

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

Tuesday 12<sup>th</sup> October 2010– Schedule 478 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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Councillors H E Dyke and G C Yarranton left the meeting during consideration of the below item.

<b>Application Reference:</b> 10/0382/FULL
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<b>Site Address:</b> CHESTER ROAD BOWLING CLUB, CHESTER ROAD NORTH, KIDDERMINSTER, DY10 1TE
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<b>REFUSED</b> for the following reasons:
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| <ol style="list-style-type: none"> <li>1. Notwithstanding the guidance set out within Planning Policy Statement 3 – Housing, which seeks to encourage the efficient use of land, by virtue of the site location, and at a density of residential development of 60 dwellings per hectare, it is considered that the proposed redevelopment of the Chester Road Bowling Club would constitute an over intensive development which would result in harm to the character of the area and the appearance of the site within the existing residential context of Chester Road North. As such, the proposed development is considered to be contrary to Policies H.5, D.1 and D.3 of the Wyre Forest District Adopted Local Plan, the aims of the Supplementary Planning Guidance on Design Quality; Policy SD.2 of the Worcestershire County Structure Plan; and the aims of PPS1 and PPS3. Whilst the proposed provision of 100% affordable housing on the site is a material consideration, this does not outweigh the conflict with the aforementioned policies.</li> <br/> <li>2. Whilst it is acknowledged that the proposed development accords with the Parking Standards as set out in Annex 9 of the Adopted Wyre Forest District Local Plan, due to the absence of any proposed visitor and disabled parking spaces, and given the nature of the proposed shared surface highway, it is considered that there is likely to be an overspill of parking on the highway and within nearby roads, which would be likely to have an adverse impact on highway safety. As such, the proposed development is considered to be contrary to the aims of Policies TR.9, TR.17 and D.9 of the Wyre Forest District Adopted Local Plan which seeks to accommodate anticipated parking needs in a safe environment.</li> </ol> |
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<b>Application Reference:</b> 10/0500/FULL
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<b>Site Address:</b> ROBIN HOOD, DRAYTON ROAD, BELBROUGHTON, STOURBRIDGE, DY9 0BW
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<b>REFUSED</b> for the following reason:
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The application site lies within an area designated as part of the West Midlands Green Belt; the development proposes the erection of a new building for commercial use within this area which constitutes inappropriate development in the Green Belt. The material circumstances
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put forward by the Applicant have been considered, however they do not clearly outweigh the substantial harm to the Green Belt that would be created by virtue of inappropriateness, as such no very special circumstances exist. The proposal is therefore contrary to policy GB.1 of the Wyre Forest District Adopted Local Plan, Policy D.39 of the Worcestershire County Council Structure plan and Government Guidance contained in Planning Policy Guidance 2: Green Belts.

**Application Reference:** 08/0768/OUTL

**Site Address:** FORMER CARPETS OF WORTH FACTORY, SEVERN ROAD, STOURPORT-ON-SEVERN,

**Delegated** authority be granted to **APPROVE** the application subject to:

a) The signing of a **Section 106 Agreement** to secure the following:

Affordable Housing – 10% without grant assistance/20% with grant assistance

Transport/Highways - £275,000 – broken down as follows:

£50,000 – Junction Improvements at High Street/Bridge Street/York Street/New Street junction

£25,000 – Bus Stop Infrastructure

£180,000 – Bus Service Support

£20,000 – Marketing of Bus Service

Education - £32,292

Total Financial Contribution = £307,292.

Subject to a further financial viability appraisal being undertaken if development has not been commenced within 3 years of the date of issue of the permission and any additional available monies being allocated in accordance with any adopted SPD or DPD on Section 106 obligations and subject to any underspend in respect of any identified obligation being reallocated in accordance with such adopted SPD or DPD and

b) The following conditions:

1. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called “the reserved matters”) before any development is commenced.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.
4. The reserved matters application(s) shall follow the principles for the development of the site as established by the submitted details which accompanied the outline application, albeit that those details are entirely for illustrative purposes only. Development shall not exceed:

- a) 159 dwelling units in total, based upon the indicative layout indicated on dwg

no. (SK)08 Rev D and the indicative mix of houses and apartments, in accordance with the Council's private amenity and parking requirements as in place at the time of the submission of the Reserved Matters.

