

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**

Tuesday 14th June 2011– Schedule 486 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: 11/0249/FULL
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Site Address: SINKERS COTTAGE, THE SHORTHYARD, WOLVERLEY, KIDDERMINSTER,

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.
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Application Reference: 11/0179/FULL
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Site Address: 8 BRIAR HILL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SQ
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APPROVED.

Note
Drawings

Reason for Approval

Whilst the proposed extension would breach the Council's 45 degree code guidance, the fact remains that an extension of the same dimensions, albeit with a differing roof design, could be constructed as permitted development as confirmed by the appeal Inspector's decision in relation to application number 08/1056/CERTP. The extension is considered to be of a more appropriate design and the impact upon the neighbouring property would be no greater than that approved as permitted development. For these reasons the application is considered to be acceptable and in accordance with policies D.17, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, policy CP11 of the Adopted Wyre Forest Core Strategy, and the Design Quality Supplementary Planning Guidance.

Application Reference: 11/0254/FULL
11/0255/LIST

Site Address: SLINGFIELD MILL, WEAVERS WHARF, KIDDERMINSTER, DY10 1AA

APPROVAL be given to application **11/0254/FULL** subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans) as amended by submitted drawings
3. Materials (e.g. Colour, material and style/section of all new rainwater goods; colour and design of all escalators including placement of machinery; sample of proposed roof membrane; colour or tint of glass for all elevations; colour of all aluminium flashings and fascias; all materials for making good brickwork, where removed.; bin storage)
4. Ensuring completion of the drainage works to Market Square
5. Bat roof/boxes
6. Lighting of building
7. Glass to be kept clear of all applied material unless otherwise agreed with Local Authority (e.g. during sales periods)
8. Highway conditions
9. Construction times shall be restricted to 7.00 a.m. to 8.00 p.m. Monday to Friday; 7.00 a.m. to 6.00 p.m. Saturday and no working on Sundays or Bank Holidays.
10. Achieving dry access to building for times of flood and details of a flood management plan to be submitted (as per original planning permission 08/0164/FULL).

Note
Environment Agency

Reason for Approval

The application has been carefully considered in terms of the principle of allowing the development; with respect to the loss of a retail kiosk; the effect on the character and appearance of this Listed building; the effect on neighbouring property and the benefits of finding a viable use of the upper floors of the building and the benefits to the town centre as a whole and the application is judged to be acceptable and compliant with policies LB1LB.2 LB3 CA1 TR17 RT.2 TC.2 KTC.1 of the Adopted Wyre Forest District Local Plan, policies DS02 DS03 DS04 CP02 CP03 CP10 CP11 CP14 of the Adopted Wyre Forest Core Strategy and the Design Quality Supplementary Planning Guidance.

APPROVAL be given to application **11/0255/LIST** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved Plans)
3. B1 (Materials)
4. B2 (Materials)
5. Materials (e.g. Colour, material and style/section of all new rainwater goods; colour and design of all escalators including placement of machinery; sample of proposed roof membrane; colour or tint of glass for all elevations; colour of all aluminium flashings and fascias; all materials for making good brickwork, where removed.; bin storage)
6. Control of external lighting
7. Control of applied materials to windows
8. Introduction of internal information board.

Reason for Approval

The proposal is considered to be sensitive to the character and appearance of the listed building in terms of retaining as much of the original fabric of the building as possible in bringing a viable use to the upper floors of this former Mill. The proposal is judged to be acceptable and compliant with policies LB.1, LB.2, LB.3, of the Adopted Wyre Forest District Local Plan.

Application Reference: 11/0268/FULL

Site Address: SUTTON ARMS, SUTTON PARK ROAD, KIDDERMINSTER, DY11 6LE

APPROVAL be given subject to the following conditions:

- (1) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- (2) The development hereby approved shall be carried out strictly in accordance with the following plans/drawings:

Drawing 0837/001 insofar as it relates to a site location plan stamped "Approved" unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
- (3) The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced:
 - Layout of the site
 - Design of the buildings
 - External appearance of the buildings
 - Means of access
 - Landscaping of the site
- (4) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- (5) The plans and particulars of the reserved matters shall show the following:
 - i) The number of dwellings shall be between 11 and 14 units.
 - ii) Dwellings of two storeys in height
- (6) No development shall take place until samples/details of types and colours of all external materials, including hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- (7) No development shall take place until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.
- (8) No development shall take place until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.

