

WYRE FOREST DISTRICT COUNCIL

PLANNING (DEVELOPMENT CONTROL) COMMITTEE 8TH APRIL 2008 – SCHEDULE 449 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.

08/0049/FULL

**LAND ADJACENT UNIT 342 RUSHOCK TRADING ESTATE, RUSHOCK,
DROITWICH, WR9 0NR**

Delegated Authority to **APPROVE** subject to conditions and the completion of all consultations and re-consultations.

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. Fencing design to be agreed
4. 'Sustainable Drainage' scheme to be agreed
5. Retention of existing trees
6. C7 (Landscaping - Large Scheme)
7. C8 (Landscape Implementation)
8. Unless otherwise agreed in writing, the development shall be implemented in accordance with the submitted biodiversity mitigation strategy

NOTE

Licence application to Natural England to facilitate relocation of European Protected Species.

Reason for Approval

As an identified Major Developed site in the Green Belt, the land is capable of being used for the employment use applied for. The effect of this would be such that the amenity of the area and the biodiversity interests of the site would be safeguarded. Highway safety would not be compromised. For these Reasons the proposal is considered to be in compliance with policies:

E5, GB1, GB2, GB4, D1, D5, D7, D10, D11, D15, NR11, NR12, TR9, TR17, NC4, NC5, NC6, NC7 (Adopted Wyre Forest District Local Plan)

SD2, D28, D39, CTC13, CTC15 (Worcestershire County Structure Plan)
QE1, QE3, QE7 (RPG11)
PPG2, PPS9

08/0164 FULL

08/0165/LIST

SLINGFIELD MILL, WEAVERS WHARF, KIDDERMINSTER, DY101AA

DELEGATED APPROVAL subject to overcoming the objections of the Environment Agency and the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. Materials (e.g. Colour, material and style/section of all new rainwater goods; colour and design of all escalators including placement of machinery; sample of proposed roof membrane; colour or tint of glass for all elevations; colour of all aluminium flashings and fascias; all materials for making good brickwork, where removed.; bin storage)
4. Ensuring completion of the drainage works to Market Square
5. Landscaping(including details of hard surfacing)
6. Bat roof/boxes
7. Lighting of building
8. Glass to be kept clear of all applied material unless otherwise agreed with Local Authority (e.g. during sales periods)
9. Highway conditions
10. Environment Agency conditions

Note re British waterways

08/0165/LIST

APPROVED subject to conditions based on:

1. A7 (Listed Building Consent)
2. A11 (Approved Plans)
3. Materials (e.g. Colour, material and style/section of all new rainwater goods; colour and design of all escalators including placement of machinery; sample of proposed roof membrane; colour or tint of glass for all elevations; colour of all aluminium flashings and fascias; all materials for making good brickwork, where removed.; bin storage)
4. Details of elevators to be submitted and agreed in writing .
5. Details of lighting to be submitted and agreed
6. Design of roof lights/roof vents to be submitted and agreed
7. Details of method of attachment of extension to Listed building

Reason for Approval

The development is acceptable in land use terms. The extensions to the Listed building are considered to be well designed and compatible with the Listed building and will result in minimum impact on the fabric to the listed

building. The alterations to the building itself will affect the external walls of the building in particular, but are considered to be necessary in order to provide effective and sustainable uses for the building in this prime location in the town centre; these alterations have been carefully considered and designed in a contemporary manner which will complement the character and appearance of the listed building. The proposals have been considered with respect to the effect of the development on the setting of this listed building, other listed buildings in the vicinity and the conservation area and judged to be acceptable. The proposal is also felt to be acceptable in terms of access for all, car parking, servicing arrangements and with regard to highway safety issues. For these reasons and with regards to all other aspects of the scheme the development is considered to be compatible with the policies below in the Development Plan:

RT.1, TC.1, TC.2, KTC.1, NC.5, IMP.1, D.1, D.3, D.4, D.6, D.9, D.11, D.15, D.31, LB.1, LB.2, LB.3, LB.5, CA.1, NR.5, NR.6, TR.9, TR.17 (Adopted Wyre Forest District Local Plan)
D.31, D.32, RST.16, CTC15, CTC.19, CTC.20, CTC.21 (Worcestershire County Structure Plan)
UR.3, QE.1, QE.3, QE.5, (RSS:: RPG11)
PPS1, PPS6, PPG15
Design Quality SPG
Planning Obligations SPD

08/0204/FULL

STOURPORT SPORTS CLUB LTD, KINGSWAY, STOURPORT-ON-SEVERN, DY138BQ

APPROVED subject to the following conditions.

1. A6 (Standard time)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. B15 (Owl/Bat box)
5. Levels
6. Details Of Fencing
7. E2 (Foul and Surface Water)
8. Floodlights

Reason for Approval

The proposals represent appropriate development in the Green Belt that can be provided without result in harm to the character of the Landscape Protection Area or the visual amenities of the Green Belt. For these reasons the proposal is considered to be compliant with Policies: D1, D3, D5, D9, D10, D11, D19, NR3, GB1, GB2, GB6, TR9, TR17, LR9, LR10, LR11, LR17 (Adopted Wyre Forest District Local Plan)
CTC6, D39 (Worcestershire County Structure Plan)
PA10, QE3, QE6 (RPG11)
PPS1, PPG2, PPS7, PPG17

08/0107/FULL

HINGLEY & CALLOW (OILS)LTD, STATION YARD, STATION DRIVE,
BLAKEDOWN, KIDDERMINSTER

APPLICATION WITHDRAWN.