- b) 3,300 sq. metres commercial floorspace, of which;
    - i) 1,400 sq. metres shall be via refurbishment of existing buildings,
    - ii) 1,900 sq. metres shall be via new build.
  - c) The Reserved Matters shall maintain and make provision for the proposed riverside open space and pedestrian walkway so as to ensure that the necessary on-site open space and biodiversity assets are protected; that the layout of the site is acceptable; and, that the requisite access to the River Stour is preserved throughout the lifetime of the development.
5. Prior to the submission of any of the reserved matters applications, a design code for the development of the site shall be agreed, in writing, with the local planning authority. The design code shall set out a palette of proposed materials, finishes and architectural detailing which will be adopted throughout the development and shall be incorporated into future detailed submissions in respect of the site.
6. The development hereby approved shall be carried out strictly in accordance with the following plans/drawings:
- (SK)01 – Location Plan  
(SK)08 Rev D – Site Layout Plan (insofar as it is provided for indicative purposes only)
- stamped “Approved” unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
7. No development shall take place until such time as a new road and bridge link has been provided across the River Stour thereby linking the site and Severn Road to Discovery Road, in accordance with a detailed scheme for the provision of said road and bridge link to first have been agreed, in writing by the Local Planning Authority, in consultation with Worcestershire County council, in its role as the relevant Highway Authority.
8. No development shall take place until samples of types and colours of all external materials, including hard surfacing have been submitted, in accordance with a previously agreed design code, to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
9. The samples required by the above condition 7 shall be provided by the erection on site of a 1 metre square sample panel of brickwork, including proposed mortar mix and joint detail, for the written approval of the Local Planning Authority.
10. No development shall take place until detailed plans and sections of the proposed windows and doors at a scale of 1:20 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

11. No development shall take place until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority
12. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- Existing and proposed finished levels or contours
- Means of enclosure
- Car parking layouts
- Other vehicle and pedestrian access and circulation areas
- Hard surfacing materials
- Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)
- Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines, etc. indicating lines, manholes, supports, etc.)
- Retained historic landscape features and proposals for restoration, where relevant.

Soft landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation timetables.

13. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.
14. No development shall take place until details of any proposed earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the volume of material to be imported to/exported from the site, the proposed grading and mounding of land areas including the existing and proposed levels and contours to be formed, and the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall be carried out in accordance with the approved details.
15. No development shall take place until a schedule of landscape maintenance for a minimum period of five years including details of the arrangements for its implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved

schedule.

16. No development shall take place until an investigation of the site has been undertaken to quantify the type, extent and concentration of any contamination which may exist. The investigation shall be undertaken in accordance with a brief which shall first be submitted to and approved in writing by the Local Planning Authority. The brief shall include the Local Planning Authority's stipulations as to the methodology of the investigation and the points at which and the depth of which any survey of the site is to be taken. The results of the investigation shall be provided to the Local Planning Authority and shall include recommendations in the form of a proposed scheme of remediation and foundation design, protection and implementation. The Local Planning Authority may require further investigatory works to be carried out and results submitted to them if the results are inconclusive. No development shall take place until the Local Planning Authority have approved a scheme for remediation and foundation design protection and implementation. The scheme once approved by the Local Planning Authority shall be implemented in full and written evidence to confirm completion of the work provided to the Local Planning Authority before the development is first brought into use.
17. No development shall commence until a Remediation Strategy for dealing with the risks associated with the contamination of the application site has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall cover the following:
  1. a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site including sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site;
  2. a site investigation scheme, based on 1. above, to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
  3. the site investigation results and the detailed risk assessment 2. and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures and site remediation criteria required and how they are to be undertaken;
  4. a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in 3. are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved and be completed before the development is first occupied.

