

Open

Planning (Development Control) Committee

Agenda

6:00 pm
Tuesday, 10th March 2009
The Earl Baldwin Suite
Duke House, Clensmore Street, Kidderminster



Planning (Development Control) Committee

Members of Committee:

Chairman: Councillor G C Yarranton
Vice-Chairman: Councillor M A Salter

Councillor J Aston
Councillor Mrs J Fairbrother-Millis
Councillor M J Hart
Councillor H J Martin
Councillor Mrs F M Oborski

Councillor S J M Clew
Councillor P B Harrison
Councillor M A W Hazlewood
Councillor C D Nicholls
Councillor M J Shellie

Information for Members of the Public:-

Part I of the Agenda includes items for discussion in public. You have the right to request to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

An update report is circulated at the meeting. Where members of the public have registered to speak on applications, the running order will be changed so that those applications can be considered first on their respective parts of the agenda. The revised order will be included in the update.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Delegation - All items are presumed to be matters which the Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply an appropriate indication will be given at the meeting.

Public Speaking

Agenda items involving public speaking will have presentations made in the following order (subject to the discretion of the Chairman):

- Introduction of item by officers;
- Councillors' questions to officers to clarify detail;
- Representations by objector;
- Representations by supporter or applicant (or representative);
- Clarification of any points by officers, as necessary, after each speaker;
- Consideration of application by councillors, including questions to officers

All speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact , Diana Glendenning, Principal Committee Officer, Civic Centre, Stourport-on-Severn. Telephone: 01562 732763 or email lend.glendenning@wyreforestdc.gov.uk

DECLARATIONS OF INTEREST – GUIDANCE NOTE

Code of Conduct – Members are reminded that under the Code of Conduct it is the responsibility of individual Members to declare any personal or personal and prejudicial interest in any item on this agenda. A Member who declares a personal interest may take part in the meeting and vote, unless the interest is also prejudicial. If the interest is prejudicial, as defined in the Code, the Member must leave the room. However, Members with a prejudicial interest can still participate if a prescribed exception applies or a dispensation has been granted.

Section 106 of the Local Government Finance Act 1992 – If any Member is two months or more in arrears with a Council Tax payment, they may not vote on any matter which might affect the calculation of the Council Tax, any limitation of it, its administration or related penalties or enforcement.

NOTES

- Councillors, who are not Members of the Planning (Development Control) Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, Head of Legal and Democratic Services or Head of Planning, Health and Environment before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Head of Planning and Environment.
- Councillors and members of the public must be aware that in certain circumstances items may be taken out of order and, therefore, no certain advice can be provided about the time at which any item may be considered.
- Any members of the public wishing to make late additional representations should do so in writing or by contacting their Ward Councillor prior to the Meeting.
- For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, "background papers" in accordance with Section 110D will always include the case Officer's written report and any letters or memoranda of representation received (including correspondence from the Highway Authority, Statutory Undertakers and all internal District Council Departments).
- Letters of representation referred to in these reports, together with any other background papers, may be inspected at any time prior to the Meeting, and these papers will be available at the Meeting.
- **Members of the public** should note that any application can be determined in any manner notwithstanding any or no recommendation being made.

Wyre Forest District Council

Planning (Development Control) Committee
Tuesday, 10th March 2009

The Earl Baldwin Suite Duke House, Clensmore Street, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Head of Legal and Democratic Services, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations Of Interest In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any personal or personal and prejudicial interests in the following agenda items. Members should indicate the action they will be taking when the item is considered. Members are also invited to make any declaration in relation to Section 106 of the Local Government Finance Act 1992. (See guidance note on cover.)	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 10 th February 2009. Minutes 10th February 2009 Schedule 10th February 2009	1
5.	Applications to be Determined To consider the report of the Development Control Manager on planning and related applications to be determined. Executive summary DC March 09 COMMITTEE REPORTS DC COM March 09 Tanwood House Location Maps DC March 2009	11

6.	<p>Applications Pending Decision</p> <p>To receive a schedule of planning and related applications which are pending. List of Applications Pending</p>	60
7.	<p>Planning and Related Appeals</p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received. Appeals Schedule Appeal Decision 1 Appeal Decision 2 Appeal Decision 3 Appeal Decision 4 Appeal Decision 5 Appeal Decision 6 Appeal Decision 7</p>	81
8.	<p>Monthly Progress Report</p> <p>To consider a report from the Head of Planning, Health and Environment that provides Members with a monthly progress report on performance against national best value performance indicators (BV109). Monthly Progress Report DC March 2009</p>	116
9.	<p>Monitoring of Quality in the Development Control Process: Assessment of Added Value in Connection with Determining Planning Applications</p> <p>To consider a report from the Head of Planning, Health and Environment that informs Members of where 'Added Value' has been achieved in the determination of planning applications. Added Value report Added Value APPENDICES Graphs 1 to 3</p>	122
10.	<p>Review of Existing Tree Preservation Orders</p> <p>To consider a report from the Head of Planning, health and Environment that informs Members of the work being undertaken in respect of the review of existing Tree Preservation Orders and which advises on potential implications. Tree Preservation Orders</p>	129
11.	<p>To consider any other business, details of which have been communicated to the Head of Legal and Democratic Services before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	

12.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraphs of Part 1 of Schedule 12A to the Act”.</p>	
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Part 2

Not open to the Press and Public

13.	<p>To consider any other business, details of which have been communicated to the Head of Legal and Democratic Services before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
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