

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 12th January 2010 – Schedule 469 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: 09/0775/FULL

Site Address: J SAINSBURY PLC, 2 CARPET TRADES WAY, KIDDERMINSTER, DY11 6XP

Delegated authority to APPROVE the application subject to:

- a) the following (i – iv):
 - i. no objections from the Environment Agency.
 - ii. an updated ecology report and no objections from the Countryside and Conservation Officer.
 - iii. amended plans indicating a landscaping scheme for the open space south of the petrol filling station and no objections from consultees.
 - iv. No objections to PPS4 updated submitted by applicants
- b) the signing of a **Section 106 Agreement** for £10,000 towards:
 - a study to assess improvements to the transport infrastructure of Crossley Retail Park
and
 - to carry out the landscaping of the open space between the petrol station and the Ringway and thereafter make the open space available to members of the public and to maintain it to the reasonable satisfaction of the Council; and

- c) the following conditions:
1. A6 (Full with no reserved matters)
 2. B1 (Samples/details of materials)
 3. B15 (Owl/bat box)
 4. Tree retention in accordance with submitted scheme
 5. Tree protection in accordance with details submitted
 6. Landscaping in accordance with submitted scheme
 7. C14 (Landscape maintenance)
 8. D1 (Contaminated land)
 9. D2 (Landfill gas investigation)
 10. E2 (including car wash)
 11. E11 (Site drainage, oil interceptor)
 12. Details of all boundary treatment
 13. Details of all existing and proposed external lighting including luminance levels and means of mitigating the impact upon ecology
 14. No levels change unless otherwise agreed
 15. Details of retaining structure as shown on proposed site layout
 16. No works to be undertaken during the bird breeding season (March – September)
 17. No more than 40% of the net sales area shall be available for the sale of comparison goods
 18. Protective fencing to safeguard waterway infrastructure
 19. Scheme for management of trolley traps
 20. Implementation of travel plan
 21. Details of cycle & motorcycle parking
 22. Access turning and parking to be properly consolidated, surfaced and constructed in accordance with details to be submitted
 23. Details of engineering details of the alterations to the access roundabout and extension to the bridge
 24. Parking for site operatives
 25. Details of flood proofing measures
 26. Details of scheme to install the underground tanks
 27. Re-Calculation of surface water run off figures and details of proposed surface water drainage scheme to demonstrate that the proposed scheme will not exceed the revised figure.
 28. Environment Agency conditions relating to flood risk associated with widening the bridge.

Notes

- A SN2 (Section 106 Agreement)
- B SN5 (No advertisements)
- C British Waterways

Reason for Approval

The proposed extensions are considered to be of an appropriate design and an acceptable impact upon the adjacent Conservation Area and Grade I Listed Building. The retail impact of the extensions has been evaluated and is considered to be acceptable with respect to its impact upon the vitality and viability of the town centre. The ecological impact of the extensions and wider alterations can be mitigated whilst the highway implications have been assessed and are considered not to have a significant adverse impact. For these reasons the proposals are considered to accord with Policies RT.5, TC.6, LR.1, CY.2, E.2, D.1, D.3, D.4, D.7, D.9, D.10, D.11, D.16, NR.5, LB.5, CA.1, NC.6, TR.9, TR.17, IMP.1 of the Adopted Wyre Forest District Local Plan; SD.2, SD.3, SD.4, SD.9, CTC.5, CTC.6, CTC.8, CTC.11, CTC.12, CTC.14, CTC.15, CTC.19, CTC.20, D.31, D.32, D.33, T.1, T.3, T.4, RST.4, RST.5, RST.9 and IMP.1 of the Worcestershire County Structure Plan; PPS.1, PPS.4 (Draft), PPS.9, PPS.13, PPS.15 and PPS.25.

Application Reference: 09/0728/TREE

Site Address: 26 ANTON CLOSE, BEWDLEY, DY12 1HX

APPROVED subject to the following conditions:

1. Non-standard Condition '2 year restriction of Consent Notice'.
2. C17 (TPO Schedule of Works)
3. C16 (Replacement Tree the first planting season *Prunus sargentii* 14 to 16 As close to the original as possible>).