18. If, during development, contamination not previously identified, is found to be present at the site then (unless otherwise agreed in writing with the Local Planning Authority) no further development shall be carried out until an amendment to the approved Remediation Strategy, which shall detail how this contamination shall be dealt with, has been submitted to and approved by the Local Planning Authority in writing.
19. No development shall take place until details have been submitted to the Local Planning Authority showing the envisaged effect of the development on all existing watercourses and ditches on or within the vicinity of the site, and, a scheme of works or protective measures in respect of such existing water courses and ditches and the timing of these works has been submitted to, and approved in writing by the Local

- Planning Authority. The approved scheme shall be completed before the development is occupied.
20. There must be no discharge of surface or foul water to any ditch or watercourse.
  21. No infiltration of surface water drainage into the ground shall be permitted other than with the written consent of the Local Planning Authority.
  22. No development shall take place until a scheme for the noise insulation of the residential accommodation has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed prior to the first occupation of the development and shall thereafter be retained.
  23. No development or any excavation works shall commence until a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority identifying a programme of archaeological work including details of all works and a timetable for such works. Such scheme of investigation submitted for approval must have been prepared by an archaeologist approved by the Local Planning Authority. The programme shall indicate the degree of supervision by an archaeologist approved by the Local Planning Authority that is proposed for the archaeological work and no development or any excavation works shall take place until the programme has been completed.
  24. The developer shall afford access to the application site at all reasonable times during construction of the building(s) hereby permitted to the County Archaeologist or an archaeologist nominated by the Local Planning Authority and shall allow him/her to observe the excavation and record items of interest and finds.
  25. Prior to commencement of the development hereby permitted engineering details of the Highway Improvement works detailed in the TA and indicatively shown on the appended drawings to the TA shall be submitted and approved in writing by the Local Planning Authority, and the development shall not be occupied until the scheme has been constructed in accordance with the approved details.
  26. No development shall take place until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.
  27. Piling or any other foundation designs using penetrative methods shall not be permitted unless in accordance with details which shall first be submitted to and agreed in writing, by the Local Planning Authority. In such circumstances the development shall be implemented and completed in accordance with those approved details.
  28. No development shall commence until surface water and foul water drainage details, which shall include a scheme for the provision and implementation of surface water run-off limitation and sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is first occupied.
  29. Finished floor levels should be set at a minimum of 21.1 metres above ordnance Datum (m AOD), this being at least 600mm above the 1 in 100 year fluvial flood

event plus climate change flood level of 20.5m.

30. No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details. The approved compensation scheme must be implemented concurrently with the approved development and completed before the development is brought into use.
31. There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within eight metres of the top of any bank of the river Stour, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.
32. No development shall commence until a scheme for protecting the existing dwellings which front the site (in Severn Road/Stour Lane and Mitton Street) from noise and vibration from the site during the construction works has been submitted to and approved in writing by the Local Planning Authority; all measures which form part of the scheme shall be strictly adhered to throughout the period of construction.
33. No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority for the suppression of dust from the site during construction; all agreed details shall be implemented throughout the course of the development.
34. No development shall commence until wheel cleaning apparatus has been provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and which shall be operated and maintained during the construction of the development hereby approved.
35. No development shall commence until details of parking for site operatives and visitors during construction works has been provided to and agreed in writing by the Local Planning Authority. Such parking shall remain available for this purpose throughout the period of construction of the development.
36. There shall be no construction or engineering works carried out on the site outside of the hours of 0800 to 1900 hours Mondays to Fridays, 0800 to 1300 hours on Saturdays, and no works whatsoever on Sundays or Bank Holidays.
37. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works, including the use of sustainable drainage systems compatible with the ground water investigation results, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate a 20% reduction in surface water run-off for all events up to the 1 in 100 year event with climate change.

The drainage works shall be completed in accordance with the details and timetable agreed.

38. No development approved by this permission shall be commenced until a scheme for the provision and implementation of riverside corridor and landscaping works which shall include measures to increase flood storage along the River Stour, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

The approved compensation scheme shall be completed before the development is brought in to use and have regard to fluvial betterment for the Severn Road area and the River Stour corridor.

39. No development shall take place on site, to include site clearance and remediation, until such time as a revised Phase 1 Habitat Survey has been undertaken, along with full and comprehensive protected species surveys which shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Natural England.
40. No development shall commence until a detailed Restoration and Mitigation Plan for the restoration and enhancement of the River Stour Corridor (west bank) within the application site has been submitted to and approved by the Local Planning Authority in writing. That Plan shall include:
  - Detailed measures for the removal of the existing sheet piling and the re-grading of the river bank;
  - A detailed Environmental Protection Scheme, the contents of which shall be agreed in writing beforehand with the Local Planning Authority, to provide a timetable for these works and details of measures to avoid disturbance and the impact of these works on the River Stour itself.

Unless otherwise agreed in writing with the Local Planning Authority, the development shall not be occupied until the approved plan has been implemented and completed in accordance with the agreed timetable.