Councillors H J Martin, J Shellie and Mrs J Fairbrother-Millis left the room during consideration of the application below.

08/0133/OUTL

THOMAS'S GARAGE, RED HOUSE ROAD, STOURPORT-ON-SEVERN,
DY13 0NW

DELEGATED APPROVAL subject to:

- a) The signing of **Section 106 Agreement** to secure
 - Education Contributions of £23,505; and
 - Open Space Contributions of £3,195

- b) The following conditions:
 1. A1 (Standard outline)
 2. A2 (Standard outline – Reserved Matters)
 3. A3 (Submission of Reserved Matters)
 4. A5 (Scope of Outline Permission)
 5. B1 (Samples/Details of Materials)
 6. B9 (Details of Windows and Doors)
 7. B11 (Details of Enclosure)
 8. B13 (Levels Details)
 9. C6 (Landscaping – Small Scheme)
 10. C8 (Landscape Implementation)
 11. C9 (Hedge Protection)
 12. D1 (Contaminated Land)
 13. E2 (Foul and Surface Water)
 14. F5 (Construction Site Noise/Vibration)
 15. H4 (Visibility over Frontage)
 16. H13 (Access, Turning and Parking)
 17. J1 (Removal of permitted Development – Residential)
 18. J8 (No further windows)

NOTES

- a) SN1 (Removal of Permitted Development Rights)
- b) SN12 (Neighbours' rights)
- c) HN5 (No Highway Works Permitted)

Reason for Approval

The proposed dwelling is considered to be well designed and will have an acceptable appearance in the street scene. The impact of the dwelling 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.10, D.11, D.13, CA.6, TR.9, TR.17, NR.2, NR.11, NR.8 (Adopted Wyre Forest District Local Plan)

SD.3, SD.5, SD.6, SD.7, CTC.19, D.4, RST.3 (Worcestershire County Structure Plan)

QE.3, QE.1, QE.6 (RSS)

08/0151/FULL

UNITS 7 & 8 BEWDLEY CRAFT CENTRE, LAX LANE, BEWDLEY, DY12 2DZ

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. Use as a brewery only, and no other B2 use whatsoever
4. Evacuation Management Plan

Reason for Approval

It is considered that by virtue of its scale and nature, the proposed development accords with the reasoned justification and spirit of Policy E.10.. The proposal use will not result in harm being caused to the surrounding area or Bewdley Town Centre. As such the proposal is in accordance with Policies H.2, E.2, E.10, D.1 (Adopted Wyre Forest District Local Plan)

PA14 – RSS

PPS.4,

08/0263/FULL

THE EAGLES NEST, CONINGSBY DRIVE, KIDDERMINSTER, DY11 5LY

DELEGATED APPROVAL subject to:

- a) the signing of a **Section 106 Agreement** to secure the following:
 - £28,294 Education contribution
 - £7,192 Open Space contribution
 - £10,000 Public Realm contribution
- b) and subject to the following conditions
 1. A6 (Standard time)
 2. A11 (Approved plans)
 3. B1 (Samples/Details of materials)
 4. B9 (Details of windows/doors)
 5. B11 (Details of Enclosure)

6. Bat, badger and reptile survey to be carried out prior to development commencing.
7. C6 <The planting scheme to include a large specimen tree which should be allowed to grow to maturity>
8. C8 (Landscape Implementation)
9. C14 (Landscape Maintenance)
10. E2 (Foul and Surface Water)
11. H6 (Vehicular Access Construction)
12. H9 (Driveway Gradient)
13. H10b (Parking – Single House)
14. H13 (Access, Turning and Parking)
15. H21 (Wheel Washing)
16. H27 (Parking of Site Operatives)
17. J7 (Windows: Obscure Glazing)
18. J8 (No further Windows)
19. J9 (Open Plan Frontages)

NOTES

SN2 (Section 106 Agreement)
 SN5 (No Advertisements)
 SN12 (Neighbours' rights)
 SN13 (Landscaping/Planting Works) HN1 (Mud on Highway)
 HN5 (No Highway Works Permitted)
 HN22 (Removal of Structures)

Reason for Approval

The development by virtue of its design would contribute positively to improving the visual amenity of the streetscene and the area as a whole and would not harm the visual amenity of the adjacent Green Belt. Careful consideration has been given to the impact of the proposal on the amenity of neighbours 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, D.1, D.3, D.10, D.11, D.13, D.16, LR1, LR2, NR.9, IMP.1 (Adopted Wyre Forest District Local Plan)
 CTC.1, D.1, D.5, D.43 (Worcestershire County Structure Plan)
 CF.3, CF.4, CF.6, QE.1, QE.3, QE.6, T.7 (RPG11)
 Planning Policy Statement 1
 Planning Policy Statement 3
 Adopted Wyre Forest District Design Quality SPG
 Planning Obligations SPD

If the Section 106 is not completed delegated authority be given to **REFUSE** for the following reason:

1. The applicants have failed to enter in to an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure contributions for Public Open space, Education Contributions

and Public Realm. In the absence of this agreement the proposed scheme fails to comply with Policies LR.1, LR.2, D.12, CY.4 and IMP.1 of the Adopted Wyre Forest District Local Plan and the adopted Supplementary Planning Document on Planning Obligations.