

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE

Tuesday 11th January 2011 – Schedule 481 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: 10/0523/FULL	
Site Address: THE WATERMILL, PARK LANE, KIDDERMINSTER, DY11 6TL	
Delegated authority be given to APPROVE this application subject to:	
a)	<p>the signing of a Section 106 Agreement to secure</p> <ul style="list-style-type: none"> • a financial contribution of a sum not to exceed £10,000 to British Waterways for the provision of a ramped access to the canal and maintenance for a 5 year period, and
b)	<p>the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. Materials to be agreed 4. Section of windows/ doors canopy to be submitted 5. Landscaping scheme to be submitted 6. Details of position, style, colour and type of all vents, flues and other associated pipe-work be approved prior to the commencement of works on site 7. Landscaping scheme to be submitted 8. Implementation of landscaping scheme 9. No additional external lighting 10. Provision of bat roost 11. Additional bat survey if the electricity sub station is not removed within 6 months 12. Vehicular access construction 13. Permanent closure of existing access point to Park Lane 14. Provision of car parking layout 15. Provision of parking for site operatives 16. Earth removal and storage 17. Drainage details to be submitted and approved 18. Archaeological condition requiring a programme of archaeological work 19. F7 (Completion of noise attenuation) 20. F5 (Construction site noise/vibration) 21. Submission of pre-completion testing report for approval prior to occupation
	Notes
A	Section 278 Agreement

- B Laying of private apparatus within the highway
- C No drainage to discharge on the highway
- D British Waterways
- E Central Networks regarding access and safety concerns relating to their network

Reason for Approval

This application has been carefully considered with regard to whether the principle of a new hotel is acceptable; with respect to car parking provision for both the hotel and public house, with respect to the impact on neighbouring property, highway safety, biodiversity, the effect on trees, the Canal Conservation Area and drainage issues. The application is judged to be acceptable and compliant with policies D.4, D.10, D11, NR11, CA.1, NC.7, and TR17 of the Adopted Wyre Forest District Local Plan, CP02, CP11, CP13, CP14, CP03, DS03, CP08, DS01, DS04, and CP10 of the Wyre Forest Core Strategy, the Design Quality Supplementary Planning Guidance, the Planning Obligation Supplementary Planning Document and QE1 and QE3 of the West Midlands Regional Spatial Strategy.

Application Reference: 10/0635/FULL

Site Address: FIVE ACRES, HEIGHTINGTON ROAD, BLISS GATE, KIDDERMINSTER, DY14 9SX

Deferred until the next meeting of the Committee pending further information regarding hours of use of the site.

Councillors J Parish and N J Thomas left the meeting during consideration of the below application.

Application Reference: 10/0644/FULL and 10/0645/CAC

Site Address: 18 WYRE HILL, BEWDLEY, DY122UE

Application 10/0644/FULL APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B2 (Sample brick panel)
5. B8 (Mortar details)
6. B9 (Details of windows and doors)
7. B10 (Windows))
8. B11 (Details of enclosure)
9. Finished Floor Levels as approved plan
10. C3 (Tree protection during construction)
11. Trees to frontage to be prunus avium.
12. C8 Landscape maintenance for 10 years
13. C14 Landscape maintenance for 10 years
14. E2 (Foul and surface water)
15. E3 (Soakaway test)
16. F5 (Construction site noise/vibration)
17. Details of protection of Listed Building during demolition and construction work
18. (Access, turning and parking)
19. J1 – (Removal of permitted development – residential)
<Hard surfacing to the frontage>
20. J8 (No further window) <Plots 1, 4 and 5>

21. J9 (Open plan frontages)
22. G10 (Contract for redevelopment required)
23. No demolition shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Notes

- A. SN12 (Neighbours' rights)
- B. SN1 (Removal of permitted development rights)
- C. SN13 (Landscaping/planting works)
- D. HN5 (Highway works)

Application 10/0645/CAC APPROVED subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works and a programme of implementation of the redevelopment of the site approved under reference 10/0644/FULL has been submitted to and approved in writing by the Local Planning Authority.
The demolition of the buildings shall only be undertaken in conjunction with the development approved under reference 10/0644/FULL.
4. No demolition shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason for approval

Whilst the site is adjacent to a Grade II Listed building and situated within Bewdley Conservation Area, it is felt that demolition and re-development of this site will not adversely affect the character or appearance of these heritage assets and will provide a positive enhancement to visual amenities of the surrounding area. The proposed properties will be situated on land that is considered to be previously developed and are of a design that reflects the local vernacular and is acceptable in the context of this historic area. Neighbouring properties will not be significantly adversely affected by the proposals due to their positioning and the separation distances involved. Access and parking provision is provided within the curtilage of the site in accordance with adopted standards. The proposals are thus in accordance with policies H.2, D.4, D.10, D.11, LB.1, LB.5, CA.1, CA.2, CA.5, AR.2, AR.3, and TR.17 of the Adopted Wyre Forest District Local Plan, DS01, DS03, CP02, CP03, and CP11 of the Wyre Forest Core Strategy, CTC.17, CTC.19, and CTC.20 of the Worcestershire County Structure Plan, QE3, and QE5 of the West Midlands Regional Spatial Strategy, the Design Quality Supplementary Planning Guidance, and Planning Policy Statements 1, 3 (2010), and 5.

20:02 Councillor J-P Campion left the meeting.

Application Reference: 10/0670/FULL and 10/0669/LIST

Site Address: HARBOROUGH COURT, HARBOROUGH HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3LQ

Deferred until the next meeting of the Committee pending negotiations regarding proposed access.

