

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**

**Tuesday 13<sup>th</sup> January 2009 – Schedule 457 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: 08/0915/FULL</b>
<b>Site Address: CASA MIA, CLEOBURY ROAD, FAR FOREST, KIDDERMINSTER. DY14 9EH</b>
<b>APPROVED</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B6 (External materials – as approved plan)</li> <li>4. Maximum of 15 residents at any one time.</li> </ol> <p><u>Reason for Approval</u>              The scale and design of the proposed extensions are complementary to the appearance of the existing building would be in harmony with the surrounding area which is also designated as part of the Landscape Protection Area. The development would not create a serious adverse effect upon the amenity or privacy of neighbouring residents, or diminish the amount of ancillary operational space serving the site. For these reasons, the proposal is considered to be in compliance with policies D.1, D.3, D.5, D.18, LA.1, LA.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; SD.2, SD.3, CTC.1 and D.27 of the Worcestershire County Structure Plan; QE.1, QE.3 and QE.6 of the West Midlands Regional Spatial Strategy; Design Quality SPG; PPS1 and PPS7.</p>

<b>Application Reference: 08/0916/FULL</b>
<b>Site Address: WOODFIELD, CLEOBURY ROAD, FAR FOREST, KIDDERMINSTER. DY14 9EH</b>

<p><b>.APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved Plans)</li> <li>3. B6 (External materials as approved plan)</li> <li>4. Maximum of 22 residents at any one site (combined Casa Mia and Woodfield site)</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed change of use is appropriate to the area and the scale and design of the link extension is in harmony with the form of the original dwelling house and the existing care home. The development would not create a serious adverse effect upon the amenity or privacy of neighbouring residents, or the wider community of Far Forest. For these reasons, the proposal is considered to be in compliance policies H.2, H.13, D.1, D.3, D.5, D.18, LA.1, LA.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan. SD.2, SD.3, CTC.1 and D.27 of the Adopted Worcestershire County Structure Plan; QE.1, QE.3 and QE.6 of the West Midlands Regional Spatial Strategy; Design Quality SPG; and PPS.1 and PPS.7.</p>
<p><b>Application Reference: 08/0977/OUTL</b></p>
<p><b>Site Address: 108/109 BEWDLEY HILL, KIDDERMINSTER. DY11 6JE</b></p>
<p><b>APPLICATION DEFERRED.</b></p>

*The Planning Solicitor left the meeting during consideration of the application below.*

<p><b>Application Reference: 08/1045/FULL</b></p>
<p><b>Site Address: 3 BIRMINGHAM ROAD. KIDDERMINSTER, DY10 2BX</b></p>
<p><b>REFUSED</b> for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It is considered that the proposed development does not satisfy the sequential approach to office development as set out under Policy E.10 of the Adopted Wyre Forest District Local Plan, thereby harming local and national key objectives which seek to focus development in locations which maintain vitality and are accessible to all. As such it is considered that the development would be contrary to Policy E.10 of the Adopted Wyre Forest District Local Plan and the objectives of PPS6 (2005).</li> <li>2. The application site would be located within a residential area as identified under Policy H.2 of the Adopted Wyre Forest District Local Plan. It is considered that the proposed change of use would be inappropriate in this location and would be likely to harm the residential amenity currently enjoyed by the adjacent occupiers particularly due to overlooking from the upper floor and would therefore conflict with Policy D.1 of the Adopted Wyre Forest District Local Plan.</li> <li>3. By virtue of the location of the application site on a busy regional strategic route (A456) in close proximity to a pedestrian crossing which lies close to a school it is considered that the proposed change of use with its associated vehicle movements would be detrimental to pedestrian and highway safety, contrary to Policies TR.8 and TR.9 of the Adopted Wyre Forest District Local Plan.</li> </ol>

**Application Reference: 08/0785/FULL**

**Site Address: LIVE AND LET LIVE PH, BLAKESHALL LANE, WOLVERLEY, KIDDERMINSTER. DY11 5XE**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to match those of the main dwelling.
4. Details of hard surfacing to be submitted
5. Landscaping to be undertaken in accordance with approved site plan prior to first occupation of dwellings. Any trees or plants that, within a period of 5 years after planting are removed, die or become seriously damaged or defective shall be replaced with others of species, size and number as originally approved by the end of the first available planting season thereafter.
6. Details of all lighting within application site.
7. Details of design, materials and finish of wall at entrance.
8. Details of stone feature shown on approved site plan.

