

WYRE FOREST DISTRICT COUNCIL

PLANNING (DEVELOPMENT CONTROL) COMMITTEE

Tuesday 14th May 2009– Schedule 461 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 Director of Planning and Regulatory Services, 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			
DELEGATED AUTHORITY be given to APPROVE this application subject to:			
I The signing of a Section 106 Agreement for financial contributions as detailed in the table below:			
Contribution	Amount	Destination	Required by SPD?
Highways	£14,000	Junction Improvements at Bewdley Hill/Sutton Park Road and traffic light junction at Bewdley Hill/Sutton Road and Summer Place	No
Open Space	To be calculated based on number of child bed spaces in accordance with SPD		Yes
Education	£2.389 pr 2/3 bed dwelling and £3.584 per 4+ bed dwelling	Worcestershire County Council	Yes

li The following conditions:

1. A1 (Standard Outline)
2. A2 (Standard Outline – reserved matters)
3. A3 (Submission of Reserved Matters)
4. A5 (Scope of Outline Permission)
5. B1 (Samples/Details of Materials)
6. B13 (Levels/Details)
7. B15 (Owl/bat box)
8. Submission of a woodland management plan with first or next reserved matters application
9. Tree retention
10. C7 (Landscaping – large scheme: notwithstanding details on plan)
11. Proposed Boundary Treatments
12. Driveway Construction
13. C3 (Tree Protection During Construction)
14. C5 (Hand Digging Near Trees)
15. C8 (Landscape Implementation)
16. Details of proposed route for lorries
17. Vehicular access for the dwellings shall only be gained via the proposed vehicular access
18. All material excavated shall be transferred off site
19. D1 (Contaminated Land)
20. Environment Agency – scheme for the provision of surface water drainage works incorporating sustainable urban drainage systems
21. Environment Agency – scheme for the provision and implementation of surgance water run off limitation
22. Environment Agency – land contamination
23. J13 (Hours of Work – operations 08.00 – 18.00 hours on weekdays; 0800 – 1200 hours on Saturdays; no time on Sundays, Bank or Public Holidays)
24. H21 (Wheel Wash)
25. F13 (Control of Dust)
26. Highways

Reason for Approval

The principle of residential development on this site complies with policy whilst the proposed siting and scale of the dwellings together with the proposed means of access is acceptable. Whilst the proposed scheme does not meet the housing density guidance under Policy H.5 and does not propose any affordable housing with this particular application, more emphasis in this instance is given to the retention of the existing protected trees, landscaping and the character of the site within its wider context.

In the event that the Section 106 Agreement is not completed it is recommended that delegated authority be given to REFUSE this application.

Councillors Mrs F M Oborski, M J Shellie and J Aston left the room during consideration of the application below.

Application Reference: 09/0066/FULL

Site Address: LAND OFF PUXTON DRIVE, KIDDERMINSTER, DY115HY

DEFERRED to allow a site visit to take place.

Application Reference: 09/0230/FULL and 09/0231/LIST

Site Address: TALBOT INN, 73 HIGH STREET, BEWDLEY, DY122DJ

DEFERRED to allow a site visit to take place.

Application Reference: 07/0864/LIST

Site Address: 53 LOAD STREET, BEWDLEY, DY122AP

APPROVED subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved Plans)
3. Finished colour of satellite dish to be agreed

Reason for approval

The satellite dish in the position installed is considered to be acceptable in terms of its impact upon the character and appearance of this Grade II Listed Building, within the Bewdley Conservation Area. As such, the works comply with policies LB.1, LB.2, LB.3 and CA.1 of the Adopted Wyre Forest District Local Plan; CTC.19 and CTC.20 of the Worcestershire County Structure Plan and QE.5 of West Midlands Regional Spatial Strategy.

Application Reference: 09/0023/FULL

Site Address: ST. JOHNS BARN, ST. JOHNS LANE, BEWDLEY, DY122QY

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples)
4. J5 (Domestic Garages: Restriction of Residential Use)
5. J6 (Building – Domestic Purposes only)

Notes

- A. SN1 (Removal of Permitted Development Rights)
- B. SN3 (Protection of Species)

Reason for Approval

The proposed replacement outbuilding is considered to result in a visual reduction in the massing and improvements to the design and position of the building offer benefits to the character of the adjacent Barn Conversion and the Landscape Protection Area. Whilst it is considered that Policy RB5 of the Adopted Wyre Forest District Local Plan may apply to the proposal no harm can be demonstrated and as such the policy framework will not be compromised. As such the proposal is considered to conform to Policies D1, D5, LA1, LA2, RB1, RB5 of the Adopted Wyre Forest District Local Plan.

