

WYRE FOREST DISTRICT COUNCIL

PLANNING (DEVELOPMENT CONTROL) COMMITTEE
8 JULY 2008 – SCHEDULE 452 DEVELOPMENT CONTROL

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.

08/0451/FULL

LITTLE CHAMPSON, 1 ROXALL CLOSE, BLAKEDOWN, KIDDERMINSTER,

REFUSED for the following reasons:

The proposed dwellings, by reason of their size and positioning in relation to the overall size of the site, would constitute over-development of the site. Thus, the proposal would be contrary to Policies D.1 and D.3 of the Adopted Wyre Forest District Local Plan and the Council's Design Quality Supplementary Planning Guidance.

08/0481/FULL

TALL TREES, THICKNALL LANE, CLENT, STOURBRIDGE, DY9 0HN

APPROVED subject to the following conditions:

1. A11 (Approved Plans)
2. Notwithstanding the details shown on the submitted plans, full details of the means of disabled access shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission and those approved details implemented within three months of their approval.

Reason for Approval

The proposed use of the property is considered acceptable in this location. The use is considered appropriate given 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 D1, GB.1, GB.2, TM.1, TM.4, and TR.9 of the Adopted Wyre Forest District Local Plan.

08/0331/FULL

25 ST. GEORGES TERRACE, KIDDERMINSTER, DY101SQ

APPLICATION DEFERRED to allow a site visit to take place.

8/0097/REGS3

LAND ADJACENT TO KIDDERMINSTER ROAD AND FIRS INDUSTRIAL ESTATE

APPROVED subject to the following conditions:-

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials) prior commencement of Phase 1 & 2
4. B13 (Levels Details) prior to the commencement of Phases 1, 2, 3 & 4
5. Details of outdoor furniture and sculptures to be submitted prior to commencement of phases 1 & 2
6. C2 (Retention of Existing Trees) – During works – Phases 1, 2 3, & 4
7. C9 (Hedge Protection) - During works – Phases 1, 2 3, & 4
8. C8 (Landscape Implementation) – Prior to commencement of Phases 1, 2, 3, & 4
9. C12 (Details of Earthworks) – Prior to commencement of Phase 1
10. B11 (Details of Enclosure) – Prior to commencement of Phases 1, 2, 3, & 4
11. J16 (Restrictions of Use) – Use of buildings for Cemetery and associated purposes only
12. E2 (Foul and Surface Water) - Prior to commencement of Phases 1 and 2
13. British Waterways – No Disposal of Water into Canal
14. Environment Agency – No Burial with 10m buffer zone
15. Environment Agency - No Burial below water table
16. Environment Agency – Monthly and Quarterly monitoring for 12 months
17. Environment Agency – SUDS scheme to be submitted
18. Environment Agency – Surface run off limitation
19. Highway

Notes

- A SN3 (Protection of Species)
- B SN5 (No Advertisements)
- C – F British Waterways
- G – H Environment Agency
- I Highways

Reason for Approval

The proposal represents appropriate development in the Green Belt and is of a high Quality level of design and landscaping. The proposal provides the required facilities for the district for the foreseeable future. There are no highway, contaminant or amenity issues in this case. The scheme as a totality can be provided without resulting in significant harm to the visual amenities of the Green Belt or open countryside. For these reasons the scheme complies with policies D.1, D.3, D.5, D.11, NR.1, NR.6, NR.8, NR.9, LA.1, GB.1, GB.2, GB.6, CA.1, NC.2, NC.3, NC.6, TR.9, TR.17, CY.6, and AG.1 of the Adopted Wyre Forest District Local Plan. CTC.1, CTC.7, CTC.12, CTC.20, D.39, T.1 and T.16 of the Worcestershire County Structure Plan. UR.4, QE.3, QE.6, QE.7 and T.1 of (Regional Planning Guidance 11).

08/0324/FULL

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

REFUSED for the following reasons:

1. The proposed development by virtue of its use and proximity to residential properties would result in loss of amenity through noise, smells, general disturbance and overlooking. As such the proposal is contrary to policy D1 (j) of the Adopted Wyre Forest District Local plan.
2. The proposed development would introduce an intrusive feature within the street scene which is particularly important due to the presence of locally Listed Buildings resulting in harm being caused to the visual amenities of the locality. The proposal is thus contrary to policies D.3, LB.1 and CA.6 of the Adopted Wyre Forest District Local Plan.

