

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**18th April 2012 Schedule 496 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.

Application Reference: 12/0087/ADVE
Site Address: UNIT 9, EASTER PARK, WORCESTER ROAD, SUMMERFIELD, KIDDERMINSTER, DY11 7AR
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. L1 (Standard advertisement condition). 2. L9 (Standard time). 3. Illumination of sign on side elevation of building be turned off between 22:00 hours and 07:00 hours each day.
Note
HN13 (Brightness of illuminated signs).

Application Reference: 11/0664/FULL
Site Address: NEW HOUSE FARM, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH
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.

Application Reference: 11/0534/RESE
Site Address: FORMER CARPETS OF WORTH, SEVERN ROAD, STOURPORT-ON-SEVERN, DY13 9EX
DELEGATED APPROVAL subject to the following:
<ol style="list-style-type: none"> a) The submission of further details relating to landscaping; biodiversity mitigation; and, protected species surveys in respect of the riverside treatment and the subsequent confirmation from Natural England; the Environment Agency; and, the Countryside and Conservation Officer that these additional submissions are acceptable. b) Confirmation from County Highways that there are no objections to revised plans upon their receipt. c) Consultation with Stourport on Severn Town Council and no new grounds for objection relevant to the reserved matters application.

1. A4 (Reserved matters only).
2. A11 (approved plans).

Reason for Approval

It is considered that the reserved matters of layout, scale, appearance, access, and landscaping, have been addressed in a comprehensive way and will provide a good quality and attractive redevelopment of the application site, in accordance with the principle accepted at the outline stage. The dwellings provide adequate garden areas and will safeguard the amenity of future occupiers. The development addresses, and enhances, the River Stour corridor. The retention and reuse of the locally listed buildings is welcomed and the development respects the relationship with the adjoining conservation area. Parking provision is in accordance with adopted parking standards. The application is considered to be in accordance with H.2, D.10, D.11, D.12, D.15, NR.2, NR.12, LB.1, LB.2, LB.5, CA.1, NC.7, TR.17, LR.3, STC.2 of the Adopted Wyre Forest District Local Plan, DS01, DS03, DS05, CP01, CP02, CP03, CP04, CP05, CP07, CP08, CP09, CP11, CP13, CP14, CP15 of the Adopted Wyre Forest Core Strategy, CTC.9, CTC.20, CTC.21, T.4, T.11 of the Worcestershire County Structure Plan, National Planning Policy Framework (Sections 1, 2, 4, 6, 7, 8, 10, 11, 12), Design Quality Supplementary Planning Guidance (2004), Supplementary Planning Document – Planning Obligations (2007) and Severn Road Development Brief – Supplementary Planning Guidance (2001) .

Application Reference: 12/0096/FULL

Site Address: TOP FARM, YIELDINGTREE, BROOME, STOURBRIDGE, DY9 0EJ

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Severn Trent Water drainage condition.
4. All hedgerows to be retained and maintained at a minimum of at least their existing height and replaced if they are taken out/destroyed or die.
5. Details of sound insulation measures to the plant room to be submitted and agreed before work on site commences.
6. Samples of all external materials to be submitted and approved.

Note

SN12 (Neighbours' rights).

Reason for Approval

The proposal has been carefully considered with regards to the principle of allowing the development within the Green Belt, the impact on the setting of the Listed Building and the relationship with adjoining properties and the development is considered to be acceptable and compliant with GB.1, GB.6, LB.1, LB.5, D.10, D.4 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, D.39, CTC.19 of the Worcestershire County Structure Plan, QE5 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Section 9, 11 of the National Planning Policy Framework.

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Application Reference: 11/0458/FULL & 11/0460/LIST

Site Address: THE SALON, BROUGHTON COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA

11/0458/FULL - APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Materials, details of doors and windows required (timber), cast iron rainwater goods, render (if any), brickwork type, bond and joint.
4. Cycle Parking - single unit.

Notes

- A No approval is given for any new external flues or vents which will require separate planning permission and Listed Building consent.
- B Public footpath.