Schedule of Works

Only the following works shall take place:

Horse Chestnut – Fell

Application Reference: 09/0731/FULL

Site Address: HERONS PARK NURSING HOME, HERONSWOOD ROAD,
KIDDERMINSTER, DY10 4EX

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Tying the use of the extension to occupation in association with Herons Nursing Home the introduction of the nesting boxes as required by the Countryside and Conservation Officer
5. B3 (Finishing materials to match)
6. B9 (Details of windows and doors)
7. C2 (Retention of existing trees)
8. C3 (Tree protection during construction)
9. C6 (Landscaping – small scheme)
10. C8 (Landscape Implementation)
11. C14 (Landscape maintenance)
12. Drainage
13. Visibility splay
14. Bat survey to be undertaken before any work on site commences and should bats be present no work to commence before the necessary mitigation measures/ licence has been obtained.
15. Historic building recording

Reason for Approval

The proposed development is considered to be acceptable in terms of design, affect on neighbouring property, car parking and highway safety. The loss of the existing building has been carefully examined against its history, architecture and setting, however it is not protected by either statutory or Local Listing and in these circumstances the benefits of redevelopment are judged to outweigh its retention. After taking into account these and all other issues the application is judged to be in accordance with Policies H.2, H.13, D.1, D.3, D.10, D.11, D.17, D.18, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

Application Reference: 09/0740/FULL

Site Address: JOANS HOLE, DUNLEY, STOURPORT-ON-SEVERN, DY13 0UJ

Delegated authority to APPROVE subject to no objections being received from Natural England and thereafter subject to the following conditions:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
B3 (Materials)
3. Means of access as approved under 09/0316/FULL to be completed prior to the commencement of development.
4. Bat boxes
5. Submission of Method Statement for delivery of construction materials and ecology survey and mitigation strategy if crossing of the brook is required.

Note

Public Right of Way

Reason for Approval

The proposed extensions are of a scale, form and design which relate well to the architectural characteristics and scale of the original dwelling and would harmonise with the character and setting of the Landscape Protection Area. No harm to the public right of way network or Special Wildlife Site would arise as a result of the development. The proposal therefore complies with policies D.1, D.5, D.17, LA.1, LA.2, NR.6, NC.2, NC.5, NC.7 and LR.8 of the Adopted Wyre Forest District Local Plan. CTC.1, RST.3, RST.4 and RST.9 of the Worcestershire County Structure Plan; QE.1, QE.6 and QE.9 of the West Midlands Regional Spatial Strategy and PPS.1, PPS.7 and PPS.9.

Application Reference: 09/0764/FULL

Site Address: GODSON FOOD & WINE, 2 GODSON CRESCENT, KIDDERMINSTER, DY11 7JT

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Matching materials)
4. Obscure glazing to side facing bedroom window facing No. 3 Godson Crescent and no further first floor windows in that elevation.
5. Cycle rack storage.
6. Dropped kerbs to be extended.
7. Severn Trent (Drainage)

Note

SN12 (Private Matters)

Reason for Approval

The proposed extension and other alterations, by their design, scale and orientation, are considered to be complimentary to the appearance of the existing building and the surrounding residential environment. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that no serious loss of amenity or privacy would occur as a result of the development. The identified local need for the extended shop and its sustainable location within easy walking distance of its catchment area is considered to outweigh the identified shortfall of allocated car parking spaces able to be accommodated within the site. Accordingly, the proposal is considered to be in compliance with policies RT.8, D.1, D.3, D.7, D.18, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan. QE.1 and QE.3 of the West Midlands Regional Spatial Strategy.

Application Reference: 09/0765/FULL

Site Address: HILLVIEW, SUGARS LANE, ROCK, KIDDERMINSTER, DY14 9UW

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. Vehicle access construction
4. Access, turning and parking
5. Tree protective fencing
- 6.

Notes

- A. HN5 (Alteration of highway to provide new, or amend vehicle cross-over)
- B. Drainage

Reason for Approval

The proposed access is considered to be an appropriate addition to the laneside scene and would not unduly harm the character or appearance of the designated Landscape Protection Area, or the interests of highway safety. As such, the proposal is considered to be in compliance with policies D.1, D.3, D.5, LA.1, LA.2, TM.1, TM.6 and TR.9 of the Adopted Wyre Forest. CTC.1 and CTC.5 of the Worcestershire County Structure Plan.