

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**

**Tuesday 9<sup>th</sup> December 2008 – Schedule 456 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: 08/0651/FULL</b>
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<b>Site Address: Land Off Puxton Drive, Kidderminster</b>
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**REFUSED** for the following reasons:

1. The proposed development of 73 dwellings would only provide a total of 14 units or 19.2% for Affordable Housing purposes. It is considered that the proposed provision at less than 30% fails to meet the requirement for affordable housing as set out in Policy H.10 of the Adopted Wyre Forest District Local Plan. As such it is also contrary to the aims of Policy D.6 of the Worcestershire County Structure Plan Policy CF.5 of the West Midlands Regional Spatial Strategy and Government Advice in PPS3.
2. By virtue of the number of dwellings the proposed development would create an unacceptably high density of development which does not give due regard to the character of the surrounding area. As such the proposed scheme would result in harm being caused to the visual amenities of the locality contrary to Policies H.5, D.1 and D.3 of the Adopted Wyre Forest District Local Plan, the aims of the adopted Design Quality Supplementary Planning Guidance and Government Advice in PPS1.
3. Part of the application site falls within flood zone 2 which is defined by PPS25 as having a medium probability of flooding. Notwithstanding the submitted Flood Risk Assessment, the Local Planning Authority is not sufficiently satisfied that the proposed development would not cause a greater occurrence of flooding elsewhere. To approve the application under these circumstances would be in conflict with Policy NR.5 of the Adopted Wyre Forest District Local Plan, Policy CTC.8 of the Worcestershire County Structure Plan and Government Advice in PPS25.
4. The proposed development would be located directly adjacent to the Puxton Marsh Site of Special Scientific Interest (SSSI). As a result of the number of proposed dwellings and their siting which would be in close proximity to the SSSI there is the perceived fear of harm to the biodiversity of this area of national importance to nature conservation. In view of this perceived harm it is considered that to approve the application would be contrary to Policy NC.1 of the Adopted Wyre Forest District Local Plan,

Policy QE.9 (iii) of the West Midlands Regional Spatial Strategy and Government Advice in PPS9.

5. The proposed highway layout is not considered to be up to the required adoptable standards by the Highway Authority. In particular due to the lack of connection to the existing adopted footways and lack of closure of the existing turning head at Hawkstone Close, the Local Planning Authority consider that this situation will result in conflict and a reduction of vehicular and pedestrian safety. The responsibility for future highway maintenance of the proposed highway layout, including footways and street lighting, will fall to future residents of the proposed development thereby placing an unacceptable and unnecessary burden upon future residents. In the absence of an alternative management agreement plan, which would identify how the highways will be maintained in the future in accordance with the guidance set out within Manual for Streets, it is considered that insufficient provision has been made to ensure that the highway will be maintained to a satisfactory standard in the future. The proposed development would therefore be contrary to the good practice set out in Manual for Streets, Policies D.1 and D.9 and TR.9 of the Adopted Wyre Forest District Local Plan and the adopted Design Quality supplementary Planning Guidance.

<b>Application Reference: 08/0898/FULL</b>
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<b>Site Address: 32-33 Comberton Hill, Kidderminster DY10 1QN</b>
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**APPROVED** subject to conditions:

1. A6 (Full with no reserved matters)
2. A11 (Revised plans)
3. Materials
4. Litter collection in accordance with management plan
5. Hand railings

Note: Glazing

Reason for Approval

The application has been carefully considered in terms of the principle of the development (Policy RT.6 and Policy RT.13) and with regards to more detailed issues, including the effect on neighbouring amenity, litter, waste collection, crime and disorder (all Policy RT.13) and visual amenity (Policies CA.6, D.1 and D.3) and the application is judged to be acceptable and in accordance with the Adopted Wyre Forest District Local Plan.

<b>Application Reference: 08/0915/FULL</b>
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<b>Site Address: Casa Mia, Cleobury Road, Far Forest, Kidderminster DY149EH</b>
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**Application Deferred** to allow a site visit to take place.

<b>Application Reference: 08/0916/FULL</b>
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<b>Site Address: Woodfield, Cleobury Road, Far Forest. Kidderminster DY14 9EH</b>
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**Application Deferred** to allow a site visit to take place.

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

<b>Application Reference: 08/0904/TREE</b>
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<b>Site Address: 18 Wyre Hill, Bewdley DY12 2UE</b>
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**APPROVED**

1. TPO1 ( Non-standard Condition '2 year restriction of Consent Notice')
2. C17 (TPO Schedule of Works)
3. C16 (Replacement planting )

Schedule of Works

Only the following works shall be undertaken:

Fell 4 Silver Birch

<b>Application Reference: 09/0912/RESE</b>
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<b>Site Address: Finepoint. Walter Nash Road West, Kidderminster. DY11 7EU</b>
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**APPROVED** subject to the following conditions

1. A4 (Reserved matters only)
2. A11 (Approved plans)
3. External materials to be as per the external building materials list.
4. C8 (Landscape implementation)
5. Pursuant to condition 13 of 05/1245/full – H13 (Access and Parking)

Reason for Approval

The proposed development is acceptable in terms of its access, siting, design, external appearance and landscaping and is compliant with Development Plan polices.

**Application Reference: 08/0919/FULL**

**Site Address: Conveyer Units Ltd, Sandy Lane, Titton, Stourport on Severn  
DY13 9PT**

**DELEGATED APPROVAL** subject to no objections from the Highway Authority and subject to following conditions:

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

Reason for Approval

The proposed extension accords with the land allocation in the Adopted Local Plan and its appearance is considered acceptable. It is therefore considered to meet the policies of the Adopted Local Plan.

**Application Reference 08/0920/FULL**

**Site Address: Waterfront View Flats, York Street, Stourport –on- Severn.  
DY139BT**

**APPROVED** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. The materials to be used externally on the development hereby authorised shall comply with the details submitted and approved

Reason for Approval

The proposed windows are considered appropriate to both the application property and to the Conservation Area. The new windows would have no effect on the amenity enjoyed by the residents of neighbouring properties and would offer a positive contribution to the street scene, as such the proposal accords with the requirements of Policies D.1, D.3 and CA.1 of the Adopted Wyre Forest District Local Plan.