The Principal Solicitor left the room during consideration of the application below.

Application Reference: 09/0172/FULL

Site Address: TOP ORCHARD, 12 MERRICKS LANE, BEWDLEY, DY122PE

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Samples/details of materials
4. All means of enclosure shall be implemented in accordance with Drawing No TP/03A
5. Site and floor levels shall be implemented in accordance with Drawing No. TP/04
6. The approved drainage scheme shall be as shown on Drawings BR.01A and BR.02
7. Access, turning and parking
8. No alterations shall be made to the roof plane facing southward.

Reason for Approval

The proposed dwelling is considered to be well designed and will have an acceptable appearance in the street scene. The impact of the dwelling upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity.

Councillor M A W Hazlewood left the room during consideration of the application below.

Application Reference: 09/0173/FULL

Site Address: PLOT 1 KINGSFORD STORES, KINGSFORD LANE, WOLVERLEY, KIDDERMINSTER, DY115SA

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Finishing Materials to Match)

Reason for Approval

The proposed garage is considered to be appropriate development in the Green Belt which, by virtue of its design and siting, would not cause harm to visual amenity or landscape character. The proposal would not give rise to a situation that is detrimental to highway safety. The proposal therefore accords with policies GB.1, GB.6, D.1, D.3, D.5, LA.1, LA.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; D.39 of the Worcestershire County Structure Plan; QE.1 and QE.5 of the West Midlands Regional Spatial Strategy and PPG.2.

Application Reference: 09/0188/FULL

Site Address: 13 THE CROFT, BLAKEDOWN, KIDDERMINSTER, DY103JP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B9 (Details of windows and doors)
5. B13 (Levels details)
6. C3 (Tree protection during construction)
7. J1 (Removal of permitted development – residential)

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8. F5 (Construction site noise/vibration)
9. B15 (Owl/bat box – modified)
10. Drainage condition
11. Obscure glass to side landing window
12. H13 (Access, turning and parking)

Notes

- A HN1 (Mud on highway)
- B SN12 (Neighbours' rights)
- C No burning under tree canopies

Reason for Approval

The application has been carefully assessed in terms of the principle of allowing the development and detailed considerations including the size of the site in relation to the development proposed, the effect on the adjacent Green Belt and Special Wildlife site, the impact on existing trees and neighbouring property and car parking and highway safety issues and the application is judged to be acceptable subject to conditions and complaint with policies H.2, D.1, D.3, D.4, D.7, D.10, NR.7, GB.6, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; QE.3 of the West Midlands Regional Spatial Strategy; Design Quality SPG, PPS1, PPS3 and PPG2.

Application Reference: 09/0193/LIST

Site Address: THE TALBOT INN, HIGH STREET, BEWDLEY, DY122DJ

APPROVED subject to the following condition:

A11 (Approved plans)

Reason for Approval

The retention of the chiller/refrigeration unit would safeguard the character and appearance of this Grade II Listed Building. The character and appearance of the Bewdley Conservation Area would also be preserved. Accordingly, policies LB.1, LB.2, LB.3 and CA.1 of the Adopted Wyre Forest District Local Plan; CTC.19 and CTC.20 of the Worcestershire County Structure Plan and QE.5 of the West Midlands Regional Spatial Strategy are considered to have been satisfied.

Application Reference: 09/0221/FULL

Site Address: 32 BASKERVILLE ROAD, KIDDERMINSTER, DY102YE

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B11 (Details of enclosure)
4. B3 (Finishing materials to match)
5. HC8 (Vehicular access construction)
6. HC14 (Driveway gradient)
7. HC35 (Cycle parking – modified – 3 bed property)
8. HC35 (Cycle parking – modified – 2 bed property)
9. C6 (Landscaping – small scheme)
10. C8 (Landscape implementation)
11. J1 (Removal of permitted development – residential)

Notes

- A SN1 (Removal of permitted development rights)
- B SN12 (Neighbours' rights)
- C HN5 (Alteration of highway to provide new or amend vehicle crossover)
- D HN14 (Affected street lighting / illuminated signs)
- E Level threshold access is required to all external doors

Reason for Approval

The proposed development is considered appropriate in terms of both scale and design, the new dwelling would offer negligible detriment to the street scene, the impact of the development upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact on their amenity. For these reasons the proposal is considered to accord with Policies D.1, D.3, D.17, H.2, H.7 and TR.9 of the Adopted Wyre Forest District Local Plan.