

PLANNING (DEVELOPMENT CONTROL) COMMITTEE
12TH DECEMBER 2006
SCHEDULE 433 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.

Councillor Mrs F M Oborski arrived at 6.15 p.m. during consideration of the application below.

06/1062/FULL Siting of mobile home for one gypsy family (retrospective) at TOP ACRE OR MOBILE HOME, CURSLEY LANE, MUSTOW GREEN, NR KIDDERMINSTER.

REFUSED for the following reasons:

1. The site is within the West Midlands Green Belt. The proposed residential development in the form of a mobile home constitutes inappropriate development in the Green Belt. The applicant has failed to demonstrate any very special circumstances which outweigh the harm that would be caused by reason of inappropriateness. The proposal would thus be contrary to Policy GB.1 of the Adopted Wyre Forest District Local Plan, Policies D.12 and D.39 of the adopted Worcestershire County Structure Plan, and Government advice in PPG2.
2. The proposed residential development within this isolated rural location fails to comply with the criteria set out within the relevant housing policies of the Development Plan, namely Policies H.2, H.9 and H.15 of the Adopted Wyre Forest District Local Plan and Policies CF2 and CF3 of the Regional Spatial Strategy (RPG11, 2004).
3. The proposed development by virtue of the position of the mobile home and the enclosure of the site by close boarded fencing is considered to harm the visual amenity and openness of the Green Belt and the rural character of the area. The creation of the area of hardstanding also detracts from the visual amenity of the area. The proposal is therefore contrary to Policies GB.6 and LA1 of the Adopted Wyre Forest District Local Plan, Policy SD2 of the adopted Worcestershire County Structure Plan, Policy QE6 of the Regional Spatial Strategy (RPG11, 2004) and Government advice in PPG2.
4. The permanent siting of a mobile home to be occupied for residential purposes fails to meet the criteria set out within Policy H.16 of the Adopted Wyre Forest District Council and conflicts with Policy D17 of the adopted Worcestershire County Structure Plan. To allow the development would be contrary to the aims of the housing policies which seek to discourage the use of caravans for full time homes.

5. The establishment of permanent accommodation for a gypsy family on this site which is located within the open countryside and Green Belt fails to satisfy all the criteria set out within Policy H.15 of the Adopted Wyre Forest District Local Plan and also conflicts with Policy D18 of the adopted Worcestershire County Structure Plan.
6. The use of the existing agricultural access to serve the proposed residential development, involving additional vehicle turning movements, from the access onto the Class III Cursley Lane C2014, where visibility is restricted in a northerly direction together with the conflict of vehicles egressing from the access, meeting vehicles from the carriageway of the adjoining road, 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.

06/1080/FULL Single storey porch extension to flats 1 & 3, PATIN HOUSE, 4 THE LEA, KIDDERMINSTER, DY11 6JY

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. G1 (Details of works to Listed Buildings)
5. J7 (Windows: Obscure Glazing)

Reason for Approval

The proposed porch extensions are considered to be of an appropriate scale and design to the main building and are considered to be acceptable in terms of their impact on the character and appearance of this locally listed building. The effects of the development on neighbouring properties have 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.4, LB.1, and LB.2 of the Adopted Wyre Forest District Local Plan; QE.3 (RPG11) and Design Quality (SPG).

06/1134/FULL Installation of roller shutter door (retrospective application) {A more accurate elevation drawing} UNIT 1, RED SANDS ROAD, STONEY LANE INDUSTRIAL ESTATE, KIDDERMINSTER, DY10 2LG.

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans) - Drawing 242/2 received and dated the 24th November 2006
3. Deliveries to and from the premises shall only take place 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, and the roller shutter door hereby approved shall only be open during these deliveries. There shall be no

deliveries, and the roller shutter door hereby approved shall not be opened, at any time on Sundays and Bank Holidays.

NOTE

Drawing attention to certain operative conditions on earlier planning permissions.

