APPROVED subject to the following reasons:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
 - i) Location plan (Coventry District Land Registry)
 - ii) Drawing No.2421/2 Proposed alterations

- both date stamped 1st August 2006

3. The roller shutter door hereby approved shall be permanently closed except between the hours of 8.30am and 6.00pm on each day Monday to Friday inclusive and between the hours of 8.30am and 1.00pm on Saturdays. The roller shutter door shall not be operated outside these hours or at any time on Sundays and Bank Holidays.

Reason as F.6

Note: The applicant is advised that the erection of the proposed 2m high plastic coated wire fence in the position shown on the approved plans is permitted by virtue of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Reason for Approval

It is considered the installation of a roller shutter door within a previous opening would have an acceptable appearance in the streetscene whilst any potential significant impact upon neighbours by the virtue of additional noise as a result of the opening could be mitigated by condition. It is therefore considered to comply with policies E.2, D.1, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

06/825/FULL Replacement 25m floodlight incorporating telecommunication dishes & antennae & ancillary equipment cabinets KIDDERMINSTER HARRIERS FOOTBALL CLUB, AGGBOROUGH STADIUM, HOO ROAD, KIDDERMINSTER, DY10 1NB

APPROVED subject to the following conditions:

1. A6 (Full with no Reserved Matters)
2. A11 (Approved Plans)
3. Floodlighting to remain unchanged in terms of height, type, intensity, and direction unless otherwise agreed in writing beforehand with the Local Planning Authority.

Note

Network Rail comments in relation to condition 3.

Reason for Approval

The proposed development is judged to be acceptable in terms of its visual appearance. It is considered that there are no serious impacts on residential amenity and, with the attached condition, no additional light pollution should occur. An ICNIRP Certificate accompanies the application and a refusal on Health grounds is felt to be unsustainable. To approve the application would be compliant with policies TR.20 of the Adopted Wyre Forest District Local Plan; D.44 of the Worcestershire County Structure Plan and PPG8 (Telecommunications).

06/0846/FULL

06/0847/LIST Amend approval of WF698/04 and WF739/04 for conversion of stables, demolition of existing garage/workshop & part demolition of Coachmans Cottage to create replacement garage & residential conversion of disused barn PARK HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3NL

(06/0846/FULL) REFUSED for the following reasons:

1. The proposed works to create a replacement garage/workshop would constitute 'inappropriate development' within the Green Belt, which is by definition harmful. The applicant has failed to demonstrate very special circumstances, which outweigh the harm by reason of inappropriateness. The proposal would therefore be contrary to government guidance in PPG.2, Policy GB.1 of the Adopted Wyre Forest District Local Plan and Policy D.39 of the Adopted Worcestershire County Structure Plan.
2. Based on the details provided within the submitted Design Statement, the works to the existing building known as Coachman's Cottage to create the proposed garage/workshop building, by virtue of its position, scale and massing would have an adverse effect on the setting of the statutorily Listed Building (Park Hall) and its associated curtilage buildings. The proposed development is therefore contrary to government guidance in PPG.15, Policies LB.1 and LB.5 of the Adopted Wyre Forest District Local Plan and Policy CTC.19 of the Adopted Worcestershire County Structure Plan, and Policy QE.5 of the Regional Spatial Strategy (RPG11).
3. Based on the details provided within the submitted Design Statement, the works to the existing building known as Coachman's Cottage to create a the proposed garage/workshop building by virtue of its position, scale and massing would harm the openness and visual amenity of the Green Belt. The development is therefore contrary to government guidance in PPG2, Policies GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan, Policy D.39 of the Adopted Worcestershire County Structure Plan and Policies QE.1, QE.3 and QE.6 of the Regional Spatial Strategy (RPG11).

The application for Listed Building Consent **(06/0847/LIST) APPROVED** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. B1 samples/details of materials
4. B9 windows and doors (including rooflights), external flues and vents

Note A - advising that listed building consent only and does not give planning permission for conversion.

Note B – notwithstanding details shown on approved plans the consent does not include the steel fencing at the front of the barn.

Reason for Approval

The proposed works to the curtilage listed buildings are considered acceptable in terms of their impact on the character and appearance of the listed buildings and their historic fabric.

06/0848/FULL

06/0849/LIST Retention & alteration to existing building, originally a dairy, to create staff rooms PARK HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3NL

(06/0848/FULL) REFUSED for the following reasons:

1. The proposed building to create staff rooms would constitute 'inappropriate development' within the Green Belt, which is by definition harmful. The applicant has failed to demonstrate very special circumstances, which outweigh the harm by reason of inappropriateness. It is therefore contrary to government guidance in PPG.2, Policy GB.1 of the Adopted Wyre Forest District Local Plan and Policy D.39 of the Adopted Worcestershire County Structure Plan.
2. The erection of the replacement building (currently known as Dairy Cottage) has resulted in the demolition of an outbuilding which has curtilage listed status. It is considered that this outbuilding at Park Hall assists in forming the character and appearance of this country house, and through its group value is intrinsically important in helping to understand the history, and layout of the house, and how it functioned. Without such buildings, whether small store-rooms or large barns, the historic meaning and value of this property is irreparably damaged. No justification has been given for the removal of this building and as such the demolition is contrary to Policy LB1 of the Adopted Wyre Forest District Local Plan and advice in PPG15.

(06/0849/LIST) be REFUSED for the following reason:

1. The erection of the replacement building (currently known as Dairy Cottage) has resulted in the demolition of an outbuilding which has curtilage listed status. It is considered that this outbuilding at Park Hall assists in forming the character and appearance of this country house, and through its group value is intrinsically important in helping to understand the history, and layout of the house, and how it functioned. Without such buildings, whether small store-rooms or large barns, the historic meaning and value of this property is irreparably damaged. No justification has been given for the removal of this building and as such the demolition is contrary to Policy LB1 of the Adopted Wyre Forest District Local Plan and advice in PPG15.

06/0850/FULL Works to existing dwelling (Keepers Cottage) including partial demolition by previous owner PARK HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3NL

(06/0850/FULL) REFUSED for the following reason:

1. The proposal includes the partial demolition of an outbuilding which has curtilage listed status. It is considered that this outbuilding at Park Hall assists in forming the character and appearance of this country house, and through its group value is intrinsically important in helping to understand the history, and layout of the house, and how it functioned. Without such buildings, whether small store-rooms or large barns, the historic meaning and value of this property is irreparably damaged. No justification has been given for the partial demolition of this building and as such the proposal is contrary to Policy LB1 of the adopted Local Plan and advice in PPG15.

(06/0851/LIST) be REFUSED for the following reason:

1. The proposal includes the partial demolition of an outbuilding which has curtilage listed status. It is considered that this outbuilding at Park Hall assists in forming the character and appearance of this country house, and through its group value is intrinsically important in helping to understand the history, and layout of the house, and how it functioned. Without such buildings, whether small store-rooms or large barns, the historic meaning and value of this property is irreparably damaged. No justification has been given for the partial demolition of this building and as such the proposal is contrary to Policy LB1 of the adopted Local Plan and advice in PPG15.

06/0852/FULL Extension to main house to provide fitness suite & alterations to existing pool building PARK HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3NL

DELEGATED AUTHORITY TO APPROVE 06/0852/FULL subject to the satisfactory receipt of details as to how the fitness suite will be physically attached to the listed wall and subject to the following conditions:

1. A.6 (Full with no reserved matters);
2. A.11 (Approved Plans)
3. B.1 (Samples/details of materials);
4. B.9 (Details of windows and doors);
5. The existing building known as Gardeners Cottage shall be demolished within 6 months of the date of the decision.
6. To be used as Fitness suite only.

In the event that satisfactory details of how the fitness suite will be physically attached to the listed wall are not received before the 29th September 2006 it is recommended that application 06/0852/FULL be **REFUSED** for the following reason:

1. Insufficient information has been submitted with the application to enable the Local Planning Authority to adequately assess the impact of the erection of the proposed fitness suite on the fabric and structural integrity of the existing listed wall which the building will be physically attached to. The proposal is therefore contrary to Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan, Policy CTC.19 of the Worcestershire County Structure Plan and Policy QE.5 of the Regional Spatial Strategy (RPG.11, 2004).

(06/0853/LIST) DELEGATED AUTHORITY TO APPROVE subject to the satisfactory receipt of details as to how the fitness suite will be physically attached to the listed wall and subject to the following conditions:

1. A.7 (Listed Building Consent);
2. A.11 (Approved Plans);
3. B.1 (Samples/details of materials);
4. B.9 (Details of windows and doors);
5. The existing building known as Gardeners Cottage shall be demolished within 6 months of the date of the decision.

In the event that satisfactory details of how the fitness suite will be physically attached to the listed wall are not received before 29th September 2006 it is recommended that application 06/0853/LIST be REFUSED for the following reason:

1. Insufficient information has been submitted with the application to enable the impact of the erection of the proposed fitness suite on the fabric and structural integrity of the existing listed wall which the building will be physically attached to. The proposal is therefore contrary to Policies LB.1, LB.2, and LB.3 of the Adopted Wyre Forest District Local Plan, Policy CTC.19 of the Worcestershire County Structure Plan and Policy QE.5 of the Regional Spatial Strategy (RPG11,2004).

06/0856/FULL Single storey extension to rear UPPER SNEAD FARMHOUSE, CLOWS TOP ROAD, PENSAX, WORCESTER, WR6 6AG

APPROVED subject to the following conditions.

1. A.6 (Full standard time)
2. A.11 (Approved plans)
 - i) Drwg No. 298.2 Location, block and ground floor plan
 - ii) Drwg No. 298.1 Plans and elevationsBoth stamped 2006/856
3. B.3 (External materials to match)
D.1, D.3, D.17

Note SN12 (Neighbours' rights)

Reason for Approval

The proposed extension accords with criteria set out in the Adopted Wyre Forest District Local Plan Policy D.17 in that it is in scale and keeping with the original dwelling and would not have a serious adverse effect on the amenities of the neighbouring property or on the visual amenity of the Landscape Protection Area or Area of Great Landscape Value. The development therefore complies with policies LA.1, LA.2, D.1, D.3, D.17, TR.9, TR.17 and LR.8 of the Adopted Wyre Forest District Local Plan.

06/0866/FULL First floor extension over existing and new pitched roof over existing dwelling 4 SEYMOUR ROAD, KIDDERMINSTER, DY11 5LS

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)

Note SN6 (No felling – TPO)

Reason for Approval

The extensions are visually acceptable and relate well to other extended properties within the streetscene. No other harm will be caused as a result of this extension.