

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**  
**12<sup>TH</sup> JUNE 2007- SCHEDULE 439 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.

**07/0362/FULL FRANCHISE STREET, KIDDERMINSTER**

**DELEGATED APPROVAL** subject to the following conditions:

- i The satisfactory completion of the consultation exercise in respect of the revised plans
- ii The completion of the Section106 agreement in respect of
  - a. 25 units to be provided for affordable housing via one of the Council's Partner RSL's
  - b. £60,000 towards the maintenance and improvement of Brinton's Park and other areas of Public Open Space within the locality.
  - c. £7,000 towards the enhancement of biodiversity measures within Kidderminster Area
  - d. £54,896 towards local Educational establishments
  - e. £9,000 to provide a piece of Public Art in conjunction with the Brinton's Park Heritage Trail
  - f. £25,000 to upgrade a pedestrian crossing facility
- iii. and subject to the following conditions:
  - 1. A6 (Standard time)
  - 2. A11 (Approved plans)
  - 3. B1 (Samples/Details of Materials)
  - 4. B10 (Window Details)
  - 5. B11 (Details of Enclosure)
  - 6. B13 (Levels Details)
  - 7. C6 (Landscaping – small scheme)
  - 8. C8 (Landscape Implementation)
  - 9. E2 (Foul and Surface Water)
  - 10. F5 (Construction Site Noise/Vibration)
  - 11. F13 (Control of Dust)
  - 12. D1 (Contaminated Land)
  - 13. J5 (Domestic Garages: Restriction of Residential Use)
  - 14. J9 (Open Plan Frontages)
  - 15. Highways

#### Notes

- (1) SN2 (Section 106 Agreement)
- (2) SN3 (Protection of Species)
- (3) Removal of Hazardous Materials
- (4) Blake Brook
- (5) Highways
- (6) Crime Risk Advice

#### Reason for Approval

The scheme is considered to be acceptable in principle and is suitably located within a residential area. The design and layout of the dwellings are felt to provide cohesion between the existing and proposed dwellings and positively contributes towards the character and appearance of the surrounding area. Traffic generated by the development is not felt to compromise highway safety. There will also be no significant adverse impact on the neighbours. As such the development is compliant to the policies listed above.

In the event that the Section 106 is not completed by 29<sup>th</sup> June 2007, delegated authority be given to **REFUSE** the application for the following reason:

1. The applicants have failed to enter into an agreement under S.106 of the Town and Country Planning Act 1990 (as amended) to secure contributions for Highway Works, Public Open space, Biodiversity, Education Contributions, Public Art and have failed to reach an agreement on the satisfactory provision of Affordable Housing as required by policy H.10 of the Adopted Local Plan. In the absence of this agreement the proposed scheme fails to provide sufficient amenity space for the number of units proposed, results in an unacceptable provision of affordable housing and will result in additional vehicle movements on a highway network which is unable to accommodate this traffic increase without improvement. The proposal thus fails to comply with policies D12, D13, NC5, CY4, H10 and TR9 of the Adopted Local Plan.

**07/0376/FULL**

**LAND AT BOTTOM OF BRIAR HILL, REAR OF DOCTORS SURGERY  
CHADDESLEY CORBETT,**

**APPLICATION WITHDRAWN**

**07/0422/TREE**

**18 THRELFALL DRIVE, BEWDLEY, DY12 1HU**

**APPROVED** subject to the following conditions

1. TPO1 (Standard time)
2. TPO2 (Watching brief)

3 C17 (TPO Schedule Works)

SCHEDULE OF WORKS

Crown lift 5.0 metres only 2 Horse Chestnuts  
Crown lift 2.5 metres only 1 Sycamore

**07/0462/ADVE**

**ROAD TRAFFIC ISLAND, WORCESTER ROAD JUNCTION WITH WILDEN LANE, AND CHESTER ROAD SOUTH, KIDDERMINSTER**

**APPROVED** subject to the following conditions:

1. L1 (Standard Advertisement condition)
2. L9 (Standard Advertisement time condition)
3. Before the signage hereby permitted is installed details of the material of the advertising board shall be submitted to and approved in writing by the Local Planning Authority.

