

WYRE FOREST DISTRICT COUNCIL

PLANNING (DEVELOPMENT CONTROL) COMMITTEE

10TH JUNE 2008 – SCHEDULE 450 DEVELOPMENT CONTROL DECISIONS

08/0324/FULL

GREAT WESTERN HOTEL, 42 KIDDERMINSTER ROAD, BEWDLEY, DY12 1BY

APPLICATION DEFERRED TO ALLOW A SITE VISIT TO TAKE PLACE.

08/0448/FULL

11 NEW ROAD, BEWDLEY, DY121JF

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. Notwithstanding the details shown on the submitted elevation drawings, no side facing bedroom windows shall at any time be introduced to the approved dwellings.
Note - SN12 (Neighbours rights)

Reason for Approval

The proposed extension is 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 no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, and D.17 of the Adopted Wyre Forest District Local Plan, QE.3 of RPG11, Design Quality SPG and PPS1.

08/0193/FULL

**BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,
KIDDERMINSTER**

APPLICATION DEFERRED.

08/0364/FULL

**UNIT 2 BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,
KIDDERMINSTER, DY115YB**

APPROVED subject to the following conditions:

1. A11 (Approved plans)
2. Unit to be used for welding and associated steel storage only.
3. Hours of operation consistent with original planning permission WF.663/84
4. No external works (all operations to take place within the confines of the building).

Reason for Approval

The proposed removal and modification of conditions 1 and 2 respectively of WF.663/84 is considered to be acceptable and would not give rise to a situation which would be detrimental to the amenity neighbours, the visual amenity of the Green Belt or highway safety. The proposal accords with the policies GB.1, GB.2, GB.5, GB.6, E.9 and E.10 of the Adopted Wyre Forest District Local Plan.

08/0365/FULL

**UNIT 2 BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,
KIDDERMINSTER, DY115YB**

APPROVED subject to the following conditions:

1. A11 (Approved plans)
2. Unit to be used for welding and associated steel storage purposes only.
3. Hours of operation consistent with original planning permission WF.663/84
4. No external works (all operations to take place within the confines of the building).

Reason for Approval

The retention of the industrial building is considered to be acceptable by virtue that the building represents a lawful industrial premise within the Green Belt. The proposal would not cause harm to the openness or visual amenity of the Green Belt and would not give rise to a situation which is detrimental to highway safety or neighbour amenity. The proposal therefore accords with policies GB.1, GB.2, GB.6, E.9 and TR.9 of the Adopted Wyre Forest District Local Plan.

08/0382/FULL

**UNIT 3 BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL,
KIDDERMINSTER, DY115YB**

APPLICATION DEFERRED.

08/0451/FULL

**LITTLE CHAMPSON, 1 ROXALL CLOSE, BLAKEDOWN, KIDDERMINSTER,
DY103JX**

APPLICATION DEFERRED for further information.

08/0267/OUTL

LAND TO REAR OF 36-46 CHESTER ROAD SOUTH, KIDDERMINSTER,
DY101XJ

REFUSAL for the following reasons:

1. On the basis of the information submitted, the Local Planning Authority considers that the whole of the application site does not constitute previously developed land. The use and inclusion of this land for residential development is considered to be in direct conflict with Policy H.2(i) and NR.1 of the Wyre Forest District Adopted Local Plan and Government advice in Planning Policy Statement 3: Housing. Policy D.5 of the Worcestershire County Structure Plan and Policies CF3 and CF.4 .of the Regional Spatial Strategy
- 2 Insufficient information has been submitted regarding the impact of the proposal on ecology and biodiversity. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the proposed development will not have an adverse impact on biodiversity and has not provided sufficient mitigation or enhancements as required by the Adopted Planning Obligations Supplementary Planning Document. The proposal is therefore contrary to Policy NC.5 of the Wyre Forest District Adopted Local Plan; Policy CTC.12 CTC.13 and CTC.15 of the Worcestershire County Structure Plan; Policy QE.7 of the Regional Spatial Strategy and advice in Planning Policy Statement 9.
3. The indicative layout as submitted, fails to take account of the tree survey produced by R J tree Services as submitted with this application and as such would have a harmful effect on protected trees of amenity value which would result in harm being caused to the visual amenity and character of the locality. No details have been submitted to demonstrate that residential development can take place without harming the protected trees on site. The proposal is therefore contrary to Policies D.3 and D.4 of the Adopted Wyre Forest District Local Plan.
4. 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 education facilities, contributions towards Public Open space or the provision of play facilities on the site and have failed to reach an agreement on the satisfactory provision of affordable housing as required by Policy H.10 of the Adopted Wyre Forest District Local Plan and the Supplementary Planning Document on Planning Obligations. In the absence of this agreement the proposed scheme fails to comply with Policies LR.1, LR.3, CT.4 and H.10 of the Adopted Wyre Forest District Local Plan, the Supplementary Planning Document on Planning Obligations and Government Advice in PPS3 and PPG17.

