

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

**Tuesday 12<sup>th</sup> April 2011– Schedule 484 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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**During consideration of the below application Councillor S J Williams left the meeting and Councillor J-P Campion was appointed Chairman in his absence.**

Application Reference: 11/0100/FULL / 11/0101/LIST
Site Address: JUKES STORES, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA
<p><b>Application 11/0100/FULL</b></p> <p><b>DELEGATED AUTHORITY TO APPROVE subject to no new issue being raised before the end of the reconsultation period and the following conditions:</b></p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. External materials to reflect approval plans and submitted application form</li> <li>4. No takeaway</li> <li>5. Hours of opening for tea room/restaurant:- 07:30 -23:00 Monday to Saturday inclusive 09:00 – 16:00 Sundays / Bank Holidays</li> </ol> <p>Note – No approval is given for any new external flues or vents which will require separate planning permission and listed building consent.</p> <p><u>Reason for Approval</u></p> <p>The proposal is considered to be appropriate development in the Green Belt and capable of being assimilated into its surroundings without creating a serious adverse effect upon the amenity or privacy of the neighbouring residential properties. The character and appearance of the Grade II Listed Building and the Conservation Area would be preserved. Accordingly, policies GB1, LB1, LB2, LB3, CA1, and CA3 of the Adopted Wyre Forest District Local Plan, DS04 of the Adopted Wyre Forest Core Strategy, CTC19, CTC20, and D39 of the Worcestershire County Structure Plan, QE5 of the Regional Spatial Strategy, Planning Policy Statement 1, Planning Policy Guidance 2, and Planning Policy Statement 5 are considered to have been satisfied.</p> <p><b>Application 11/0101/LIST</b></p> <p><b>DELEGATED AUTHORITY TO APPROVE subject to no new issue being raised before the end of the reconsultation period and the following conditions:</b></p>

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. External materials to reflect approval plans and submitted application form

Note – No approval is given for any new external flues or vents which will require separate planning permission and listed building consent.

Reason for Approval

The proposal is considered to be appropriate development in the Green Belt and capable of being assimilated into its surroundings without creating a serious adverse effect upon the amenity or privacy of the neighbouring residential properties. The character and appearance of the Grade II Listed Building and the Conservation Area would be preserved. Accordingly, policies GB1, LB1, LB2, LB3, CA1, and CA3 of the Adopted Wyre Forest District Local Plan, DS04 of the Adopted Wyre Forest Core Strategy, CTC19, CTC20, and D39 of the Worcestershire County Structure Plan, QE5 of the Regional Spatial Strategy, Planning Policy Statement 1, Planning Policy Guidance 2, and Planning Policy Statement 5 are considered to have been satisfied.

Application Reference: 11/0122/FULL

Site Address: 4 AGGBOROUGH CRESCENT, KIDDERMINSTER, DY10 1LG

**APPLICATION DEFERRED PENDING A SITE VISIT.**

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

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

**APPLICATION 10/0669/LIST**

**APPROVED** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. All new facing materials be submitted to and approved in writing;
4. 1:10 sections and profiles of all new windows and roof-lights be submitted and approved in writing;
5. Details of position, style, material, and colour of all external pipe-work, including svps, rainwater goods, flues and other associated vents, etc, be submitted for approval in writing;
6. Details of all boundary wall treatments and ground surface treatments are submitted to and approved in writing;
7. Details of blocking up of all aeration holes be submitted and approved in writing
8. No demolition of any part of buildings to be converted
9. Details of any alterations to the garage buildings shall be submitted to and approved in writing by the Local Planning authority before any work on site commences.

Reason for Approval

The application has been carefully considered in terms of the impact on the character and appearance of these curtilage listed buildings and on Harborough Hall a Grade II Listed

Building and the development is judged to be acceptable and compliant with Policies LB.1 LB.2 LB.3 LB.5 of the Adopted Wyre Forest District Local Plan.

**APPLICATION 10/0670/FULL****REFUSED for the following reason:**

The position of the proposed access onto the A456 to serve the development would not meet the national standard (as set out in Design Manual for Roads and Bridges) without a departure from this standard as there would be substandard forward visibility in both directions and, consequently, the proposal is considered to be detrimental to highway safety. To approve the development in these circumstances would be contrary to Policy RB.1 v) of the Adopted Wyre Forest District Local Plan and Government advice as contained in paragraph 29 of PPG13.

