

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**  
**13<sup>TH</sup> MARCH 2007**  
**SCHEDULE 436 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.

**06/1169/FULL, 25 BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2BX**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Occupation in association with the existing care home.
4. Matching materials
5. Sound insulation details to be submitted and approved
6. No additional windows without the prior consent of the Local Planning Authority
7. Car parking/ turning area to be laid out prior to occupation

Note

SN12 (Neighbours' rights)

Reason for approval

The proposed development is considered to be acceptable in terms of its design, size affect on neighbouring property and car parking provision. No objections have been raised in terms of highway safety. After taking into account these and other issues it is considered that the development is compliant with policies H.13, D.1, D.3, D.17, D.18, TR.9, and TR.17 of the Adopted Wyre Forest District Local Plan; QE.3 (RPG.11); Design Quality SPG and PPS.1.

**07/0026/FULL. 11 BISHOP STREET, STOURPORT-ON-SEVERN, DY13 8JH**

**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 extension is considered to be of an appropriate scale and design to the main dwelling. 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, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; QE.3 of the Regional Spatial Strategy; Design Quality (SPG) and PPS.1.

**07/0070/FULL, EAST VIEW, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HF**

**REFUSED for the following reason:**

The proposed development is considered to compromise an over-intensification of the site by virtue of the footprint of the proposed dwellings and their relationship to the boundaries of the site. As such, it is considered that the development would have a harmful effect upon the character of the area contrary to Policies D.1 and D.3 of the Wyre Forest District Local Plan and the aims of the Design Quality Supplementary Planning Guidance (2004).

**06/1242/FULL, FORMER ZANZIBAR CLUB SITE, CASTLE ROAD, KIDDERMINSTER, DY11 6SW**

**DELEGATED APPROVAL to:**

- a) the signing of a **Section 106 Agreement** to secure:
  - I. 12 shared ownership units to be transferred to a Partner RSL
  - II. £85,000 contribution towards the Park Lane Urban Park or other open space.
  - III. £18,000 contribution towards traffic light management and street furniture works

And subject to the following conditions:

- 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. B11 (Details of enclosure)
- 6. B13 (Levels details)
- 7. C6 (Landscaping - small scheme)
- 8. C8 (Landscape implementation)
- 9. D1 (Contaminated land)
- 10. E2 (Foul and surface water)
- 11. J1 (Removal of permitted development - residential)
- 12. Noise attenuation measures to units on front elevation
- 13. Photographic record of part of building to be demolished

## Notes

- A. Contact Aquila
- B. Contact British Waterways

Other conditions or notes may be required as a result of responses from other consultees.

## Reason for Approval

The site is located within a residential area and constitutes previously developed land. Although the proposal involves partial demolition of a Locally Listed Building it is felt that the part that is to be retained along with the new building is acceptable in terms of the policy context. The development fits neatly on the site and is of a design that positively contributes towards the character and appearance of the Conservation Area and the locality as a whole. The impact on neighbouring properties and buildings has been fully taken into account and it is considered that the proposal will not result in harm being caused.

***(Councillors H J Martin, C D Nicholls, Mrs F M Oborski, Mrs J L Salter and M Shellie wished it to be recorded that they did not vote in favour of the application above.)***

**07/0018/FULL, 55 WASSELL DRIVE, BEWDLEY, DY12 1EF**

**APPROVED** subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
  - Drawings: 2384/2A stamped REVISED and date stamped 16/02/2007
  - Location Plan date stamped 04/01/2007
3. B3 (Finishing Materials to Match)
4. J7 (Windows: Obscure Glazing)
  - South facing onto 53 Wassell Drive>
5. J8 (No Further Windows)
  - elevations facing 53 Wassell Drive and 57 Wassell Drive

## NOTE

SN12 (Neighbours' Rights)

## Reason for Approval

The proposed extension is considered to be of an appropriate scale and design to the main dwelling. 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.17, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

**07/0023/FULL, BROOME HOUSE REST HOME, BROOME, STOURBRIDGE  
DY9 0HB**

**APPROVED** subject to the following conditions:

- 1) A6 (Full with No Reserved Matters)
- 2) A11 (Approved Plans)
- 3) The sheltered accommodation hereby permitted shall only be occupied by persons of 60 years or over, or persons of 55 years or over if co-habiting with a partner of 60 years or over.
- 4) The residential units hereby approved shall be used solely for occupation by residents requiring care in association with the adjacent nursing home and the Coach House, and to no other persons whatsoever other than visitors of such persons.
- 5) Landscaping
- 6) C8 (Landscape Implementation)
- 7) Car Parking Layout
- 8) H27 (Parking of Site Operatives)
- 9) No External Alterations
- 10) Details of extraction system to be submitted and approved before commencement of works.
- 11) Large scale details of ramp and samples of stone to be submitted.

