

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**

**THE EARL BALDWIN SUITE, DUKE HOUSE, CLENSMORE STREET,  
KIDDERMINSTER**

**15TH MAY 2008 (6.00PM)**

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**PRESENT:**

Councillors: G C Yarranton (Chairman), M A Salter (Vice-Chairman), J Aston, S J M Clee, Mrs J Fairbrother-Millis, Mrs J Greener, P B Harrison, M J Hart, H J Martin, C D Nicholls, and Mrs F M Oborski.

**OBSERVERS:**

There were no members present as observers

**DC.1 NEW DEVELOPMENT CONTROL MANAGER**

**The Chairman welcomed Mr John Baggott, the new Development Control Manager to his first meeting of the Committee since taking up his post.**

**DC.2 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors: M A W Hazlewood and, M J Shellie.

**DC.3 APPOINTMENT OF SUBSTITUTES**

Councillor Mrs J Greener was appointed as a substitute for Councillor M J Shellie.

**DC.4 DECLARATION OF INTERESTS**

Councillor M Salter declared a personal interest in application WF.01/93 as he had received a phone call from a parish councillor but he came to the meeting with an open mind.

Councillors: J Aston and Mrs F M Oborski declared a prejudicial interest in the following applications: WF.08/0366 and WF.08/0188` as they are both members of the board of the Community Housing Group.

With regard to agenda item number 10, Councillor H J Martin had made his views clear on a website and therefore did not come with an open mind and was unable to contribute to the debate and withdrew from the room during consideration of the item.

Councillors H J Martin and Councillor J Fairbrother-Millis declared a prejudicial interest in application number 08/0202 as the applicant is a colleague.

Councillor C D Nicholls declared a prejudicial interest in application numbers: 08/0193, 08/0364, 08/0365, and 08/0382 as he knows one of the objectors and he also knew one of the applicants.

**DC.5**      **MINUTES**

**DECISION:**

**The minutes of the meeting held on 8th April 2008 be confirmed as a correct record and signed by the Chairman.**

***Councillor H J Martin left the room during consideration of this item below owing to having made his views known on this matter on a website.***

**DC.6**      **PLANNING APPLICATION 07/1105/E1A FORMER CARPETS OF WORTH SITE, SEVERN ROAD, STOURPORT-ON-SEVERN**

At the Chairman's discretion, agenda item number 10 was considered at this point in the meeting.

A report was considered from the Head of Planning, Health and Environment which asked members to consider new material information with regard to air quality matters which had been received after the last consideration of this application at the meeting on 4<sup>th</sup> March 2008. Members needed to consider this information alongside the previous material considerations and to consider whether the resolution to grant planning permission would change as a result.

The key elements of the new information raised by the objector were:

1. The traffic congestion at the junction of York Street with High Street/Bridge Street and the Hartlebury Road/Worcester Road roundabout which would exacerbate the deteriorating air quality of the areas affected due to the poor dispersion of traffic pollution.
2. The applicant's air quality assessment in support of the planning application failed to properly assess the impact of increased congestion on the air quality.
3. The Council's adjusted air quality data was to be unreliable.
4. It was considered that due to 3 above, the data for High Street, Stourport, exceeded national air objectives and that concentrations measured in Mitton Street and the Gilgal area were within a few micrograms per m<sup>3</sup> of the objective.
5. The applicant's consultants significantly under-estimated the measured concentration.
6. That the development will increase traffic volumes and decrease traffic speeds both of which will exacerbate NO<sub>x</sub> (nitric oxide and nitrogen dioxide) to the detriment of the air quality in the area.

The Head of Planning, Health and Environment apprised members of the officer response to these points including information received from the applicant's agents Ove Arup in response to the objections. Members heard from the objector and from a representative of Ove Arup. A debate ensued on the information that had been put before members and the following decision was reached

**DECISION:**

**Having considered the information put before them, Members reaffirm the decision of the previous meeting that Delegated Authority to Approve the application, subject to the Section 106 obligation and conditions as agreed at the meeting on 4<sup>th</sup> March 2008.**

**DC.7 APPLICATIONS TO BE DETERMINED**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 450 attached).

**DECISION:**

**The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 450 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.**

**DC.8 APPLICATIONS PENDING DECISION**

The Committee received a schedule of planning and related applications that were pending decision.

**DECISION:**

**The schedule be noted.**

**DC.9 PLANNING AND RELATED APPEALS**

The Committee received details of the position with regard to planning and related appeals, still being processed, together with particulars of appeals that had been determined since the date of the last meeting.

**DECISION:**

**The details be noted.**

**DC.10 MONTHLY PROGRESS REPORT ON PERFORMANCE AGAINST BV109 TARGETS FOR DETERMINING PLANNING APPLICATIONS**

A report was considered from the head of Planning, Health and Environment that provided Members with a monthly progress report on performance against national best value performance indicators (BV109).

**DECISION:**

The report be noted.

**DC.11 EXCLUSION OF THE PRESS AND PUBLIC**

**DECISION:**

That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in the relevant paragraph 3 of Part 1 of Schedule 12A to the Act.

**DC.12 SUMMARY OF MINUTES**

The following proceedings were considered after the press and public had been excluded from the meeting. A summary of the minutes relating to these items had been made as “exempt information” would be disclosed if the minutes were published in full.

**DC.13 EXEMPT MINUTES**

**DECISION:**

The exempt minutes be approved and signed by the Chairman.

The meeting ended at 7.50 pm