

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**

Tuesday 9th November 2010– Schedule 479 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: 10/0347/FULL
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Site Address: HUME STREET, KIDDERMINSTER

DELEGATED APPROVAL be granted subject to the signing of a Section 106 agreement and the following conditions:
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1. A6 (Full with No Reserved Matters)
2. A11(Approved Plans)
3. B1 (Samples/Details of Materials)
4. C6 (Landscaping – small scheme)
5. C8 (Landscape Implementation)
6. Vehicle access construction
7. Consolidation of driveway/turning area
8. Access turning and parking
9. Secure cycle parking to be provided
10. Parking for site operatives and staff during construction phase
11. Travel Plan to be submitted
12. F13 (Control of Dust)
13. F5 (Construction Site Noise/vibration)
14. Drainage
15. Car park management plan to be submitted

Notes

- A. Severn Trent Water regarding public sewer
- B. Private apparatus within the highway
- C. Alteration of highway to provide new or amend vehicle crossover
- D. Mud on highway
- E. No drainage or discharge to the highway

Reason for Approval

The proposed primary care centre development is, by virtue of its siting, design and massing, considered to be acceptable development in this locality which would relate well to its immediate surroundings and would not result in the creation of an incongruous feature which would cause harm to either visual amenity or neighbour amenity. The impacts of the proposal on the highway network have been carefully assessed and it is considered that the development would not give rise to a situation which would be detrimental to highway safety. The proposal therefore accords with policies D.1, D.3, D.4, D.7, D.9, D.10, D.11, D.15, NC.5, NC.6, TR.1, TR.3, TR.6, TR.7, TR.8, TR.9, TR.17, TR.18, CY.2, CY.3 and IMP.1 of the Adopted Wyre Forest District Local Plan, and Planning Policy Statement 22.

Application Reference: 10/0464/FULL
Site Address: 108/109 BEWDLEY HILL, KIDDERMINSTER, DY11 6JE
REFUSED for the following reasons:
The variation of Condition 17 of planning permission 08/0977/OUTL as proposed would cause harm to highway safety. Whilst it is acknowledged that the proposal would ensure that visibility splays are in place prior to the first occupation of any dwelling, by virtue of the heavily trafficked nature of Bewdley Hill (A456), it is considered that reliance upon the existing vehicular access during the construction of the development would be inappropriate and would give rise to a situation which would be detrimental to highway safety contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

Councillor H E Dyke left the meeting during consideration of the below application.

Application Reference: 10/0477/FULL
Site Address: SITE OF FORMER CAR PARK AT JUNCTION OF, BROMSGROVE STREET AND LION STREET, KIDDERMINSTER
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. No development until programme of archaeological work 4. No demolition or development other than in accordance with the agreed programme of archaeological work 5. Completion of site investigation and post investigation assessment and provision of analysis, publication and dissemination of results 6. Landscaping in accordance with details 7. Tree protection 8. Drainage details 9. Provision of bird houses and brick bird boxes 10. Provision of secure cycle parking in accordance with plans 11. Details of materials 12. Windows to be set back minimum of 75mm 13. Site levels in accordance with plans 14. Details of boundary treatment 15. The application site is a former carpet works located on a major aquifer. No development shall take place until a scheme to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the local planning authority. 16. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation.
<u>Reason for Approval</u>
The proposed Foyer scheme would provide residential accommodation and education/training facilities for young people within the town centre. It is considered that the principle of the proposed use is acceptable at this location whilst the design of the building is acceptable within the streetscene. The development would not provide any parking spaces for the occupiers and would remove parking spaces which are available for public use at present. It is

however considered that due to the location of the site and the existing public car parks within the vicinity that the loss of parking, together with the lack of provision for the tenants, is acceptable. It is considered that the impact upon the possible archaeological remains could be adequately addressed via a suitably worded condition.