41. No development shall commence until a detailed landscape and Biodiversity Plan, to improve and enhance the biodiversity of the site, has been submitted to and approved by the Local Planning Authority in writing. That scheme shall include:
  - Landscaping and planting details
  - Proposals for the provision of nest tunnels and holts
  - Nest and roosting boxes throughout the site
  - Proposals for the ongoing management and maintenance of the corridor, to ensure its long term contribution towards biodiversity enhancement once the enhancement measures have been implemented in accordance with the approved plan
  - A detailed proposal for the implementation and completion of the Plan

Unless otherwise agreed in writing with the Local Planning Authority or in accordance with the agreed scheme for the implementation of the Plan, the development shall not be occupied until any physical works required by the approved Plan have been implemented and completed.

#### Reason for Approval

The principle of development on this urban brownfield site in close proximity to the town centre is in accordance with national planning policies regarding sustainable development. The proposed development, albeit that the plans submitted are purely for indicative purposes, is in accordance with the Severn Road Development Brief and Policy STC.2 of the Adopted Wyre Forest District Local Plan. The development has been assessed in terms of the highway implications; potential impact upon existing residents; impact and relationship to the adjacent Conservation Area; impact upon locally listed buildings and no detrimental impact has been



identified. All relevant environmental implications have been considered and the impact of the development has been assessed in terms of biodiversity and ecology and, subject to suitable conditions and mitigation measures has been found to be acceptable. The application has been assessed against the relevant policies of the Adopted Wyre Forest District Local Plan, as set out at the head of this report, and subject to S106 obligations and relevant conditions is considered to be acceptable.

**Application Reference:** 08/1044/FULL

**Site Address:** FORMER VICTORIA SPORTS FIELD, SPENNELLS VALLEY ROAD, KIDDERMINSTER,

**DEFERRED** for the following reason:

The application was reliant upon the approval of application 10/0382/FULL Chester Road Bowling Club, and following its refusal further clarification from the Applicant will be required.

**Application Reference:** 10/0229/RESE and 10/0590/RESE

**Site Address:** FORMER CARPETS OF WORTH SITE, SEVERN ROAD, STOURPORT ON SEVERN,

**10/0229/RESE**

**Delegated APPROVAL** Covering the reserved matters of layout, appearance and scale subject to:

1. no new material planning considerations being raised as a result of the consultation exercise; and
2. I. an acceptable amended landscaping plan taking into account the comments from the Council's arboricultural officer:
  - II. details of an acceptable means of closing the pedestrian entrance to the elevation facing the junction of Mitton Street and Severn Road;
  - III. no new material planning considerations being raised as a result of the consultation exercise; and
  - IV. subject to the conditions listed below (The listed conditions are in addition to those attached to the outline consent 08/1053/EIA).
    - 1) Notwithstanding the details shown on the approved plans no development shall commence until details of the proposed cycle parking for 32 cycles have been submitted to and agreed in writing by the Local Planning Authority. The store shall not be open for customer sales until the scheme has been implemented in accordance with the agreed details and retained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.
    - 2) The 17 disabled spaces as shown on the approved Site Layout shall be retained for disabled parking and no other use at all times.
    - 3) Prior to the commencement of development large scale sections (1:10) and details of the proposed materials and finish to all windows of the store plus the entrance doors to the entrance fronting the junction of Mitton Street and Severn Road shall be submitted to and agreed in writing by the Local Planning Authority. The agreed

details shall be strictly adhered to.

Reason – To ensure that the appearance of the development is appropriate to its setting in accordance with Policies D1, D3, LB1, LB5 and CA1 of the Adopted Wyre Forest District Council Local Plan.

### 10/0590/RESE

**Delegated APPROVAL** covering the reserved matter of landscaping subject to no new material planning considerations being raised as a result of the consultation exercise and the following conditions:

1. Notwithstanding the details shown on the approved plans no development shall commence until details of the proposed cycle parking for 32 cycles have been submitted to and agreed in writing by the Local Planning Authority. The store shall not be open for customer sales until the scheme has been implemented in accordance with the agreed details and retained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason – To ensure that the design is practical to accommodate the proposed number of cycles to accord with Policies T.6 and TR.17 of the Adopted Wyre Forest District Council Local Plan.

