

WYRE FOREST DISTRICT COUNCIL

PLANNING (DEVELOPMENT CONTROL) COMMITTEE **11TH MARCH 2008 – SCHEDULE 44 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.

07/0847/FULL

**THE OLD TELEPHONE EXCHANGE SITE, BLACKWELL STREET,
KIDDERMINSTER, DY102DY**

REFUSED for the following reasons:

1. The proposed development by virtue of its design and layout does not provide adequate numbers of units that would be accessible and useable by all members of the community. The proposal is thus contrary to policy D1 (a) and advice in the Council's SPG on Design Quality.
2. The proposed development by virtue of the number of dwellings and the amount of amenity space proposed, is considered to be over-intensive development in this location and represents an over-development of the site. To allow development would be in conflict with policy D1 and advice in the Council's SPG on Design Quality.

07/1288/FULL

4 BRIDGE STREET, STOURPORT-ON-SEVERN, DY138XD

REFUSED for the following reasons:

1. Those aspects of the proposed change of use relating to design and access are considered to be deficient in the context of the Council's adopted strategy for improving the built environment of the canal basin and the east side of Bridge Street. A development such as that proposed would jeopardise the longer term comprehensive redevelopment of this area, contrary to the aims of Policies STC.4, STC.5, D.1 and D.3 of the Adopted Wyre Forest District Local Plan, Policies SD.2 of the Worcestershire County Structure Plan, Policies HD.4, HD.5, M.1, MP.1, MP.3, V.1, V.3 and V.6 of the Adopted 'Bridge Street Basins Link Development Brief' Supplementary Planning

Document and Policies QE.1 and QE.3 of the Regional Spatial Strategy (RPG11)

2. The proposed development, by virtue of its general design, would fail to preserve or enhance the character and appearance of the Stourport No. 1 Conservation Area, contrary to Policies CA.1 and CA.3 of the Adopted Wyre Forest District Local Plan, Policies SD.2, CTC.19 and CTC.20 of the Worcestershire County Structure Plan and Policy QE.5 of the Regional Spatial Strategy (RPG11).

08/0033/FULL

3 LOMBARD STREET 10 LICKHILL ROAD, STOURPORT-ON-SEVERN, DY138DP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. No external lighting
5. Details of deliveries
6. Details of car park features
7. C6 (Landscaping – small scheme)
8. C8 (Landscape implementation)
9. E2 (Foul and surface water)
10. F5 (Construction site noise/vibration)
11. H13 (Access, turning and parking)
12. H27 (Parking of site operatives)
13. Air conditioning
14. No other plant or machinery

Reason for Approval

The proposal provides a retail store that will enhance and maintain the retail vitality in Stourport on Severn Town Centre. The works to the existing buildings are felt to be appropriate to their historic nature and that of the Conservation Area. The impact of the development on neighbouring properties has been fully considered and it is felt that no undue harm will be caused. Despite the loss of car parking spaces, it is considered that in view of the considerations in this case that a justifiable reason for refusal cannot be substantiated under the policy context. For these reasons the proposal is accepted under policies D.1, D.3, D.9, D.11, D.14, D.15, D.18, NR.11, NR.12, LB.1, LB.2, LB.5, CA.1, CA.2, CA.3, TR.6, TR.7, TR.17, RT.2, RT.4 and TC.2 of the Adopted Wyre Forest District Local Plan: UR2, UR3, PA.14 QE.1, QE.3, QE.5 and T.7 (RPG11); and PPS1, PPS6 and PPG.13.

08/0116/FULL

60 PROSPECT ROAD, STOURPORT-ON-SEVERN, DY139DE

REFUSED for the following reasons:

1. The proposal would represent an overdevelopment of the site resulting in insufficient provision of private amenity space for the dwelling and cause an unacceptable reduction in private amenity space provision for No. 60 Prospect Road. In addition, due to the position of first floor windows at close quarters, there would be overlooking to the private amenity space of No. 60 Prospect Road thus being contrary to the Design Quality Supplementary Planning Guidance and Policy D.1 of the Adopted Wyre Forest District Local Plan.
2. The proposed dwelling, by virtue of its siting, would fail to relate to the character and appearance of the area or its local distinctiveness being in conflict with the existing pattern of development and thus being contrary to Policies D.1 and D.3 of the Adopted Wyre Forest District Local Plan, and advice contained within the Council's Supplementary Planning Document on Design Quality.
3. The proposed residential unit proposes to provide its two car parking spaces in a car port attached to the proposed dwelling. The proposed carport is clearly a garage as it has doors at both ends and is of insufficient size to accommodate two cars. The siting of the garage is too close to the highway to allow the door to be opened without accessing the vehicle to be located in the carriageway creating an obstruction. The proposal is thus contrary to Policies TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

07/1277/FULL

5 BRUCE ROAD, KIDDERMINSTER, DY102TY

APPROVED subject to 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 of an appropriate scale and design in relation to the original dwelling and will present an acceptable appearance in the street scene. The impact of the extensions upon the neighbouring properties has been carefully assessed, and it is considered that no undue impact upon privacy or amenity would occur. For these reasons the proposal is considered to be in compliance with policies D.1, D.3, D.17, and TR.17 of the Adopted Wyre Forest District Local Plan; QE.1 and QE.3 of (RPG.11); and Design Quality SPG.

