



- A SN2 (Section 106 Agreement)
- B SN12 (Neighbours' rights)

Reason for Approval

The principle of residential development on this site is considered to be acceptable by virtue that it is sited within an area allocated for residential purposes and the site constitutes previously developed land. The layout of the proposed development is considered to be acceptable and would not adversely affect the character of the surrounding area or the streetscene. The effect on neighbouring properties has been carefully assessed and it is considered that there would be no undue impact on amenity. The proposal would not result in the loss of or damage to protected trees. It is also considered that the proposed access is acceptable and would not give rise to a situation which is detrimental to highway safety. Thus, the proposal conforms with policies H.2, H.5, D.1, D.3, D.4, D.9, D.13, NC.4, NC.7, and TR.9 of the Adopted Local Plan; QE.4 of the West Midlands Regional Spatial Strategy and PPS.1, PPS.3 and PPS.9.

*Councillors Mrs P V Hayward left the meeting at 7.10 during consieration of the application above. Councillor M J Kelly left the meeting following consideration of the application above.*

**Application Reference: 08/1049/FULL**

**Site Address: 1 POCHARD CLOSE, KIDDERMINSTER, DY10 4UB**

**APPROVED** subject to the following conditions:-

- 1. A6 (Full with No Reserved Matters)
- 2. A11 (Approved Plans)
- 3. B5 (Timber Staining)

Reason for Approval

The fence is considered acceptable; it would have a negligible impact on the visual amenity, character and openness of the immediate area. The impact of the fence upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact on amenity; as such it is considered that the proposed development accords with the requirements of Policies D.1, D.3 and D.10 of the Adopted Wyre Forest District Local Plan (2004).

**Application Reference: 09/0054/FULL**

**Site Address: 12 HEATH DRIVE, KIDDERMINSTER, DY10 2XA**

**REFUSED** for the following reason.

- 1. The proposed extensions fail to harmonise with the form and architectural characteristics of the original building thereby creating incongruous and overbearing design features on the building and, as such, results in harm being caused to the visual amenities of the surrounding area. This is contrary to Policies D.1, D.3, and D.17 of the Adopted Wyre Forest District Local Plan, Policies QE.1 and QE.3 of the West Midlands Regional Spatial Strategy and the Design Quality Supplementary Planning Guidance.

<b>Application Reference: 08/1096/FULL</b>
<b>Site Address: 5 YEW TREE CLOSE, BEWDLEY, DY12 2PL</b>
<b>APPROVED:</b> subject to the following conditions: <ul style="list-style-type: none"> <li>1. A11 (Approved Plans)</li> <li>2. B5 (Timber staining, within 3 months of date of decision)</li> </ul> <p style="text-align: center;"><u>Reason for Approval</u></p> <p>The proposed development is considered acceptable; it would have a negligible impact on the visual amenity and character of the immediate area. The impact of the decking, fencing and walls upon neighbouring properties has been carefully assessed and it is considered that there will be no undue loss of amenity. As such, it is considered that the proposed development accords with the requirements of Policies D.1, D.3, D.10 and D.17 of the Adopted Wyre Forest District Local Plan</p>

<b>Application Reference: 09/0007/RESE</b>
<b>Site Address: 78 MILL STREET, KIDDERMINSTER, DY11 6XJ</b>
<b>APPROVED</b> subject to the following conditions:- <ul style="list-style-type: none"> <li>1. A4 (Reserved Matters Only)</li> <li>2. A11 (Approved Plans)</li> <li>3. C8 (Landscape Implementation)</li> </ul> <p>Note SN3 (Protection of Species) reversible</p> <p><u>Reason for Approval</u></p> <p>The submission of Reserved Matters are acceptable and will result in a development which, by virtue of its design, external appearance and landscaping, will be of a high quality which would bring positive visual benefit to the streetscene. The landscaping plan submitted would provide a satisfactory degree of both hard and soft landscaping to the visual benefit of the development. For these reasons the proposal is considered to be in accordance with policies D.1, D.3 and D.4 of the Adopted Wyre Forest District Local Plan; QE.3 of the West Midlands Regional Spatial Strategy and Design Supplementary Planning Guidance.</p>

<b>Application Reference: 09/0052/FULL</b>
<b>Site Address: WOODFIELD, CLEOBURY ROAD, FAR FOREST KIDDERMINSTER, DY14 9EH</b>
<b>APPROVED</b> subject to the following conditions:- <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B3 (Finishing matching materials)</li> <li>4. Maximum of 22 residents at any one site (combined 'Casa Mia' and 'Woodfield' site)</li> <li>5. Disabled access (level thresholds to external doors)</li> <li>6. Highways condition – closure of existing vehicular access. Single access driveway only.</li> </ul> <p><u>Reason for Approval</u></p> <p>The proposed extensions and other alterations are considered to be appropriate and</p>

proportionate additions to the existing building. The proposals are also in visual harmony with the surrounding area, including the interests of the Landscape Protection Area. The amenity and privacy of the neighbouring properties would not be harmed. For these reasons the proposal is considered to be in compliance with policies 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.22 of the 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.

