

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 10th November– Schedule 467 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

Councillor Mrs F M Oborski left the room during consideration of the application below.

Application Reference: 09/0551/FULL

Site Address: 8 SION AVENUE, KIDDERMINSTER, DY10 2YJ

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Finishing Materials to Match)
4. Parking single house 2 spaces
5. Boundary Fencing

Note

SN12 (Neighbour's Rights)

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity, any potential for harm can be controlled through condition. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Plan.

Application Reference: 09/0611/FULL
Site Address: KENDAL LODGE, DOWLES ROAD, BEWDLEY, DY12 2RD
<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. B1 (Samples/Details of material) 4. B11 (Details of enclosure) 5. C2 (Retention of existing trees) 6. C5 (Hand digging near trees) 7. C6 (Landscaping) 8. C8 (Landscape implementation) 9. D3 (Slope stability) 10. D2 (Landfill gas investigation) 11. E2 (Foul and surface water drainage) 12. F5 (Hours of operation) 13. Highway Conditions 14. B.13 (Levels details) <p><u>Reason for Approval</u> The development by virtue of its design and layout would relate well to the character of the area and would have an acceptable appearance in the streetscene. Careful consideration has been given to the impact of the proposal on the amenity of neighbours and it is considered that they would not be unduly affected. The proposal would not give rise to a situation which is detrimental to highway safety. For these reasons the proposal is considered to be in accordance with policies H.2, H.5, D.1, D.3, D.10, D.11, D.13, D.16, NR.4, NR.9, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.</p>

Application Reference: 09/0597/FULL
Site Address: 7 PARK DINGLE, BEWDLEY, DY12 2JY
<p>APPROVED, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plan) 3. B3 (Matching materials) <p>Note SN12 (Neighbours' rights)</p>

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design in relation to the original dwelling and will appear as an appropriate addition to the local street scene. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that no serious loss of privacy or amenity would occur as a result of the development. For the reasons the proposal is considered to be in accordance with policies D.1, D.3, D.17 and TR.17 of the Adopted Wyre Forest District Local Plan and QE.1 and QE.3 of the West Midlands Regional Spatial Strategy.

Application Reference: 09/0610/FULL

Site Address: BANK FARM, BANK LANE, ABBERLEY, WORCESTER, WR6 6BQ

APPROVAL subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. C3 (Tree Protection during Construction)
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that order with or without modification), extensions (including porches and canopies), alterations to external elevations (including painting and cladding), alterations to the roof (including dormer windows), construction of outbuildings larger than 10 cubic metres or swimming pools, installation of chimneys, flues, solar panels (either on the building or freestanding, or installation of ground or water source heat pump within the curtilage of the dwelling, other than those expressly authorised by this permission, shall not be carried out without express planning permission first being obtained from the Local Planning Authority.
6. No demolition until a further ecological survey is undertaken.
7. Mitigation including construction of garage/bat roost prior to demolition.
8. C6 (Landscape Implementation)
9. C8 (Hedge Protection)
10. Lighting scheme to be agreed

Notes

- A SN1 (Removal of Permitted Development Rights)
- B SN3 (Protection of Species)
- C The developer is advised to note that a Public Right of Way crosses near to the site. The developer is therefore advised of the following obligations:

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- No disturbance of, or change to, the surface of the path or part thereof without written consent [this includes laying of concrete, tarmac or similar].
- No diminution in the width of the right of way for use by the public.
- Building materials must not be stored on the right of way.
- Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way.
- No additional barriers are placed across the right of way.
- The safety of the public using the right of way is to be ensured at all times.

Reason for Approval

The proposed replacement dwelling is considered acceptable in size, design and siting and will not result in harm being caused to the character of the area or the landscape protection area. Matters of highway safety and neighbours amenity have been considered, however it is concluded that no adverse harm will occur. For these reasons the proposal is considered to be in accordance with policies H.9, D.1, D.3, D.4, D.5, LA.1, LA.2, NR.8, NR.9, NC.7, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

Application Reference: 09/0663/FULL

Site Address: BADGERS DEAN DEVELOPMENT, FRANCHISE STREET,
KIDDERMINSTER, DY11 6RE

Delegated APPROVAL subject to:

- a) the signing of a **deed of variation** to amend the number of affordable housing units to 20 as already supplied to Waterloo Housing Association; and
- b) the following conditions:
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B10 (Window details)
 4. J9 (Open plan frontages)
 5. H13 (Access, turning and parking)
 6. Contaminated land
 7. Cycle Parking Provision

Note

SN2 (Section 106 Agreement)

Reason for Approval

The scheme is considered to be acceptable in principle and is suitably located within a residential area. The design and layout of the dwellings are felt to provide cohesion between the existing and proposed dwellings and positively contributes towards the character and appearance of the surrounding area. Traffic generated by the development is not felt to compromise highway safety. As such the development is compliant to policies H.2, H.4, H.5, H.10, D.1, D.9, D.10, D.11, D.12, D.13, D.16, NR.2, NR.8, NR.9, NC.5, CY.4, TR.9, TR.17, LR.2, LR.3 and IMP.1 of the Adopted Wyre Forest District Local Plan; SD.3, D.6, D.7, D.11, T.1 and T.3 of the Worcestershire County Structure Plan; QE.1, QE.2, QE.3, QE.4 and QE.7 of the West Midlands Regional Spatial Strategy; Design Quality SPG; Planning Obligations SPD; PPS.1 and PPS.3.

Application Reference: 09/0703/LIST

Site Address: GUILDHALL & MUSEUM, LOAD STREET, BEWDLEY, DY12 2AE

Delegated authority be granted 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; and
- b) the following conditions:
 - 1. A7 (Listed Building/Conservation Area Consent)
 - 2. A11 (Approved plans)
 - 3. B3 (Material samples as submitted – building fixing bolts/net/metal spikes)

Reason for Approval:

The proposed works are compatible with the historic character of these Grade II and Grade II* Listed Buildings 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 Adopted 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.