2. The 17 disabled spaces as shown on the approved Site Layout shall be retained for disabled parking and no other use at all times.

Reason – To ensure that the designated bays are retained at all times for use by disabled persons in accordance with Policies TR17, D1, D9 and D15 of the Adopted Wyre Forest District Council Local Plan.

3. Prior to the commencement of development large scale sections (1:10) and details of the proposed materials and finish to all windows of the store plus the entrance doors to the entrance fronting the junction of Mitton Street and Severn Road shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be strictly adhered to.

Reason – To ensure that the appearance of the development is appropriate to its setting in accordance with Policies D1, D3, LB1, LB5 and CA1 of the Adopted Wyre Forest District Council Local Plan.

### Reason for Approval of 10/0229/RESE and 10/0590 RESE

The principle of redeveloping the site for a retail foodstore and petrol filling station has been agreed at the outline stage by virtue of approval of planning application 08/1053/EIA. The means of access to the site together with the location and orientation of the store has also been agreed as has the amount of retail floorspace.

The proposed layout is considered to be legible to pedestrians, to respond adequately to its riverside setting and road frontages and safeguards ecology and biodiversity. Sufficient parking, cycle and motorcycle parking spaces have been provided. It is considered that the proposed layout of the site would not have a significant adverse impact upon the amenity enjoyed by existing residential occupiers.

The building and petrol filling station appear modern in terms of their design however it is

considered that they are appropriate to their setting without harming the character and appearance of the Conservation Areas or the listed building to the north or the locally listed building to the south.

Whilst the scale of the development contrasts to the scale of the existing residential development to the north and west it is considered appropriate in light of the previous carpet factory development on the site. It is considered that the scale of the store and the petrol filling station would not harm the character and appearance or views into or out of the Conservation Areas the setting of the listed building to the north or the locally listed building to the south.

A detailed landscaping scheme has been submitted which incorporates the few existing trees on site and would provide an appropriate setting for the development, whilst screening views to the north and softening views across the River.

For these reasons it is considered that the development accords with the following policies of the Adopted Local Plan:

**D.1 Design Quality** - Requires new development to be designed to meet twelve specified design criteria; applications which fail to demonstrate design quality will be refused.

**D.3 Local Distinctiveness** - Development proposals must have regard to the local distinctiveness of the locality, relate to local character & appearance, seek to incorporate existing trees/landscape features and avoid loss of existing features of local value.

**D.6 Safeguarding of Resources By Design** – New development should save resources by e.g. utilising sustainable energy sources, minimising water consumption and using recyclable building materials.

**D.7 Sustainable Drainage** – Where possible, developments should direct surface water to sustainable drainage systems rather than sewers and watercourses.

**D.8 Designing for Materials Recycling** – Maximum use should be made of existing on-site materials on developments of major brownfield sites.

**D.9 Design for Movement** – Where practicable, layouts should incorporate transport infrastructure in compliance with up to ten identified principles. Suitable innovative layouts will be encouraged.

**D.10 Boundary Treatment** – Boundaries must be designed to a high standard, measured against six criteria/design principles.

**D.11 Design of Landscaping Schemes** – Where appropriate, schemes must be designed to accord with a list of ten criteria in order to complement and enhance the proposals and surroundings.

**D.12 Public Art** – Works of art will be sought by the Local Planning Authority within major developments; such provision by developers will, however, be on a voluntary basis.

**D.14 Street Furniture** – Proposals that involve public spaces must make appropriate provision for street furniture in accordance with specific design criteria.

**D.15 Car Park Design** – New or modified Surface car parking must pay due regard to a number of design principles and should ensure a secure and safe environment.

**D.16 Designing for Community Safety** – Development proposals should create a safe and secure environment and seek to reduce the opportunities for crime.

**D.19 Designing for Adaptability** - Buildings must be flexible in terms of access and use in order to ensure their durability.

**LA.1 Landscape Character** – Development proposals must safeguard, restore or enhance the character of the surrounding landscape. Those developments which would have an adverse impact on landscape character will not be permitted.

**LA.4 The Stour Valley** – Development that would have a significant adverse effect on the landscape quality or character of the Stour Valley will not be permitted.

**LA.6 Landscape Features** – Development proposals should not detract from, or have an adverse impact on identified features within the landscape. Those which do will not be permitted.