**Application Reference: 09/0064/FULL**

**Site Address: 109/111 COVENTRY STREET, KIDDERMINSTER, DY10 2BH**

**APPROVED** subject to the following conditions.

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Standard condition hours of operation.

**Note**

No consent granted for any material changes to shopfront or any advertisements.

Reason for Approval

Whilst not being in accordance with the requirements of Policies RT.2 and TC.2 the proposed change of use is considered to be appropriate within the context of both its location and the guidance laid out in Planning Policy Statement 6: Planning for Town Centres. It is considered that the proposed use would offer no harm to either the vitality or function of the Town Centre or the Primary Shopping Area and the use of a currently vacant unit would offer an enlivened active frontage to Coventry Street.

**Application Reference: 09/0075/FULL**

**Site Address: UNIT 56 KIDDERMINSTER INDUSTRIAL PARK, STOURPORT ROAD, KIDDERMINSTER, DY11 7QL**

**DELEGATED APPROVAL** subject to no objection being received before the expiration of the consultation period (including the specific press advertisement relating to the proposed departure from Development Plan policy) and the following conditions:

1. A6 (Full with no reserved matters)
2. A10 (Personal permission - specific to Oldington and Foley Park Community Network)

Reason for Approval

The applicant has demonstrated that there are very special circumstances specific to its function as a charity which justifies the siting of this retail premises in an area normally restricted to only industrial uses. The impact of the proposal has been carefully assessed and it is considered that there would not be a detrimental impact to the retail hierarchy or to highway safety as a result of this proposal.

<p><b>Application Reference: 09/0087/FULL</b></p>
<p><b>Site Address: FINEPOINT, FINEPOINT WAY, KIDDERMINSTER, DY11 7FB</b></p>
<p><b>Delegated APPROVAL</b> subject to no objections being received before the expiration of the consultation period and the following conditions:</p> <ol style="list-style-type: none"> <li>1. A1 (Standard outline)</li> <li>2. A2 (Standard outline - reserved matters)</li> <li>3. A3 (Submission of reserved matters)</li> <li>4. A11 (Approved plans) [amended drawing 4138-54 – showing revised phasing]</li> <li>5. Landscaping</li> <li>6. Landscaping implementation</li> <li>7. Means of enclosure</li> <li>8. Retention of trees</li> <li>9. Drainage</li> <li>10. Noise insulation</li> <li>11. No external storage</li> <li>12. Parking layouts</li> <li>13. Highway details and drainage</li> <li>14. Storage of oils, fuels or chemicals</li> <li>15. Surface water drainage</li> <li>16. Contaminated land</li> </ol> <p><u>Reason for Approval</u>            In consideration of the variation of condition to allow more flexibility of the site, it is felt that no harm would be caused to the implementation of the whole development by this change which will assist in providing increased time in securing potential users for the remaining parcels of land. In light of these considerations the application is in accordance with Policies E.1 and E.2 of the Adopted Wyre Forest District Local Plan.</p>
<p><b>Application Reference 09/0092/FULL</b></p>
<p><b>Site Address :Tanwood House, Tanwood Lane, Chaddesley Corbett, Kidderminster, DY10 4NT</b></p>
<p><b>DELEGATED APPROVAL</b> subject to the expiration of the neighbour consultation period and no new issues being raised and to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full No Reserved Matters)</li> <li>2. A11 (Approved Plans)</li> <li>3. B1 (Samples/Details of Materials)</li> <li>4. Archaeology</li> <li>5. Severn Trent</li> <li>6. C9 (Hedge Protection)</li> <li>7. C12 (Details of Earthworks)</li> </ol> <p><u>Reason for Approval</u>            The proposed development is considered to be appropriate development in the green belt because the building enclosing the swimming pool is sited and designed in such a way that the openness and visual amenity of the Green Belt</p>

would not be harmed. For these reasons, the proposal is considered to be in compliance with policies GB.1, GB.2, GB.6, D.1, D.3, D.4, D.5, D.7, LA.1 and LA.2 of the Adopted Wyre Forest District Local Plan; SD.2, D.39 and CTC.1 of the Adopted Worcestershire County Structure Plan; QE.1, QE.3 and QE.6 of the West Midlands Regional Spatial Strategy; PPG.2 and PPS2 and Design Quality SPG.

*Councillor G W Ballinger left the meeting at 7.20 pm after consideration of all the applications above.*