

**WYRE FOREST DISTRICT COUNCIL****PLANNING COMMITTEE**

Tuesday 14<sup>th</sup> September 2010– Schedule 477 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.

<b>PART A</b>
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<b>Application Reference:</b> 10/0347/FULL
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<b>Site Address:</b> HUME STREET, KIDDERMINSTER
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Application <b>deferred</b> in order for more information to be provided regarding the following issues:
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| <ul style="list-style-type: none"> <li>• The impact of the net loss of car parking on the site.</li> <li>• Suitability of access via Hume Street for ambulances, and the possibility of rerouting access to the site via Sutton Park Road.</li> <li>• The intended use of the proposed S106 highway contribution.</li> <li>• The plans to reduce the carbon footprint of the building and ensure the building's sustainability.</li> </ul> |
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<b>Application Reference:</b> 10/0434/FULL
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<b>Site Address:</b> 1 & 2 LITTLE BARRATTS COTTAGES, RECTORY LANE, ROCK, KIDDERMINSTER
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Authority be given to <b>APPROVE</b> the application subject to the following conditions:
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| <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. Samples and details of materials to be submitted</li> <li>4. Details of enclosure</li> <li>5. Historic building Interpretation to be carried out</li> <li>6. Highway Conditions</li> <li>7. Lighting details to be submitted</li> <li>8. No works or machinery adjacent to Dick Brook</li> <li>9. Removal of permitted development rights &lt;A B C D E&gt;</li> <li>10. The outbuildings to be used only for equestrian or home office and residential use.</li> </ol> |
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**Reason for Approval**

The proposed replacement dwelling, by virtue of its scale, siting and design is considered to be acceptable development in this rural location which would not cause visual harm to the Landscape Protection Area. Satisfactory mitigation measures have been demonstrated to ensure that the proposal would not give rise to a situation which would be harmful to any protected species known to be on site. The proposal would not give rise to a situation which would be detrimental to highway safety. The proposal therefore accords with policies H.2, H.9, D.1, D.3, D.5, D.10, D.11, LA.1, LA.2, LA.7, RB.1, RB.2, RB.6, EQ.2, EQ.3, CA.6, AR.2, AR.3,

HL.1, NC.2, NC.5, NC.6, NC.7, TR.9, TR.17, of the Adopted Wyre Forest District Local Plan, CTC.1, CTC.12, CTC.17, CTC.19, D.16, RST.3, of the Worcestershire County Structure Plan, and Planning Policy Statements 1, 3, 5 and 9.

**Application Reference:** 10/0345/FULL

**Site Address:** ROSE COTTAGE, 1 TAN LANE, STOURPORT-ON-SEVERN, DY13 8HD

**Delegated** authority to **APPROVE**, subject to the receipt of further information regarding the existing property, the satisfactory completion of a re consultation exercise with no new issues being raised and the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Materials)
4. No side facing windows in side elevation (first floor level). Removal of permitted development rights.
5. C6 (Landscaping – small scheme)
6. C8 (Landscaping – Implementation)
7. Severn Trent Water
8. Cycle parking (multi unit)

Note

SN12 (Neighbours' rights)

**Reason for Approval**

The proposed dwellings are well designed and have been configured on site to take account of the surrounding residential development. The impact of the dwellings upon the neighbouring properties has been carefully assessed and no undue loss of amenity and privacy would occur as a result of the development. Accordingly, the proposal is considered to be in compliance with the policies H.2, D.1, D.3, D.4, D.7, D.10, D.11, D.13, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan, SD.3, SD.6, SD.7 of the Worcestershire Structure Plan, the Design Quality Supplementary Planning Guidance and Planning Policy Statements 1 and 3.

**Application Reference:** 10/0365/OUTL

**Site Address:** LAND ADJACENT, 35 MITTON STREET, STOURPORT-ON-SEVERN, DY13 9AQ

**Delegated APPROVAL** subject to:

- i) No objections to the submitted ecological survey from Natural England, Worcestershire Wildlife Trust and the Council's Countryside and Conservation Officer; and
- ii) the following conditions:
  1. A1 (Standard outline)
  2. A2 (Standard outline - Reserved Matters)
  3. A3 (Submission of Reserved Matters)
  4. Restriction to B1 use
  5. Details of access arrangements
  6. H13 (Highway)
  7. Visibility splays
  8. Site Operative Parking
  9. E2 (Foul and Surface Water)
  10. Surface Water Scheme

11. No new buildings within 8 metres of the top of the bank
12. D1 (Contamination)
13. Ecological remediation measures.

**Reason for Approval**

The current Adopted Local Plan seeks to restrict development on this site for B1(a) office uses only, however it is considered that the circumstances have not changed since the last approval in 2005 and an open B1 use would be acceptable on this site without detracting from the vitality or viability of the Town Centre or the amenity of neighbours. In addition biodiversity interests have been assessed and it is considered that there would be no adverse impact. For these reasons the proposal is considered to be in accordance with policies CA.1, CA.2, CA.5, TR.9, TR.17, NR.5, TC.2, NC.3, E.10, D.1, D.15 of the Adopted Wyre Forest District Local Plan, SD.2, SD.3, SD.4, SD.9, D.25, D.26 of the Worcestershire County Structure Plan, and Planning Policy Statements 1, 4, and 9.