07/1287/FULL

**WOODROW FARM, WOODROW, CHADDESLEY CORBETT,
KIDDERMINSTER, DY10 4QE**

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1A (Samples/details of materials)

Note

SN12 (Neighbours' rights)

Reason for Approval

The proposed wall is considered to be acceptable in terms of its design and its impact and relationship with the neighbouring properties and the countryside. It is considered that it would not harm the visual amenity or openness of the Green Belt. The proposal is thus in accordance with policies D.1, D.3, D.5, D.17, GB.1, GB.2, GB.6, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; D.39 (Worcestershire County Structure Plan); QE.1, QE.3 of RPG.11; Design Quality SPG and PPG.2.

08/0022/FULL

**FIELD ADJOINING GROVE FARM, DRY MILL LANE, BEWDLEY,
DY122LQ**

APPROVED subject the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – Approved plan)
4. B5 (Timber staining)
5. J11 (Building – No Commercial Use)
6. The building and land to be used for agricultural purposes only

Reason for Approval

The proposed size of the building and the external materials are acceptable whilst their siting is appropriate within the landscape. It is therefore considered that the development hereby approved will not have an adverse impact upon the appearance of the countryside or the amenity of neighbours.

08/0026/FULL

20,21,22 & 23 HORSEFAIR, KIDDERMINSTER, DY102EN

DELEGATED APPROVAL subject to the signing of a **Section 106 Agreement**.

Reason for Approval

To allow the removal of the condition with a substitute Section106 Agreement would safeguard the interests of the Listed Building and would be in accordance with policies H.2, H.4, H.5, H.10, D.1, D.3, D.4, D.7, D.10, D.11, D.12, D.13, D.15, D.16, LB.1, LB.2, LB.5, CA.6, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; SD.2, SD.3, CTC.19, D.3, D.6, D.9

and T.1 of the Worcestershire County Structure Plan; CF.2, CF.3, CF.4, CF.5, QE.1, QE.2, QE.3 and QE.5 of (RPG11) and PPG.15.

08/0030/FULL

GLEN VIEW, KINLET ROAD, ROCK, KIDDERMINSTER, DY149UA

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Finishing Materials to Match)

Reason for Approval

The proposed extensions are considered to be of an appropriate scale and design in relation to the original dwelling and will be sympathetic to the setting within the Landscape Protection Area. The impact of the extensions upon the neighbouring properties has been carefully assessed and it is considered that no serious harm to amenity will occur as a result of the development. For these reasons the proposal is considered to be in compliance with policies D.1, D.3, D.5, D.17, LA.1, LA.2, NR.9 and TR.9 of the Adopted Wyre Forest District Local Plan; CTC.1 and SD.2 of the Worcestershire County Structure Plan and QE.1, QE.3 and QE.7 of (RPG.11).

08/0045/FULL

MARKS & SPENCER PLC, UNIT 18-19, WEAVERS WHARF, KIDDERMINSTER, DY101AA

DELEGATED APPROVAL subject to:

- a) the signing of a **Section 106 Agreement** regarding contribution for the following:
 - £5,000 towards Public Realm
- b) and the following conditions
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Define use to ensure that the mezzanine is used for retail purposes (including cafeteria) in association with the existing store.

Reason for Approval

The proposal is considered to be acceptable in this location in terms of the principle of allowing the development, design, car parking and access for disabled people. To approve the application subject to a Section 106 Agreement requiring a public realm contribution is in accordance with the Wyre Forest District Local Development Framework Supplementary Planning Document Planning Obligations and policies RT.1, TC.1, TC.2, KTC.1, D.1, NC.5 and IMP.1 of the Adopted Wyre Forest District Local Plan; D.31 of the Worcestershire County Structure Plan and PPS.1 and PPS.6..

Should the Section 106 Agreement not be signed by 21st April 2008, I also recommend delegated REFUSAL be given for the following reason:

1. The applicants have failed to enter into a Section 106 Agreement to secure financial contributions for enhancement of biodiversity measures as required by the Council's Supplementary Planning Document on Planning Obligations. For this reason the proposal is contrary to Policies NC.5 and IMP.1 of the Adopted Wyre Forest District Local Plan and the Council's Supplementary Planning Document on Planning Obligations.

