

## WYRE FOREST DISTRICT COUNCIL

### PLANNING COMMITTEE

Tuesday 8<sup>th</sup> March 2011– Schedule 483 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:** 11/0016/FULL

**Site Address:** GORST HILL FARM, ROCK, KIDDERMINSTER, DY14 9YJ

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. Development in accordance with submitted plans and details
3. Notwithstanding any details submitted with the application, prior to the commencement of development details of the colour of the blade, nacelle and mast shall be submitted to and agreed in writing by the Local Planning Authority
4. No development shall commence until a construction methodology has been submitted to and agreed in writing by the Local Planning Authority. The methodology shall explain how run off from materials used in or excavated during the construction phase will be prevented from adversely affecting the Dick Brook Special Wildlife Site. A timescale of the proposed installation shall also be submitted as part of the methodology. The construction shall be completed in accordance with the agreed methodology and timescale unless otherwise agreed in writing.

Reason - To ensure that the mobilisation of any silt does not adversely affect the Dick Brook Special Wildlife Site.

#### NOTE

The Ministry of Defence (Defence Estates Safeguarding) wishes to be consulted and notified of the progression of planning applications and submissions relating to this proposal, to verify that it will not affect defence interests. Therefore you must tell the Ministry of Defence

- The date construction starts and ends;
- The maximum height of construction equipment; and
- The latitude and longitude of every turbine.

If the application is altered in any way the Ministry of Defence must be consulted again as even the slightest change could unacceptably affect them.

#### Reason for Approval

The proposed development comprises a wind turbine at a rural location. The local economic and wider environmental benefits of the proposed installation have been balanced against the impact upon the appearance of the countryside. In this instance it is considered that the benefits of this renewable energy development would outweigh the limited harm to landscape.

Other matters relevant to the amenity of residential neighbours together with users of the adjacent network of public footpaths and bridleways have been considered however it is considered that there is no robust reason to refuse the application.

**Application Reference:** 10/0617/FULL

**Site Address:** YEWTREE COTTAGE, GREY GREEN LANE, BEWDLEY, DY121LR

**DELEGATED APPROVAL** subject to the following conditions and no additional objections being received raising matters not previously reported to, and considered by, Planning Committee prior to the expiry of the statutory notice period.

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. B6 (External materials – approved plan)
4. Hedge retention

Reason for Approval

With reference to the special circumstances of the case, the proposed extensions are considered to be of an appropriate size, scale and design in relation to the dwelling curtilage as defined, and will have no perceptible impact upon the local streetscene. The impact of the extensions upon neighbouring properties has been carefully assessed and it is considered that no undue loss of privacy or amenity would occur as a result of the development. Accordingly, the proposal is considered to be in compliance with Policy CP11 of the Adopted Wyre Forest Core Strategy, notwithstanding the conflict with Policy D.17 of the Adopted Wyre Forest District Local Plan.

**Application Reference:** 10/0732/FULL

**Site Address:** LAND ADJACENT TO UNIT 11(TKMaxx), WEAVERS WHARF, KIDDERMINSTER, DY101AA

**APPROVAL** be given subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. The approved seating shall be installed prior to any other work on site commencing
4. Samples of materials to be submitted.
5. Landscaping
6. Drainage
7. Finished floor levels
8. Flood evacuation management plan

Reason for Approval

The application has been carefully considered with respect to the principle of allowing the development and with regard to issues that include the design of the building and its relationship with adjacent units; the provision of outdoor seating within Weavers Wharf; the effect on wildlife and on the floodplain and the application is consequently judged to be acceptable and compliant with policies RT2, KTC.1 of the Adopted Wyre Forest District Local Plan, CP11, CP02, CP13, CP14 of the Adopted Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy, and Planning Policy Statements 1, 4, 9 and 25.

**Application Reference:** 11/0051/FULL

**Site Address:** HOBRO BARN, HOBRO, WOLVERLEY, KIDDERMINSTER, DY115SZ

**APPLICATION DEFERRED PENDING A SITE VISIT. APPLICATION TO BE RECONSIDERED AS A PART A) REPORT WITH A FICHE AT THE NEXT MEETING OF THE COMMITTEE.**

**Application Reference:** 11/0054/RESE

**Site Address:** FINEPOINT WAY, FINEPOINT BUSINESS PARK, OFF WALTER NASH ROAD, KIDDERMINSTER, DY117FB

**APPROVAL** subject to the following conditions:

1. A4 (Reserved matters only)
2. A11 (Approved plans)

Reason for Approval

The proposed development is acceptable in terms of its access, siting, design, external appearance and landscaping and is compliant with Development Plan policies, and consistent with the principles established at the time of the original Outline planning permission.