

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**  
**15<sup>TH</sup> MAY 2008 – SCHEDULE 450 DEVELOPMENT CONTROL DECISIONS**

**06/0589/FULL**

**Amendment**

**CORDLE MARSH ROAD, BEWDLEY, DY12 1EW**  
**THE APPLICATION WAS WITHDRAWN.**

**08/0078/OUTL**

**COOKLEY METHODIST CHURCH, LIONFIELDS ROAD, COOKLEY,**  
**KIDDERMINSTER, DY10 3UG**

**APPROVED** subject to the following conditions:

1. A1 (Standard outline)
2. A2 (Standard outline – reserved matters <design, external appearance, means of access, landscaping>
3. A3 (Submission of reserved matters)
4. B1 (Samples/details of materials <samples>
5. B11 (Details of enclosure)
6. B13 (Levels details)
7. C6 (Landscaping – small scheme)
8. C8 (Landscape implementation)
9. J7 (Windows - obscure glazing)
10. J9 (Open plan frontage)
11. E2 (Foul and Surface Water)
12. Drainage details, incorporating sustainable drainage principles, to be submitted and approved
13. H13 (Access, turning and parking)
14. A5 (Scope of Outline Permission)
15. J1 (Removal of Permitted Development)

Notes

- A SN1 (Removal of permitted development rights)  
B SN12 (Neighbours' rights)

**Reason for Approval**

The proposed dwellings are considered to be well designed and will have an acceptable appearance in the street scene. The impact of the dwellings upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity.

**08/0120/FULL**  
**103 BEWDLEY HILL, KIDDERMINSTER, DY11 6JE**

**APPROVED** subject to conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. H13 (Access, turning and parking)

Notes:

- A HN1 (Mud on highway)  
B HN4 (No laying of private apparatus)  
C HN5 (No highway works permitted)

Reason for Approval

The proposals are considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that there will be negligible impact upon amenity. For these reasons the proposal is considered to accord with policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan; QE.3 (RPG.11); Design Quality Supplementary Planning Guidance PPS.1.

***Councillors Mrs F M Oborski and J Aston left the room during consideration of the application below.***

**08/0366/FULL**  
**GARAGE SITE OFF RICHMOND ROAD, BEWDLEY,**

**DELEGATED APPROVAL** subject to:

- a) The signing of **Section 160 Agreement** to secure
  - Open Space Contributions of £1,646.40, and
- b) the following conditions:
  1. A6 (Full with no reserved matters)
  2. A11 (Approved plans)
  3. B1 (Samples/details of materials)
  4. B11 (Details of enclosure)
  5. B13 (Levels details)
  6. C6 (Landscaping – small scheme)
  7. C8 (Landscape implementation)
  8. E2 (Foul and surface water)
  9. E9 (No development within <> metres of a public sewer)
  10. F13 (Control of dust)
  11. Hours of construction work

- 12.J1 (Removal of permitted development – residential)
- 13.J9 (Open plan frontage)
- 14. Access turning and parking
- 15. Affordable Housing Units Only
- 16.D2 9Landfill Gas Survey)

Notes:

- A The applicant and agent are advised to refer to the Secured by Design website for guidance on perimeter fencing and physical security standards [www.securedbydesign.com](http://www.securedbydesign.com). (as advised by West Mercia Constabulary)
- B HN1 (Mud on highway)
- C HN4 (No laying of private apparatus)
- D HN5 (No highway works permitted)
- C SN1 (Removal of permitted development rights <condition 12>)

Reason for Approval

The proposed dwellings are well designed and will have minimal impact on the appearance of the street scene. The scheme is also acceptable in terms of highway safety. The impact of the dwellings upon the neighbouring properties has been carefully assessed and it is considered that there will be no undue impact on their amenity. For these reasons the proposal is considered to be in accordance with the policies listed above.

In the event that the Section 106 Agreement is not completed by 2<sup>nd</sup> June 2008, **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. In the absence of this agreement the proposed scheme fails to comply with Policies LR.1, LR.2 and IMP.1 of the Adopted Wyre Forest District Local Plan and the adopted Supplementary Planning Document on Planning Obligations.

