

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**  
**12<sup>TH</sup> AUGUST 2008 – SCHEDULE 453 DEVELOPMENT CONTROL**

**Application  
Number**

**08/0638/FULL 7 Buttercup Close, Kidderminster, DY10 2LF**

**DECISION:** Application Deferred To Allow A Site Visit To Take Place.

**08/0331/FULL 25 St. George's Terrace, Kidderminster, DY10 1SQ**

**DECISION:** Refused.

Reason for Refusal: The proposed development would result in an over-development of the site which would result in an increase in vehicular movements on St. George's Terrace, which is a narrow road with no pedestrian footway and would therefore be likely to be detrimental to vehicular and pedestrian safety. The development would therefore be contrary to policies D.1, D.9, TR.7 and TR.9 of the Wyre Forest District Adopted Local Plan and the Adopted Design Quality Supplementary Planning Guidance.

**Councillor C D Nicholls declared a personal and prejudicial interest in the application below and left the room whilst it was being determined.**

**08/0382/FULL Unit 3 Blue Ball Business Centre, Caunsall Road, Caunsall, Kidderminster, DY11 5YB**

**DECISION:** Approved subject to the following conditions:

1. A11 (Approved plans)
2. J12 (Use - hours limitations)

Reason for Approval The use of the building for unfettered storage, distribution and ancillary office use would not create any significantly adverse impact on Green Belt openness/visual amenity, highways safety or neighbour amenity, than that existing at present. It is therefore considered that the proposal is in compliance with policies GB.1, GB.2, E.9, LA.1, LA.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

***Councillor C D Nicholls rejoined the meeting following determination of the above application.***

08/0490/FULL 75 Mill Road, Stourport-On-Severn, DY13 9BJ

**APPLICATION DEFERRED.**

08/0495/FULL The Old Post Office Site, Blackwell Street, Kidderminster, DY10 2DY

**DECISION:** Delegated authority to approve subject to:

- a) the signing of a **Section 106 Agreement** for 10 affordable housing units with a Registered Social Landlord signed up to the scheme, a Traffic Regulation Order and financial contributions of:
  - Educational contributions of £5,736
  - Highway contributions for £10,000 towards improved subway access
  - 10 Affordable Housing Units on either a shared equity or intermediate rent basis and a financial contribution of £68,704
  
- b) the following conditions:
  1. A6 (Full with no reserved matters)
  2. A11 (Approved plans)
  3. Materials
  4. Windows and doors
  5. Samples of all external materials
  6. Levels
  7. Planting
  8. Hard and soft landscape works
  9. Walls, Fences and other means of enclosure
  10. A desk top study of previous site uses
  11. Method statement
  12. Contamination measures
  13. Approval of method statement
  14. Storage of oils, fuels or chemicals
  15. Noise scheme
  16. Severn Trent Water
  17. Highway
  18. Details showing all handrails, lighting and signage for disabled access shall be submitted to and approved in writing by the Local Planning Authority before any work on site commences
  19. Provision of internal lift facility

Reason for Approval. This mixed use development is appropriate in this location. A financial appraisal has been provided to justify the provision of Affordable Housing Units. The scheme has been assessed in terms of Design, impact on neighbouring property, car parking, access and access for all and judged overall to be acceptable. To approve the development in these circumstances would be in accordance with policies H.2, D.1, D.3, D.10, D.18,

RT.1, RT.2, RT,4M TC.1 TC.2, TC.5, TR.9, TR.17 and NR.9 of The Adopted Wyre Forest District Local Plan.

**08/0501/OUTL 48 Connaught Avenue, Kidderminster, DY11 6LS**

**DECISION:** Approved subject to the following conditions:

1. A1 (Standard Outline)
2. A2 (Standard Outline – Reserved Matters – Landscaping).
3. A3 (Submission of Reserved Matters)
4. B1 (Sample/details of Materials)
5. B11 (Details of Enclosure)
6. B13 (Levels Details)
7. E2 (Foul and Surface Water)
8. Severn Trent Water conditions – Sustainable Drainage
9. Highway Authority conditions – Parking and access to serve existing and proposed dwelling

Notes

- A. SN12 (Neighbours' rights)
- B. HN1 (Mud on highway)
- C. HN4 (No laying of private apparatus)
- D. HN5 (No highway works permitted)

Reason for Approval. The site is allocated for residential development in the Adopted Wyre Forest District Local Plan and constitutes previously developed land. The proposed layout and design of the property is appropriate to the character of the area. The impact on neighbouring properties has been assessed and the scheme is considered to be acceptable in this regard. The property has sufficient car parking facilities and the public highway is capable of accommodating the additional traffic. In these circumstances the development is considered to be compatible with policies H.2, D.1, D.10, D.18, RT.1, RT.2, RT.4, TC.1, TC.2, TC.5, TR.9, TR.17 and NR.11 of the Adopted Wyre Forest District Local Plan; QE.3 of the Regional Spatial Strategy, Design Quality SPG; Planning Obligations SPD; PPS.1 and PPS.3.

