

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 11th August 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:09/0372/FULL

Site Address: 2 HUSUM WAY, KIDDERMINSTER, DY103XY

APPLICATION DEFERRED to allow a site visit to take place.

Application Reference: 09/0331/TREE

Site Address: 18 THRELFALL DRIVE, BEWDLEY, DY121HU

APPROVED, subject to the following conditions:

1. TPO1 - Non-standard Condition '2 year restriction of Consent Notice'.
2. C17 - TPO Schedule of Works
3. C16 - Replacement Tree within 12 months a species to be agreed 8-10cm girth at 1.5m along the stem a location to be agreed.

Schedule of Works

Only the following works shall be carried out:

- Fell 1 Sycamore

Application Reference:09/0404/FULL

Site Address: RUSHMERE, BLISS GATE ROAD, ROCK, KIDDERMINSTER, DY149XS

REFUSED for the following reason:

The proposed development, comprising additional detached accommodation within the rear garden for a full time carer at this location, would detract from the appearance and open character of the countryside which is designated as part of the Landscape Protection Area. As such, it is considered contrary to Policies H.2, H.9, H.18, D.1, D.3, D.5, LA.1 and LA.2 of the Adopted Wyre Forest District Local Plan, Policies SD.2 and CTC.1 of the Worcestershire County Structure Plan, Policies QE.1 and QE.6 of the West Midlands Regional Spatial Strategy, together with Government policy in PPS7 and the aims of the Supplementary Planning Guidance: Design Quality (2004). Having taken into account the personal circumstances of the applicants, it is not considered that there are sufficient material considerations to outweigh these policies by permitting the proposed development and it is considered that it would set an undesirable precedent.

Application Reference: 09/0442/FULL

Site Address: STOURPORT CRICKET & RUGBY CLUB, WALSHES MEADOW, HAROLD DAVIES DRIVE, STOURPORT-ON-SEVERN, DY130AA

APPROVED subject to the following conditions:

1. A8 (Temporary permission – buildings)
2. A11 (Approved plans)
3. B6 (External details – approved plan)

Note:

The Environment Agency recommends that the void space created below the proposed building remains empty for the lifetime of the development in order to minimise the impact on flood storage.

Reason for Approval

The scale and design of the proposed development is considered acceptable and would be positioned inconspicuously, offering minimal impact to the amenity enjoyed by patrons of the adjacent static caravan park. The siting of the proposed changing facility designated a water compatible use, within flood zone 3 would be considered appropriate and it is considered that the building would have a negligible impact on the capacity of the flood plain. The temporary structure would not prejudice the route of the proposed Stourport Relief Road. As such the proposals would be considered to accord with the requirements of Policies D.1, D.3, LR.1, NR.5 and TR.15 of the Adopted Wyre Forest District Local Plan (2004) as well as Planning Policy Statement 25: Development and Flood Risk.

<p>Application Reference: 09/0477/FULL</p>
<p>Site Address: 14 AGGBOROUGH CRESCENT, KIDDERMINSTER, DY101LG</p>
<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. B3 (Finishing materials to match) <p>Note:</p> <p>SN12 (Neighbours' rights)</p> <p>The property is within 250m buffer zone around Highfield Quarry Landfill site, therefore the applicants may want to get a landfill gas survey. For further information please contact the Pollution Control Team at Duke House, Kidderminster (01562-732582).</p> <p>Reason for Approval</p> <p>The proposed design of the conservatory would not affect the character or appearance of the original dwelling and is positioned in such a way so as to minimise any impact on neighbouring properties. The proposal is thus compliant with Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan.</p>
<p>Application Reference: 09/0480/FULL</p>
<p>Site Address: 39 LIONFIELDS ROAD, COOKLEY, KIDDERMINSTER, DY103UG</p>
<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. Removal of permitted development rights for extensions to the resulting property <p>Reason for Approval</p> <p>The proposed change of use of this retail premises to one dwelling is acceptable in principle, as it would satisfy the requirements of Policies H.2 and RT.7 of the Adopted Wyre Forest District Local Plan. The proposal would not cause harm to neighbour amenity or give rise to a situation which would be detrimental to highway safety. The proposal therefore complies with policies H.2, D.3, D.10, D.13, TR.9, TR.17, and RT.7 of the Adopted Wyre Forest District local Plan; D.16 and D.35 of the Worcestershire County Structure Plan ; QE.3 of the West Midlands Regional Spatial Strategy and PPS.3.</p>