

WYRE FOREST DISTRICT COUNCIL

PLANNING (DEVELOPMENT CONTROL) COMMITTEE
8TH JANUARY 2008 - SCHEDULE 445 DEVELOPMENT CONTROL
DECISIONS

Councillor Mrs H E Dyke left the room during consideration of the application below.

07/1170/RESE
6 SOUTHGATE CLOSE, KIDDERMINSTER, DY116JN

APPROVED subject to the following conditions:-

1. A4 (Reserved matters only)
2. J7 (Window on side elevation - obscure glazing)
3. C6 (Landscaping – small scheme)
4. C8 (Landscape implementation)

Reason for Approval

The principle of a dwelling in this location has already been accepted by the outline permission. The siting of the dwelling was also approved at the outline stage. Based on the revised plans the proposed design of the dwelling conforms with the general character of the area and would not harm the street scene or neighbouring properties. For these reasons the proposal is considered to be in accordance with policies H.2, H.5, D.1, D.3, D.10, D.13, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

07/1063/FULL
CORNER OF CASTLE ROAD & PARK LANE, KIDDERMINSTER, DY116TH

DELEGATED APPROVAL subject to

a) the signing of a Section 106 Agreement to secure the following items:

- £4,795.20 Open Space Contribution
- £10,504 Education Contribution

b) and subject to the following conditions

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. Colour scheme to be agreed
5. B9 (Details of windows and doors)
6. B11 (Details of enclosure)
7. B15 (Owl/bat box)
8. E2 (Foul and surface water)
9. G6 (Programme of archaeological work)
10. Floor level to be a minimum of 32.40 AOD

11. British Waterways – Details of storage of equipment and materials to be agreed
12. British Waterways – Details of site clearance/demolition works
13. Offices to be Office use only
14. Demolition of roof, boardings and hanging tiles to be done by hand.
15. No demolition works shall be carried out between March and August unless agreed with Local Planning Authority
16. H13 (Access, turning and parking)
17. Details of bin storage

Notes

- A SN2 (Section 106 Agreement)
- B SN5 (No advertisements)
- C HN1 (Mud on highway)
- D HN4 (No laying of private apparatus)
- E HN5 (No highway works permitted)
- F Contact British Waterways
- G Environment Agency – SUDS advice
- H SN3 (Protection of species)
- I SN10 (Disability Discrimination Act 1995)
- J SN12 (Neighbours' rights)
- K POS monies be used towards the proposed new Town Park in Park Lane.

Reason for Approval

The scheme provides a positive contribution to the streetscene, Conservation Area and the area as a whole. Careful consideration has been given to the impact of the development on the character and setting of the adjacent Listed Building, Residential Properties and the Highway Network and it is felt that no adverse harm will be caused. It is felt that the contemporary design of the building will complement and add to the overall design quality in and around Kidderminster Town Centre. For these reasons the scheme is considered to be compliant with policies H.2, D.1, D.4, D.9, D.10, D.11, D.13, D.15, D.16, NR.5, NR.6, LB.1, CA.1, CA.2, AR.2, TR.9, TR.17, TR.18, LR.2 and IMP1 of the Adopted Wyre Forest District Local Plan. D.6, D.43, T.1, T.4, CTC.7, CTC.8, CTC.9, CTC.17, CTC.19, and CTC.20 of the Worcestershire County Structure Plan; CF.3, CF.5, CF.6, QE.1, QE.2, QE.3 and T.7 of (RPG11); PPS.1, PPS.3, PPg.15, Design Quality SPG and Planning Obligations SPD.

In the event that the Section 106 is not completed by 16th January 2008, delegated authority be given to **REFUSE** the application for the following reason:

1. The applicants have failed to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure contributions for Public Open Space and Education Contributions. In the absence of this agreement the proposed scheme fails to provide sufficient amenity space for the number of units proposed, or provide required contributions for educational facilities. The proposal thus fails to comply with Policies D.12, D.13, and CY.4 of the Adopted Wyre Forest District Local Plan.

