

**WYRE FOREST DISTRICT COUNCIL****PLANNING COMMITTEE**Tuesday 9<sup>th</sup> March 2010– Schedule 471 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:** 09/0336/FULL**Site Address:** 84 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2QB**APPLICATION DEFERRED**

*Councillors M J Shellie and G W Yarranton left the room during consideration of the application below.*

**Application Reference:** 10/0007/FULL**Site Address:** LAND OFF PUXTON DRIVE, KIDDERMINSTER**APPROVED** the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. B11 (Details of Enclosure)
5. C2 (Retention of Existing Trees)
6. C7 (Landscape – Large Scheme)
7. C8 (Landscape Implementation)
8. C12 (Details of Earthworks)
9. J1 (Removal of Permitted Development – Residential)
10. Severn Trent - Drainage
11. Environment Agency – Surface Water
12. Environment Agency – Run Off
13. Environment Agency - Floor Levels
14. Environment Agency – Finished Ground Levels
15. Environment Agency – SUDS scheme to be implemented
16. Natural England - Details of Lighting to be submitted.
17. Natural England – Provision of Bat Boxes
18. Natural England – Protected Species Survey and Mitigation prior to Development commencing
19. Natural England – Details of access to SSI and information boards as appropriate

- 20. Natural England – Details of scheme of surface drainage onto SSI
- 21. Highways – Access, turning and parking
- 22. Highways – Highway improvements/offsite works
- 23. Highways – Wheel Washing
- 24. Highways – Parking for Site Operatives
- 25. Highways – Travel Plan Condition

Notes

- A SN2 (Section 106 Agreement)
- B SN3 (Protection of Species)
- C Highways - Mud on Highway
- D Highways - Section 278 Agreement
- E Highways - Section 38 Agreement Details
- F Highways - Drainage Details for Section 38
- G Highways - No Drainage to Discharge to Highway
- H Highways - Design of Street Lighting for Section 278
- I Highways - Works Adjoining Highway
- J Highways - Direction Sign
- K Environment Agency – Long Term Management of SSSI
- L Natural England – Informative
- M British Waterways – Run-Off
- N British Waterways – Contact

Reason for Approval

The proposed amendments continue to establish a development is considered to be acceptable in respect of design, layout and density. The proposed traffic generation will not alter and can be still accommodated on the exiting road network without compromising highway safety, and neighbouring properties will not be adversely affected by the amendments. The impact of the development on the SSSI and future flooding have been fully considered previously and is felt no adverse harm will be caused to the SSSI or put future residents or other areas at increased risk of flooding.

**Application Reference:** 09/0841/FULL

**Site Address:** SANDALWOOD SUPPORTED LIVING APARTMENTS,  
25 COMBERTON ROAD, KIDDERMINSTER, DY10 3DL

**APPROVED**, subject to the following conditions:

- 1. A6 (Full with No Reserved Matters)
- 2. The residential units hereby approved shall be used solely for occupation by the 'mature elderly' requiring nursing or personal care and to no other persons whatsoever other than visitors of such persons unless otherwise agreed in writing by the Local Planning Authority. In this instance, the term 'mature elderly' is defined as someone who is 75 years of age or over.

Reason for Approval

The proposed variation of Condition 9 would have no significant detrimental effect upon the available parking provision. The impact upon neighbours and upon the setting of the listed building has been taken into account; however, it is considered that there would be no undue harm. It is therefore considered to comply with policies H.13, D.1, LB.1, LB.5, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; T.1 of the Worcestershire County Structure Plan and PPG.13.

<b>Application Reference:</b> 09/0864/FULL
<b>Site Reference:</b> STEPPE FARM, WORCESTER ROAD, HARVINGTON, KIDDERMINSTER, DY10 4LJ
<p><b>APPROVED</b>, subject to the following conditions.</p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B5 (Timber staining)</li> <li>4. B3 (Finishing materials to match)</li> </ol> <p><u>Reason for Approval</u></p> <p>The size, location and external appearance of the car port and brick wall are considered to be acceptable and would not detract from the character and appearance of Steppe Farm, which is a grade II Listed Building, nor given the nature of the existing built development in the immediate vicinity, would they have an adverse impact upon the Green Belt. The provision of the new vehicular access into the site from the private driveway, and the further realignment of the private driveway would similarly not detract from the Green Belt or have an adverse impact upon the Listed Building, neither would it have an adverse impact upon the amenity of the neighbours. For these reasons the proposed development is considered to be in accordance with policies D.1, D.3, D.10, D.17, GB.1, GB.2, LB.1, LB.2, LB.5, TR.9 and TR.17 of the Adopted Wyre Forest District local Plan; QE.5 of the West Midlands Regional Spatial Strategy and PPG.2 and PPG.15.</p>

<b>Application Reference:</b> 10/0036/FULL
<b>Site Reference:</b> 114 COVENTRY STREET, KIDDERMINSTER, DY10 2BH
<b>APPLICATION WITHDRAWN</b>

**Councillor M A Salter left the room during consideration of the application below.**

<p><b>Application Reference:</b> 10/0058/FULL</p>
<p><b>Site Address:</b> WILDEN FISHING POOL, WILDEN LANE, STOURPORT-ON-SEVERN, DY13 9LW</p>
<p><b>Delegated</b> authority to <b>APPROVE</b> the application subject to no objections from the Environment Agency being received and subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. Temporary 3 year consent for caravan</li> <li>4. Details of materials including hardsurfacing to be submitted</li> <li>5. Caravan to be for use of applicant (and dependants)only in association with fishing pools business.</li> <li>6. Drainage details to be submitted</li> <li>7. Drainage implementation to be carried out in accordance with watching brief to be submitted.</li> <li>8. Development to be carried out with strict regard for the Ecological Report as submitted with this application.</li> <li>9. Restriction on retail goods to be sold in connection with the use of the pools</li> <li>10. Removal of permitted development rights for fences.</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed development is considered to constitute acceptable development in this Green Belt location which would not cause harm to the visual amenity of the Landscape Protection Area or Green Belt and would not cause harm to biodiversity or geological conservation. The proposal would not create or exacerbate a flooding problem on this site and would not give rise to a situation which would be detrimental to highway safety. The proposal therefore complies with policies H.9, D.1, D.7, NR.5, NR.9, GB.1, GB.2, GB.3, GB.6, NC.1, NC.2, NC.5, NC.7, TR.9, TR.17 and LR.13 of the Adopted Wyre Forest District Local Plan; CTC.8, CTC.11, D.12, D.39, D.42 and RST.1 of the Worcestershire County Structure Plan; PPG.2, PPG.7, PPS.9, PPG.17 and PPS.25.</p>

**Application Reference:** 10/0061/TREE

**Site Address:** 10 THRELFALL DRIVE, BEWDLEY, DY12 1HU

**APPROVED** subject to the following conditions:

1. TPO1 – Non-standard Condition ‘2 year restriction of Consent Notice’.
2. C17 – TPO Schedule of Works

Schedule of Works

Only the following works shall take place:

1. Horse Chestnut (*Aesculus hippocastanum*) 1224 – Crown lift to 6 metres and reduce to previous points.
2. Horse Chestnut (*Aesculus hippocastanum*) 1225 – Fell.
3. Horse Chestnut (*Aesculus hippocastanum*) 1226 – Crown lift to 6 metres and reduced to previous points.

All pruning must take account of the tree’s naturalistic form.