08/0282/FULL

FORMER DEPOT, BUTTS LANE, STONE, KIDDERMINSTER,

APPROVED subject to the following conditions and that condition number 3 be formally removed from the decision notice:

Reason for Approval

The application has been carefully assessed in terms of traffic flow and highway safety and the provision of passing bays is judged to be an acceptable alternative arrangement to a one way system. There is no reason in principle why passing bays should not be acceptable in terms of their visual impact on the landscape. To approve the development in these circumstances would be in accordance with Policies GB.1, GB.6, D.1, D.3 and TR.7 of the Adopted Wyre Forest District Local Plan.

08/0432

13 WHEATMILL CLOSE, BLAKEDOWN, KIDDERMINSTER

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Finishing Materials to Match)
4. J8 (No further Windows)

Reason for Approval

The proposed extensions 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 the neighbouring property has been carefully assessed and it is considered that there will be no undue impact upon their amenity.

08/0477/LIST
2 LOWER PARK, BEWDLEY, DY12DP

APPROVED subject to the following conditions:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. Details of bollards to be submitted
5. Building to be used for changing facilities only

Reason for Approval

The proposed sports pavilion is considered to be of an appropriate scale and design. The impact of the development on the visual amenity of the area, on neighbours' amenity and on highway safety has been carefully assessed and it is considered that there will be no undue impact. The proposal therefore complies with policies LB.1, LB.2, CA.1, D.1, D.3, D.17 and TR.9 of the Adopted Wyre Forest District Local Plan; CTC.19 and CTC.20 of the Worcestershire County Structure Plan; Design Quality Supplementary Planning Guidance; PPS.1, PPG.15 and PPS.22.

08/0479/REGS3
SPORTS CHANGING PAVILION, HABBERLEY ROAD, KIDDERMINSTER

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. B1 (Samples/details of materials)
4. Details of bollards to be submitted
5. Building to be used for changing facilities only

08/0515/LIST
TOWN HALL, LOAD STREET, BEWDLEY, DY12AE

DELEGATED AUTHORITY TO APPROVE subject to:

- (a) Referral of the application to the Secretary of State via the government Office for the West Midlands and a decision being made not to call in the application and
- (b) The following conditions:
 1. A7 (Listed Building/Conservation Area Consent)
 2. A11 (Approved Plans)
 3. The notice board fittings are fixed to the mortar joints rather than the brickwork.

Reason for approval:

The proposal is an acceptable addition to the Listed Structure and will not have an adverse impact on its setting, character or fabric. For this reason the proposal is compliant with policies LB.1 and LB.3 of the Adopted Wyre Forest District Local Plan; CTC.20 of the Worcestershire County Structure Plan, QE.5 (Regional Planning Guidance 11) and PPS.1 and PPG.15.

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

05/0533/FULL

WILTON AVENUE, KIDDERMINSTER, DY11 5PR

DELEGATED AUTHORITY TO APPROVE subject to the following conditions:

- a) The expiration of the departure notification and no new issues being raised;
- b) The signing of a **Section 106 agreement** to secure the following:
 - i £80,000 for a play equipment
 - ii 7,408.80 for maintenance of the public open space; and
- c) 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. C8 (Landscape implementation)
 7. Details of Biodiversity enhancements to be agreed
 8. E2 (Foul and surface water)
 9. E9 (No development within <> metres of a public sewer)
 10. F5 (Construction site noise/vibration)
 11. H13 (Access, turning and parking)

Notes

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

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 LB.1 and LB.3 of the Adopted Wyre Forest District Local Plan; CTC.20 of the Worcestershire County Structure Plan; QE.5 (Regional Planning Guidance 11); PPS.1 and PPG.15.

In the event that the Section 106 Agreement is not signed by the 2 September 2008 I recommend **delegated** authority 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 results in a loss of Public Open Space and also 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.

08/0550/FULL

BRAMBLE COTTAGE, RIBBESFORD ROAD, ARELEY KINGS, STOURPORT-ON-SEVERN, DY130TH

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Finishing Materials to Match)

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.