Application Reference: 11/0051/FULL

Site Address: HOBRO BARN, HOBRO, WOLVERLEY, KIDDERMINSTER, DY11 5SZ

**REFUSED** for the following reasons:

1. The application site lies within an area designated as part of the West Midlands Green Belt; the proposed development consists of an extension to the dwelling which has been created through the re-use of a rural building and is considered inappropriate in this location as it would harm the openness of the Green Belt. The proposal is contrary to Policies GB.1 and RB.5 of the Adopted Wyre Forest District Local Plan, Policy D.39 of the Worcestershire County Structure Plan and the guidance of Planning Policy Guidance 2. There are no very special circumstances to justify why these policies should be overridden.
2. The proposed extension, when viewed cumulatively with the previously approved detached garage at close quarters, fails to demonstrate visual subservience in relation to the original dwelling and would extend a dwelling which has previously been created via the conversion of a former rural building. The resulting overall effect would therefore be to overwhelm the visual integrity of the original building. This is contrary to Policies D.17 and RB.5 of the Adopted Wyre Forest District Local Plan, Policy CP11 of the Adopted Wyre Forest Core Strategy and guidance in the Adopted Supplementary Planning Guidance on Design.

Application Reference: 10/0348/FULL

Site Address: BEWDLEY TENNIS CLUB, STOURPORT ROAD, BEWDLEY, DY12 1BD

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. No play after 10 p.m. on any day
4. Landscaping plan to be submitted
5. Approved landscaping implementation
6. Light level at rear elevation of neighbouring properties not to exceed 1 lux.
7. Approved floodlighting columns and box 'shrouds' shall be finished green to match those existing on adjacent courts.

Reason: In the interests of safeguarding the visual amenity of the surrounding area and to ensure compliance with Policy Cp11 of the Adopted Wyre Forest Core Strategy.

Reason for Approval

The design, layout and orientation of the proposed lighting scheme is considered to be sympathetic to the riverside character of this residential area, and would be capable of use without creating an unacceptable adverse impact upon the amenity of neighbouring dwellings or the habitat of foraging/commuting bats, a European protected species. This is considered to be in conformity with policies D.10, D.11, D.18, NR.11, NR.12, NC.4, NC.7, and LR.8, LR.11 of the Adopted Wyre Forest District Local Plan, CP02, CP11, CP12, CP13, and CP14 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0047/FULL

Site Address: NEW OAK BARN, AUSTCLIFFE ROAD, COOKLEY, KIDDERMINSTER, DY10 3UP

**REFUSED** for the following reason:

The application site lies within an area designated as part of the West Midlands Green Belt. The proposed development is considered inappropriate in this location which is harmful by definition. There would also be harm to the openness of the Green Belt. The applicants' justification for the proposal is not considered to represent "very special circumstances" in this context. Accordingly, the development is considered to be contrary to Policies GB.1, GB.3 and GB.6 of the adopted Wyre Forest District Local Plan, Policy D39 of the Worcestershire County Structure Plan and PPG2.

Application Reference: 11/0053/RESE

Site Address: PLOT 1, FINEPOINT WAY, FINEPOINT BUSINESS PARK, OFF WALTER NASH ROAD, KIDDERMINSTER, DY11 7FB

**APPROVED** subject to the following conditions:

1. A4 (Reserved Matters only)
2. A11 (Approved Plans)
3. Lighting scheme to be submitted

Note:

- A Landfill gas and contamination

Reason for Approval

The proposed development is acceptable in terms of its access, siting, design, external appearance and landscaping and is compliant with policies D.4, D.10, D.11, D.15, D.16, NR.2, GB.6, and TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP08, CP12, CP13, and CP15 of the Adopted Wyre Forest Core Strategy, D.26, D.43, and T.1 of the Worcestershire County Structure Plan, PA1, and QE3 of the Regional Spatial Strategy, Planning Policy Statement 1, Supplement to Planning Policy Statement 1 (Climate Change), Planning Policy Statement 4, Planning Policy Statement 9, Planning Policy Statement 22, Planning Policy Statement 23, Planning Policy Guidance 13 and the Design Quality Supplementary Planning Guidance.

Application Reference: 11/0148/FULL

Site Address: 8 BRIDGE STREET, STOURPORT-ON-SEVERN, DY13 8XA

**DELEGATED APPROVAL** subject to the expiry of the public consultation period and no material planning issues being raised, subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)

NOTE:

SN5 (No advertisements)

Reason for Approval

The proposed use of the property is acceptable in this location and would accord with the policies of the development plan and would not prejudice the wider regeneration of this part of the Town Centre. For these reasons the application is in accordance with policies STC.4, and TR.17 of the Adopted Wyre Forest District Local Plan, DS03, CP03, CP09, and CP10 of the Adopted Wyre Forest Core Strategy, Bridge Street Basins Link Development Brief Supplementary Planning Document, Planning Policy Statement 1, and Planning Policy Statement 4.