

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 8th September 2009 – Schedule 465 Planning

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: 09/0505/FULL

Site Address: OXBINE, CALLOW HILL, ROCK, KIDDERMINSTER, DY149XB

Application Deferred to allow a site visit to take place.

Application Reference: 09/0506/FULL

Site Address: OXBINE, CALLOW HILL, ROCK, KIDDERMINSTER, DY149XB

Application Deferred to allow for a site visit to take place.

Application Reference: 09/0512/FULL

Site Address: LAND TO REAR OF 1 OFFMORE FARM CLOSE, KIDDERMINSTER, DY103XJ

REFUSED planning permission for the following reasons:

1. The proposal represents an overdevelopment of this restricted site in that the bungalow is situated too close to the side and rear boundaries of the site resulting in:
 - serious loss of privacy to the occupiers of neighbouring property;
 - loss of amenity enjoyed by neighbouring property arising from its overbearing appearance at close quarters;
 - inadequate amenity space for the occupiers of the proposed dwelling;
 - Inadequate space for a sustainable drainage system and in an area known for flash flooding and without this the proposed dwelling could exacerbate the existing situation;

2. To approve the application in these circumstances would be contrary to the aims and objectives of policies D1, D3 and D.7 of the Adopted Wyre Forest District Local Plan and the guidance contained within the Council's Design Quality Supplementary Planning Guidance.

3. The design, layout and appearance of the proposed bungalow would give rise to significant harm to the visual amenity of the area in that it is out of keeping with existing development and would not complement and respect the characteristics of nearby development. To approve the development in these circumstances would be contrary to Policy D.1 and D.3 of the Adopted Wyre Forest District Local Plan and the adopted Design Quality Supplementary Planning Guidance, which amongst other things seeks to promote and enhance local distinctiveness.

Application Reference: 09/0516/FULL

Site Address: 12 HEATH DRIVE, KIDDERMINSTER, DY102XA

REFUSED for the following reason:

The proposed extensions, taken as a whole, fail to harmonise with the form and architectural characteristics of the original building, thereby creating an incongruous and overbearing design feature on the building. Such extensions would also result in harm being caused to the visual amenities of the surrounding residential environment. 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 adopted Design Quality Supplementary Planning Guidance

Councillor M J Shellie and G C Yarranton left the meeting during consideration of the application below.

Application Reference: 09/0292/FULL

Site Address FORMER BEWDLEY WRIBBENHALL FIRST SCHOOL, LAND ADJACENT TO SHAW HEDGE ROAD, BEWDLEY, DY121EH

Delegated APPROVAL subject to:

- i) conclusion of the Departure advertising process (expires 24th September 2009) and no new issues being raised, that have not already been addressed and
- ii) the signing of a **Section106 Agreement** to secure £12,759.60 contribution towards Public Open Space; and

iii) the following conditions and notes:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Units to be Affordable Housing Only
4. B1 (Samples/details of materials)
5. Fences as per plan and to be constructed prior to occupation
6. B13 (Levels details)
7. C2 (Retention of existing trees)
8. C3 (Tree protection during construction)
9. C6 (Landscaping – small scheme)
10. C8 (Landscape implementation)
11. E2 (Foul and surface water)
12. Implementation of SUDS scheme prior to occupation
13. F5 (Construction site noise/vibration)
14. H13 (Access, turning and parking)
15. H18 (On site roads – submission of details)
16. H27 (Parking of site operatives)
17. J1 (Removal of permitted development – residential)
18. J9 (Open plan frontages)
19. Central Networks – 8m way leave distance
20. Maintenance of fencing.

Notes

- A SN2 (Section 106 Agreement)
- B SN1 (Removal of permitted development rights)
- C HN1 (Mud on highway)
- D HN4 (No laying of private apparatus)
- E HN8 (County Council to adopt roadworks)

Reason for Approval

Although the site allocation prevents the proposed development, it is considered that there is sufficient justification to allow an affordable housing scheme in this location. The design, layout and massing is considered appropriate to its setting and the surrounding area. The impact on neighbouring properties and land has been carefully considered and it is concluded that no adverse harm will be caused as a result of the development. The proposed traffic generation can be accommodated on the existing highway network and provides a reduction in vehicles flows to the site and adequate parking facilities are provided within the site. The impact of the development on existing trees has been fully assessed and it is felt that the development can be constructed retaining the linear green form and mitigating for those that are lost. Although a high voltage power line crosses the site, the development is sufficient distance away to not result in operational difficulties in maintaining the line, the impacts of radiation have also been considered. However, due to the nature of the line and the current research it is felt that there is insufficient information to conclude that any harm would occur to future residents. Adequate provision has been made for disposal of foul and surface water and due to the use of Sustainable Urban Drainage systems betterment to the existing situation has been secured. As such whilst the application is a departure to Policy H.2 of the Adopted Wyre Forest District Local Plan, it is compliant with Policies H.10, D.1, D.3, D.4, D.10, NR.1, NR.7, NR.9, NR.13, GB.6, TR.9, TR.17, CY.5 and IMP.1 of the Adopted Wyre Forest District Local Plan.

Councillor J-P Campion left the meeting at 7.15 pm before consideration of the item below:

Application Reference: 09/0372/FULL
Site Address: 2 HUSUM WAY, KIDDERMINSTER, DY103XY
APPROVED: subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full no reserved matters) 2. A11 (Approved plans) 3. B1 (Samples of materials) 4. J1 (Removal of Permitted Development – Classes A & B) 5. J8 (No further windows – South elevation) 6. Access, turning and parking 7. Cycle parking (Single Unit) <p><u>Reason for Approval:</u> The proposed dwelling is considered to be of an appropriate design 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 on amenity. As such it is considered that the proposed development accords with the requirements of Policies H.2, D.1, D.3, D.4, D.10, D.11, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan (2004)</p>

Application Reference: 09/0304/FULL
Site Address: SHATTERFORD LAKES, BIRCH BANK, SHATTERFORD, BEWDLEY, DY121TW
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with No Reserved Matters) 2. A11 (Approved Plans) 3. Landscaping scheme to be submitted within 3 months of date of any approval 4. C8 (Landscape Implementation) 5. Caravan – occupancy limited to person solely or mainly employed, or last employed at Shatterford Lakes, or a widow or widower of such a person, and to any resident dependants. 6. Ancillary uses (Shop/Reception/Store) to be used in association with Shatterford Lakes and for no other purposes. <p><u>Reason for Approval</u> The proposal has demonstrated compliance with the functional and financial tests inherent in National and Local Planning Policies. The proximity of the caravan to the existing shop building minimises visual impact on the openness of the Green Belt and the character of the Landscape Protection Area, though this could be further improved by selective landscape planting. The effects of the development on neighbouring properties have been assessed and it is felt that no undue harm would arise as a result of the development. For these reasons, the proposal is considered to be in compliance with the policies: GB.1, GB.6, AG.2, H.16, D.1, D.5, LA.1, LA.2 (Adopted Wyre Forest District Local Plan). D.39, CTC.1 (Worcestershire County Structure Plan) QE.1, QE.3, QE/6 (West Midlands Regional Spatial Strategy) and PPS1, PPG2, PPS7;</p>

Application Reference: 09/0437/FULL
Site Address: UPPER BIRCH FARM, SHATTERFORD, BEWDLEY, DY121TR

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 extensions are considered to be of suitable design, size and scale, having an acceptable relationship with the original property and are appropriate development in the Green Belt. Neither neighbouring properties nor highway safety will be unduly harmed by the proposal. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3, D.17, GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan (2004)