**CA.1 Development in Conservation Areas** - Development within a Conservation Area or which affects its setting will not be permitted unless it preserves or enhances the special character and appearance of the area.

**LB.1 Development Affecting a Listed Building** – Development that would have an adverse effect on a listed building or structure, its curtilage, setting, or a curtilage building or structure, will not be permitted unless a number of specified criteria are met.

**LB.5 New Development Affecting the Setting of Listed Buildings** – New buildings and structures affecting the setting of a listed building must relate well to and otherwise harmonise with it.

**NR.5 Floodplains** – The precautionary principle will be applied to matters of flood risk. A flood risk assessment and sequential test will be required where appropriate.

**NR.6 Development adjacent to Watercourses** – Such developments must ensure that suitable access is provided for maintenance. Proposals should conserve the ecological value of the water environment and open up any converted watercourses where practicable.

**NR.7 Groundwater Resources** – Development proposals which could pollute groundwater resources or prejudice their future use will not be permitted unless provision is made for suitable mitigation measures.

**NR.10 Air Quality** – Development which will or could give rise to air pollution will not normally be permitted unless adequate mitigation measures are included.

**NR.11 Noise Pollution** – Noise generating developments close to sensitive locations, buildings or activities will not be permitted unless the noise can be reduced to an acceptable level. Neither will noise-sensitive uses be permitted near existing significant noise sources, unless appropriate attenuation measures can be applied.

**NR.12 Light Pollution** – Proposals that involve or require external lighting shall include lighting schemes that do not cause light pollution by according with a number of identified principles.

**NC.2 Areas of Regional, County or Local Importance** – Development which may have an

adverse effect on identified protected sites of nature conservation significance will not be permitted unless two criteria are met, i.e. no reasonable means of meeting the need for the development and the reasons for the development outweigh the nature conservation value of the site.

**NC.3 Wildlife Corridors and Stepping Stones** – Development adversely affecting a feature of nature conservation value will not be permitted unless its need clearly outweighs the value of the feature. Where developments are approved, developers will be required to create, enhance and manage such features.

**NC.4 Protected Species** – Development that may have an adverse effect on protected species will not be permitted unless three specific criteria are met.

**NC.5 Biodiversity** – Wherever possible, development should retain, enhance and manage the District's indigenous biodiversity.

**NC.6 Landscaping Schemes** – Development should include landscaping schemes that retain existing natural and semi-natural features. Vegetation used in landscaping schemes should confirm to five stated principles of good practice.

**NC.7 Ecological Surveys and Mitigation Plans** – Where development may affect Policies NC.1 to NC.5, planning applications must be accompanied by a detailed ecological survey and a mitigation plan.

**NC.8 Public Access** – Development incorporating, creating or enhancing any area, species or feature as identified in Policies NC.1 to NC.6 should make provision for public access.

**STC.2** - This sets out seven principles for the redevelopment of the site and includes the recognition that A1 retail use may be acceptable. The site is covered by the Severn Road Development Brief.

**TR.6 Cycling Infrastructure** – Development likely to be detrimental to the Wyre Forest cycle route network will not be permitted. Major new developments will be required to conform to adopted cycle parking standards.

**TR.7 Provision for Pedestrians** – All new development should make provision for safe, convenient and easy pedestrian movement.

**TR.17 Car Parking Standards and Provision** – New development will be required to provide on-site parking in accordance with the County Council's standards and should not be exceeded.

**RT.9 Petrol Filling Stations** – Proposals involving convenience retailing from petrol filling stations will only be permitted where they are in compliance with five specific requirements, i.e. need, limited size, ancillary to the petrol filling station use, sale of convenience goods and would not undermine the retail strategy.

**20:37 - Following consideration of the above application the Chairman adjourned the meeting until 20:42 for a comfort break.**