**08/3002/TE**

**TENNYSON WAY, OPPOSITE HUSUM WAY, KIDDERMINSTER,**

**APPROVED** subject to the following conditions

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

**08/0148/FULL**

**FRIARS FARM, WORCESTER ROAD, HARVINGTON, KIDDERMINSTER,  
DY10 4NE**

**APPROVED** subject to the following conditions:

- 1 A6 (Full with no reserved matters)
- 2 A11 (Approved plans)
- 3 B1 (Samples/details of external materials)
- 4 J8 (No further windows) - in the north west elevation
- 5 J12 (Use) – Hours limitation <8am and 6pm> weekdays, <9am and 1pm> Saturdays not Sundays/ Bank Holidays
- 6 J15 (Removal of commercial permitted development) - <A B C D>
- 7 J16 (Restrictions on Use)- <building> < Use Class B1 Class II office> <B>; delete last sentence

Reason for Approval

The proposed office/studio use would have no greater impact upon the openness and visual amenity of the Green Belt than the existing agricultural storage use, the conversion could be implemented without causing undue harm to the amenity of occupiers of neighbouring property or to highway safety and is acceptable within the terms of the rural buildings conversion policies, thus the proposal conforms with policies GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4, RB.6, D.1, D.3, D.5, TR.9, and TR.17 of the Adopted Wyre Forest District Local Plan; D.16, D.26, D.29, T.4, CTC.21 and SD.2 of the Worcestershire County Structure Plan; PPS.1, PPS.2, and PPS.7.

**08/0150/FULL**

**ADJACENT TO RAFA CLUB, MARKET STREET/NEW ROAD, KIDDERMINSTER,  
DY10 1AE**

**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 column to be agreed in writing.

Note:  
Streetworks Licence.

Reason for Approval

The proposed CCTV camera and the associated column and bracket are considered to be acceptable within the context of the street scene and would have no undue impact on amenity would be caused. The proposal is considered to comply with the requirements of policies D.3, D.14 and D.16 of the Adopted Wyre Forest District Local Plan and QE.3 of (RPG.11) and PPS.1.

**08/0168/FULL**

**THE PIGGERIES, SLADD LANE, WOLVERLEY, KIDDERMINSTER, DY11 5TE**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. Building to be used for storage purposes for vehicles, machinery, equipment and feedstuffs only
5. No development within 8 metres of the top of the bank of any watercourses

Reason for Approval

The applicant has provided the very special circumstances why the new storage building should be permitted in the Green Belt, namely that the building, due to its design, size and location will not cause additional harm to the openness and visual amenity of the Green Belt or to the visual amenity of the Landscape Protection Area, and will be sited outside any area liable to flood. The development therefore complies with policies GB.1, GB.2, NR.5, NR.6, LA.1, LA.2, TR.9, D.1 and D.5 of the Adopted Wyre Forest District Local Plan; SD.2, D.39, CTC.1, CTC.8 of the Worcestershire County Structure Plan; QE.1, QE.3, QE.6 of (RPG.11) and PPS.1, PPG.2, and PPS.7.

**08/0184/FULL**

**LUCYS FARM, CALLOW HILL, ROCK, KIDDERMINSTER,**

**APPROVED** subject to the following conditions:

1. A11 (Approved plans)
2. J11 (Stables – no commercial use)

Reason for Approval

The stables and use of land is considered acceptable in this location. The impact of the building and its associated use are appropriate for the character of the area and the possible impact on neighbouring properties has been assessed, it is considered that no significant harm would be caused. The proposal is considered to comply with the requirements of Policies D.5, LA.2 and EQ.2 of the Adopted Wyre Forest District Local Plan; CTC.1 of the Worcestershire County Structure Plan and QE.7 (RPG.11).

***Councillors Mrs F M Oborski and J Aston left the room during consideration of the application below.***

**08/0188/FULL**

**LAND ADJONING MARTLEY ROAD, STOURPORT-ON-SEVERN, DY130NH**

**DELEGATED APPROVAL** subject to

- a) the signing of a **Section 106 agreement** to secure the following prior to the application expiry period:
- open space contribution of £7192.80
  - biodiversity contribution (figure to be confirmed on Addenda and Corrections sheet)
- b) and subject to the following conditions:
1. A6 (Full with no reserved matters)
  2. A11 (Approved plans)
  3. B1 (Materials)
  4. Sample panel
  5. Boundary treatment to be provided prior to occupation of dwellings
  6. J9 (Open plan frontages)
  7. Dwellings to be occupied as affordable housing
  8. Levels
  9. Landscaping scheme & maintenance
  10. Hard landscaping details including lighting columns, seating/benches, railings, planters, bollards and any other street furniture)
  11. Full details of lighting
  12. H13 (Access, turning and parking)
  13. H27 (Parking of site operatives)
  14. Severn Trent Water Ltd. condition regarding drainage
  15. Open plan (permitted development)
  16. Details of bat boxes and bird nesting boxes

#### Reason for Approval

The principle of the residential development on this site is considered acceptable. The layout and design of the scheme is considered acceptable in terms of highway safety, residential amenity and design quality. The proposal also results in acceptable off site provision of open space and enhancement of biodiversity.