**07/0473/FULL**

**PARK HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY103NL**

**DELEGATED APPROVAL** subject to the completion of the consultation process and subject to no new issues being raised by any objectors or consultees 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. Occupancy restriction of The Stables and Play Barn/Activity Barn to relative of main occupier of Park Hall or employee at Park Hall
6. Parking areas to be laid out as per approved plans and thereafter retained
7. Storage of oils (Environment Agency condition attached to WF.739/04)
8. Foul drainage via septic tank and soakaway system (Environment Agency condition attached to WF.739/04)
9. Access for both dwellings via Pennyford Lane only.
10. No demolition of The Stables or Play Barn/Activity Barn
11. The existing workshop and garage building to the east of the The Stables shall be demolished and the area laid out as amenity space prior to the first occupation of The Stables and shall thereafter be retained as amenity space
12. Removal of Permitted Development Rights

NOTE

Bats

Reason for Approval

The proposed conversions are considered acceptable in terms of their impact on the character and appearance of these two curtilage listed buildings and also the setting of the listed complex of buildings. The proposed conversions comply with Green Belt and re-use of rural building policies of the Local Plan and are also considered acceptable in terms of their impact on highway safety.

**07/0475/LIST**

**PARK HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY103NL**

**DELEGATED REFUSAL**, subject to the completion of the consultation process and subject to no new issues being raised by any objectors or consultees and for the following reason:

1. It is considered that the proposed installation of 5 windows and a door on the principal elevation where there are no existing openings would adversely affect the special architectural and historic interest of this former barn which is curtilage listed. The proposal is therefore contrary to Policies RB.7, LB.1 and LB.2 of the Adopted Wyre Forest District Local Plan and government advice in PPG.15

**07/0476/FULL & 07/0477/LIST**

**PARK HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY103NL**

**DELEGATED APPROVAL** subject to completion of the consultation process and subject to no new issues being raised by any objectors or consultees and subject to the following conditions:

1. A6 (Full with no reserved matters) /A7 (Listed Building Consent)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B9 (Details of windows and doors)
5. A Method Statement shall be submitted for the demolition of the existing building, known as Gardeners Cottage, to the written satisfaction of the Local Planning Authority within 3 months of the date of this decision.
6. The building known as Gardeners Cottage shall be demolished by 23<sup>rd</sup> November 2007 in accordance with the approved Method Statement required by Condition 5 above.

Reason for Approval

The proposed modification of Conditions 5 and 6 of the planning permission and listed building consent would ensure that the permissions are consistent with the Inspector's enforcement appeal decision relating to Gardeners Cottage.

**07/0489/FULL**

**LAND BETWEEN 71 & 77 BEECHFIELD DRIVE, KIDDERMINSTER,  
DY115HQ**

**APPROVED** subject to the following conditions:

1. A6 (Standard time)
2. A11 (Approved Plans) – DRAWING 07 5252 01 a
3. B1 (Materials) <SAMPLES>
4. B11 (Details of Enclosure)
5. B13 (Levels details)
6. H13 (Access, Turning and Parking)
7. E2 (Foul and Surface Water)

Notes

- A SN12 (Neighbours' rights)
- B HN5 (No highway works permitted)
- C HN7 (Engineering details to be submitted)

Reason for Approval

Notwithstanding the fact that not all of the site comprises previously developed land, it is considered that the design and layout of the dwellings would positively contribute to the character of the streetscene to a degree that outweighs the harm that would be caused by lack of conformity to policy H2(i). Neighbouring properties and highway safety will be unaffected by this proposal. In light of this the proposal is considered to be in compliance with policies H.2, D.1, D.3, D.4, D.10, D.13, NR.1, NR.8, NR.9, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan. SD.3, D.11 and T.1 of the Worcestershire County Structure Plan and QE.3 0 RPG.11 and Design Quality SPG, PPS.1 and PPS.3.