

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

8th January 2013 Schedule 505 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 Economic Prosperity and Place, Wyre Forest House, Fine Point Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 12/0650/FULL
Site Address: 171 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2UX
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans).
<u>Reason for Approval</u>
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 development is considered to be in accordance with policies CP11 of the Adopted Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy and the Worcestershire County Council Highways Design Guide Section 4 of the National Planning Policy Framework.

Application Reference: 12/0697/FULL
Site Address: CHIPS AWAY, ARTHUR DRIVE, HOO FARM INDUSTRIAL ESTATE, KIDDERMINSTER, DY11 7RA
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Materials to match existing. 4. Landscaping details to be submitted. 5. Contaminated land investigation to be carried out.
<u>Reason for Approval</u>
The principle of an extension to this industrial building is acceptable as it satisfies the land use requirements of the Adopted Wyre Forest Core Strategy and the Pre-submission Publication Version of the Draft Site Allocations and Policies Development Plan Document. The extension proposed would harmonise with the host building and, as such, would not cause harm to visual amenity. The proposal would not give rise to a situation which would be detrimental to highway safety. The development is considered to be in accordance with policies DS01, DS02, CP08 of the Adopted Wyre Forest Core Strategy and SAL.SK1, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.UP8, SAL.UP9 of the SAP DPD.

Application Reference: 12/0744/FULL
Site Address: 14 COMBERTON PLACE, KIDDERMINSTER, DY10 1QR
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 change of use application has been carefully considered in terms of the principle of allowing development in terms of the effect on nearby units and the surrounding area. The location of the proposed dog groomers is considered appropriate given the use of the surroundings units and is considered to be in accordance with policies RT.6 of the Adopted Wyre Forest District Local Plan, CP03, CP09 of the Adopted Wyre Forest Core Strategy, KCA-EG1 of the KCAAP DPD and Section 2 of the National Planning Policy Framework.</p>

Application Reference: 12/0756/FULL
Site Address: HAMLET PLACE, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR
DELEGATED AUTHORITY TO APPROVE subject to completion of neighbour consultation exercise and no new issues being raised. <p><u>Reason for Approval</u></p> <p>The proposed variation of condition has been supported by a satisfactory noise assessment that has adequately demonstrated that the specific plots can be occupied without loss of amenity to those residential dwellings. On this basis the proposed variation is in accordance with Policy NR.11 of the Adopted Wyre Forest District Local Plan and Paragraph 123 of the National Planning Policy Framework.</p>

Application Reference: 12/9052/NMA
Site Address: STOURPORT SPORTS CLUB LTD, KINGSWAY, STOURPORT-ON-SEVERN, DY13 8BQ
APPROVED the non-material amendments to Planning Permission 12/0101/FULL. The conditions of the original approval will still apply. The development is in accordance with policies 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, UP.1, UP.8 of the SAP DPD, D.39 of the Worcestershire County Structure Plan, WE6 of the West Midlands Regional Spatial Strategy, and Sections 3, 7, 8, 9,11 of the National Planning Policy Framework.