**08/0445/S106 Former Stourvale Works Development, Off Oxbow Way, Kidderminster, DY10 2LB**

**DECISION:** Delegated Authority To Vary The Section 106 Agreement.

**08/0463/FULL 53 Franche Road, Wolverley, Kidderminster, DY115TU**

**DECISION:** Approved subject to the following conditions

1. A6 (Full with no reserved matters)
2. A11 (Approved Plan)
3. B3 (Materials)
4. J8 (No further windows)

5. Notwithstanding the approved plans, there shall be no guttering overhanging number 55a Franche Road.

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.

**08/0530/FULL Broome House, Broome, Stourbridge. DY9 OHB**

**DECISION:** Approved subject to the previous conditions and the following rewording of Condition 3:

The sheltered accommodation hereby permitted shall only be occupied by persons of 55 years or over, or persons of 50 years or over if co-habiting with a partner of 55 years or over.

Reason for Approval. The revised wording of condition number 3 has been carefully examined in terms of the effect on the character and appearance of the Listed Building, the Conservation Area and the Green Belt; in terms of traffic generation and car parking provision the application is judged to be acceptable in these respects. To approve the development is in accordance with policies H.7, H.9, D.1, D.3, D.4, GB.1, GB.2, GB.6, CA.1, CA.6, LB.1, LB.2, TR.9, TR.10, TR.17 and CY4 of the Adopted Wyre Forest District Local Plan.

**08/0536/FULL Lake View, Shatterford, Bewdley, DY121TW**

**DECISION:** Approved subject to the following conditions

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. To be only used for fish in association with Lakeview Farm

Reason for Approval. The proposed fish holding shed is considered to constitute appropriate development in this Green Belt location which would not have an adverse impact on either openness or the visual amenity of the Green Belt or Landscape Protection Area. The proposal therefore complies with policies GB.1, GB.2, GB.6, LA.2, D.1 and D.3 of the Adopted Wyre Forest District Local Plan.

**08/0565/FULL Unit 2, Hair Naturelle, The Parade, Stourbridge Road, Kidderminster. DY10 2UJ**

**DECISION:** Approved subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. Details of the flue extract and cooking filtration system shall be submitted to and approved by the Local Planning Authority before any work on site commences and the approved details shall be fully implemented before the development is first brought into use.
4. The opening hours of the café hereby approved shall be limited to  
7.00 am to 4:00 pm Monday to Friday, 7.00 am to 1.00 pm on Saturdays with no openings on Sundays or Bank Holidays.

Notes

A With regards to condition 3 above kitchen extraction is required to be designed in accordance with DEFRA 'Guidance on the Control of Odour and Noise from commercial kitchen exhaust systems January 2005'.

B Environmental Health Section comments regarding requirement for compliance with standards and guidance relating to dedicated wash basins, food equipment, disabled access toilet facilities, fire protection and extract system

Reason for Approval. The application has been properly considered in terms of the principle of allowing the development, the effect on neighbouring property, car parking and access issues and the application is judged to be acceptable in these respects and compliant with policies D.1, D.3, RT.6, RT.7, TR.17 and TR.9 of the Adopted Wyre Forest District Local Plan.

**08/0597/FULL Jasmine House, 6 Pleasant Harbour, Bewdley, DY12 1AD**

**DECISION:** Approved subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)

Reason for Approval. The proposed fence would have no adverse impact on the street scene in this location or on the setting of character of the Bewdley Conservation Area. It is therefore considered to accord with policies D.1, D.3, CA.1 and CA.4 of the Adopted Wyre Forest District Local Adopted Wyre Forest District Local Plan.

**08/0601/FULL 217 Chester Road North, Kidderminster, DY10 1TN**

**DECISION:** 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. For these reasons the proposal is considered to be in accordance with policies H.2, D.1, D.3, D.17, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

**08/0625/FULL Larch Wood, Stakenbridge, Churchill, Kidderminster, DY10 3LS**

**DECISION: Approved** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)

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. For these reasons the proposal is considered to be in accordance policies D.1, D.3, D.17, TR.9, TR.17, GB.1, and GB.2 of the Adopted Wyre Forest District Local Plan.

**08/0657/S106 Franchise Street, Kidderminster, DY11 6RE**

**DECISION:** 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.**