**Application Reference:** 10/0376/FULL

**Site Address:** BROOME HOUSE COTTAGE, BROOME, STOURBRIDGE, DY9 0HB

The variation of Conditions 3 is approved as follows:

With the exception of Unit 10, a one-bedroom apartment on the first floor of the building, the sheltered accommodation hereby permitted shall only be occupied by persons of 45 years or over, or persons of 40 years or over if co-habiting with a partner of 45 years or over.

**Reason**

To define the permission and to ensure that occupation is compatible with the existing nursing home site and its position in the Green Belt, and to ensure compliance with car parking standards and provisions for educational contributions. To accord Policies GB.1, TR.17 and CY.4 of the Adopted Wyre Forest District Local Plan.

All other relevant conditions but excluding Condition 4 attached to the original permission will be repeated in respect of this permission.

**Reason for Approval**

The proposal involving the revised wording of Condition 3 and the removal of Condition 4 has been carefully examined in terms of the effect on the character and appearance of the Listed Building, the Conservation Area and the Green Belt, in terms of traffic generation and car parking provision and is judged to be acceptable in these respects. To approve the development is in accordance with the policies H.7, H.9, D.1, D.3, GB.1, GB.2, GB.6, CA.1, LB.1, LB.2, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan, D.39, CT.19, CTC.20 of the Worcestershire County Structure Plan and Planning Policy Statements 1, 5, 7 and Planning Policy Guidance 2.

**Application Reference:** 10/0383/FULL

**Site Address:** ALTON COTTAGE, GIBBETT BANK, ROCK, KIDDERMINSTER, DY14 9DQ

**Application DEFERRED until the next meeting of the Committee in order to consider the application with the aid of an officer presentation.**

**Application Reference:** 10/0433/FULL

**Site Address:** 86-87 BLACKWELL STREET, KIDDERMINSTER, DY10 2DZ

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

1. A9 (Temporary Permission – Uses of Land)
2. A11 (Approved Plans).

**Reason for Approval**

A temporary planning permission of 2 years is not seriously prejudicial to the Council's longer term vision for the use of the site, as part of the wider land allocation strategy contained in Policy TC.2. A car sales use could be re-established on this land without creating an unacceptable impact upon the amenity of the adjacent commercial properties. Accordingly, the proposal is considered to be a manageable temporary non-conforming use in respect of policies TC.2, TR.9, TR.17, D.1 of the Adopted Wyre Forest District Local Plan, and SD.2, SD.9 of the Worcestershire County Structure Plan, and the Design Quality Supplementary Planning Guidance.

**Application Reference:** 10/0447/OUTL

**Site Address:** LAND ADJACENT TO 60 THE RACKS, BARK HILL, BEWDLEY, DY122BD

**APPROVED** subject to the following conditions:

1. A1 (Full with No Reserved Matters)
2. A2 (Standard Outline – Reserved matters)
3. A3 (Submission of Reserved Matters)
4. A5 (Scope of Outline Permission)
5. A12 (No Approval of Layout)
6. A11 (Approved Plans)
7. B1 (Samples/Details of Materials)
8. B2 (Sample Brick Panel)
9. B9 (Details of Windows and Doors)
10. B11 (Details of Enclosure)
11. B13 (Levels Details)
12. C6 (Landscaping – Small Scheme)
13. C8 (Landscape Implementation)
14. D2 (Landfill Gas Investigation)
15. D3 (Slope Stability)
16. E2 (Foul and Surface Water)
17. F5 (Construction Site Noise/Vibration)
18. H27 (Parking of Site Operatives)
19. J1 (Removal of Permitted Development – Residential).

Notes

- A. SN1 (Removal of Permitted Development Rights)
- B. SN12 (Neighbours' Rights)
- C. Access to the site is via a public right of way and the applicant's attention is drawn to the restrictions imposed by Section 34 of The Road Traffic Act, 1988, regarding the driving of motor vehicles over public footpaths/bridleways.
- D. The developer is advised to note that a Public Right of Way crosses the site. The developer is therefore advised of the following obligations:
  - i) 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).

- ii) No diminution in the width of the right of way for use by the public.
- iii) Building materials must not be stored on the right of way.
- iv) Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way.
- v) No additional barriers are placed across the right of way.
- vi) The safety of the public using the right of way is to be ensured at all times.

**Reason for Approval**

The site forms previously developed land and as such residential development is acceptable in principle. Although the site lies adjacent to the Bewdley Conservation Area due to the limited views into and out of this area, it is considered that sufficient information exists in this application to conclude that no adverse harm to the Conservation Area will ensue. The means of access to the site is acceptable and no undue harm will result to neighbouring properties. For these reasons the proposal is considered to comply with policies H.2, D.1, D.3, CA.1, TR.7, TR.9, TR.17, LR.8 of the Adopted Wyre Forest District Local Plan, D.5 of the Worcestershire County Structure Plan, and Planning Policy Statements 1 and 5.