Reason for Approval

The proposed conversion works are considered to be appropriate development in the Green Belt and will not cause adverse harm to the character or setting of the Green Belt, to the Listed Building or the Conservation Area. The access and car parking arrangements are acceptable and will not result in the deterioration of highway safety and should not have a harmful effect on the character of Broome Conservation Area or the amenity of its residents. For these reasons the proposal is considered to be in accordance with policies H.7, H.9, D.1, D.3, D.4, GB.1, GB.2, GB.6, CA.1, CA.6, LB.1, LB.2, TR.9, TR.10, TR.17 and CY.4 of the Adopted Wyre Forest District Local Plan; D.39 CT.19 and CTC.20 of the Worcestershire County Structure Plan and QE.1, QE.3, QE.5, QE.6 (RPG11); PPS1, PPG2, PPG15 and PPS7 Design Quality SPG.

**07/0037/FULL, FERNHALLS FARM, GREENWAY, ROCK, KIDDERMINSTER,  
DY14 9SH**

**APPROVED** subject to the following conditions:

1. A6 (Standard time)
2. A11 (Approved plans)
3. B1a (Materials)
4. Demolition of existing garage and outbuildings

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 extensions 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.17, LA.1, LA.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan and CTC.1 and CTC.4 of the Worcestershire County Structure Plan and QE.1 and QE.3 of (RSS:RPG.11).

**07/0057/FULL, CONVEYOR UNITS LTD, SANDY LANE, TITTON, STOURPORT-ON-SEVERN, DY13 9PT**

**Delegated APPROVAL** subject to no objections within the consultation period and subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. Site levels in accordance with drawing.
4. Extensions shall be for B2 or B8 unless otherwise agreed.
5. Materials in accordance with plans.
6. H13 (Access, Turning and Parking)

NOTE:

A Flooding

Reason for Approval

The proposed extensions accord with the land allocation in the Adopted Local Plan and their appearance are considered acceptable. Whilst the parking for the site as a whole does not meet Adopted Local Plan standards it is considered there is sufficient reason to accept the number as proposed.

**07/0081/REGS3, PAVEMENT TO FRONT OF, 35 HIGH STREET, STOURPORT-ON-SEVERN, DY13 8BA (07/0081/REGS3)**

**07/0082/REGS3, JUNCTION OF 48 TAN LANE & 33 LOMBARD STREET, STOURPORT-ON-SEVERN, DY13 8HD (07/0082/REGS3)**

**07/0084/REGS3, FOOTPATH TO FRONT OF, 51/52 LOAD STREET, BEWDLEY, DY12 2AP (07/0084/REGS)**

**APPROVAL** be given to planning applications 07/0081/REGS3, 07/0082/REGS3 and 07/0084/REGS3 subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Colour scheme of cabinet to be agreed

Reason for Approval

The impact of the proposed cabinets upon the pedestrian environment and the character and appearance of their surroundings together with the character of the Conservation Area and the setting of adjacent Listed Buildings (where relevant) has

been considered. The proposals are not considered to detract from the appearance and character of the area and therefore are considered to be in accordance with policies D.1, D.14, D.17, LB.5, CA.1, CA.6 and TR.7 of the Adopted Wyre Forest District Local Plan and CTC.19 and CTC.20 of the Worcestershire County Structure Plan and QE.1, QE.2, QE.3, and QE.5 of (RPG.11) and PPS1 and PPG.15.

**07/0083/LIST, 49,50,51 LOAD STREET, BEWDLEY, DY12 2AP**

**APPROVED** subject to the conditions as listed below:

1. A7 (Listed Building consent)
2. A11 (Approved plans)

Reason for Approval

Due to its position and dimensions, it is considered that the proposed conduit will not have an adverse impact upon the appearance, setting or special historic character of Nos. 49-51 Load Street, Bewdley. It is therefore considered to accord with policies LB.1, LB.2, LB.3, LB.5, and CA.1 of the Adopted Wyre Forest District Local Plan and CTC.19 and CTC.20 of the Worcestershire County Structure Plan and QE.1, QE.2, QE.3 and QE.5 of (RPG11) and PPG15.

**07/0095/FULL, BEWDLEY TOWN F C, RIBBESFORD MEADOW, RIBBESFORD, BEWDLEY, DY12 2TJ**

**APPROVED** subject to the following conditions:

1. A11 (Approved Plans)
2. Plant room to be clad in timber within 6 months
3. B.5 (Timber Staining for changing room facility and plant room) within 6 months.

Reason for Approval

The existing timber framed changing room facility with associated sewage treatment and plant room are considered to be appropriately sited within the countryside with no greater impact upon the appearance and character of the landscape than the previous cabins. Furthermore the enhancement of sports pitch provision is welcomed. It is therefore considered that the development accords with the Adopted Local plan policies D.1, D.3, D.4, D.5, NR.5, NR.6, NR.9, LA.1, LA.2, LA.3, TR.9, LR.8 and LR.9 of the Adopted Wyre Forest District Local Plan; SD.2, CTC.1, CTC.4, CTC.5, CTC.8, RST.1, RST.3 and RST.10 of the Worcestershire County Structure Plan and QE.1, QE.6, QE.7 (RPG11) PPS7 and PPG17.