

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE

Tuesday 7th December 2010 – Schedule 480 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: 10/0494/FULL
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Site Address: DODDINGTREE, CLEOBURY ROAD, BEWDLEY, DY12 2QL
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DEFERRED PENDING A SITE VISIT.

Application Reference: 10/0532/RESE
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Site Address: SUTTON ARMS, SUTTON PARK ROAD, KIDDERMINSTER, DY11 6LE

REFUSED for the following reasons:

The application site is located at the junction of Sutton Park Road and Parry Road, which is heavily trafficked and on an established bus route. The layout as proposed incorporates a total number of seven vehicle access points into and out of the site which is considered excessive.

In addition, the vehicle accesses to serve plots 1 to 4 inclusive make no provision to enable vehicles to turn within the confines of those plots and exit onto the highway in a forward gear.

The reversing of vehicles onto Parry Road and the total number of accesses incorporated into the layout is considered to be detrimental to highway safety. As such, the proposed layout would be contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan, the aims of the Design Quality Supplementary Planning Guidance (2004), and Policy CP11 of the emerging Core Strategy Development Plan Document.

Councillors H E Dyke and G C Yarranton left the meeting during consideration of the application below.

Application Reference: 10/0550/FULL
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Site Address: LAND ADJACENT TO SEBRIGHT ROAD, KIDDERMINSTER, DY11 5UE
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Delegated APPROVAL subject to:

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| <p>a) the signing of a Section 106 Agreement to secure the following:</p> <ul style="list-style-type: none"> • £3,055.92 Public Open Space contribution to be spent at White Wickets. • Housing to remain affordable to serve local need in perpetuity. <p>b) the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B1 (Samples/Details of materials) 4. B2 (Sample brick panel) 5. B11 (Details of Enclosure) |
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6. C2 (retention of existing trees)
7. C3 (Landscaping – Large Scheme)
8. C6 (Landscape – Small Scheme)
9. C8 (Landscape Implementation)
10. C13 (Landscape Management Plan for area to the rear of the site)
11. C14 (Landscape Maintenance Plan for area to the rear of the site
(7 conditions highway notes as of attached file))
12. Programme of archaeological work
13. Drainage condition
14. B15 (Bat and bird box details including locations to be provided)
15. Single access - existing - footway
16. Visibility splays to be provided
17. Vehicle access construction prior to any other works
18. Driveway gradient to be no steeper than 1 in 8
19. Access, turning and parking to be provided
20. Cycle parking to be provided (two spaces per two bed dwelling)
21. Cycle parking to be provided (four spaces per three bed dwelling)
22. Parking for site operatives to be provided

Notes

- A. SN2 (Section 106 Agreement)
- B. Highway
- C. Central Networks

Reason for Approval:

The applicants have demonstrated that there is an identified local need for affordable housing in this locality of the type proposed and as such the principle of development on this site accords with Policy H.11. The proposed dwellings, by virtue of their scale, siting and design would harmonise with the pattern of development and the character of the area without detriment to the existing street scene. The development would not give rise to a situation which would be detrimental to highway safety, biodiversity or ecology. The impact of the development on the amenity of neighbouring residents has been carefully assessed and it is considered that they would not be unduly affected. The proposal therefore accords with the policies H.1, H.2, H.10, H.11, D.1, D.3, D.4, D.5, D.10, D.11, D.13, LA.1, LA.2, GB.1, GB.6, NC.5, NC.7, TR.9, TR.17, and IMP.1 of the Adopted Wyre Forest District Local Plan, DS01, CP03, CP04, CP07, CP12, and CP15 of the Wyre Forest Core Strategy, CTC.1, CTC.12, D.8, and D.39 of the Worcestershire County Structure Plan, and CF.2, CF.5, QE.1, QE.3, and QE.6 and 9 of the West Midlands Spatial Strategy, and Planning Policy Statements 3, 5 and 9.

Application Reference: 10/0654/FULL

Site Address: 6 ELTON ROAD, BEWDLEY, DY12 2HR

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – Approved plan)

Note

SN12 (Neighbours' rights)

Reason for approval:

The proposed extension, in conjunction with the existing rear ground floor extension, is

considered to be of an appropriate scale and design in relation to the original building and will appear as an appropriate addition to the street scene. The impact of the extension upon the neighbouring properties has been carefully assessed and it is considered that no undue loss of amenity or privacy would occur as a result of the development. Accordingly, the proposal is considered to be in compliance with policies D.1, D.3, D.17, and TR.17 of the Adopted Wyre Forest District Local Plan, CT11 of the Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy, the Design Quality Supplementary Planning Guidance and Planning Policy Statement 1.

Application Reference: 10/0655/FULL

Site Address: 18 WESTHEAD ROAD, COOKLEY, KIDDERMINSTER, DY10 3TG

APPLICATION DEFERRED.

