

WYRE FOREST DISTRICT COUNCIL

PLANNING (DEVELOPMENT CONTROL) COMMITTEE

Tuesday 10TH February 2009 – Schedule 458 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.

PART A

Application Reference: 08/0977/OUTL

Site Address: 108/109 BEWDLEY HILL, KIDDERMINSTER DY11 6JE

Application **DEFERRED** to allow a site visit to take place.

Application Reference: 08/1042/FULL

Site Address: Riverside Amusement Park, Bridge Street Stourport-on-Severn, DY138UY

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. B2 (Sample Brick Panel)
5. No development shall take place until details of the proposed gates at a scale of 1:10 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
6. C6 (Landscaping – small scheme)
7. Notwithstanding the approved plans the new section of wall shall be marked by a date plaque or other means, which shall first be agreed in writing by the Local Planning Authority, within one month of the completion of the wall.

8. Temporary permission for toilet block (3 years)
9. No raising of levels within application site.

Notes

- A. SN5 (No Advertisements)
- B. The applicant/developer is advised to contact third party works engineer, Des Harris (01827 252 026) in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works affecting British Waterways".
- C. No disturbance of, or change to, the surface of the path or part thereof should be carried out without similar written consent (this includes laying concrete, tarmac or similar). No diminution in the width of the right of way available for use by the public. Building materials must not be stored on the right of way. Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public use of the right of way. No additional barriers to be placed across the right of way. The safety of the public using the right of way is to be ensured at all times.

Reason for Approval

The proposed boundary treatment, hard standing and toilet block are considered appropriate to the application site, the development would offer no detriment to the existing appearance of the site and, by replicating features of the canal basins, would enhance and improve the visual connectivity and cohesiveness of the site, Grade II listed structures and the Conservation Area. The proposed development would have no effect on the amenity enjoyed by the residents of properties in the immediate area, as such the proposals accord with the requirements of Policies D.1, D.3 and CA.1 of the Adopted Wyre Forest District Local Plan.

08/1043/LIST APPROVED subject to the following conditions.

Conditions

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved Plans)
3. No development shall take place until all pre-start conditions on the planning application have been discharged; *and* that no development shall take place until the Local Authority has been presented with clear and exact evidence that the proposals are to be carried out, in the form of a copy of a contract for the works for the construction of the wall.

Notes

- A. SN5 (No Advertisements)
- B. The applicant/developer is advised to contact third party works engineer, Des Harris (01827 252 026) in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works affecting British Waterways".
- C. No disturbance of, or change to, the surface of the path or part thereof should be carried out without similar written consent (this includes laying concrete, tarmac or similar). No diminution in the width of the right of way available for use by the public. Building materials must not be stored on the right of way. Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public use of the right of way. No additional barriers to be placed across the right of way. The safety of the public using the right of way is to be ensured at all times.

Reason for Approval

The proposed boundary treatment, hard standing and toilet block are considered appropriate to the application site, the development would offer no detriment to the existing appearance of the site and, by replicating features of the canal basins, would enhance and improve the visual connectivity and cohesiveness of the site, Grade II listed structures and the Conservation Area. The proposed development would have no effect on the amenity enjoyed by the residents of properties in the immediate area, as such the proposals accord with the requirements of Policies D.1, D.3 and CA.1 of the Adopted Wyre Forest District Local Plan.

Application Reference: 08/1099/FULL

Site Address: 211A & B and 212 A7B Birmingham Road, Duckpen Cottages, Kidderminster. DY10 3NP

REFUSED for the following reason:

The proposed development involves the demolition of the existing properties which are prominently sited in an isolated position adjacent to a regional strategic route (A456). It is considered that the existing properties are of historic and local architectural interest and, for these reasons, should be retained. Notwithstanding that the site is located beyond the village of Blakedown and outside of a Conservation Area, the proposed replacement dwelling, due to its design and proportions, is considered to be out of keeping with, and harmful to the appearance of its prominent rural setting. Therefore, if approved, the development would be contrary to Policy H.9 (iii) and the aims of Policy CA.6 of the Adopted Wyre Forest District Local Plan.

Application Reference: 08/1001/FULL

Site Address: Adam Carpets Ltd, Greenhill Works, Birmingham Road, Kidderminster. DY10 2SH

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. This permission shall inure for the benefit of Adams Carpets only and shall not inure for the benefit of the land or any other persons with an interest in the land.
4. This permission relates solely to the retail sale of carpets and items ancillary to the sale of carpets only and to no other product whatsoever.
5. No external storage of carpets or any other materials.
6. Full details of all the safety enhancing measures shall be submitted and approved prior to commencement.

Reason for Approval

The application is acceptable in terms of land use policy in that this is a small scale factory retail outlet associated with an existing industrial use adjacent. In these circumstances the proposal is judged to comply with Policy RT8 of the Adopted Wyre Forest District Local Plan and also advice contained in the Government's more recent advice as contained in PPS6. The issues of Health and Safety have been considered and in view of the site circumstances and the low levels of traffic that are likely to be generated, it is considered that there are insufficient grounds to justify refusing the application.

Application Reference: 08/1041/FULL
Site Address: Swallows Barn. The Holloway. Chaddesley Corbett. Kidderminster DY10 4QD
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A11 (Approved Plans) 2. B5 (Timber Staining) <p><u>Reason for Approval</u> The proposed shed is considered acceptable in terms of both scale and design and is located in such a way as to minimise the impact of the structure on the landscape and the host dwelling, as such the proposal is considered to accord with Policies D.1, D.3 and D.5 of the Adopted Wyre Forest District Local Plan (2004). Whilst the development constitutes inappropriate development in the Green Belt it is considered that, given the site specific circumstances, the need to store garden tools and furniture amounts to the very special circumstances required to outweigh the harm by reason of inappropriateness and the very limited loss of openness of the Green Belt according with Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan (2004).</p>

Application Reference: 08/1106/FULL
Site Address: Land Adjoining Ye Olde Land Oak, Birmingham Road. Kidderminster. DY10 2SA
DELEGATED APPROVAL subject to <ol style="list-style-type: none"> a) the signing of a Section 106 Agreement regarding contributions for the following: <ul style="list-style-type: none"> • £10,514 towards Education • £4,778 towards Open Space, and b) the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved 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. Details of all fencing and railings to be approved prior to the commencement of works on site
6. Retention of trees shown to be retained / no dig method in relation to Tree T5 and protective fencing to be erected for construction period.
7. Details of a tree planting scheme including new semi- mature trees fronting The Oaklands to be approved before any work on site commences.
8. Landscaping scheme to be submitted
9. Implementation of planting scheme
10. Severn Trent Water sustainable drainage condition
11. F5 (including hours of work during construction
12. Highway conditions
13. Provision of disabled car parking space
14. High level or obscure glazing to side facing first floor kitchen window in block of flats.

Reason for Approval

The application has been carefully considered in terms of the principle of allowing the development (Policy H.2); the design of the buildings and their appropriateness in the context of their setting (Policies D.1 and D.3); the impact on neighbouring property (Policy D.1) highway and car parking considerations (Policies TR.9 and TR.17) the effect on the trees on the site some of which are and the subject of a Tree Preservation Order (Policies D.3, D.4 and D.11) and the proposal is judged to be acceptable and compliant with all of the above mentioned policies in the Development Plan.