

WYRE FOREST DISTRICT COUNCIL**PLANNING (DEVELOPMENT CONTROL) COMMITTEE**Tuesday 7th April 2009– Schedule 460 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: 09/0061/OUTL****Site Address: Sutton Reservoir, Sutton Park Road, Kidderminster**

APPLICATION DEFERRED in order to liaise with the Highway Authority and the Applicants to resolve issues concerning the road junction.

Councillor S J Williams spoke on the application below and then left the room whilst the application was being determined.

Application Reference: 09/0073/FULL**Site Address: Site Adjacent to Rowberry's Nurseries, Lower Chaddesley, Kidderminster****APPROVED** for the following reasons:

The Local Planning Authority considers that the education provision in this case constitutes very special circumstances and outweighs any harm to the landscape or Green Belt arising from the development. The impact on highway safety, residential amenity and biodiversity was carefully considered and it was considered that any adverse impact could be satisfactorily overcome by the imposition of suitable planning conditions. For these reasons the proposal is considered to be in accordance with policies H.9, D.1, D.3, D.4, D.5, D.6, D.7, D.9, D.10, D.11, D.14, D.15, D.16, D.19, NR.9, NR.11, NR.12, LA.1, LA.6, LA.7, LA.9, GB.1, GB.2, GB.3, GB.6, AG.1, AR.3, TR.6, NC.4, NC.5, NC.6, NC.7, TR.7, TR.8, TR.9, TR.10, TR.17, TR.18, TR.19, LR.8, LR.9, CY.2, IMP.1 of the Adopted Wyre Forest District Local Plan (2004).

At the request of Councillor M J Shellie, the Development Control Manager is to write to the County Highways Authority with a request for consideration of the installation of advance warning signs/lights at the approach to the school following completion of construction works and prior to it first coming into use.

The Principal Development Control Officer left the meeting during consideration of the application below.

Application Reference: 08/0839/FULL
Site Address: Land to Rear of 5 Mill Lane, Blakedown, Kidderminster. DY10 3ND
<p>REFUSED for the following reasons:</p> <ol style="list-style-type: none"> 1. Due to the design and external appearance of the dwellings proposed they would give rise to significant harm to the residential and visual amenity of the adjoining properties and the surrounding area, appearing as incongruous structures which would be out of keeping with existing development within the vicinity of the site and the local distinctiveness of the local area. To approve the development in these circumstances would conflict with Policies D.1 and D.3 of the Adopted Wyre Forest District Local Plan and the Adopted Design Quality Supplementary Planning Guidance. 2. The proposed development, by virtue of its proposed total built footprint would result in an over-intensification of development on the site, and the resulting overall massing of the development would be out of keeping with existing surrounding development and would not complement and respect the characteristics and local distinctiveness of the adjacent development. The development would therefore be contrary to Policies D.1 and D.3 of the Adopted Wyre Forest District Local Plan and the Adopted Design Quality Supplementary Planning Guidance. 3. The proposed development and in particular the proposed provision for a Rectory, which is indicated as being accommodated within Plot 1, would be likely to result in a significant number of vehicular movements to and from the development. The proposed vehicular access directly from the existing cul-de-sac turning head in Mill Close is considered inappropriate and inadequate to cater for the number of vehicular movements likely to be generated by the development including refuse and emergency vehicles and insufficient space is provided within the site to ensure that there is no conflict between parked and turning vehicles. The development is therefore considered to conflict with Policies D.9 and TR.9 of the Adopted Wyre Forest District Local Plan.

Application Reference: 09/0131/FULL
Site Address: 27, New Road, Kidderminster. DY10 1AF
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. J16 (Restrictions of use) 4. J19 (Hours of opening to customers: 11am to 11.30pm)

5. Details of extraction to be submitted

Notes

- A. SN12 (Neighbours' rights)
- B. SN5 (No advertisements)
- C. SN9 (Contact relevant authorities: Environmental Health)
- D. SN10 (Disability Discrimination Act 1995)

Reason for Approval

The proposed use is acceptable in this location and can exist without prejudicing the amenity of nearby residential units or other commercial activities. The provision of the flue to the rear of the property is considered acceptable in design terms and will not prejudice the visual amenities of the locality. Due to the existence of sufficient on street and off street car parking in the locality there are no highway issues in this case. For these reasons the proposal is in accordance with Policies D.1, RT.4, RT.13 and TR.9 of the Adopted Wyre Forest District Local Plan.

Application Reference:09/0045/

Site Address: April Cottage, Mopsons Cross Lane. Callow Hill, Rock. Kidderminster. DY14 9XL

APPROVED subject to the following conditions:

- 1. A6 (Full with No Reserved Matters)
- 2. A11 (Approved Plans)
- 3. B3 (Finishing Materials to Match)
- 4. Occupancy restriction – linked to existing dwelling

Reason for Approval

The proposed ancillary accommodation is designed in such a way as to be physically incorporated into the main dwelling, with a strong internal link and one bedroom only. The associated extension is in scale and harmony with the original building and the surrounding environment, which would retain its visual dominance. No adverse impact on the amenity or privacy of neighbouring properties would occur. This is in compliance with Policies H.18, D.1, D.3, D.17, LA.1 and LA.2 of the Adopted Wyre Forest District Local Plan