07/1083/FULL
07/1084/LIST
11 STOURPORT ROAD, BEWDLEY, DY121DW

DELEGATED APPROVAL for **07/1083/FULL** subject to

- a) the decision of the Secretary of State via the Government Office for the West Midlands not to call in application 07/1084/LIST; and
- b) 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. J1 (Removal of permitted development – residential)
 6. Submission of Flood Evacuation Strategy

DELEGATED APPROVAL for **07/1084/LIST** subject to

- a) referral to the Secretary of State via the Government Office for the West Midlands and a decision being made not to call in the application
- b) and subject to the following conditions:
 1. A7 (Listed Building/Conservation Area consent)
 2. A11 (Approved plans)
 3. G1 (Details of works to Listed Buildings)

Reason for Approval

The proposed re-use of the building for a residential dwelling and the associated works are considered to be acceptable and provide an enhancement to the Listed Building and Conservation Area. It is also considered that there are no Highway issues in this case. Notwithstanding the objection from the Environment Agency, in light of the importance of the re-use of this Grade II* Listed historic building it is considered that greater weight should be given to supporting the development.

07/1092/FULL
MILL BANK GARAGE, MILL STREET, KIDDERMINSTER, DY116XJ

DELEGATED APPROVAL subject to

- a) The signing of a **Section 106 Agreement** to secure the following:
 - £4,795.20 Open Space Contribution, and

b) subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B10 (Window details)
5. B11 (Details of enclosure)
6. B13 (Levels details)
7. B15 (Owl/bat box)
8. C6 (Landscaping – small scheme)
9. C8 (Landscape implementation)
10. Severn Trent Water conditions regarding drainage
11. H13 (Access, turning and parking)

Notes

- A SN2 (Section 106 Agreement)
- B SN3 (Protection of species)
- C SN10 (Disability Discrimination Act 1995)
- D SN12 (Neighbours' rights)
- E HN1 (Mud on highway)
- F HN4 (No laying of private apparatus)
- G HN5 (No highway works permitted)

Reason for Approval

The proposed development is considered to be acceptable within this mixed use area. The design and the layout of the scheme is felt to provide a positive contribution to the streetscene and the area. The impact on adjacent uses and highway safety has been carefully considered however no adverse impact will occur on this occasion.

In the event that the Section 106 is not completed by 29th January 2008, delegated authority be given to **REFUSE** the application for the following reason:

1. The applicants have failed to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure contributions for Public Open Space. In the absence of this agreement the proposed scheme fails to provide sufficient amenity space for the number of units proposed. The proposal thus fails to comply with Policies D.12 and D.13 of the Adopted Wyre Forest District Local Plan.

07/1130/TREE

1 LANESIDE GARDENS, CLEOBURY ROAD, BEWDLEY, DY122PQ

APPROVED subject to the following conditions:

1. TPO1 (Standard Condition '2 year restriction of Consent Notice')
2. TPO2 (Standard Watching brief)

3. C17 (TPO Schedule of Works)

Schedule of Works

Hornbeam x1 shorten back the crown by 2.5m and thin by 15%

All pruning must take account of the tree's naturalistic form.

All works shall be carried out in accordance with BS3998.

07/1132/FULL

WEST MIDLAND SAFARI PARK, SPRING GROVE, KIDDERMINSTER ROAD, BEWDLEY, DY121LF

APPROVED subject to the following conditions

1. A11 (Approved plans)
2. B6 (External details – approved plan)

Reason for Approval

It is considered that the works involved in this application are appropriate development in the Green Belt and do not cause any additional visual harm to the landscape or the countryside. For these reasons the application is felt to be in accordance with policies D.1, D.3, D.4, D.5, LA.1, LA.2, LA.6, GB.1, GB.6, TR.9, TR.17 and TM.1 of the Adopted Wyre Forest District Local Plan; CTC.5, D.39, T.1, T.3, RST.14 and RST.15 of the Worcestershire County Structure Plan; PA.10, QE.1, QE.3, QE.6, QE.8 and T.2 (RPG.11); Wyre Forest District Council - Integrated Economic Development and Tourism Plan 2005 - 2007; PPS.1, PPG.2, Good Practice Guide on Planning for Tourism (DCLG); West Midlands Visitor Economy Strategy (Advantage West Midlands).

