

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

28th May 2012 Schedule 497 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.

Councillor J Aston arrived at the meeting at 6.20pm during the debate on the following application and therefore did not vote.

<p>Application Reference: 12/0016/FULL</p>
<p>Site Address: CONVEYOR UNITS LTD, SANDY LANE, TITTON, STOURPORT-ON-SEVERN, DY13 9PT</p>
<p>APPROVED subject to the following conditions:</p> <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. Access, turning area and parking facilities to be consolidated, surfaced and drained in accordance with details to be agreed. 6. All site clearance works to be undertaken in the presence of a suitably qualified ecologist. 7. No use of extension hereby approved for B2 uses until completion of 5m high wall in accordance with plans. 8. Open storage building hereby approved only to be used for B8 use. 9. Roller shutter door to extension hereby approved facing boundary to Saiwen to be kept closed at all times except when required for access and egress. 10. Roof lights within the extension hereby approved to be kept closed at all times. <p><u>Note</u> Footpath No. 573.</p> <p><u>Second recommendation</u></p> <p>APPROVAL to be given application W/11/02865/PN made to Wychavon District Council subject to the conditions listed above.</p> <p><u>Reason for Approval</u></p> <p>The application site is located in an existing employment area. The principle of expanding the existing commercial premises is therefore acceptable. The impact upon biodiversity, flooding and the amenity enjoyed by adjacent residential occupiers has been considered and it has been concluded that the proposed scheme complies with</p>

planning policy. Whilst the proposed parking provision does not meet Adopted Local Plan parking standards it is considered that in this instance there are sufficient reasons to outweigh the policy guidance. The obstruction of footpath No. 573 has also been taken into account and it is also considered that its proposed extinguishment is appropriate in this instance. The application is considered to be in accordance with 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, DS01, CP01, CP02, CP08, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy, T4, D25, CTC8, RST3 of the Worcestershire County Core Strategy, T7, PA1, PA5, PA6, QE9 of the West Midlands Regional Spatial Strategy, 9, 14, 15, 23, 25, 26, Site Allocations & Policies Preferred Options Paper and Sections 1, 7, 10, 11 of the National Planning Policy Framework.

Application Reference: 12/0035/FULL

Site Address: THE HAULAGE YARD, RIBBESFORD ROAD, STOURPORT-ON-SEVERN, DY13 0TF

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Materials/samples to be submitted.
4. Noise impact assessment and noise containment scheme to be submitted.
5. Working hours limitations.
6. Highway conditions.
7. Highway conditions.
8. Highway conditions.
9. Highway conditions.
10. Highway conditions.
11. Highway conditions.
12. Highway conditions.
13. Highway conditions.
14. Highway conditions.
15. Contaminated land precautionary condition.
16. Surface/foul drainage details to be submitted.
17. No external storage.

Reason for Approval

The proposal for rural based employment development is capable of being assimilated into this rural setting without creating an unacceptable or unsustainable impact on interests of landscape quality, wildlife habitat, neighbour amenity or highways safety. The application is considered to be in accordance with D.4, D.10, D.11, D.15, NR.11, NR.12, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan, DS04, CP02, CP03, CP08, CP11, CP12, CP13, CP14 of the Adopted Wyre Forest Core Strategy, Sections 1, 4, 7, 11 of the National Planning Policy Framework.

<p>Application Reference: 12/0125/FULL</p>
<p>Site Address: 8 BRIAR HILL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SQ</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B3 (Finishing materials to match). <p><u>Reason for Approval</u></p> <p>The extensions are considered appropriate in terms of scale and design. The development offers 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 is minimal. The extension would accord with the provisions of Policy D.17 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) and Sections 7 and 9 of the National Planning Policy Framework (2012).</p>

<p>Application Reference: 12/0204/FULL and 12/0205/LIST</p>
<p>Site Address: WILLOW LODGE, HOARSTONE COURT, HOARSTONE LANE, BEWDLEY, DY12 1RB</p>
<p>12/0204/FULL - APPROVED 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 (Samples/details of materials) <p><u>Reason for Approval</u></p> <p>The proposed development has been carefully considered in terms of the principle; scale; design; impact upon the Green Belt and intended use, with particular reference to Policies D.17, GB.1, GB.2, GB.6, RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan. It is considered that, in this instance, material considerations exist which outweigh Policies RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan, these material considerations being; the restoration of the form and extent of the building as originally listed, the relatively minimal dimensions and proportions of the development when viewed against the existing property; the sympathetic and complementary design of the development which would enhance, rather than detract, from the original property; and, the lack of harm the development would have on the openness, visual appearance and visual amenity of the Green Belt. The extension would accord with the provisions of Policies D.17, GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan, Policy CP11 of the Adopted Wyre Forest Core Strategy and Sections 7 and 9 of the National Planning Policy Framework.</p>

12/0205/LIST – APPROVED subject to the following conditions:

1. A7 (Listed Building/Conservation Area consent)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)

Reason for Approval

The proposed extension is considered to be an appropriate addition to this Listed Building not harming the character, setting or integrity of the structure. The proposal is compliant with Policies LB.1 and LB.5 of the Adopted Wyre Forest District Local Plan and Section 12 of the National Planning Policy Framework.