Reason for Approval

The proposed development has been considered against the background of an earlier planning permission for a smaller roller shutter door. After careful assessment of the issues involved it is considered that subject to the conditions attached and in the light of valid conditions on earlier applications which can be invoked, that there should be no significant loss to the amenity of adjacent residents. The appearance of the roller shutter doors is judged to be acceptable and it should not give rise to car parking or highway safety related problems. To approve the development in these circumstances would be in accordance with policies E.2, D.1, D.3, NR.11, TR.9 and TR.17 contained in the Adopted Wyre Forest District Local Plan as identified above.

Councillor K J Stokes left the meeting before consideration of the application below.

06/0963/LIST 25 LOAD STREET, BEWDLEY, DY12 2AE

APPROVED subject to the following conditions:-

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved Plans)
3. B6 (External Details – Approved Plan)
4. L8 (Non-illuminated sign only)

Reason for Approval

The proposed alterations are considered to be acceptable in terms of their impact on the character and appearance of the Grade II Listed Building. For these reasons the proposal is considered to be in accordance with the policies AD.2, LB.1, LB.2, CA.1 and CA.3 of the Adopted Wyre Forest District Local Plan; CTC.19 and CTC.20 of the Worcestershire County Structure Plan and QE.5 of (RPG11).

06/1119/FULL 2 bed apartments, BEAVER LODGE, ST. MICHAELS CLOSE, STOURPORT-ON-SEVERN, DY13 8EQ.

Delegated APPROVAL subject to :

- (a) no new objections being raised in response to re-consultation on revised plan.
- (b) the completion of the Section 106 Agreement with respect to the education contribution.

and subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. J8 (No further windows)
5. C6 (Landscaping – small scheme)
6. C8 (Landscape implementation)
7. Severn Trent Water
8. Severn Trent Water
9. D1 (Contaminated land)
10. Full details of bin stores

Reason for Approval

The proposed residential development is situated in 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 effect on neighbouring properties has been carefully considered, however it is felt that no serious loss of amenity will occur. The proposal therefore conforms to policies H.2, H.5, D.1, D.3, D.4, D.10, D.13, D.15, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; D.3, D.5, SD.3 and SD.6 of the Worcestershire County Structure Plan and Design Quality SPG, PPG.3.

06/1075/FULL Variation of condition 15 of WF 1138/02 (formerly condition 15 of WF 472/98) to close Mill Road to vehicular traffic to the east of the Stour Bridge MILL ROAD, MITTON PARK, STOURPORT ON SEVERN.

APPROVED subject to the following conditions:-

Conditions 1-14 and 16-23 as planning permission WF1138/02
Condition 15. Detail of means enclosure of Mill Road to be submitted

Reason for Approval

The road closure is considered necessary to contribute to safe traffic management in the area. The proposal therefore complies with Policies TR.7, TR.8 and TR.9 of the Adopted Wyre Forest District Local Plan and T.16 of the Worcestershire County Structure Plan.

06/0833/FULL Proposed erection of four 4 & 5 bedroom detached properties and associated works, 26 WHITEHILL ROAD, KIDDERMINSTER, DY11 6JJ.

The application is subject to an appeal for non determination. Had the matter been determined by the Local Planning authority it would have been REFUSED the application for the reasons set out below:

1. Chanters Hollow is considered to contribute significantly to the character of the area. No compelling or convincing evidence has been produced by the applicant to explain how the proposed development would produce any greater benefit to the community than this locally significant building which it intends to replace on the site. The proposal is therefore contrary to Policies LB.1 and CA.6 of the Adopted Wyre Forest District Local Plan, Policy CTC.19 of the adopted Worcestershire County Structure Plan and Policy QE.5 of the Regional Spatial Strategy, (RPG11, 2004).
2. The design and layout of the proposed development is considered to be out of keeping with the fabric and residential character of the area, where the presence of an estate road cul de sac with associated dwellings would be regarded as an alien and unprecedented feature. The proposed development is therefore contrary to Policies H.2, D.1 and D.3 of the Adopted Wyre Forest District Local Plan, Policy D.11 of the adopted Worcestershire County Structure Plan, Policies QE.1 and QE.3 of Regional Spatial Strategy (RPG11, 2004) together with advice in the adopted Design quality Supplementary Planning Guidance (July 2004) and PPS1.
3. By virtue of the design, position and orientation of the proposed dwellings they would appear as visually incongruous and obtrusive features when viewed from the Green Belt, Landscape Protection Area and Area of Great Landscape Value to the north and west of the site. This is contrary to Policies LA.1, LA.2 and GB.6 of the Adopted Wyre Forest District Local Plan, Policies SD.2, CTC.1 and CTC.4 of the adopted Worcestershire County Structure Plan and Policy QE.6 of the Regional Spatial Strategy, (RPG11, 2004).
4. The applicant has failed to demonstrate that the proposed sewerage system for the 4 dwellings would not have an adverse impact, in terms of pollution, on the nearby Rifle Range Nature Reserve which is a Site of Special Scientific Interest. The proposal is therefore contrary to Policy NC.1 of the Adopted Wyre Forest District Local Plan, Policy CTC.11 of the adopted Worcestershire County Structure Plan and Policy QE.7 of the Regional Spatial Strategy, (RPG11, 2004).
5. The use of the existing junction to serve the proposed development involving additional vehicle turning movements from Whitehill Road onto the classified Sutton Park Road B4549 where the 'Y' stopping distance is deficient in both directions on the carriageway of the adjoining road and would be contrary to the interests of highway safety and Policy TR.9 of the Adopted Wyre Forest District Local Plan.
6. The use of the existing carriageway, to serve the proposed development on Whitehill Road where there is no footway provision, and the carriageway width is restrictive in its current form, and continues to decrease in horizontal width along its length in a south westerly direction would be likely to compromise the safe movement of traffic and the safe use of the road by others. This is contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

06/0946/FULL Two story side and rear extensions, GLENCOE, TRIMPLEY LANE, BEWDLEY, DY12 1JJ.

APPROVED subject to the following conditions.

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Finishing Materials to Match)
4. J8 (No Further Windows)
5. Notwithstanding Condition 3 and details as shown on the approved plan, no development shall commence until sample of coping stone has been agreed

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 within 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; QE.3 (RPG11) and Design Quality SPG PPS1.

06/1011/FULL Proposed bungalow fronting Sebright Walk with access & parking off Sebright Road, LAND TO REAR 9 & 11 SEBRIGHT ROAD, WOLVERLEY, KIDDERMINSTER, DY11 5TZ.

APPLICATION DEFERRED FOR ONE CYCLE TO ALLOW A SITE VISIT TO TAKE PLACE.

06/1045/FULL Two storey extension to side of existing property, 58 MEADOW RISE, BEWDLEY, DY12 1J

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Finishing Materials to Match)

NOTE SN12 (Neighbours' Rights)

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, D.17, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan and QE.3 (RPG11).

06/1095/FULL Retention of widened access to replace previous field gate, alterations to previous track and closure of existing entrance, BROOK FARM, HIGH OAK, HEIGHTINGTON, BEWDLEY.

APPROVED subject to the following conditions.

1. A11 (Approved Plans)
2. In accordance with site levels
3. The proposed hedging to the access adjacent to Glebe Cottage shall be undertaken within the current planting season unless otherwise agreed in writing.
4. C8 – (Landscape Implementation) Existing and proposed planting
5. Details of the means of enclosure of the existing access adjacent to Glebe Cottage and the associated timescale.

Note to Applicant
Footpaths

Reason for Approval

The need for the development has been balanced against the impact upon the appearance of the landscape. In this case it is considered that the need has been sufficiently demonstrated whilst the visual impact is acceptable. Therefore approval is granted in accordance with policies LA.1, LA.2, LA.6, LA.7, AG.1 and LR.8 of the Adopted Wyre Forest District Local Plan; CTC.1, CTC.4, CTC.5, CTC.7 and RST.3 of the Worcestershire County Structure Plan and QE.6 (RPG.11) and PPS.7.