Application Reference: 10/0551/RESE

Site Address: FINEPOINT, FINEPOINT WAY, KIDDERMINSTER, DY11 7FB

APPROVED subject to the following conditions:-

1. A4 (Reserved matters only)
2. A11 (Approved plans)
3. Details of Public Art
4. Details of Photovoltaic Cells

Reason for Approval

The proposal provides a Civic building that is of a high quality design that is suitably positioned within this prominent site. The access to the building and levels of parking are considered acceptable given the proposed function of the building. Landscape proposals are appropriate and have fully taken into account the protected trees on the site. No surrounding buildings or development plots will be prejudiced by these proposals. For these reasons the proposal is compliant with policies E.2, E.10, D.1, D.3, D.4, D.6, D.7, D.9, D.10, D.11, D.12, D.14, D.15, D.16, D.19, NR.2, NR.7, NR.8, NR.9, LA.2, GB.6, NC.5, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP08, CP12, CP13, CP15, of the Wyre Forest Core Strategy, D.26, D.43 T.1 of the Worcestershire County Structure Plan, Planning Policy Statement 1, Supplement to PPS1 (Climate Change) Planning Policy Statement 4, Planning Policy Statement 9, Planning Policy Statement 22, 23, Planning Policy Guidance 13 and the Design Quality Supplementary Planning Guidance.

Application Reference: 10/0478/FULL

Site Address: WADEHAMET, WOODROW, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QF

APPROVED.

Reason for Approval

The proposal has been carefully examined in terms of the marketing and need for an agricultural workers dwelling and the Local Planning Authority is satisfied that the property has been marketed in a proper way and that there is no existing need for an agricultural workers dwelling or any substantial evidence of a long term need. In these circumstances to approve the application would be in accordance with the Development Plan policies GB.1, AG.2, AG.3 (in particular Policy AG.3) of the Adopted Wyre Forest District Local Plan, DSO4, CP13 of the Wyre Forest Core Strategy, D.38, D.39 of the Worcestershire County Structure Plan, Planning Policy Statement 1, 7, and Planning Policy Guidance 2.

Application Reference: 10/0531/FULL

Site Address: WEST MIDLAND SAFARI PARK, SPRING GROVE, BEWDLEY, DY12 1LF

APPROVED subject to the following conditions;

1. A6 (Full with No Reserved Matters)

2. A11 (Approved Plans)
3. B1 (Materials)
4. B11 (Details of Enclosure)
5. B15 (Owl/Bat Box)
6. C8 (Landscape Implementation)
7. The development hereby approved shall not be brought into use until a grazing management plan, to demonstrate that the site will be grazed on a low intensity basis only, has been submitted.
8. No additional planting shall take place within the woodland area until a detailed planting schedule and landscape plan have been submitted.

Reason for Approval

The proposal is considered to represent appropriate development in this Green Belt location which would not cause harm to openness or visual amenity. Adequate measures are set out to ensure that no harm is caused to acknowledged biodiversity or ecology on site. The proposal therefore accords with policies GB.1, GB.2, GB.6, LA.1, D.1, D.3, D.4, D.10, D.11, NR.12, NC.2, NC.5, NC.7 of the Adopted Wyre Forest District Local Plan, CP13, CP15 of the Wyre Forest Core Strategy, CTC.1, CTC.5, CTC.12, D.39, RST.14 of the Worcestershire County Structure Plan, Planning Policy Guidance 2 and Planning Policy Statement 9.

Application Reference: 10/0558/FULL

Site Address: CAR PARKING AREA AT END OF CHURCH STREET, KIDDERMINSTER, DY10 2AW

Delegated APPROVAL be given subject to:

- a) the signing of a **Section 106 Agreement** relating to:
 - £7,408 towards educational provision;
 - Public Realm provision for a small square and water feature;
 - The updating of Biodiversity enhancement and Open Space provision measures.

- b) The following conditions:-
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. No development shall take place within the area indicated (this would be the area of the application) until the applicant has secured a programme of archaeological work in accordance with a written statement of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
 4. B1 (Samples/details of materials)
 5. B2 (Sample brick panel)
 6. B9 (Details of windows and doors)
 7. B10 (Window details)
 8. Landscaping
 9. Details of rainwater goods/ flues/svp and other pipework to be submitted and approved in writing before work on site commences.
 10. Paving and water feature details to be agreed
 11. Environment Agency conditions regarding floor levels, access to gauging station, drainage, no buildings or structures within 6m of top of bank of River Stour, contamination, foundation design, storage of chemicals.