<p><b>Application Reference:</b> 10/0409/FULL</p>
<p><b>Site Address:</b> UNIT C, CROSSLEY RETAIL PARK, CARPET TRADES WAY, KIDDERMINSTER, DY11 6DY</p>
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The premises shall not be used otherwise than for the sale of bulky household goods, that is goods consisting of building and DIY products; garden products and plants; furniture, carpets, floor coverings and household furnishing; electrical products; vehicle accessories and parts; bicycles; office supplies; caravans, tents, camping and boating equipment; with the exception of Unit C which may also be used for the sale of pets, pet food, and all pet related products with up to 15% of the floor area being used for ancillary pet care and treatment.</li> <li>2. None of the retail units shall consist of less than 930 square metres (10,000 sq.ft) gross floorspace, except for unit G (as outlined in red on the approved plan), which if subdivided shall not include any units of less than 465 square metres (5,000 sq.ft) gross floorspace.</li> <li>3. The areas approved under application reference WF.108/96 for the manoeuvring, parking, loading and unloading of vehicles shall be retained and kept clear and available for those uses at all times.</li> <li>4. No external flues or extractor equipment shall be installed at the premises hereby permitted without the prior written consent of the Local Planning Authority.</li> </ol> <p>Notes</p> <ol style="list-style-type: none"> <li>A) Drawings</li> <li>B) SN5 (No advertisements)</li> </ol> <p><u>Reason for Approval</u></p> <p>The variation of condition to allow the sale of pets and related products and care has been considered against policies RT.5, TR.9, and TR.17 of the Adopted Wyre Forest District Local Plan, D.33 of the Worcestershire County Structure Plan and Government Guidance in Planning Policy Statement 1 and 4. It is considered that the Unit C at Crossley Retail Park is sequentially preferable and that no serious adverse impact will occur to Kidderminster Town Centre. There are no other issues in this case. As such the proposal is in accordance with policy RT.5 and Government Guidance in Planning Policy Statement 4.</p>

<p><b>Application Reference:</b> 10/0448/FULL</p>
<p><b>Site Address:</b> SUGARS FARM, SUGARS LANE, FAR FOREST, KIDDERMINSTER, DY14 9UW</p>
<p><b>APPLICATION WITHDRAWN.</b></p>

<b>Application Reference:</b> 10/0468/FULL
<b>Site Address:</b> P C WORLD, UNIT 1 (A/B), CARPET TRADES WAY, CROSSLEY RETAIL PARK, KIDDERMINSTER, DY11 6D
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The premises shall not be used otherwise than for the sale of bulky household goods, that is goods consisting of building and DIY products; garden products and plants; furniture, carpets, floor coverings and household furnishing; electrical products; vehicle accessories and parts; bicycles; office supplies; caravans, tents, camping and boating equipment; with the exception of Unit 1 (A/B) which may also consist of toys, play equipment, children's/family products, wheeled products for children and associated items.</li> <li>2. None of the retail units shall consist of less than 930 square metres (10,000 sq.ft) gross floorspace.</li> <li>3. The areas approved under application reference WF.1139/02 and WF.1140/02 for the manoeuvring, parking, loading and unloading of vehicles shall be retained and kept clear and available for those uses at all times.</li> </ol> <p>Notes</p> <ol style="list-style-type: none"> <li>a) Drawings</li> <li>b) SN5 (No advertisements)</li> </ol> <p><u>Reason for Approval</u></p> <p>The variation of condition to allow the sale of toys has been considered against policies RT.5, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan, policy D.33 of the Worcester County Structure Plan and Government Guidance in Planning Policy Statements 1 and 4. It is considered that the Unit 1 (A/B) at Crossley Retail Park is sequentially preferable and that no serious adverse impact will occur to Kidderminster Town Centre. There are no other issues in this case. As such the proposal is in accordance with policy RT.5 and Government Guidance in Planning Policy Statement 1 and 4.</p>

<b>Application Reference:</b> 10/0383/FULL
<b>Site Address:</b> ALTON COTTAGE, GIBBETT BANK, ROCK, KIDDERMINSTER, DY14 9DQ
<b>APPLICATION WITHDRAWN.</b>

<b>Application Reference:</b> 10/0440/FULL
<b>Site Address:</b> THE UPLANDS, HILLARY ROAD, STOURPORT-ON-SEVERN, DY13 9JP
<p><b>REFUSED</b> for the following reason:</p> <p>The application site lies within an area designated as part of the West Midlands Green Belt. The development proposed is considered to constitute inappropriate development, creating substantial harmful by definition and would also harm the openness of the Green Belt. No very special circumstances have been demonstrated that clearly outweigh this harm. To approve the development in these circumstances would be contrary to the provisions of Planning Policy Guidance Note 2 Green Belts, Policy GB.1 and GB.6 of the Adopted Wyre Forest District Local Plan and to Policy D.39 of the Worcestershire County Structure Plan.</p>