- (9) Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until a chestnut pale or similar form of protective fencing, to BS 5837 : 2005 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no further work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. The fencing shall be located at least 1.00 metre beyond the line described by the furthest extent of the canopy of each tree/tree group or hedge. Within the areas so fenced, the existing ground level shall be neither raised nor lowered, all excavations shall then be carried out by hand. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.
- (10) No works or development shall take place until full details of all proposed planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all planting shall be carried out in accordance with those details and at those times.
- (11) All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.
- (12) Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed/occupied.
- (13) The development hereby permitted shall not be brought into use until the access, turning space and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason for Approval

The application has been carefully considered in terms of highway safety and there is no reason in principle why shared access points should not be introduced onto Sutton Park Road. The principle of introducing shared access points would potentially reduce the number of access points and this concept is not judged to be detrimental to the character and appearance of the area. Approval of the application is considered to be acceptable and compliant with policies H.2, D.4 of the Adopted Wyre Forest District Local Plan, and policies DS01, CP05, CP07 of the Adopted Wyre Forest Core Strategy, Design.

Application Reference: 10/0695/FULL
Site Address: THE TYTHE HOUSE, BROOME, STOURBRIDGE, DY9 0ET
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) Drawing nos. 425/s100, 425/s101 and 425/s102 – all date stamped 19 November 2010 3. Within 3 months from the date of completion of the construction, the fascias, soffits, doors and door/window frames shall be stained in a dark brown colour, thereafter these aspects of the developments shall be maintained in that colour. 4. The stables/tack room hereby approved shall be used for the stabling of horses owned by or leased to the occupier of The Thythe House, Broome (including any purpose incidental thereto) and shall not be used for any commercial purposes whatsoever. <p>Note SN2 (Section 106 Agreement)</p> <p><u>Reason for Approval</u> The proposal is considered to be appropriate development in the Green Belt because the stable building is scaled, sited and designed in such a way that the openness and visual amenity of the Green Belt would not be harmed. Other interests, such as neighbour amenity and highways safety, would also not be seriously harmed by the proposal. Accordingly, the development is considered to be in accordance with policies GB.1, GB.2, GB.3, GB.6, NR.10 of the Adopted Wyre Forest District Local Plan and policies, DS04, CP11, CP12 of the Adopted Wyre Forest Core Strategy.</p>

Application Reference: 11/0109/FULL
Site Address: CONVEYOR UNITS LTD, SANDY LANE, TITTON, STOURPORT-ON-SEVERN, DY13 9PT
Delegated authority be given to APPROVE this application subject to <ol style="list-style-type: none"> (i) no objection from Natural England to the current plans; (ii) no objections to the amended plans received during the reconsultation process; and (iii) the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. Details of materials to be submitted 4. Floor levels in accordance with approved drawing 5. No development until an Order has been made and confirmed for footpath No. 573 to be diverted or stopped up 6. Restriction of development hereby approved to B8 use only 7. Access, turning area and parking facilities to be consolidated, surfaced and drained in accordance with details to be agreed 8. All site clearance works to be undertaken in the presence of a suitably qualified ecologist <p>Any additional conditions as considered reasonable during the reconsultation process.</p>

Reason for approval

The proposed store lies within an allocated industrial area and the principle of the proposed use is acceptable. Whilst not meeting Adopted Local Plan parking standards and acknowledging that there would be an impact upon the amenity of adjoining residential neighbours it is considered that there are sufficient reasons to find the proposed development acceptable. The proposed layout suitably accommodates a diversion to footpath No.573 and the proposed development would offer no significant impact upon biodiversity or flood risk. It is therefore considered that the proposal complies with policies D.10, D.18, NR.2, NR.11, NR.12, NC.1, NC.2, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan and policies DS01, CP01, CP02, CP08, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy.