Councillor M J Shellie left the room during consideration of the application below.

08/0271/FULL

KIDDERMINSTER CAROLIANS R.F.C., MARLPOOL LANE, KIDDERMINSTER, DY115HP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Removal of existing floodlights prior to installation.
4. Hours of use of floodlights restriction (4:00 pm to 9:30 pm only, Monday to Saturday).
5. J36 (Floodlighting)

Reason for Approval

The proposed replacement floodlighting columns are of an appropriate design in the context of the setting and the operation of their attached floodlights would not impede upon or detract from the amenity of nearby dwellings to an unacceptable or serious degree. The proposed development is therefore considered to be in compliance with D.1, D.3, D.4, NR.12, LR.1, LR.9 and LR.11 of the Adopted Wyre Forest District Local Plan; QE.1 and QE.3 of the Worcestershire County Structure Plan and PPS1, PPG17 and PPG24.

08/0288/FULL

WILDEN VILLAGE CRICKET CLUB, WILDEN TOP ROAD, STOURPORT-ON-SEVERN, DY139JF

APPROVED: subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. Extension to be only used for changing facilities and for no other purpose whatsoever
5. Prior to any work commencing on site, full details of the provision and identification of 20 car parking spaces and the signage and identification of the access track to ensure that it is kept clear at all times, shall be submitted to the Local Planning Authority. These details shall be maintained at all times.
6. B15 (Owl/Bat Boxes)

Note: HN5 (Alteration of highway to provide new or amended vehicle crossover)

Reason for Approval

The proposal amounts to appropriate development in the Green Belt. The design and position of the extension are considered acceptable in this context and will not result in harm being caused to neighbouring properties. For these reasons the proposal is considered acceptable and compliant with policies D.1, D.18, LA.1, LA.2, NR.11, GB.1, GB.2, GB.3, GB.6, NC.5, TR.9, TR.17, LR.8 and LR.9 of the Adopted

Wyre Forest District Plan; CTC.1, D.39, RST.1 and RST.3 of the Adopted Wyre Forest District; PA.10, QE.1, QE.3, QE.6 (RPG11), Planning Obligation SPD, PPS1, PPS9, PPG2 and PPG17.

08/0338/REGS3

BATEMANS YARD CAR PARK, NEW ROAD, KIDDERMINSTER, DY101AF

APPROVED subject to the following conditions:

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

Notes:

- A HN4 (No laying of private apparatus)
- B HN5 (No highway works permitted)

Reason for Approval

The proposed development is considered to be acceptable within the context of the street scene and would generally improve the appearance of the site. There would be no impact on the amenity enjoyed by the occupants of nearby properties. The proposal is considered to comply with policies D.15 and TC5 of the Adopted Wyre Forest District Local Plan.

08/0341/FULL

LITTLE DUNCLENT FARM, OFF DEANSFORD LANE, BLAKEDOWN, KIDDERMINSTER, DY103NR

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. materials/colours to be agreed
4. No floodlighting
5. Details to be submitted of hard surfaced access routes between dwelling, stables and manege
6. Details of post and rail fence to be submitted
7. Stables/manege – no commercial use
8. Landscaping implementation

Note

Gas Pipeline

Reason for Approval

The proposed development is considered to be appropriate development in the Green Belt because the use of the land for outdoor sport and recreation together with the ancillary stable building and manege enclosure, can be accommodated without creating harm to the openness/visual amenity of the Green Belt, the character of the surrounding landscape or the amenity of the adjacent dwelling. For these reasons the proposal is considered to be in conformity with the policies GB.1, GB.2, GB.3, GB.6, EQ.2, EQ.3, D.1, D.3, D.5, D.10, D.11, NR.14, LA>1, TR.9, NC.5, and NC.6 of the Adopted Wyre Forest District Local Plan, SD.2, CTC.1, CTC.15 and D.39 of the Worcestershire County Structure Plan; QE.1, QE.3, QE.6 QE.7 of (RPPG11) and PPG2, PPS7 and PPS9.

08/0347/FULL

127 PARK LANE, KIDDERMINSTER, DY116TE

APPROVED subject to the following:

- a) the signing of a **Section 106 Agreement** to secure the contributions as detailed above, and
- b) subject to the following conditions:-
 - 1. Full with no reserved matters
 - 2. Approved plans
 - 3. Materials to be agreed prior to commencement
 - 4. Details of windows and doors to be submitted prior to commencement.
 - 5. Windows facing neighbouring properties to be obscurely glazed.
 - 6. Landscape details to be submitted.
 - 7. Highways conditions.
 - 8. Drainage conditions.
 - 9. Bat and Bird boxes.

