

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**  
**11<sup>TH</sup> DECEMBER 2007 - SCHEDULE 444 DEVELOPMENT CONTROL**  
**DECISIONS**

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.

**07/1025/OUTL**

**37-38 OLDNALL ROAD, KIDDERMINSTER, DY103HN**

**REFUSED** for the following reasons:

1. The visibility requirement for the new access of 2.4m x 33m (in both directions) is obstructed by the presence of large mature trees. In addition the vertical and horizontal alignment of Oldnall Road, together with the presence of the aforementioned trees, in the vicinity of the proposed access is such that the available visibility for vehicles turning from a northerly direction into the site is restricted. To allow the development in these circumstances would be detrimental to highway safety and contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan. Furthermore, the loss of the trees aforementioned trees which make a valuable contribution to the street scene would be contrary to Policies D.1, D.3 and D.4 of the Adopted Wyre Forest District Local Plan.
2. The proposal would lead to an increase in vehicle movements at the Oldnall Road/Barnetts Lane junction which has visibility below acceptable standards which would be detrimental to highway safety and contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

***Councillors Mrs F M Oborski, M J Shellie and S J Williams left the room during consideration of the application below.***

**07/1052/FULL**

**CORNER OF BLACKWELL STREET & RADFORD KIDDERMINSTER DY10 2DU**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)

3. Details of paint colour and finish of the pole to be agreed in writing
4. Details of programming or privacy masking of neighbouring residential properties within camera's sphere of influence.

Note  
Streetworks Licence

**Reason for Approval**

The proposed CCTV camera and the associated pole/bracket are considered to be acceptable elements within the street scene and no undue impact on amenity would be caused. For this reason, the proposal is considered to be in accordance with policies D.3, D.14 and D.16 of the Adopted Wyre Forest District Local Plan.

***Councillor S J Williams left the room during consideration of the application below.***

**07/0482/OUTL**

**SITE ADJACENT TO ROWBERRY NURSERIES, LOWER CHADDESLEY, KIDDERMINSTER,**

**DELEGATED AUTHORITY TO APPROVE** subject to:

- a) satisfactory completion of the re-consultation period which expires on 13<sup>th</sup> December 2007
- b) referral to the Government office in accordance with the Green Belt direction (Circular 11/05); and
- c) subject to the conditions listed below:
  1. A1 (Standard outline)
  2. A1 (Standard outline – reserved matters)
  3. A3 (Submission of reserved matters)
  4. A11 (Approved plans)
  5. B1 (Samples/details of materials)
  6. B2 (Sample brick panel)
  7. B11 (Details of enclosure)
  8. B10 (Window details)
  9. F9 (Details of extraction equipment)
  10. B13 (Levels details)
  11. Lighting details to be submitted
  12. Ecological measures to be implemented
  13. No further plant/extractor equipment
  14. F6 (Machinery operation)

15. Restriction of hours of deliveries in connection with construction works
16. F5 (Construction site noise/vibration)
17. H21 (Wheel washing)
18. C6/C8 (Landscaping – small scheme and implementation)
19. C9 (Hedge protection)
20. C12 (Details of earthworks)
21. C13 (Landscape management plan)
22. C7 (Landscaping – large scheme)
23. Drainage (Environment Agency/Severn Trent Water)
24. Environment Agency condition
25. Environment Agency condition
26. Environment Agency condition
27. Playing field layout
28. Use of playing field
29. Details of shared walkway/cycleway
30. Disabled parking
31. Travel plan
32. H3 (Visibility splays)
33. H9 (Driveway gradient)
34. H15b (Turning and parking change of use – commercial)
35. H17 (Junction improvement/off site works)
36. H27 (Parking for Site Operatives)

#### NOTES

- A Surface water drainage
- B Contaminated material
- C HN1 (Mud on highway)
- D HN2 (Public right of way)
- E HN7 (Engineering details to be submitted)
- F HN10 (Drainage arrangements)
- G HN13 (Provision of visibility splay)
- H HN17 (Street lighting design details)
- I HN22 (Removal of structures)
- J Part M
- K SN12 (Neighbours' rights)
- L Lighting

- 5.14 A list of the conditions in full can be obtained from the Case Officer prior to the Committee meeting upon request.

#### **Reason for approval**

The Local Planning Authority considers that the education provision in this case constitutes very special circumstances and outweighs any harm to the landscape or Green Belt arising from the development. The impact on highways safety, residential amenity and biodiversity was carefully considered and it was considered that any adverse impact could be satisfactorily overcome by the imposition of suitable planning conditions.