Delegated authority is given to APPROVE application W/11/00868/PN made to Wychavon District Council **subject to**

- (i) no objection from Natural England to the current plans;
- (ii) no objections to the amended plans received during the reconsultation process; and
- (iii) the following conditions:
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Details of materials to be submitted
 4. Floor levels in accordance with approved drawing
 5. No development until an Order has been made and confirmed for footpath No. 573 to be diverted or stopped up
 6. Restriction of development hereby approved to B8 use only
 7. Access, turning area and parking facilities to be consolidated, surfaced and drained in accordance with details to be agreed
 8. All site clearance works to be undertaken in the presence of a suitably qualified ecologist

Any additional conditions as considered reasonable during the reconsultation process.

Reason for approval

The proposed store lies within an allocated industrial area and the principle of the proposed use is acceptable. Whilst not meeting Adopted Local Plan parking standards and acknowledging that there would be an impact upon the amenity of adjoining residential neighbours it is considered that there are sufficient reasons to find the proposed development acceptable. The proposed layout suitably accommodates a diversion to footpath No.573 and the proposed development would offer no significant impact upon biodiversity or flood risk. It is therefore considered that the proposal complies with policies D.10, D.18, NR.2, NR.11, NR.12, NC.1, NC.2, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan and policies, DS01, CP01, CP02, CP08, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0141/FULL

Site Address: BLAKEMORE COTTAGE, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HE

APPROVED, subject to the following conditions:

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

3. B6 (External details – approved plan)
4. The former garage and link extension hereby permitted shall not be occupied at any time other than for purposes incidental to Blakemore Cottage

Reason for Approval

The conversion of the existing garage, together with the external alterations, to enable accommodation to be created for a dependant relative, is considered to be acceptable in principle. The proposed link extension is of an appropriate scale and design in relation to the original dwelling and is capable of being assimilated into the landscape setting of the local area. The proposal would accord with the criteria set out in Policy H.18 of the Adopted Wyre Forest District Local Plan in that the accommodation would be physically incorporated with the main dwelling with shared pedestrian and vehicular entrances. No undue loss of privacy or amenity would occur in relation to the nearby residential neighbour. The proposal is considered to be in accordance with policies H.18, D.17 and TR.17 of the Adopted Wyre Forest District Local Plan, and policies CP03, CP11, CP12 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0201/FULL

Site Address: 14 SEVERN WAY, BEWDLEY, DY12 2JQ

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Materials)

Reason for Approval

The proposed extension is considered appropriate in terms of scale and design. The development would offer no detriment to the character of the area or the street scene and the impact on the amenity currently enjoyed by the occupants of neighbouring properties would be minimal. The development would have no significant impact on car parking provision or highway safety. The extension would accord with the provisions of Policies D.17 and TR.17 of the Adopted Wyre Forest District Local Plan 2004 and Policy CP11 of the Adopted Wyre Forest Core Strategy 2010.

Application Reference: 11/0217/FULL

Site Address: 36 FRANCHE ROAD, KIDDERMINSTER, DY11 5AL

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Materials)

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design to the main dwelling. 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. For these reasons the proposal is considered to be in accordance with policy D.17 of the Adopted Wyre Forest District Local Plan and policy CP11 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0293/FULL

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

Delegated APPROVAL subject to

- i) The expiry of the consultation period on 15th June 2011 and no new issues that have not been addressed by this report being raised.
- ii) The following conditions:
 - 1. A6 (Full with No Reserved Matters)
 - 2. A11 (Approved Plans)
 - 3. B6 (Materials)
 - 4. The structure to be used for handwashing facilities only and to be removed should the need for the facility cease.

Note

Contact Worcestershire Regulatory Services

Reason for Approval

The proposed handwash facility is considered to be an essential facility for the Safari Park given latest guidance and is of size that is the minimum size necessary. The proposal is thus appropriate development in the Green Belt. The design and position of the structure is appropriate to the context of its location and will not result in significant harm to the Green Belt. For these reasons the proposal is considered to be in compliance with policies GB1, GB2, GB3, GB6, NR11 of the Adopted Wyre Forest District Local Plan and policies, CP10, CP11, CP12 of the Adopted Wyre Forest Core Strategy.