

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**

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**Tuesday 11<sup>th</sup> November 2008 – Schedule 455 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.**

<b>Application Reference: 08/0804/FULL</b>
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<b>Site Address: 32 BASKERVILLE ROAD, KIDDERMINSTER, DY102YE</b>
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**REFUSED** for the following reasons:

It is considered that by virtue of their size and overall volume in relation to the original dwelling the extensions would not be subservient to and would be out of scale with the original property resulting in a detrimental impact upon the design of the property and the overall character of the area. As such the development is considered to be contrary to Policies D.1, D.3 and H.7 (I and ii) of the Adopted Wyre Forest District Local Plan, the aims of the Design Quality SPG and PPS1.

It is considered that by virtue of the creation of 4 flats together with the internal layout proposed, the development would be likely to result in undue disturbance to the occupiers of the adjoining property and have an adverse impact upon the overall amenity enjoyed. The proposed development would therefore be contrary to Policies D.1 and H.7 (v) of the Wyre Forest District Adopted Local Plan.

Whilst providing sufficient parking spaces to accord with the Adopted Wyre Forest District Local Plan Parking Standards. The development is likely to attract additional cars from visitors whilst also resulting in the loss of available on street parking in an area where parking and manoeuvring is already congested. To approve the development would lead to the deterioration of highway safety which would be contrary to Policy TR9 of the Adopted Wyre Forest District Local Plan.

<b>Application Reference: 08/0911/FULL</b>
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<b>Site Reference: 103 BEWDLEY HILL KIDDERMINSTER DY116JE</b>
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**APPROVED** subject to the following conditions:

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

Reason for Approval

The garage is considered appropriate in terms of size and scale and would have no

detrimental impact on the amenity enjoyed by the residents of neighbouring properties, as such the proposals accord with the requirements of Policies D.1 and D.3 of the adopted Wyre Forest District Local Plan.D.1, D.3 and QE.3 (West Midlands Regional Spatial Strategy) and PPS1.

**Application Reference: 08/0761/FULL**

**Site Address: 5 Cordle Marsh Road, Bewdley. DY121EW**

**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 conservatory is considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance. The impact upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity and, as such, the development satisfies the relevant policies, particularly Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan.and D3, TR9, of the Adopted Wyre Forest District Local Plan; QE3 (West Midlands Regional Spatial Strategy); Design Quality (Supplementary Planning Guidance) PPS1.

**Application Reference: 08/0843/FULL**

**Site Address: Abrooks Cottage, Rock Cross, Rock, Kidderminster. DY149SE**

**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 extension and alterations are considered to be of an appropriate scale and design in relation to the original building. The proposal is also capable of implementation without creating an unacceptable or adverse impact upon the amenity of the neighbouring property, or the character/appearance of the Landscape Protection Area. Accordingly, the proposed development is considered to satisfy policies D.1, D.3, D.5, D.17, LA.1, LA.2 (Adopted Wyre Forest District Local Plan); SD.2, CTC.1 (Worcestershire County Structure Plan).

**Application Reference: 08/0871/FULL**

**Site Address: Blakedown Playing Fields, Birmingham Road, Blakedown Kidderminster.**

**APPROVED** subject to conditions based on:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Use of the buildings
4. Phasing of development including demolition to ensure that sports facilities are still available during construction.
5. Materials
6. Severn Trent Water sustainable drainage condition

Reason for Approval

This application has been carefully considered in terms of Green Belt Policy. The factors which exist in terms of the need for improved consolidated facilities to serve the existing sports fields and tennis courts together with the ability for the pavilion to be used by the adjacent school is considered to outweigh any harm arising to the Green Belt in terms of inappropriateness and visual harm and are thus judged to amount to very special circumstances. In view of this, the development is in accordance with Green Belt Policy as described in SD39 of the Worcestershire County Structure Plan, Policies GB1 GB2 GB3 and GB6 of the Adopted Wyre Forest District Local Plan (AWFDLP), together with Government advice contained within PG2 (Green Belts). The pavilion and garage are well designed for the purposes intended and will be in character with a sports field setting (Policies D1 and D3 of Adopted Wyre Forest District Local Plan) and should have no serious detrimental effect on neighbouring property (Policy D1 of Adopted Wyre Forest District Local Plan). The Highway Authority has no objection to the development (Policies D9 and D17 of Adopted Wyre Forest District Local Plan) and the Access Officer is satisfied with the development in its revised form (Policies D1 and D9 of Adopted Wyre Forest District Local Plan). For these key reasons the proposal accords with policies D1, D3, D5, D9, D10, D.11, D.19, NR.3, GB.1, GB.2, GB3, GB.6, TR.9, TR.17, LR.9, LR.10, LR.1 (Adopted Wyre Forest District Local Plan) CTC6, D.39 (Worcestershire County Structure Plan) PA10, QE.3, QE.6 (West Midlands Regional Spatial Strategy) PPS1, PPG2, PPS7, PPG17.

**Application Reference: 08/0886/FULL**

**Site Address: Bank Farm, Arley, Bewdley. DY123ND**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Holiday purposes only
4. Not to be occupied as a person's sole or main place of residence
5. Owner/operator of the site shall maintain an up to date register of the names of all owners/occupiers of each individual caravan and their main home addresses and shall make this information available at all reasonable times
6. Permission for maximum of 9 caravans in total at any one time

7. All tourers to be replaced within 3 years of the implementation of this permission. Local Planning Authority to be informed of first replacement being brought on site
8. Accurate tree survey to be submitted prior to implementation and tree retention
9. Replacement caravans to conform with definition of caravan
10. Replacement caravans to be timber clad and stained a colour to be agreed

Reason for Approval

A Certificate of Lawfulness for a maximum of 9 holiday touring caravans has been approved at this site. It is considered that replacement timber clad holiday caravans would be visually less intrusive within the landscape and would harmonise with the surrounding countryside without having a significant impact upon highway safety. It is therefore considered that the proposal accords with the following policies: LA.1, LA.2, LA.3, LA.6, CH.1, NC.6, D.3, D.4, D.5, D.11, H.16, TR.9, TR.17, TM.5, TM.6 of the Adopted Wyre Forest District Local Plan; CTC.1, CTC.2, CTC.5, RST.14, RST.17, RST.18 (Worcestershire County Structure Plan)QE.1, QE.6 (West Midlands Regional Spatial Strategy)PPG21; PPS7

**Application Reference: 08/0894/FULL**

**Site Address: FOXBANK, CLEOBURY ROAD, BEWDLEY, DY122BB**

**DELEGATED APPROVAL** subject to no objections being received before the expiration of the consultation period and subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Vehicle access construction
4. Driveway gradient

**Note**

HN5 (Alteration to highway to provide new or amend vehicle crossover)

Reason for Approval

The proposed parking area would have minimal impact on the street scene and the amenity enjoyed by the occupants of neighbouring properties. This, in conjunction with the provision of a permeable surface, would result in a negligible increase in surface water run-off in the area and the provision of two off street parking spaces would reduce the potential for on-street parking. This development accords with the provisions of Policies D.1, D.3, D.7 and TR.9 of the Adopted Wyre Forest District Local Plan.D.1, D.3, D.7, TR.9 (Adopted Wyre Forest District Local Plan)CTC.8 (Worcestershire County Structure Plan)QE.3 (West Midlands Regional Spatial Strategy)