

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**Tuesday 12th July 2011– Schedule 487 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**Site Address:** SINKERS COTTAGE, THE SHORTHYARD, WOLVERLEY, KIDDERMINSTER, DY11 5XF**APPROVED** subject to the following:

Note

Identification of approved plans.

Reason for Approval

The greenhouse is considered acceptable in terms of both scale and design and constitutes appropriate development in the Green Belt. The structure would have no significant adverse impact on the amenity enjoyed by the occupants of any neighbouring properties and would not detract from the character, setting or appearance of the adjacent listed building or Conservation Area. The greenhouse offers no detriment to the character appearance and openness of the Green Belt. The greenhouse is considered to accord with the requirements of Policies CA.1, LB.1, GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Core Strategy

Application Reference: 11/0343/FULL**Site Address:** 22 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG**APPROVAL** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/Details of materials)
4. B9 (Details of windows and doors)
5. Drainage
6. Highway

Notes

A SN12 (Neighbours' Rights)

B Highway

Reason for Approval

The application has been carefully considered with regards to the principle of allowing the development, with respect to the effect on the street scene, the impact on neighbouring property and with respect to highway safety. The development is judged to be acceptable and in accordance with policies H2, D10, D11, TR 19 of the Adopted

Wyre Forest District Local Plan and DS01, CP11, CP03 of Adopted Wyre Forest Core Strategy.

Application Reference: 11/0111/FULL

Site Address: THE CARHOUSE GROVE FARM, DRY MILL LANE, BEWDLEY, DY12 2BL

Delegated APPROVAL be granted subject to the completion of the reconsultation exercise on the revised plans, no new material planning objections and the conditions listed as follows:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials as approved plan
4. Stables – no commercial use
5. Fencing to be erected prior to use
6. Approved stock proof fencing to be erected between points A and B on approved location plan
7. Details of area subject to levels changes to be shown on a site plan, to be submitted and approved in writing.
8. No discharge of waste water into any field drain

Note

The applicant is advised that the approved manure storage facility should be emptied regularly, bearing in mind the proximity of residential neighbouring properties.

Reason for Approval

The erection of the proposed stables is considered to be capable of implementation without creating serious harm to interests of acknowledged importance such as neighbour amenity, landscape quality, biodiversity, highways safety or the adjacent Site of Special Scientific Interest. The requirements of the policies NC.1, TR.17 of the Adopted Wyre Forest District Local Plan and DS04, CP02, CP03, CP11, CP12, CP13, CP14 of the Adopted Wyre Forest Core Strategy are therefore considered to have been satisfied.

Application Reference: 11/0261/FULL

Site Address: THE OLD RECTORY, RUSHOCK, DROITWICH, WR9 0NR

Delegated APPROVAL subject to the completion of the re-consultation exercise on the revised plans, no new material planning objections and the conditions as follows:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Matching brickwork and colour

Reason for Approval

The proposed conservatory, though of a contrasting design to the original building, is considered to be visually respectful in this context and is also of such a scale that visual subservience is assured. This enables the proposal to be regarded as 'appropriate development' in the Green Belt. Other interests such as the local landscape setting and the amenity/privacy of neighbouring properties are also satisfied by the revised scheme. The proposal is considered to accord with the requirements of Policies GB.1, GB.2, GB.6 and D.17 of the Adopted Wyre Forest District Local Plan and Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0317/FULL
Site Address: MORGAN ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY1 38QR
<p>APPROVAL subject to the following conditions:-</p> <ol style="list-style-type: none"> 1. A6 (Full with No Reserved Matters) 2. A11 (Approved Plans) 3. B6 (External Details – Approved Plans) 4. Working Hours <p>Note Whilst palisade fencing is proposed and does not require planning permission, the Local Planning Authority would recommend the use of paladin style fencing as a better solution both in terms of design and security</p> <p><u>Reason for Approval</u> The proposal works are considered acceptable in this locality, and enable provision of the approved housing site to the north. The proposal also results in an improvement to the visual appearance of the site. There are no highway or residential amenity issues in this case. The application is considered to be in accordance with the relevant policies TR.19 of the Adopted Wyre Forest District Local Plan and CP08, CP11 of the Adopted Wyre Forest Core Strategy.</p>

Application Reference: 11/0332/FULL
Site Address: ARELEY KINGS F C, MINSTER ROAD, STOURPORT DY11 7DY
<p>APPROVAL subject to the following conditions:-</p> <ol style="list-style-type: none"> 1. A6 (Full with No Reserved Matters) 2. A11 (Approved Plans) 3. B1 (Finishing Materials to Match) 4. Notwithstanding No. 3 details of finish and colour of proposed security bars to the windows and roller shutter to the double doors to be agreed. 5. Details of enhancement to biodiversity and a timetable for implementation to be agreed 6. The building hereby approved shall be used as changing rooms in association with the application site outlined in red unless otherwise agreed in writing 7. Unexpected contamination condition <p>Note Environment Agency standing advice</p> <p><u>Reason for Approval</u> The application site is located within the Green Belt where development is appropriate providing that it is essential for outdoor sport and recreation. It is considered that the size of the replacement building has been justified and therefore it is considered to be appropriate development within the Green Belt. Furthermore the proposed development is considered to preserve the openness of the Green Belt and would not conflict with the purposes of including land in it. Due to its size and siting it is considered that the development would have a negligible impact upon the character and appearance of the landscape. The proposed development would conform with the current Minster Road Outdoor Sports Area designation in the Adopted Local Plan which</p>

safeguards the land for outdoor sports. For these reasons it is considered that the development is in accordance with policies GB.1, GB.2, GB.3, LR.10, TR.17 Adopted Wyre Forest District Local Plan and DS01, CP03, CP11, CP12, CP13, CP14 Adopted Wyre Forest Core Strategy.

Application Reference: 11/0335/TREE

Site Address: FOUR WINDS, RECTORY LANE, STOURPORT-ON-SEVERN, DY13 0TJ

APPROVED subject to the following conditions:-

1. TPO1 - Non-standard Condition '2 year restriction of Consent Notice'.
2. C17 - TPO Schedule of Works

Schedule of Works

Only the following works shall take place:

- A Leyland Cypress Hedge – Remove
- B Holly – Remove