12. Severn Trent Water conditions
13. D2 (Landfill Gas Investigation)
14. Sound insulation measures
15. H13 (Access, turning and parking)
16. H27 (Parking of site operatives)
17. Measures to be put in place to improve the security of the undercroft car parking area.

Notes

- A. HN1 (Mud on highway)
- B. HN4 (No laying of private apparatus)
- C. HN5 (No highway works permitted)
- D. Environment Agency
- E. Maintenance of full access to adjacent private car park

Reason for Approval

This area is allocated for General Town Centre Uses and the mix of uses to be created is considered to be appropriate for this central location. The development is attractive in terms of design and is considered to enhance the appearance of the Church Street Conservation Area in which it is situated. The scheme has been considered in terms of impact on adjacent property and is judged to be acceptable. With respect to the traffic noise from the adjacent dual carriageway this is within acceptable tolerances subject to appropriate sound insulation measures. The development will remove car parking spaces (and generate the need for car parking spaces) however this land is not allocated as a car parking area, it is in private ownership and the application is not opposed by the Highway Authority.

Similarly the Highway Authority is satisfied that Church Street can sustain any additional traffic that may be generated by the development. There are no objections to the development subject to certain conditions from other statutory consultees including English Heritage, County Council's Historic Environment and Archaeological Service, the Environment Agency and Severn Trent Water. For these, and other reasons, including the provision of Open Space contributions, a contribution to the public realm in the form of a small square with water feature and improvements to biodiversity adjacent to the River Stour all to be facilitated by way of a Section 106 agreement, the application is considered to be acceptable and compliant with policies D.1, D.3, D.9, D.10, D.12, CA.1, E.10, H.2, H.5, LB.1, TR.9, and TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP08, CFP12, CFP16, CP03 of the Wyre Forest Core Strategy, CTC.17, CTC.20 of the Worcestershire County Structure Plan, the Design Quality Supplementary Planning Guidance, Planning Obligations SPD, Planning Policy Statement 1, 3, 4, 5, 9, 23 and Planning Policy Guidance 17.

Application Reference: 10/0575/FULL and 10/0576/CAC

Site Address: LAND ADJACENT TO 29 MITTON STREET, STOURPORT-ON-SEVERN, DY13 9AG

1) APPROVAL to 10/0575/FULL subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/Details of materials)
4. B9 (Details of Windows and Doors)
5. B13 (Level details)
6. E2 (Foul and surface water)
7. C6 (Landscaping – small scheme)

- 8. C8 (Landscape Implementation)
- 9. F5 (Construction Site noise/vibration)
- 10. Noise Assessment
- 11-17. Contaminated Land
- 18-20. Highway

2) APPROVAL to 10/0576/CAC subject to the following conditions:

- 1. A7 (Listed Building/Conservation Area Consent)
- 2. A11 (Approved Plans)
- 3. No demolition until the programme of implementation of 10/0575/FULL has been approved. Demolition of property only in conjunction with development approved under reference 10/0575/FULL

Reason for Approval

The proposal in respect of design and layout remains an acceptable development within an area of important heritage assets, which will positively enhance the Conservation Area, Grade II Listed Building and Locally Listed Building. Highway access and parking provision is acceptable and will not result in harm being caused to highway safety in this location. The material circumstances and policy framework changes since the previous approval have been considered and it is concluded that there are no circumstances that would warrant resisting this renewal. For these reasons the proposal complies with the policies H.2, D.1, D.3, D.9, D.10, D.11, NR.1, NR.7, NR.8, NR.11, CA.1, CA.2, TR.9, and TR.19 of the Adopted Wyre Forest District Local Plan, DS01, CP05, CP12 of the Wyre Forest Core Strategy, D.5, CTC.19, CTC.20 of the Worcestershire Country Structure Plan, Planning Policy Statement 1, 3, 5 and the Gilgal Conservation Area Appraisal.