

PLANNING (DEVELOPMENT CONTROL) COMMITTEE
10TH OCTOBER 2006
SCHEDULE 432 DEVELOPMENT CONTROL DECISION

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.

06/0828/FULL 12 dog kennels Ankretts Farm, Buckeridge Bank, Rock, Kidderminster, DY14 9DN

REFUSED *for the following reasons*

1. The distance to the nearest residential property is insufficient to mitigate for any loss of amenity due to disturbance from barking dogs. It is therefore considered that the siting of the proposed kennels would adversely affect the amenity currently enjoyed by neighbours and, as such, would be contrary to Policies D.1 and NR.11 of the Adopted Wyre Forest District Local Plan.

2. By virtue of its siting and design, it is considered that the proposed kennel building would have a detrimental visual impact upon the area designated as part of the Landscape Protection Area and Area of Great Landscape Value. It is therefore considered contrary to Policies 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

06/0862/FULL First floor extension over garage, conservatory to rear, garage to other side 1 Elderberry Close, Stourport-on-Severn, DY13 8TF

REFUSED for the following reasons:

1. The proposed development, by virtue of the size, height and position of the side garage would create an incongruous feature within the streetscene and therefore detract from the character and appearance of the area. The proposal is therefore contrary to Policy D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan and guidance within the Adopted Design Quality Supplementary Planning Guidance.
2. The proposed development, by virtue of the detailed design of the roof to the first floor side extension, would fail to harmonise with the original dwelling and would detract from the appearance of the dwelling and the character of the streetscene. As such the proposal would be contrary to Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan.

Councillors M J Shellie and J C Simmonds left the room during consideration of the item below.

06/0871/FULL Erection of 1no. 4-bedroom house and 4no 3-bedroom houses and a new access road land at rear of Gaymore Road and, Eleanor Harrison Drive, Cookley.

Conclusions and Recommendations

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/Details of Materials)
4. B13 (Levels Details)
5. C8 (Landscape Implementation)
6. C9 (Hedge Protection)
7. E2 (Foul and Surface Water)
8. F5 (Construction of Noise Attenuation)
9. Highways
10. footpath note

Reason for Approval

The scheme provides affordable housing on a site that is acceptable for residential development. The design, layout and highway access proposed is considered to be acceptable and would result in a high quality development that would complement the character of the surrounding area. The impact of the development on neighbouring properties has been carefully assessed; however it is felt that no undue harm will be caused.

06/0890/OUTL Residential Development (Access to be determined) (re-submission of 06/0446/OUTL) LAND REAR OF 34 BALDWIN ROAD, STOURPORT ON SEVERN.

Conclusions and Recommendations

DELEGATED AUTHORITY TO APPROVE subject to no new planning objections being received during the reconsultation period for the revised plans and subject to the following conditions;

1. A1 (Standard Outline)
2. A2 (Standard Outline – Reserved Matters)
3. A3 (Submission of Reserved Matters)
4. A5 (No more than three dwellings)
5. A11 (Approved plans)
6. A12 (No approval of layout)
7. B1 (Samples/details of materials)
8. B11 (Details of enclosure)
9. B13 (Levels details)
10. C6 (Landscaping – Small Scheme)
11. C8 (Landscape Implementation)
12. E2 (Severn Trent Water)
13. the widening to 5.5 metres of the vehicular access onto Baldwin Road

14. the construction and widening of the vehicular access corridor from the junction of Baldwin Road to the proposed turning head shall be carried out so a minimum access width of 3.5 metres is to be maintained along its full lengths.
15. H13 (Access, Turning and Parking)
16. H27 (Parking of Site Operatives)
17. Ecological mitigation measures as per report

Note: British Waterways

Reason for Approval

The application site is considered to comprise of previously developed land and the principle of the scheme is acceptable. The means of access, which is to be determined at this stage, is satisfactory. The proposal therefore is considered to accord with policies D.1, D.3, D.9 and CTC.13 of the Worcestershire County Structure Plan and QE.4 of Regional Planning Guidance 11 and PPS1 and PPG.3.