Reason for Approval

The proposal is considered to be appropriate development in this Green Belt location which would not cause harm to openness. The impact of the proposal on the amenity of neighbours and on the visual amenity and setting of the conservation area has been carefully assessed and it is considered that there would be no undue impact. The proposal therefore complies with policies D.1, D.3, D.9, D.13, D.15, GB.1, GB.6, CA.1, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.; D.39 of the Worcestershire County Structure Plan; QE.3 and QE.5 of the West Midlands Regional Spatial Strategy and PPG.2 and PPG.15.

**Application Reference: 08/0787/FULL**

**Site Address: 93-94 NEW ROAD, KIDDERMINSTER, DY10 1AE**

**DELEGATED APPROVAL** the application subject to a favourable response from the Environment Agency, the signing of a **Section 106 Agreement** relating to a £5,000 contribution towards the maintenance of the Council car park on the other side of New Road and subject to conditions based on:

1. A6 (Full with no reserved matters)
2. A11 (Approved revised plans)
3. All facing materials to be approved prior to the commencement of works on site
4. 1:10 sections and profiles of all windows and external doors to be approved prior to the commencement of works on site
5. 1:20 sections and profiles of the proposed new shop-fronts to be approved prior to the commencement of works on site
6. That the position, style, colour and material of all svp's vents and flues and other associated pipe-work to be approved prior to the commencement of works on site
7. Details of all fencing and guard rails to be approved prior to the commencement of works on site
8. Highway conditions including provision of cycle racks and shower facilities
9. Severn Trent Water conditions relating to sustainable drainage and diverting a sewer.
10. Bat survey/mitigation strategy
11. Any Environment Agency conditions

Reason for Approval

The application has been carefully considered in terms of the principle of allowing the development (Policies TC2 and RT4); the design of the buildings and their appropriateness in the context of their setting (Policies D1 and D3); the impact on neighbouring property (Policy D1) highway and car parking considerations (Policies TR9 and TR17) and the submitted scheme is judged to be acceptable and compliant with policies TC.2, RT.4, D.1, D.3, CA.6, D.1, D./3, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

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

**Site Address: CONVEYOR UNITS LTD, SANDY LANE, TITTON, STOURPORT ON SEVERN, DY13 9PT**

**APPROVED** subject to the following conditions:

1. A6 (Full no reserved matters)
2. A11 (Approved Plans)
3. B3 (Finishing materials to match)
4. A10 (Personal permission to Conveyor Units Limited)
5. J15 (Removal of permitted development – industrial/commercial; Part 8, Class A)
6. The proposed parking layout shall be implemented before the first use of the extension hereby permitted.

Reason for Approval

The proposed extension for general industrial purposes is of an appropriate design and suitably located within an employment allocated area. Whilst the proposed parking provision is below Local Plan standards it is considered that with suitably worded conditions the proposal would accord with policies E.2, D.1, D.9, D.15, NR.5, NR.9, NR.11, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan; T.1, T.4, D.25 and CTC.8 of the Worcestershire County Structure Plan and T.7, PA.1, PA.5, PA.6 and QE.9 of the West Midlands Regional Spatial Strategy.

**Application Reference: 08/0946/FULL**

**Site Address: LAND OFF BROOME LANE, CLENT, STOURBRIDGE**

**DELEGATED AUTHORITY TO APPROVE** be given subject to no objections to the revised plans from the Council's Conservation and Countryside Officer and subject to the conditions as listed in the report.

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Within one calendar month from the date of the erection of the stables, hereby approved they shall be stained in dark brown and thereafter the development shall be maintained in that colour.
4. The stables hereby approved shall be used for the stabling of horses owned by or leased to the owner of the application site as outlined in red on the approved plans and shall not be used for any commercial purpose(s) whatsoever.
5. All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed.
6. The application site shall not be brought into use until the post and rail stock proof fence as shown inside the western boundary on the approved plan has been implemented. Thereafter it shall be retained at all times and there shall be no grazing of horses within this fenced area. Reason: to protect the nature conservation value of scrub habitat of this fenced off area in accordance with Policies NC.5 and NC.7 of the Adopted Wyre Forest District Local Plan and PSS9.
7. Ensure that required set back of gates at 7.3 metres is provided, in accordance with amended plan as submitted (Drawing No. 2258-01B).

Reason for Approval

The proposal is considered to be acceptable in terms of its location, impact on the surrounding landscape, affect on neighbouring property and in terms of highway safety. To approve the development in these circumstances would be compliant with policies D.1, D.3, D.9, D.13, D.15, GB.1, GB.6, CA.1, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; D.39 of the Worcestershire County Structure Plan; QE.3 and QE.5 of the West Midlands Regional Spatial Strategy and PPG.2 and PPG.15.