

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 9th August 2011– Schedule 488 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: 11/0298/FULL

Site Address: UNITY INN, 142 PARK STREET, KIDDERMINSTER, DY11 6TR

APPROVAL subject to the following conditions:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. Obscure glazed windows
5. Retention of area shown as amenity space
6. Visibility splays
7. Vehicle access construction
8. Driveway gradient
9. Implementation of car parking prior to occupation
10. Cycle parking

Notes:

- A Private apparatus within the highway
- B Alteration of highway to provide new or amend vehicle crossover
- C No drainage to discharge to highway
- D Temporary direction signs to housing developments
- E SN12 (Neighbours' rights)

Reason for Approval

The application has been carefully considered in terms of the principle of allowing the development, the effect on the street scene, the impact on neighbouring properties and with regards to amenity space, car parking provision and highway safety. The proposal is on balance and subject to conditions judged to be acceptable and compliant with the policies contained in the Development Plan and Government advice. The application is considered to be in accordance with the relevant H.2, D.10, D.11, TR17 of the Adopted Wyre Forest District Local Plan, DS01, CP03, CP11 of the Adopted Wyre Forest Core Strategy, Design Quality Supplementary Planning Guidance and Planning Policy Strategy 1, Planning Policy Strategy 3 and Policy Planning Guidance 13

Application Reference: 11/0109/FULL

Site Address: CONVEYOR UNITS LTD, SANDY LANE, TITTON, STOURPORT-ON-SEVERN, DY13 9PT

APPLICATION DEFERRED PENDING A SITE VISIT.

Application Reference: 11/0383/FULL

Site Address: DRIVING TEST CENTRE, 21 CASTLE ROAD, KIDDERMINSTER, DY11 6TS

REFUSED for the following reason:

The proposed development to convert the existing building to a total of three 3 bedroom apartments would result in an over intensive use of the site on the basis that there would be inadequate parking to serve the development and for the residential occupiers of the proposed apartments in an area which is already highly dependent upon on-street car parking. The development as proposed makes no provision for off-street car parking to serve the apartments and as such will result in an increase in on-street parking in the vicinity which would be likely to have a detrimental impact upon highway safety. The application is therefore contrary to Policy TR.17 of the Adopted Wyre Forest District Local Plan.

Application Reference: 11/0288/FULL

Site Address: BINE MILL, ROCK, KIDDERMINSTER, DY14 9YD

APPROVAL is recommended subject to the following conditions:

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

Note

SN3 (Protection of species)

Reason for Approval

The proposal results in the replacement of an existing addition to a rural building and does not result in further additions. The proposed extension is considered to be appropriate to the character and form of the building and will achieve betterment over and above that which exists at present. Neighbouring properties and the character of the landscape will not be affected by the proposal. For these reasons the proposal is in accordance with the policies RB.1, RB.5 of the Adopted Wyre Forest District Local Plan and DS.04 and CP11, CP12 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0345/FULL

Site Address: SIX ACRES, CASTLE HILL LANE, WOLVERLEY, KIDDERMINSTER, DY11 5SF

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. No residential use
5. No works to take place during nesting season (April – September)

Reason for Approval

The provision of buildings for the purpose of agriculture within the Green Belt is appropriate; the replacement building would offer no significantly greater impact than the existing building. The building would be positioned on the footprint of the existing building and would be constructed of similar materials. The proposed building would be considered to accord with the requirements of Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan 2004 and Planning Policy Guidance Note 2: Green Belts.