

PLANNING (DEVELOPMENT CONTROL) COMMITTEE
9TH JANUARY 2007
SCHEDULE 434 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.

06/1198/FULL GREY GREEN FARM, CRUNDALLS LANE, BEWDLEY, DY12 1NF

REFUSED for the following reason:

The failure of the applicants to carry out sufficient groundworks to reduce the levels of the site to that approved under WF(t)108 has resulted in the telecommunications pole, ancillary equipment and the compound having increased prominence thereby causing harm to this sensitive landscape and Green Belt area. As such the development is contrary to policy GB6, LA1, LA2, TR20 of the Adopted Local Plan,; Policy D44 and CTC4 of the Structure Plan; Policy QE1 of the RSS and Government advice in PPG2, PPS7 and PPG8.

06/1011/FULL LAND TO REAR 9 & 11 SEBRIGHT ROAD, WOLVERLEY, KIDDERMINSTER, DY11 5TZ

APPROVED subject to the following conditions:

1. A6 Full with no reserved matters
2. A11 Approved Plans
3. B1a Materials
4. B11 Means of Enclosure
5. B13 Levels Details
6. E2 Drainage
7. Hours of construction
8. C6 Planting Scheme
9. C8 Planting Implementation
10. Provision of parking spaces
11. No additional side facing windows.

Reason for approval

The development can be achieved without causing any undue loss of amenity to residents and without any unnecessary adverse effect on the streetscene.

06/1099/FULL BRAMLEY COTTAGE, 4 PARK LANE, BEWDLEY, DY12 2EL

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans) – Drawing No. SO 01 and SK 01 date stamped 18th October 2006

3. A10 (Personal Permission) unless otherwise agreed – Robert Kilgour & Associates

Reason for Approval

The proposed development is compliant with the above policies in the Local Plan in terms of usage, design and compatibility with the Grade II Listed building. The impact of the development 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.8, E.10, LB.1, LB.2, LB.5, CA.1 and TR.9 of the Adopted Wyre Forest District Local Plan; CTC.19, CTC.20 and CTC.21 of the Worcestershire County Structure Plan and PPS.1 and PPG.15.

06/1127/FULL BREW HOUSE, KATESHILL, BEWDLEY, DY12 2DR

APPROVED subject to the following conditions:

- 1 A6 (Standard time)
- 2 A11 (Approved Plans)
- 3 The structure outlined in red on Drawing No. 1356-02C shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as the Brew House, and at no be used as a separate dwelling.
- 4 The garaging as shown on the approved plan at the ground floor shall be retained for parking purposes in connection with the dwelling known as Brew House.

Reason for Approval

The variation of the condition to provide accommodation ancillary to the Brew House would retain the character and design of the freestanding structure and would not affect the amount of parking available. It is therefore considered to accord with policies LB.1, LB.5, CA.1, LA.1, LA.2, RB.1, RB.5, D.1, D.3, D.17, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

06/1141/FULL WOODHOUSE FARM, POUND GREEN, ARLEY, BEWDLEY, DY12 3LD

APPROVED subject to the following conditions

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans Holiday site only) occupancy restricted to 11 months
3. C9 (Hedge Protection)
4. Drainage to be completed prior to implementation of permission
5. The maximum number of static caravans on the site shall not exceed 37 at any one time and the maximum number of touring caravans shall not exceed 17. The static and touring caravans shall only be sited in accordance with the layout shown on the approved plans. Reason - In the interests of visual amenity and to protect the character of the landscape and to accord with policies LA.1 and LA.2 of the Adopted Wyre Forest District Local Plan.
6. Drainage details.

Reason for Approval

The change from 20 touring caravans to 20 static caravans is considered to be appropriate in this self contained site, and will not have a significant adverse impact on the Landscape or the open countryside. As such the proposal complies with policies TM.5, TM.6, D.3, D.5, LA.1, LA.2 and LR.8 of the Adopted Wyre Forest District Local Plan; CTC.1, CTC.4, RST.3, RST.14 and RST.18 of the Worcestershire County Structure Plan: QE.1 and QE.6 of the Regional Spatial Strategy and PPS.1 and PPS.7.

06/1151/FULL WOODGLADE, DOWLES ROAD, BEWDLEY, DY12 2RD

APPROVED subject to the conditions listed below:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)

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 and D.17 of the Adopted Wyre Forest District Local Plan, QE.3 of the Regional Spatial Strategy and Design Quality SPG and PPS.1.

06/1168/FULL 39 ALL SAINTS AVENUE, BEWDLEY, DY12 1EG

Delegated APPROVAL subject to no new objections during the reconsultation period and 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 studio apartments are considered to be of an appropriate size and design and will have an acceptable appearance in the street scene. The impact of the development upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact on their amenity. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, D.17 and H.2 of the Adopted Wyre Forest District Local Plan and TR.9 of the Worcestershire County Structure Plan.