07/1166/OUTL

LAND OFF STEATITE WAY, STOURPORT-ON-SEVERN, DY138PQ

APPLICATION WITHDRAWN

07/1185/FULL

UNIT 1, LIVERIDGE FARM BARN, RIBBESFORD, BEWDLEY, DY122UA

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. Means of enclosure in accordance with approved plan
5. No additional windows
6. Removal of permitted development rights

7. Foul and surface water drainage in accordance with approved scheme
8. No demolition
9. Bird and bat boxes to be implemented in accordance with approved scheme
10. Implementation of conversion to be undertaken in accordance with approved structural report
11. Consolidation of access road, passing bays and parking/turning areas
12. Details of construction of the vehicular access roadway at its junction with Heightington Road
13. Waymarking of Footpath 512 in accordance with previously approved scheme
14. Signposting of Footpath 514
15. Notwithstanding the details shown on the approved plan, before the unit hereby approved is occupied, details of the surfacing and provision of a level access route from the car park to the front door of the unit shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and implemented before the unit is brought into use.

Note

Please contact Worcestershire County Council to arrange for a definitive footpath sign to be erected at an appropriate position

Reason for Approval

The proposed amendments to Unit 1 are considered acceptable in terms of their impact upon the character and appearance of the original chicken rearing shed. It is not considered that the amendments would have any greater impact upon highway safety or the amenity of residential occupiers within close proximity. It is therefore considered to adhere to the policies RB.1-6, LA.1, LA.2, LR.8, AG.4, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; CTC.1 and D.16 of Worcestershire County Structure Plan; QE.1, QE.5 and QE.6 of RPG11; and PPS.7.

07/1186/FULL

UNIT 4 LIVERIDGE FARM BARN, RIBBESFORD, BEWDLEY, DY122UA

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. Means of enclosure in accordance with approved plan
5. No additional windows
6. Removal of permitted development rights
7. Foul and surface water drainage in accordance with approved scheme
8. No demolition

9. Bird and bat boxes to be implemented in accordance with approved scheme
10. Implementation of conversion to be undertaken in accordance with approved structural report
11. Consolidation of access road, passing bays and parking/turning areas
12. Details of construction of the vehicular access roadway at its junction with Heightington Road
13. Waymarking of Footpath 512 in accordance with previously approved scheme
14. Signposting of Footpath 514
15. Notwithstanding the details shown on the approved plan, before the unit hereby approved is occupied, details of the surfacing and provision of a level access route from the car park to the front door of the unit shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and implemented before the unit is brought into use.

Note

Please contact Worcestershire County Council to arrange for a definitive footpath sign to be erected at an appropriate position

Reason for Approval

The proposed amendments to Unit 4 are considered acceptable in terms of their impact upon the character and appearance of the original cart shed and pig pen. It is not considered that the amendments would have any greater impact upon highway safety or the amenity of residential occupiers within close proximity. It is therefore considered to adhere to the policies listed above.

07/1237/FULL

OAKLANDS, WAGGON LANE, KIDDERMINSTER, DY103PN

APPROVED subject to the following conditions:

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 subordinate to the original dwelling and appropriate in this Green Belt location. The extensions are well designed and in keeping with the existing dwelling. The development has no impact on neighbouring property. To allow the development would be in accordance with policies GB.1, GB.6, D.1, D.3, D.17 and TR.17 of the Adopted Wyre Forest District Local Plan; QE.3 (RPG.11); Design Quality SPG and PPS.1.