08/0051/FULL

LAND AT PARK LANE TO REAR 32 LOAD STREET, BEWDLEY, DY122AS

DELEGATED APPROVAL subject to no objection being received before the expiration of the consultation period (including the specific press advertisement relating to the proposed departure from Development Plan policy) and the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B8 (Mortar details to be submitted)
5. B9 (Details of windows and doors)
6. J8 (No future windows at first or second floor levels)
7. Highway
8. Programme of archaeological work
9. Severn Trent Water
10. Severn Trent Water

Notes

- A Highway
- B SN12 (Neighbours' rights)

Reason for Approval

The proposed dwelling displays a high standard of design commensurate with the historic setting and provides enhancement to the character and appearance of Bewdley Conservation Area. Such environmental enhancement is considered to justify the departure from Development Plan regarding the use of the site. The impact of the development on the amenity of adjacent land uses, including dwellings and flats, has been carefully assessed and it is considered that no serious harm would occur. For these reasons the proposal is considered to be in compliance with policies TC.2, RT.2, RT.3, H.9, D.1, D.3, LB.1, CA.1, CA.2, CA.4, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; SD.2, CTC.19 and CTC.20 of the Worcestershire County Structure Plan; and QE.1, QE.3 and QE.5 of RPG.11.

08/0069/FULL
87 CHESTER ROAD SOUTH, KIDDERMINSTER, DY101XF

APPLICATION WITHDRAWN.

08/0112
134 FRANCHE ROAD, KIDDERMINSTER, DY11 5AP

APPROVED subject to the following conditions:

1. A6 (Full no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B11 (Details of enclosure)
5. B.13 (Levels details)
6. C6 (Landscaping - small scheme)
7. C8 (Landscape implementation)
8. E.2 (Foul and surface water)
9. Drainage details required
10. Details of noise insulation required
11. Highways conditions
12. Windows facing 135 Franche Road to be obscure glazed.
13. Highway
14. J16 (Restrictions of use)
15. C2 (Retention of existing trees)
16. C3 (Tree protection during construction)
17. All works involving excavation of soil, including foundations and the laying of services, within five metres of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority.

Reason: To safeguard existing trees to be retained in accordance with policies D.3 and D.4 of the Adopted Wyre Forest District Local Plan.

Reason for approval

The development by virtue of its design and layout would have an acceptable appearance in the streetscene and would relate well to neighbouring properties. The impact of the proposal on the amenity of neighbours has been carefully assessed and it is considered that they would not be unduly affected. The proposal would not give rise to a situation which is detrimental to highway safety. The proposal therefore accords with policies H.2, H.5, H.9, H.12, D.1, D.2, D.3, D.4, D.7, D.9, D.10, D.11, D.13, D.19, TR.9 TR.17 and CY.2 of the Adopted Wyre Forest District Local Plan; D.3 and D.9 of the Worcestershire County Structure Plan; CF.2 QE.3 and T.7 of RPG11; Design Quality SPG; PPS1 and PPG

08/0117/FULL and
08/0118/LIST

**BEWDLEY MUSEUM & TOURIST INFORMATION, LOAD STREET,
BEWDLEY, DY122AE**

DELEGATED APPROVAL 08/0117/FULL subject to:

- a) the decision of the Secretary of State via the Government Office for the West Midlands not to call in application 08/0118/LIST and
- b) the following conditions:
 - 1 A6 (Standard Time conditions)
 - 2 A11 (Approved plans)
 - 3 B1 (Samples/details of materials)
 - 4 B9 (Details of doors and windows)

DELEGATED APPROVAL 08/0118/LIST subject to:

- a) referral to the Secretary of State via the Government Office and
a decision being made not to call in the application and
- b) the following conditions:
 - 1 A7 (Standard Time conditions)
 - 2 A11 (Approved plans)
 - 3 B1 (Samples/details of materials)

Reason for Approval

The proposed alterations are considered to be of a design that would complement the Listed Building and the Conservation Area. The effects of the development on neighbouring property has been carefully assessed and it is considered that there will be no undue loss of amenity. The proposal is thus in accordance with policies LB.1, LB.2, LB.3, LB.5, CA.1, LR.16, TM.1, TC.1, LR.1 and NR.5 of the Adopted Wyre Forest District Local Plan; CTC.19 CTC.20 RST.14 and RST.15 of the Worcestershire County Structure Plan; QE.3, QE.5 and PA.10 of the Regional Spatial Strategy; Integrated Economic Development & Tourism Plan 2005 - 2007 (Wyre Forest District Council).

08/0152/FULL

**RIVCO LTD, FREDERICK ROAD, HOO FARM INDUSTRIAL ESTATE,
KIDDERMINSTER, DY11 7RA**

DELEGATED APPROVAL subject to no objections being received before the expiration of the consultation period (including the specific press advertisement relating to the proposed departure from the Development Plan policy), and the following conditions:

- 1. A6 (Full with no reserved matters)
- 2. A11 (Approved Plans)
- 3. A10 (Personal permission)

Reason for Approval

The exceptional circumstances of the applicant and the relevance of the training operation to the local economy, including that of the Hoo Farm Trading Estate, justify a departure from Adopted Planning Policy on this occasion. The changes to the use of the building are considered to be no greater in terms of their impact on the surrounding area than the current warehousing use. With the exception of E2, policies E.2, D.1, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan and QE.1 and QE.3 of RPG.11 are considered to be satisfied by the proposal.