06/1183/OUTL LAND ADJ. 42 BRIAR HILL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SH

APPROVED subject to the following conditions:

Planning (Development Control) Committee 09/01/07

1. A1 (Standard outline)
2. A2 (Standard outline – reserved matters)
3. A3 (Submission of Reserved Matters)
4. A11 (Approved Plans)
5. B1 (Sample/details of materials)
6. Highway
7. Drainage
8. B11 (Details of enclosure)
9. B13 (Levels Details)
8. C6 (Landscaping – small scheme)
9. C8 (Landscape Implementation)

Reason for Approval

As the site is within Chaddesley Corbett village, the proposed infill development constitutes appropriate development in the Green Belt. The scale and location of the proposed dwelling is considered acceptable in terms of its appearance in the street scene and its relationship with the adjoining dwellings. No significant adverse impact upon neighbour amenity would occur as a result of the development.

Consequently the proposal is considered to be in compliance with policies GB.1, GB.2, GB.6, D.1, D.3, D.4, D.5, D.11, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; D.12, D.38, D.39 and SD.2 of the Worcestershire County Structure Plan and QE.1, and QE.3 of RPG11.

Councillors Mrs F M Oborski And M J Shellie Left The Room During Consideration Of The Application Below.

06/1197/FULL LAND AT HORSEFAIR/BROAD STREET, KIDDERMINSTER, DY102EP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Housing to be affordable housing only
4. C7 (Landscaping – large scheme)
5. B1 (Samples/details)
6. B2 (Sample brick panel)
7. Noise assessment
- 8-12. Highway conditions
13. Severn Trent Water conditions
14. Archaeological evaluation
15. Large scale details & details of alterations to Weavers Cottages
16. Photographic survey
- 17&18. See 2 conditions in main body of report under Paragraph 4.9
19. Landscaping of Horsefair island
20. F5 (Construction site noise/vibration)
21. F12 (No burning of materials)
22. F13 (Control of dust)

Notes

- A. Environment Agency
- B. Note regarding Section 278 agreement
- C. HN1 (Mud on highway)
- D. Drainage arrangements
- E. Visibility splays
- F. Street lighting columns
- G. HN5 (No highway works permitted)
- H. Sustainable drainage principles (conditions 10 & 13)
- I. Public Art (Condition 19)

Reason for Approval

It is considered that with the conditions agreed with English Heritage that the proposed variation of Condition 17 will protect and safeguard the group of listed buildings known as Weavers Cottages. The proposal is therefore considered acceptable in terms of the impact on these listed cottages.

06/1259/REGS3
 06/1260/LIST
 06/1261/REGS3
 06/1262/REGS3
 06/1263/LIST
 06/1264/REGS3

- 49 LOAD STREET, BEWDLEY
- GARDNERS MEADOW CAR PARK; DOG LANE CAR PARK, BEWDLEY
- SEVERNSIDE NORTH ADJACENT TO BRIDGE, BEWDLEY
- 11 BRIDGE STREET, STOURPORT ON SEVERN
- TRAFFIC ISLAND ADJACENT TO SWAN HOTEL, HIGH STREET, STOURPORT ON SEVERN
- STREET LIGHTING COLUMN OPP LOCK SHOP, YORK STREET, STOURPORT ON SEVERN

APPROVAL be given to the planning applications 06/1259/REGS3, 06/1261/REGS3 and 06/1262/REGS3 subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plan)
3. Colour scheme for poles and brackets to be agreed

DELEGATED APPROVAL be given to 06/1264/REGS3 subject to no objection being received during the reconsultation period and subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plan)
3. Colour scheme for poles and brackets to be agreed

APPROVAL be given to the Listed Building Consent applications 06/1260/LIST and 06/1263/LIST subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved Plan)
3. Colour scheme for brackets to be agreed

Reason for Approval

The proposed CCTV cameras and the associated poles and brackets are considered to be acceptable with respect to their impact upon the character of the Conservation Areas and would not detract from the setting on the special historic interest of those Listed Buildings where the cameras are to be attached. The proposals therefore accord with the policies D.1, D.14, D.15, D.16, LB.1, LB.2, LB.3, LB.5, CA.1, CA.5, CA.6, TR.9, TR.7, NR.5 and LR.8 of the Adopted Wyre Forest District Local Plan; T.3, RST.3, CTC.19, CTC.20 and CTC.8 of the Worcestershire County Structure Plan and QE.1, QE.2, QE.3 and QE.5 (RPG.11) and PPS.1.

06/1266/FULL THREE GABLES, 4 ARELEY COMMON, STOURPORT-ON-SEVERN, DY13 0LB

DELEGATED APPROVAL subject to no new objections being received within the reconsultation period and subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1a (Samples/Details of Materials)
4. B11 (Details of Enclosure)
5. Plot levels in accordance with site sections
6. C2 (Retention of Existing Trees)
7. C3 (Tree Protection During Construction)
8. C8 (Landscape Implementation)
9. E.2 (Foul and Surface Water)
10. H.13 (Access, Turning and Parking)
11. H.27 (Parking for Site Operatives)
12. Removal of permitted development Boundary Treatment
13. Highway (visibility splays) (provision of footway) and C.5.

Notes:

- A TPO
- B Highways

Reason for Approval

The proposed dwellings are considered to be well designed and will have an acceptable appearance in the street scene. The impact of the siting and design of the dwellings upon neighbouring properties and protected trees 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.9, D.10, D.11, NR.9, NR.11, LA.9, TR.9 and LR.8 of the Adopted Wyre Forest District Local Plan; STD.3, CTC.5 and RST.3 of the Worcestershire County Structure Plan and QE.1, QE.3 and QQE.8 of (RPG.11).