Application Reference: 09/0103/FULL

Site Address: Cornerways, The Lakes Road, Bewdley. DY122PH

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. B1 (Samples of materials)
4. Prior to the commencement of development details of all hard surfaces and parking layout shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
5. B11 (Details of Enclosure)
6. C1 (Tree survey)
7. C2 (Retention of existing trees)
8. C4 (Protection of trees – No burning)
9. C5 (Hand digging near trees)
10. C6 (Landscaping – Small scheme)
11. Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed/occupied.
12. There are public sewers which cross the site. No buildings shall be erected or trees planted within 2.5 (225SWS) and 5.0 (300SWS) metres either side of these sewers. The applicant may wish to apply to Severn Trent Water to divert the sewer in accordance with section 185 of the Water Industry Act 1991. There is a pumping station adjacent to the site. No buildings shall be erected within 15 metres of this site.
13. Single access - existing - footway
14. Visibility splays
15. Driveway Gradient
16. A Parking/turning single application site 2 no
17. Parking/turning single application site 2 no
18. Access, turning and parking
19. Cycle Parking (Single Unit)
20. Cycle Parking (Single Unit)
21. Parking for Site Operatives

Notes

- A Mud on Highway
- B Alteration of highway to provide new or amend vehicle crossover
- C No Drainage to Discharge to Highway

Reason for Approval

The proposed dwellings are well designed and will have an acceptable appearance in the street scene. The scheme is also acceptable in terms of highway safety. The impact of the dwellings upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity.

Councillor B T Glass left the room during consideration of the application below.

Application Reference:09/0118/FULL
Site Address: Swan Hotel, 56 High Street, Stourport on Severn, DY138BX
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. J12 (Use – hours limitation) <p>09/0118/FULL</p> <p>Notes</p> <p>A SN5 (No advertisements)</p> <p>B SN10 (Disability Discrimination Act 1995)</p> <p>C The applicant is advised to contact the Crime Risk Manager with regard to the security arrangements for the proposed use.</p> <p><u>Reason for Approval</u></p> <p>The proposed change of use is considered acceptable. The addition of an A2 unit, given the existing mixed use (A3, A4, C1) would not result in a cluster of non retail uses, would not unduly fragment the retail frontage, would have a negligible impact on local amenity as such according with the requirements of Policies TC.2 and RT.2 of the Adopted Wyre Forest District Local Plan (2004). The change of use proposed would have no detrimental impact on the setting or appearance of the Locally Listed Building or on the character of the Conservation Area and as such would be considered to accord with Policies LB.1 and CA.1 of the Adopted Wyre Forest District Local Plan (2004). It should be noted that the change of use refers to the reception area only and does not affect other parts of the site which retain their existing use classes.</p>

Application Reference: 09/0123/FULL 09/0124/LIST
Site Address: Winterfold House School, Winterfold, Chaddesley Corbett. Kidderminster. DY10 4PW
APPROVED subject to the following conditions: <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B1 (Samples/details of materials) 4. Details of foul sewerage arrangements/location/capacity to be submitted 5. C3 (Tree protection during construction) <p><u>Reason for Approval</u> The applicant has provided the very special circumstances why the classroom block should be permitted in the Green Belt, namely the enhancement of existing teaching facilities and after school care. The classroom block, due to its design and location, would not harm the openness/visual amenity of the Green Belt or the setting/character of the Grade II Listed Winterfold House. For these reasons the proposal is considered to be in accordance with policies GB.1, GB.2, GB.6, D.1, D.3, D.5, D.18, LB.5 and TR.9 of the Adopted Wyre Forest District Local Plan. SD.2 and D.39 of the Worcestershire County Structure Plan, QE.1, QE.3 and QE.5 of the West Midlands Regional Spatial Strategy) and PPG.2, and PPG.15.</p>

Application Reference: 09/0130/FULL
Site Address:10 Churchill Lane, Blakedown, Kidderminster. DY10 3NB
APPROVED subject to the following conditions: <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B1 (Samples/details of materials) <p>Note SN3 (Protection of species)</p> <p><u>Reason for Approval</u> The proposed decking is considered to be of an acceptable design and siting which would relate well to the existing building and would not cause harm to the visual amenity of the Green Belt. The proposed vehicular access would not give rise to a situation which is detrimental to highway safety and could be constructed so as not to cause harm to the adjacent Special Wildlife Site. The proposal therefore complies with policies D.1, D.3, GB.1, GB.6, TR.9, TR.17, NC.1, NC.4 and NC.5 of the Adopted Wyre Forest District Local Plan; CTC.11 of the Worcestershire County Structure Plan and PPG,2 and PPS.9.</p>

Application Reference: 09/0156/S106
Site Address: Tarn, 1-16 Severn Road, Stourport-on-Severn
DELEGATED AUTHORITY be given to the Director of Legal and Corporate Services in consultation with the Director of Planning and Regulatory Services to vary the Section 106 agreement.

Application Reference: 09/0187/LIST

Site Address: Wyre Forest District Council, Bewdley Museum, Load Street, Bewdley. DY122AE

DELEGATED AUTHORITY BE GIVEN TO APPROVE this application subject to:

- a. The decision of the Secretary of State via the Government Office for the West Midlands not to call in the application.
- b. The following conditions:
 - A7 (Listed Building/Conservation Area Consent)
 - A11 (Approved Plans)
 - B1 (Samples/Details of Materials)

Reason for Approval

The proposed works are compatible with the historic character of this Grade II Listed Building, and the character/appearance of the Bewdley Conservation Area would be preserved. The proposal is therefore in compliance with policies LB.1, LB.2, LB.3 and CA.1 of the Wyre Forest District Local Plan; CTC.19 and CTC.20 of the Worcestershire County Structure Plan and QE.3 and QE.5 of the West Midlands Regional Spatial Strategy.