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 or the adjacent public footpath. The integrity of the Local Centre and the character/appearance of the Grade II Listed Building and the Conservation Area would be preserved. The application is considered to be in accordance with GB.1, LB.1, LB.2, LB.3, CA.1, RT.6, TR.17, D.18 of the Adopted Wyre Forest District Local Plan, CP03 of the Adopted Wyre Forest Core Strategy, QE5 of the West Midlands Regional Spatial Strategy and Sections 3, 4, 6, 7, 9 and 12 of the National Planning Policy Framework.

11/0460/LIST - APPROVED subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. Materials, details of doors and windows required (timber), cast iron rainwater goods, render (if any), brickwork type, bond and joint.

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 sympathetic to the character and appearance of this Grade II Listed Building. The application is considered to be in accordance with GB.1, LB.1, LB.2, LB.3, CA.1, RT.6, TR.17, D.18 of the Adopted Wyre Forest District Local Plan, CP03 of the Adopted Wyre Forest Core Strategy, QE5 of the West Midlands Regional Spatial Strategy and Sections 3, 4, 6, 7, 9 and 12 of the National Planning Policy Framework.

Application Reference: 12/0074/FULL
Site Address: FIR LODGE, BRAKE MILL, HAGLEY, STOURBRIDGE, DY8 2XY
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). <p><u>Reason for Approval</u></p> <p>The proposed development is capable of implementation without creating an unacceptable or adverse impact upon the amenity of nearby residents, the character or appearance of open countryside or Green Belt and therefore the application is considered to be in accordance with D.17, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, CP11, CP12 of the Adopted Wyre Forest Core Strategy and Section 9 of the National Planning Policy Framework.</p>

Application Reference: 12/0099/FULL
Site Address: FERNHALLS FARM, GREENWAY, ROCK, KIDDERMINSTER, DY14 9SH
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B1(a) (Samples/details of materials). 4. This consent does not authorise the total or partial demolition of any building other than those shown on the approved plan. No demolition shall take place without prior written consent of the Local Planning Authority. 5. B9 (Details of windows and doors). 6. B15 (Owl/bat box). 7. J1 (Removal of permitted development – residential). 8. E2 (Foul and surface water). 9. C6 (Landscaping – small scheme). 10. C8 (Landscape implementation). 11. Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority. 12. Prior to the occupation of the development hereby approved the driveway and/or vehicular turning area shall be consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority at a gradient not steeper than 1 in 8. 13. Prior to the first occupation of any dwelling hereby approved space shall be laid out within the application site for 2 cars to be parked and for a vehicle to turn so that it may enter and leave the application site in a forward gear. The parking area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any other purpose than the parking of vehicles. 14. Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the

parking of cycles only.

Notes

- A. SN1 (Removal of permitted development rights <Condition 7>).
- B. SN3 (Protection of species).
- C. SN13 (Landscape/planning works).
- D. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor following the issue of a licence under Section 184 and 278 of the Highways Act, 1980.

The applicant should contact Worcestershire County Council's Highways Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary licence authorising the access works to be carried out by the County Council's Approved Contractor at the applicant's expense.

Reason for Approval

The conversion of these buildings is considered to be appropriate in conjunction with the visual improvements to the site resulting in no adverse harm to the landscape character of the area. Matters of highway safety and neighbouring uses have been considered and found to be acceptable. The application is considered to be in accordance with RB.1, RB.2, RB.3, TR.17 of the Adopted Wyre Forest District Local Plan, DS04, CP01, CP02, CP03, CP11, CP12 of the Adopted Wyre Forest Core Strategy, CTC21 of the Worcestershire Core Strategy Policy and QE6 of the West Midlands Regional Spatial Strategy.

Application Reference: 12/0101/FULL

Site Address: STOURPORT SPORTS CLUB LTD, KINGSWAY, STOURPORT-ON-SEVERN, DY13 8BQ

DELEGATED APPROVAL subject to the following:

- a) Additional information being supplied in respect of Biodiversity and a 'no objection' response being received from the Countryside Conservation Officer; and,
- b) The following conditions:
 - 1. A6 (Full with no reserved matters).
 - 2. A11 (Approved plans)
 - 3. B6 (External details – approved plan).
 - 4. Details of Floodlighting.
 - 5. Biodiversity.