5.6 In the event that the Section 106 Agreement is not completed by 26 May 2008, **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. In the absence of this agreement the proposed scheme fails to comply with Policies LR.1, LR.2 and IMP.1 of the Adopted Wyre Forest District Local Plan and the adopted Supplementary Planning Document on Planning Obligations

**08/0190/FULL**

**ASHLAND UK LTD, VALE INDUSTRIAL ESTATE, KIDDERMINSTER, DY11 7QU**

**APPROVED** subject to the following conditions:

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

Note:

It is recommended that a Landfill Gas survey be carried out before the commencement of this development.

Reason for Approval

The extensions proposed are considered to accord with Policies E.2(ii), D.1 and D.18 and there would be no adverse impact on other units within the vicinity or the visual amenity of the area.

***Councillor C D Nicholls left the room whilst the following applications regarding Blue Ball Business Centre were considered.***

**08/0193/FULL**

**BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,  
KIDDERMINSTER, DY11 5YB**

**APPLICATION DEFERRED TO ALLOW A SITE VISIT TO TAKE PLACE.**

**08/0364/FULL**

**UNIT 2 BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,  
KIDDERMINSTER, DY11 5YB**

**APPLICATION DEFERRED TO ALLOW A SITE VISIT TO TAKE PLACE**

**08/0365/FULL**

**UNIT 2 BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,  
KIDDERMINSTER, DY11 5YB**

**APPLICATION DEFERRED TO ALLOW A SITE VISIT TO TAKE PLACE**

**08/0382/FULL**

**UNIT 3 BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,  
KIDDERMINSTER, DY11 5YB**

**APPLICATION DEFERRED TO ALLOW A SITE VISIT TO TAKE PLACE**

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

**08/0202/FULL**

**LAND FORMING PART OF 1 FAIRFIELD LANE, KIDDERMINSTER, DY11 5QH**

**APPROVED** subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. B1 (Samples/Details of Materials) <samples>
3. B11 (Details of Enclosure)
4. B13 (Levels Details)
5. C6 (Landscaping – Small Scheme)
6. C8 (Landscape Implementation)
7. J9 (Open Plan Frontages)
8. E2 (Foul and Surface Water)
9. Drainage Details
10. Tree protection, methodology to be submitted
11. Vehicle Access Construction
12. Driveway Gradient
13. Access, Turning and Parking

Note: Section 278 Agreement

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 to the amenity.

**08/0240/S106**

**WATERS EDGE, LICHFIELD BASIN, STOURPORT-ON-SEVERN,**

**DELEGATED AUTHORITY** be given to the Head of Legal and Democratic Services in consultation with the Head of Planning, Health and Environment **to vary the Section 106 agreement.**

**08/0263/FULL**

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

**APPROVED** the following **amended recommendation:**

- a) In consideration of Articles 1 and 8 of the Human Rights Act 1998, **DELEGATED APPROVAL** subject to:
  - a) the signing of a Section 106 Agreement to secure the following:
    - **£16,164** Education contribution
    - £7,192 Open Space contribution (White Wickets)
    - £10,000 Public Realm contribution (Bus Shelter)
  - 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. 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

- A SN2 (Section 106 Agreement)
- B SN5 (No Advertisements)
- C SN12 (Neighbours' rights)
- D SN13 (Landscaping/Planting Works)
- E HN1 (Mud on Highway)
- F HN5 (No Highway Works Permitted)
- G 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 LH.2, H.5, D.1, D.3, D.10, D.11, D.13, D.16, LR.1, LR.2, NR.9, AND IMP.1 OF THE Adopted Wyre Forest District Local Plan; CTC.1, D.1, D.5 and D.43 of the Worcestershire County Structure Plan; CF.3, CF.4, CF.6, QE.1, QE.3, QE.6 and T.7 (RPG11); Planning Policy Statement 1, Planning Policy Statement 3, Adopted Wyre Forest District Design Quality SPG and Planning Obligations SPD.

- 3.3 In the event that the Section 106 Agreement is not completed by 13<sup>th</sup> June 2008, that **delegated authority** be given to **REFUSE** for the following reason:

1. The applicants have failed to enter in to an agreement under Section106 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

***Councillor Oborski voted against the application.***

**08/0264/FULL**

**GEMINI BUSINESS PARK, STOURPORT ROAD, KIDDERMINSTER, DY11 7QL**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Samples and details of materials to be submitted
4. Landscaping scheme to be submitted
5. Details of fencing and gates to be submitted
6. Drainage condition

Note

Treatment plant in vicinity

#### Reason for Approval

The proposed development complies with the land use requirements of the Adopted Wyre Forest District Local Plan and is considered to be acceptable in terms of its scale, siting and design and would not have an adverse impact on highway safety or amenity. The proposal therefore complies policies E.1, E.2, D.1, D.3, D.9, D.10, D.11, NR.12, TR.5, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan, D.25 of the Worcestershire County Structure plan; PA.5, QE.3 (RPG.!!), and PPG4 :Industrial and commercial development and small firms.