

**WYRE FOREST DISTRICT COUNCIL****PLANNING COMMITTEE**10<sup>th</sup> January 2012 Schedule 493 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>Application Reference:</b> 11/0634/FULL
<b>Site Address:</b> LAND OFF GREY GREEN LANE, BEWDLEY
<b>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.</b>

<b>Application Reference:</b> 11/0661/FULL
<b>Site Address:</b> SION BARN, HILLPOOL, KIDDERMINSTER, DY10 4PF
<b>REFUSED</b> for the following reasons:
<ol style="list-style-type: none"> <li>1. The site is located within the West Midlands Green Belt. The proposed development constitutes 'inappropriate development' in the Green Belt through the extension of a dwelling created through the re-use and adaptation of a rural building. No very special circumstances have been demonstrated by the applicant to outweigh the harm created by reason of its inappropriateness. The proposal is therefore considered to be contrary to Policy RB.5, the aims of part (ii) of Policy RB.1 and Policy GB.1 of the Adopted Local Plan, Policy D39 of the Worcestershire County Structure Plan and PPG2.</li> <li>2. The design of the car port is alien to and would detract from the character and appearance of the former barn which was only permitted to be converted because of its particular architectural interest. The proposal is therefore considered to be contrary to the aims of Policies RB.5 and RB.1 of the Adopted Local Plan, and Policy CP11 of the Adopted Core Strategy.</li> </ol>

<b>Application Reference:</b> 11/0309/FULL
<b>Site Address:</b> 1 FREDERICK ROAD, HOO FARM INDUSTRIAL ESTATE, WORCESTER ROAD, KIDDERMINSTER, DY11 7RA
<b>Delegated APPROVAL</b> subject to the signing of a <b>Section 106 Agreement</b> for off site bio diversity enhancement as mentioned in the report to Planning and the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1972 as amended or the Town and Country Planning (General Permitted</li> </ol>

Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), this permission gives no consent whatsoever for a general A.1 use but relates to a trade and specific retail use for the sale of the following range of goods strictly as defined below:

- Agricultural products, including farm machinery and parts, spares, animal feed and accessories (amounting to no less than 50% of the net area of the building);
  - DIY goods, ironmongery and builders merchant; Tools and plant; Gardening products and accessories; Country pursuits (including fishing tackle, riding equipment, shooting equipment); Outdoor Clothing and Footwear (amounting to no more than 15% of the net area of the building, i.e. no more than 393sq m); Household Goods (amounting to no more than 10% of the net area of the building i.e. no more than 262 sq m); and Domestic Electrical Goods but not televisions, fridges, ovens, washing machines, (amounting to no more than 5% of the net area of the building i.e. no more than 131 sq m).
4. The yard and bulk store shall be used for retail sale and storage of bulky agricultural related goods and other ancillary bulky goods and shall not be used for any other purpose whatsoever including any other purpose in Class A1 and Class B8.
  5. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1972 as amended or the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification) the building and yard shall trade as a single trade and retail unit only and there shall be no sub-division of this unit without the formal permission of the Local Planning Authority.
  6. The goods stored in the external storage yard shall not exceed 4.5 metres in height.
  7. Highway.

Reason for Approval

The application has been carefully considered in terms of the effect on the town centre and with regards to the loss of employment land but on balance after taking account of the retail assessment which demonstrates that there will not be a significant effect on the town centre, the nature of the business which does not lend itself to a town centre location, the absence of any suitable alternative sites, the lengthy marketing exercise that hasn't resulted in any Industrial/warehouse/office uses, the surplus of employment land, the number of jobs that will be created by the development on balance the proposal is considered to be acceptable as a departure from some of the policies contained within the Development Plan.

**Application Reference:** 11/0310/FULL

**Site Address:** UNIT 1 FREDERICK ROAD, AND LAND TO THE WEST, HOO FARM INDUSTRIAL ESTATE, WORCESTER ROAD, KIDDERMINSTER, DY11 7RA

**Delegated APPROVAL** subject to the signing of a **Section 106 Agreement** for off site bio diversity enhancement as mentioned in the report to Planning and the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Notwithstanding the provisions of the Town and Country Planning Use Classes

Order 1972 as amended or the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), this permission gives no consent whatsoever for a general A.1 use but relates to a trade and specific retail use for the sale of the following range of goods strictly as defined below:

- Agricultural products, including farm machinery and parts, spares, animal feed and accessories (amounting to no less than 50% of the net area of the building);
  - DIY goods, ironmongery and builders merchant; Tools and plant; Gardening products and accessories; Country pursuits (including fishing tackle, riding equipment, shooting equipment); Outdoor Clothing and Footwear (amounting to no more than 15% of the net area of the building, i.e. no more than 393sq m); Household Goods (amounting to no more than 10% of the net area of the building i.e. no more than 262 sq m); and Domestic Electrical Goods but not televisions, fridges, ovens, washing machines, (amounting to no more than 5% of the net area of the building i.e. no more than 131 sq m).
4. The yard and bulk store shall be used for retail sale and storage of bulky agricultural related goods and other ancillary bulky goods and shall not be used for any other purpose whatsoever including any other purpose in Class A1 and Class B8.
  5. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1972 as amended or the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification) the building and yard shall trade as a single trade and retail unit only and there shall be no sub-division of this unit without the formal permission of the Local Planning Authority.
  6. The goods stored in the external storage yard shall not exceed 4.5 metres in height.
  7. Highway.

Reason for Approval

The application has been carefully considered in terms of the effect on the town centre and with regards to the loss of employment land but on balance after taking account of the retail assessment which demonstrates that there will not be a significant effect on the town centre, the nature of the business which does not lend itself to a town centre location, the absence of any suitable alternative sites, the lengthy marketing exercise that hasn't resulted in any Industrial/warehouse/office uses, the surplus of employment land, the number of jobs that will be created by the development on balance the proposal is considered to be acceptable as a departure from some of the policies contained within the Development Plan

<b>Application Reference:</b> 11/0655/TREE
<b>Site Address:</b> 1-6 ANTON CLOSE, BEWDLEY, DY12 1HX
<b>APPROVED</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. TPO1 (Standard time)</li> <li>2. C17 (TPO Schedule of Works)</li> </ol>
Schedule of Works
Only the following works shall be carried out:
Common Lime ( <i>Tilia x europaea</i> ) – Fell

<b>Application Reference:</b> 11/0679/FULL
<b>Site Address:</b> 4 BROCKTON PLACE, STOURPORT-ON-SEVERN, DY13 0LE
<b>APPROVED</b> subject to the following condition:
<ol style="list-style-type: none"> <li>1. Completion of driveway within three months of this permission.</li> </ol>
Note
Approved Drawings
<u>Reason for Approval</u>
<p>On balance, notwithstanding the non-previously development nature of part of the site, it is considered that there are sufficient positive arguments in favour of the retention of the development. The buildings are well designed and provide a completeness to the street scene. There are no highway or neighbour amenity issues in this case. The application is considered to be in accordance with H.2, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, DS03, CP01, CP03, CP11, CP12 of the Adopted Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy and Planning Policy Statement 1 and Policy Planning Statement 3.</p>