

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

12th June 2012 Schedule 498 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: 11/0664/FULL

Site Address: NEW HOUSE FARM, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH

APPROVED subject to the following conditions:

1. A11 (Approved Plans).
2. Operating hours.

Reason for Approval

The proposed lighting is considered acceptable. The lighting is the minimum necessary to light the manège, light spillage is minimised by the use of cowls and narrow spectrum bulbs, the impact on wildlife would be minimised by a condition limiting the operating hours and the lights would have no impact on road users. The application is considered to be in accordance with Policy NR.12 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP14 of the Adopted Wyre Forest Core Strategy (2010) and Section 9 of the National Planning Policy Framework (2012).

Councillor P Hayward left the meeting at 7.10pm after consideration of this item

Application Reference: 12/0127/FULL

Site Address: KING CHARLES HIGH SCHOOL, HILL GROVE HOUSE, COMBERTON ROAD, KIDDERMINSTER, DY10 1XA

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. No lights after 2200 on any day.
4. No clearance or tree works during bird breeding season.
5. Any vegetation removed in order to implement the scheme should be replaced on a like for like basis.
6. Details of fencing to be agreed.

Reason for Approval

The design and layout of the proposed lighting scheme and fences are considered to be appropriate given the context of the site and the minimal impact

of the development on the amenity enjoyed by the occupants of neighbouring dwellings. The lights and fencing would have no significant impact on the biodiversity or ecology of the area. The proposed scheme is likely to represent a considerable improvement over the existing lighting and is unlikely to have any greater impact than the existing system on highways safety. The application is considered to be in accordance with Policies D.10, D.18 and NR.12 of the Adopted Wyre Forest District Local Plan, Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy and QE.3 of the West Midlands Regional Spatial Strategy.

Application Reference: 12/0144/FULL

Site Address: LAND ADJACENT TO 29 CASTLE ROAD, COOKLEY, KIDDERMINSTER, DY10 3TH

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).
4. Use of building as shown on approved plan. No change without formal consent.
5. J35 (Manure/storage disposal).
6. The existing building to the rear of the site which currently accommodates goats shall be removed within 2 months of the commencement of the construction of the main goat shed as indicated on the approved plan.

Note

SN12 (Neighbours' rights)

Reason for Approval

The provision of buildings for agricultural purposes within the Green Belt is appropriate, the sheds proposed are of the smallest size possible to provide the necessary facilities. The buildings would be positioned adjacent to the boundaries of the site, would be constructed of materials appropriate for the location and would be adjacent to an existing entrance. The buildings proposed would have no significant impact on the character, openness or appearance of the Green Belt, the character of the area or the street scene. The proposed building would be considered to offer no significant detriment to the amenity currently enjoyed by the occupants of the neighbouring dwelling. The application is considered to be in accordance with Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy (2010), CTC.1, CTC.2 and D.39 of the Worcestershire County Structure Plan, QE.1, QE.6 of the West Midlands Regional Spatial Strategy and Section 9 of the National Planning Policy Framework.

Application Reference: 12/0067/FULL

Site Address: THE PARK INN, 409 STOURPORT ROAD, KIDDERMINSTER, DY11 7BG

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Details of wall and fence to footpath to be submitted and approved before any other work on site commences.
4. C6 (Landscaping – small section).
5. C3 (Tree protection during construction).
6. F5 (Construction site noise/vibration).
7. Archaeological condition.
8. Obscure windows to side facing first floor windows.
9. Sound insulation.
10. Highway conditions.
11. Severn Trent Water condition.

Reason for Approval

The application has been carefully considered with regards to the principle of allowing the development in this out of centre location; the design and external appearance of the building and its effect on the character and appearance of the area, the effect on neighbouring property, highway safety and after taking account of these and other issues the development is considered to be acceptable. The application is considered to be in accordance with H.2, D.4, D10, D11, D17, NR.2, NR11, AR3, RT2, RT6 of the Adopted Wyre Forest District Local Plan, CP02, CP03, CP09, CP11, CP13, CP14, DS01, DS02, DS03, of the Adopted Wyre Forest Core Strategy, Policy 10, Policy 11 of the Site Allocations and Policies Preferred Options Paper, QE.3 of the West Midlands Regional Spatial Strategy and Sections 2, 7 and Annex 1 of the National Planning Policy Framework.

Application Reference: 12/0232/FULL

Site Address: WESTLAND, 35 BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2DA

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).

Reason for Approval

The proposed drop kerb is considered acceptable; the access would not appear atypical or incongruous in the context of the street scene or the character of the area. It has been demonstrated that sufficient space exists within the site to provide a parking space and as such it is considered that the development would have no significant impact on highway safety. The application is considered to be in accordance of Policy CP11 of the Adopted Wyre Forest Core Strategy (2010),

Application Reference: 12/0245/TREE

Site Address: THE SPINNEY, WAGGON LANE, KIDDERMINSTER, DY10 3PN
APPLICATION DEFERRED

Application Reference: 12/0261/FULL

Site Address: THE CROFT, BLAKESHALL, WOLVERLEY, KIDDERMINSTER,
DY11 5XR

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)

Reason for Approval

The extension is 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 application is considered to be in accordance with Policies D.17, GB.1, GB.2 of the Adopted Wyre Forest District Local Plan (2004), CP11, CP12 of the Adopted Wyre Forest Core Strategy (2010), D.38, D.39 of the Worcestershire County Structure Plan, QE3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Sections 7 and 9 of the National Planning Policy Framework (2012).

Application Reference: 12/0279/FULL

Site Address: LAND OFF HOLLIES LANE, KIDDERMINSTER, DY11 5RW
APPLICATION DEFERRED.