20:12 Councillor P V Hayward left the meeting.

Application Reference: 10/0494/FULL

Site Address: DODDINGTREE, CLEOBURY ROAD, BEWDLEY, DY12 2QL

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Access gates
4. Access closure
5. Driveway works
6. Lighting to be agreed
7. Holiday use only

Note:

HN5 (Highway works)

Reason for Approval

The proposed change of use would be considered acceptable. The impact of the siting of extra caravans on the site would have a minimal impact on the visual amenity of the Landscape Protection Area given that they would be set below the skyline and would be viewed against the backdrop of existing buildings, which line the B4190. The Highways Authority is satisfied with the access and visibility splays, which are to be provided and conditions would ensure that highway safety is not compromised. The development is considered to accord with the requirements of Policies NC.2, LR.8, TR.17, D.4, NR.11 and NR.12 of the Adopted Wyre Forest District Local Plan (2004) and Policies DS01, DS04, CP02, CP03, CP12, CP13, CP15 and CP16 of the Wyre Forest Core Strategy (2010).

20:45 Councillor C Nicholls left the meeting

Application Reference: 10/0706/RESE

Site Address: SEVERN ROAD, STOURPORT-ON-SEVERN,

APPROVED subject to the following conditions (the following conditions are in addition to those attached to the Outline Consent 07/1105/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.
Reason – To ensure that the design is practical to accommodate the proposed number of cycles to accord with Policy TR.17 of the Adopted Wyre Forest District Local Plan and Policy CP03 of the Adopted Wyre Forest Core Strategy.
2. The 16 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 Policy TR.17 of the Adopted Wyre Forest District Local Plan and Policies CP03 and CP11

of the Adopted Wyre Forest Core Strategy.

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 LB.1, LB.5 and CA.1 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Wyre Forest Core Strategy.

4. Development shall be carried out in accordance with the approved plans.

Reason for Approval

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 07/1105/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.

Whilst the design of the store building is different to that submitted illustratively at the outline stage, it is considered that both the store and the petrol filling station will appear 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. It is considered that the proposed planting would enhance the natural corridor of the River Stour both visually and in terms of its biodiversity and ecology.

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

- 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.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.
- 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.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.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.
- 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.

and the following policies of the Adopted Wyre Forest Core Strategy:

- CP01 Delivering Sustainable Development Standards** - Proposals must demonstrate how they reduce their impact on the environment through their design, layout, siting, orientation, construction method and materials.
- CP02 Water Management** - New developments will be required to incorporate

sustainable drainage measures and should seek to provide betterment in flood storage.

- CP03 Promoting Transport Choice and Accessibility** - Proposals should have full regard to the traffic impact on the local highway network. Where appropriate new developments will be required to connect into the surrounding infrastructure. Development must take account of the Wyre Forest Transport Measures Package. Development should fully consider the impact on air quality.

- CP11 Quality Design and Local Distinctiveness** - Emphasises the creation of successful places. New developments and their layouts should take into account heritage assets and where possible utilise historic streets, buildings, spaces and infrastructure. Design quality must be demonstrated.

- CP12 Landscape Character** - New development must protect and where possible enhance the unique character of the landscape. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.

- CP13 Providing a Green Infrastructure Network** - The existing green infrastructure network will be safeguarded. New development will be required to contribute positively towards the District's green infrastructure network. The Rivers Severn and Stour are identified within the Policy as key assets and essential to the District's local distinctiveness.

- CP14 Providing Opportunities for Local Biodiversity and Geodiversity** - Biodiversity sites and species and habitats recognised within the Worcestershire BAP will be safeguarded from development. New development will be required to contribute towards biodiversity within the site or by making a contribution to off site biodiversity projects. The biodiversity value of the Rivers Severn and Stour will be safeguarded. New development alongside these watercourses should maintain and enhance their biodiversity value.

- CP15 Regenerating the Waterways** - All proposals for development in or adjacent to the District's rivers and/or within an area at risk of flooding must take into account Policy CP02. The river is to be enhanced as an integral part of the green infrastructure and a biodiversity corridor for the District.

Application Reference: 10/0573/LIST

Site Address: 14 KIDDERMINSTER ROAD, BEWDLEY, DY12 1AG

APPROVAL be granted subject to the following conditions:

1. A7 (Listed Building/Conservation Area consent).
2. A11 (Approved plans).
3. All new pipe-work, flues, svps, etc. approved prior to the commencement of works on site.
4. Details of sound insulation and heat insulation with special consideration of their impact on the Listed Building to be agreed.

Notes

- A This consent relates to works to the Listed Building and **does not** approve a change of use of the property from Use Class C1 (Hotel) or indicates that such an approval would be forthcoming. The Applicant should contact the Development Control section for further advice.
- B Any works undertaken should be strictly in accordance with the approved plans, any alterations to whatever extent will require a new consent, which should be sought prior to any works continuing.
- C The applicant is also advised that this consent **does not** give or infer any approval or licence under the Building Regulations Act 2000, Regulatory Reform (Fire Safety) Order 2005 or the Housing Act 2004. The Applicant should contact the following for further advice:
- i Principal Building Control Officer - WFDC
 - ii Strategic Housing Services Manager - WFDC
 - ii Hereford & Worcester Fire and Rescue Service

Reason for Approval

The proposed internal works involving the removal and erection of stud partitions and plumbing works are considered to be acceptable and will not impact on the character or integrity of this Grade II Listed Building.

Application Reference: 10/0617/FULL

Site Address: YEW TREE COTTAGE, GREY GREEN LANE, BEWDLEY, DY12 1LR

Application DEFERRED.