06/0644/EIA Variation of condition 1 attached to planning permission Ref: WF211/01 to allow implementation until 17/7/09 - (Construction of two new golf courses (18 & 9 hole), erection of clubhouse and ancillary facilities with new driveways and parking facilities), LEA CASTLE FARM, WOLVERHAMPTON ROAD, WOLVERLEY, KIDDERMINSTER.

APPLICATION DEFERRED

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

REFUSED for the following reasons:

1. The site is within the West Midlands Green Belt. The proposed residential development constitutes inappropriate development in the Green Belt. The very special circumstances that have been presented do not outweigh the harm that would be caused. In addition to allow this type of development would create a significant precedent for other dwellings in rural Green Belt locations. The proposal would thus be contrary to Policies GB.1 and H.2 of the Adopted Wyre Forest District Local Plan, Policies D.12 and D.39 of the Worcestershire County Structure Plan, and Government advice in PPG2.
2. The proposed dwelling by virtue of its size, position and relationship with a Public Right of Way would cause a reduction in visual amenity and loss of openness to the Green Belt. Such impact would be in conflict with Policy GB.6 of the Adopted Wyre Forest District Local Plan and Government advice in PPG2.
3. The increased use of the access to the proposed development where it meets the Public Right of Way Bridle Path fronting the application site, where the visibility is restricted in a south easterly direction, would be likely to compromise the safe movement of traffic and the safe use of the bridle way by others. The

proposal is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

4. The increased use of the Bridle Path at its junction with the Class III Road, C2020 Arley Lane where it is restrictive in width, unsuitable in construction to accommodate increased vehicular movements, and where visibility is severely restricted in a south westerly direction would be contrary to the interest of highway safety. The proposal is therefore contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

06/0786/FULL Erection of detached bungalow with new access land adjacent to 28 Whitehill Road, 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. J1 (Removal of Permitted Development – Residential)
7. E2 (Foul and Surface Water)
8. Trees
9. Highways

Reason for Approval

The proposed dwelling is considered to be well designed and will have an acceptable appearance in the street scene. The impact of the dwelling upon neighbouring properties and highway safety 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, D.1, D.3, D.4, D.10, D.13, TR.9, TR.17, NR.1 and GB.6 of the Adopted Wyre Forest District Local Plan and QE.3 (Regional Spatial Strategy: Regional Planning Guidance 11) and Design Quality SPG, PPs.1 and PPG.3.

06/0873/FULL First floor extension over garage at 14 PARK LANE, BEWDLEY, DY12 2ER

APPLICATION WITHDRAWN

06/0799/FULL and 06/0800/LIST Installation of 1 No. automated teller machine H S B C, 15 Load Street, Bewdley, DY12 2

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters) / A7 (Listed Building Consent)
2. A11 (Approved Plans)

3. B6 (External details - Approved plan)
4. There shall be no illumination of the ATM hereby permitted

06/0888/FULL Extension of existing care home to provide 10no. extra bedrooms with associated communal facilities Ravenhurst Retirement Home, Lickhill Road North, Stourport-on-Severn, DY13 8RU

APPROVED subject to the following conditions

1. A6
2. A11
3. B1
4. details of car parking layout, including disabled spaces
5. C6
6. C8

Reason for approval:

The proposed extension is at a site, which is located within an area allocated primarily for residential purposes and therefore the principle of the proposed extension is considered acceptable. Whilst the siting of the proposal would potentially cause the loss of three mature trees with significant amenity value, the applicants have satisfactorily demonstrated the need for the development and in this case this need is considered to outweigh the loss of the trees.

06/0914/FULL Extensions to existing dwelling & outbuilding to provide additional dwelling to be occupied by dependent relatives ancillary to 71 Richmond Road (re-submission of 06/757/FULL) 71 RICHMOND ROAD, BEWDLEY, DY12 2BG

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Finishing Materials to Match)
4. J3 (Restriction of Separate Use)

Reason for Approval

The proposed extensions are considered to be well designed and would appear subservient to the original dwelling. Whilst the provision of two bedrooms for ancillary accommodation is contrary to Policy H.18 it is considered that on the basis that the site is allocated in a residential area this is not sufficient reason to refuse the application.

06/0943/FULL 06/0981/LIST Erection of a single storey music block extension and detached two storey classroom / laboratory block Winterfold House School, Winterfold, Chaddesley Corbett, Kidderminster, DY10 4PW

APPROVED 06/0943/FULL subject to the following conditions and notes

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. B9 (Details of Windows and Doors)
5. Details of foul sewage arrangements/location/capacity to be submitted.
6. C3 (Tree Protection During Construction)
7. Highway conditions

Note: SN12 (Neighbours' rights)

Reason for Approval

The applicant has provided the very special circumstances why the extensions should be permitted in the Green Belt, namely the enhancement of existing teaching facilities, after school care and community arts facilities, together with the removal of existing inappropriate architectural features. The extension and classroom/laboratory block, due to their design and location, would not harm the openness/visual amenity of the Green Belt or the setting or character of the Grade II Listed Winterfold House. For these reasons the proposal is considered to be in accordance with policies GB.1, GB.2, GB.6, D.1, D.3, D.5, D.18, LB.5 and TR.9 of the Adopted Wyre Forest District Local Plan; and SD.2 and D.39 of the Worcestershire County Structure Plan and QE.1, QE.3, QE.5, (RSS: RPG!!) and PPG2 and PPG15.

DELEGATED AUTHORITY TO APPROVE the corresponding Listed Building Consent application (06/0981/LIST) subject to no new objections from interested parties before the expiry of the consultation period .

and subject to the following conditions

1. A7 (Listed Building Consent)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. B9 (Details of Windows and Doors)

Reason for Approval

The proposed development by virtue of its design and location will not harm the character or appearance of Winterfold House which is a Grade II Listed Building. For these reasons the proposal is considered to be in accordance with GB.1, GB.2, GB.6, D.1, D.3, D.5, D.18, LB.5 and TR.9 of the Adopted Wyre Forest District Local Plan; and SD.2 and D.39 of the Worcestershire County Structure Plan and QE.1, QE.3, QE.5, (RSS: RPG!!) and PPG2 and PPG15.

06/0952/FULL Proposed front boundary security wall.46 Gaymore Road, Cookley, Kidderminster, DY10 3TU

REFUSED for the following reasons:

1. The 1.5 metre high wall/railings would be out of character with the surrounding area where a significant majority of the front boundaries are characterised by

hedges, which give it a rural character. As such the development would have a detrimental impact on the visual appearance of this street scene. The development is, therefore, contrary to Policies D.1, D.3 and D.10 of the Adopted Wyre Forest District Local Plan and guidance within the Adopted Design Quality SPG.

2. The layout indicated on the deposited plan accompanying this application is at variance with the requirements of the County Council document "Highway Criteria, Policy and Layouts for New Developments." When crossing a footway from a private drive, the driver of a vehicle should have intervisibility, with those pedestrians using the public footway. In respect of the safety of children in residential areas, no wall or pillar abutting the highway should exceed a height of 600mm from ground level. The current design would not allow intervisibility and would therefore 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.

06/0955/FULL Retention of enclosed swimming pool Alton Lodge, Cross Bank, Bewdley, DY12 2XB

APPROVED subject to the following conditions:

1. C8 (Landscape Implementation)

Reason for Approval

The proposed swimming pool together with the previous extensions cumulatively overwhelms the original dwelling which is contrary to development plan policy. However in this case, it is considered that it has been satisfactorily demonstrated that the impact upon the landscape between the existing building and the fall back position would be negligible. The current scheme also provides additional planting to assist in screening the building. It is therefore considered that there is sufficient justification to outweigh policy in this case.