Note

SN1 (Removal of permitted development rights)

Reason for Approval

The proposed development is considered to be acceptable in terms of its scale and design. The impact of the proposal on the amenity of neighbours, highway safety and the effect on the visual amenity of the streetscene has been carefully assessed and it is considered that there would be no undue impact as a result of this proposal. The proposal therefore accords with policies H.2, H.5, D.1, D.3, D.4, D.7, D.9, D.10, D.11, D.13, LB.1, TR.9, TR.17, CY.4 and LR.1 of the Adopted Wyre Forest District Local Plan; D.3 and D.9 of the Worcestershire County Structure Plan; Policy Statement 1, Planning Policy Statement 3, Planning Policy guidance 15, Adopted Wyre Forest District Design Quality Supplementary Planning Guidance, Supplementary planning Document : Planning Obligations.

5.2 Should the Section 106 Agreement not be signed by 3 July 2008, **delegated** authority is given to **REFUSE** the application for the following reason:

1. The applicants have failed to enter into a Section 106 Agreement to secure financial contributions towards public open space and education as required by the District Council's Adopted Planning Obligations Supplementary Planning Document. For this reason the proposal is contrary to Policies CY.4, LR.1 and IMP.1 of the Wyre Forest District Adopted Local Plan and the Council's Supplementary Planning Document on Planning Obligations.

08/0373/FULL

TREACLE HALL, LYE HEAD, BEWDLEY, DY122UP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Sample/details of materials)
4. Domestic garages: restriction of residential use incidental to the main dwelling

Note

- a. SN12 (Neighbours' rights)
- b. Pursuant to condition 3 of planning approval WF.549/04 the external materials of the garage shall match in colour, form and texture those of the main dwelling house known as 'Treacle Hall'

Reason for Approval

The proposed alteration in the design of the glazed link would be considered acceptable in terms of scale and design. The design proposed would offer no detriment to the amenity enjoyed by the residents of neighbouring properties, the character of the landscape or the street scene.

08/0421/FULL

75 CONISTON WAY, BEWDLEY, DY122QA

APPROVED subject to the following conditions:

1. A11 (Approved Plans)
2. Landscaping maintained for 5 years
3. Colour to be maintained unless otherwise agreed in writing

Reason for Approval

The fencing is considered to be acceptable in this position and will not adversely affect the character of the surrounding area or landscape. As such the application is compliant with the policies listed above.

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

08/0422/OUTL

1 FAIRFIELD LANE, WOLVERLEY, KIDDERMINSTER, DY115QH

REFUSED for the following reason:

1. Notwithstanding that the proposed bungalow may be capable of construction without the direct removal of the tree or disturbance to the root protection zone, by virtue of the siting of the bungalow within close proximity of the protected tree the owner/occupier of the property would suffer inconvenience by way of impact of daylight to the dwelling and garden, concerns over safety and debris, which could result in pressure for the felling or significant pruning of the protected tree which would result in a loss of amenity to the whole area. The proposal is therefore contrary to Policies D.3, D.4 and LA.1 of the Adopted Wyre Forest District Local Plan and Policy CTC.5 of the Worcestershire County Structure Plan.

08/0456/FULL and 08/0457/LIST

89/90 WELCH GATE, BEWDLEY, DY122AX

APPROVED subject to the following conditions:

1. A6/A7 (Full with no reserved matters/Listed Building consent)
2. A11 (Approved plans)
3. Approval of all facing materials
4. 1.20 Section of staircase to be approved
5. Approval of new door to front entrance to upper floor flat
6. Details of making good around door for new entrance
7. Programme of Archaeological work
8. Details of roof lights

Reason for Approval (Reference 08/0456/FULL)

The principle of residential development in this location is acceptable and the proposal can otherwise be implemented without creating a significant adverse effect on the neighbour amenity/privacy. The character and appearance of Bewdley Conservation Area would be preserved. For these reasons the proposal is considered to be in compliance with the policies listed above.

Reason for Approval (Reference 08/0457/LIST)

The principle of residential development in this location is acceptable and the proposal can otherwise be implemented without creating a significant adverse effect on the character/appearance of the Grade II Listed Building. The character and appearance of Bewdley Conservation Area would be preserved. For these reasons the proposal is considered to be in compliance policies H.2, D.1, D.3, D.17, LB.1, LB.2, LB.3, CA.1, CA.3, AR.2, AR.3, NR.11, and TR.17 of the Adopted Wyre Forest District Local Plan; SD.2, CTC.19 and CTC.20 of the Adopted Worcestershire County Structure Plan and QE.1, QE.3, and QE.5 of (RPG11).