***Councillors Mrs F M Oborski, M J Shellie and S J Williams left the room during consideration of the application below.***

**07/1003/FULL  
EAST STREET, KIDDERMINSTER,**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. Materials to be agreed
4. B11 (Details of enclosure : proposed gates and railings)
5. Windows to be recessed
6. Details of enclosure
7. C6 (Landscaping – small scheme)
8. C8 (Landscape implementation)
9. Drainage details
10. H5 (Access gates)
11. H6 (Vehicular access construction)
12. H9 (Driveway gradient)
13. H13 (Access, turning and parking)

Note

HN5 (No highway works permitted)

#### **Reason for Approval**

The proposed residential development in this location is considered to be acceptable as there are material considerations in this instance which outweigh policy H.2 of the Adopted Wyre Forest District Local Plan and therefore justify a departure from this policy. The proposed dwellings are considered to be acceptable in terms of their scale, siting and design and will have an acceptable appearance in the streetscene. the impact of the development on the amenity of neighbours and on highway safety has been carefully assessed and it is considered that there will be no detrimental impact on either. The proposal therefore complies with policies H.2, D.1, D.3, D.4, D.7, D.10, D.13, TR.9, TR.17 and LR.1 of the Wyre Forest District Local Plan; CF.4, CF.5 and QE.3 (RPG11); Planning Policy Statement 1 : Sustainable Development; Planning Policy Statement 3: Housing.

**07/1041/FULL**

**THE OLD TOWN HALL, WYRE HILL, BEWDLEY, DY122UE**

**APPROVED** subject to the condition set out below:

1. A11 (Approved Plan) - Site location plan, floor plans and survey all date stamped 10<sup>th</sup> October 2007

**Reason for Approval**

The proposed change of use is considered to be compatible to the general character of the residential area and will not cause a significant loss of amenity to nearby residential properties. The proposal is thus considered to comply with policies D.1, D.3, LB.1, LB.2, TM.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; QE.1, QE.3, and QE.5 (RPG11) and PPS1 and PPG15.

**07/1096/REGS3**

**MARKET STREET CAR PARK, KIDDERMINSTER, DY101AB**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1a (Samples/details of materials)
4. E5 (Discharge to main sewer)
5. Details of external lighting

**Reason for Approval**

The public convenience hereby approved is considered to be acceptable in terms of its siting and design and would have an acceptable appearance in this town centre location and the revised design would relate well to the adjacent Locally Listed Buildings. The proposal is therefore considered to be in accordance with the Adopted Wyre Forest District Local Plan policies D.1, D.3, LB.1, LB.5 and CY.2 of the Adopted Wyre Forest District Local Plan; CTC.19 of the Worcestershire County Structure Plan; QE.1, QE.3, and QE.5(RPG11) and PPS6.

**07/1117/FULL**

**LAND OFF CHESSHIRE AVENUE, STOURPORT-ON-SEVERN, DY130EA**

**REFUSED** for the following reason:

1. The trees bordering the application site have significant amenity value. It is considered that there would be a significant impact upon the amenity of the future owner/occupier of the property by way of impact to daylight to the dwelling and garden area along with concerns over safety and debris. Such concerns would result in pressure for felling or more significant pruning of the existing trees which would result in a loss of amenity to the wider area. The development is therefore contrary to Policies D.1, D.3 and D.4 of the Adopted Wyre Forest District Local Plan and Policy CTC.5 of the Worcestershire County Structure Plan.

**07/1126/FULL**

**39B BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY103JW**

**DELEGATED AUTHORITY TO APPROVE** subject to there being no direction to refuse by the Highways Agency and subject to the following conditions:-

1. A6 (Full with No Reserved Matters);
2. A11 (Approved plans);
3. The permission hereby granted shall be restricted to an A.2 use and no other use (including a B.1(a) use) of the Town and Country Planning (Use Classes) Order 1987.

**Reason for Approval**

The proposed change of use is considered to be compatible with the general character of the area and the A.2 use would not result in the loss of a convenience store. Also, the use would not result in an unacceptable loss of a retail shop due to the presence of the Post Office/convenience store within 500 metres of the site. The proposal therefore accords with policies RT.2, RT.6, H.2 and TR.5.

**07/1153/REGS3**

**07/1155/LIST**

**BRIDGE INN, 10 BRIDGE STREET, STOURPORT-ON-SEVERN, DY138UX**

**APPROVED** subject to the following conditions:

1. A6 (Planning – time condition) or A7 (Listed Building – time condition)
2. A11 (Approved Plans)
3. Colour scheme for the bracket and cabinet to be agreed.

### **Reason for Approval**

The proposed CCTV camera and associated cabinet is considered to be acceptable with respect to its impact upon the character of the Conservation Area and would not detract from the setting or the special historic interest of the Listed Building. The proposal is therefore considered to accord with Policies D.1, D.14, D.15, D.16, LB.1, LB.2, LB.3, LB.5, CA.1, CA.6, TR.9 and TR.7 of the Adopted Wyre Forest District Local Plan; T.3, RST.3, CTC.19 and CTC.20 of the Worcestershire County Structure Plan; QE.1, QE.2 and QE.3 (RPG11) and PPS1 and PPG15.