Reason for Approval

Whilst being inappropriate development in the Green Belt the material circumstances in the case weigh heavily in favour of the development and outweighing any harm that would be created, as such very special circumstances do exist. The development is

considered acceptable in other aspects and there are no issues of acknowledged importance that would be against the application. The application is considered to be in accordance with GB.1, GB.2, GB.6, LR.9, LR.10 of the Adopted Wyre Forest District Local Plan, DS04, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, D.39 of the Worcestershire County Structure Plan, WE6 of the West Midlands Regional Spatial Strategy and Sections 3, 7, 8, 9 and 11 of the National Planning Policy Framework.

Application Reference: 12/0106/FULL

Site Address: NEW MANOR PUBLIC HOUSE, 76 MINSTER ROAD, STOURPORT-ON-SEVERN, DY13 8AP

DELEGATED APPROVAL subject to the following:

- i. No new objections raised by neighbours during the reconsultation process;
- ii. the following conditions:
 - 1) A6 (Full with No Reserved Matters).
 - 2) A11 (Approved Plans).
 - 3) B1 (Samples/Details of Materials).
 - 4) B11 (Details of Enclosure).
 - 5) B13 (Levels Details).
 - 6) C2 (Retention of Existing Trees).
 - 7) C3 (Tree Protection During Construction).
 - 8) C6 (Landscaping – small scheme).
 - 9) C8 (Landscape Implementation).
 - 10) Work to existing trees and shrubs to take place outside February to August. If between these months then a suitably qualified ecologist must be engaged prior to commencement in order to check for nesting birds and a methodology including timescale shall be submitted and agreed.
 - 11) Location of biodiversity enhancement to be agreed.
 - 12) Details of cycle parking for 6 cycles.
 - 13) Details of construction of vehicular access to minster road.
 - 14) Details of the means of closure and reinstatement of this existing access to minster road.
 - 15) Turning area and parking facilities to be properly consolidated, surfaced and drained.
 - 16) Proposed foul and surface water drainage.

Notes

- A. Section 278 Agreement.
- B. Design of Street Lighting for Section 278.
- C. Need to stop up highway land.
- D. Standing advice from Environment Agency .

Reason for Approval

The proposed use of the land for a care home accords with Policy whilst the proposed design of the building, the impact upon trees, ecology, the setting of the adjacent locally listed buildings and highway safety is considered satisfactory. The impact upon neighbours has also been carefully assessed and it is considered that there

would not be any significant harm. The application is considered to be in accordance with H.2, H.13, D.4, D.10, D.11, D.15, NR.11, NR.12, LB.1, LB.5, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP03, CP05 of the Adopted Wyre Forest Core Strategy, QE.2, QE.3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Sections 4, 6, 7 and 12 of the National Planning Policy.

Application Reference: 12/0190/LIST

Site Address: ANGEL OF PEACE, ST MARY'S RINGWAY, KIDDERMINSTER, DY10 2JN

DELEGATED APPROVAL subject to the following:

- a) the decision of the Secretary of State not to call in the application, and
- b) the following conditions:
 - 1. A7 (Listed Building/Conservation Area consent).
 - 2. A11 (Approved plans).
 - 3. B6 (External details – approved plans).

Reason for Approval

The proposed development is considered appropriate in terms of scale, proportion and design, and would be compatible with the historic fabric of the memorial and utilise materials appropriate to the existing structure. The application is in accordance with LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004), CP11 of the Adopted Core Strategy (2010) and Section 12 of the National Planning Policy Framework (2012).

Application Reference: 12/3004/TE

Site Address: OUTSIDE PADDINGTON HOUSE, DIXON STREET, NEW ROAD, KIDDERMINSTER, DY10 1AL

APPROVAL to the siting and design of the telecommunications equipment proposed under Part 24 of the General Permitted Development Order 1995