Application Reference: 09/0602/S106

Site Address: WM MORRISON SUPERMARKETS PLC, GREEN STREET,
KIDDERMINSTER, DY10 1AZ

Delegated authority be given to the Director of Legal and Corporate Services, in consultation with the Director of Planning and Regulatory Services, **to vary the Section 106 agreement.**

Application Reference: 10/0505/FULL

Site Address: BRIARS HOTEL, 100 HABBERLEY ROAD, KIDDERMINSTER, DY11 5PN

Delegated APPROVAL subject to:

- a) the signing of a **Section 106 Agreement** to secure the following:
 - £45,123 Education contribution
 - £17,025.84 Open Space contribution
 - £22,473.74 Open space /biodiversity contribution

- b) the following conditions:
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Materials
 4. Details of windows and doors to be submitted
 5. Details of enclosure to be submitted
 6. Owl/Bat boxes to be provided in accordance with mitigation strategy
 7. C17 (TPO Schedule works)
 8. Notwithstanding the detail in the tree survey the works as suggested by the Arboricultural Officer are to be carried out.
 9. Landscaping scheme to be submitted
 10. C13 landscape management plan
 11. E2 (Foul and surface water)
 12. E4 (Drainage prior to occupation)
 13. Hours of construction/demolition
 14. Highway conditions
 15. Level surface path to be provided to each property.
 16. Information board to be provided
 17. 1:10 sections and details of all windows
 18. Details of all facing materials

Note
SN2 (Section 106 Agreement)

Reason for Approval

The development by virtue of its design would contribute positively to improving the visual amenity of the streetscene and the area as a whole and would harmonise with the setting of the adjacent Locally Listed Building in accordance with Policies D.1 D.3 D.7 D.9, D.10, D.11 D.13, D.14 D.16, LB.1 and LB 5 of the Adopted Wyre Forest District Local Plan. The proposal complies with the requirements of Policies NC.2, NC.5, NC.7 and D.4 of the Adopted Wyre Forest District Local Plan as it would not cause harm to the adjacent Local Nature Reserve, nor would it threaten protected trees. Careful consideration has been given to the impact of the proposal on the amenity of neighbours and it is considered that they would not be unduly affected. The proposal would not give rise to a situation which is detrimental to highway safety in accordance with Polices TR.7, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan. The proposal therefore accords policies H.2, H.5, D.1, D.3, D.7, D.9, D.10, D.11, D.13, D.14, D.16, LB.1, LB.5, NC.2, NC.5, NC.7, TR.7, TR.9, TR.17, TR.18, LR.1, and IMP.1 of the Adopted Wyre Forest District Local Plan, CP12, CPO2, CPO3, CPO5, and CPO7 of the Wyre Forest Core Strategy, SD.2, CTC.6, CTC.12, CTC.15, CTC.21, and D.5 of the Worcestershire County Structure Plan, QE.1, QE.3, and QE.5, of the West Midlands Regional Spatial Strategy, and Planning Policy Statement 3, 9. and 5.

Application Reference: 10/0646/FULL

Site Address: 165 SUTTON PARK ROAD, KIDDERMINSTER, DY11 6LF

APPLICATION WITHDRAWN.

Application Reference: 10/0666/FULL

Site Address: YEWTREE COTTAGE, EYMORE WOOD, TRIMPLEY, BEWDLEY, DY12 1NY

APPROVAL be granted subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. No works shall commence on the extension hereby approved until all of the floorspace as indicated on the approved plan (Drawing 0812-7-B) has been demolished. Without demolition of part of the existing dwelling the proposed extension would constitute a disproportionate addition over the original dwellinghouse and consequently would constitute inappropriate development in the Green Belt which is harmful by definition. The demolition is required for the development to comply with Planning Policy Guidance 2 and Policy GB.1 of the Adopted Wyre Forest District Local Plan.
5. Site to be surveyed and satisfactory drainage arrangements to be agreed by Local Planning Authority.

Reason for Approval

The siting and design of the extension is considered to be acceptable with no significant adverse impact upon neighbours. The conflict with Green Belt policy by virtue of the size of the extension has been resolved by the proposed demolition of part of the existing dwelling which would offset the volume and footprint hereby approved. It is therefore considered that the proposal is in compliance with Planning Policy Guidance 2 and policies GB.1, GB.2, GB.6, D.1, D.3, D.17, LA.1, LA.2, TR.9, TR.17, and NR.9 of the Adopted Wyre Forest District Local Plan, CP12 and CP13 of the Wyre Forest Core Strategy, SD.2, CTC.1, and D.39 of the Worcestershire County Structure Plan, and QE.1, QE.2, and QE.3, of the West Midlands Regional Spatial Strategy.

Application Reference: 10/0668/FULL

Site Address: 37 KITTIWAKE DRIVE, KIDDERMINSTER, DY10 4RS

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity.