

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**9th April 2013 Schedule 508 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: 13/0094/FULL

Site Address: THE OLD POLICE HOUSE, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HQ

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B3 (Finishing materials to match).
4. Windows in the first floor north east elevation to be kept as obscure glazed in perpetuity.
5. No windows to be installed in the North West elevation without prior written consent of the Local Planning Authority.

Reason for Approval

The proposed extension is considered to be of an appropriate size and design in relation to the original dwelling. The impact of the extension upon the neighbouring property has been carefully assessed and it is considered that the amenity of the neighbour will not be adversely affected to a degree which justifies refusal of planning permission. The development is considered to be in accordance with policies D.17, TR.17 of the Adopted Wyre Forest District Local Plan, CP03, CP11 of the Adopted Wyre Forest Core Strategy, SAL.CC1, SAL.CC2 SAL.UP7, SAL.UP8 of the SAP DPD), QE.1, QE.3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Section 7 of the National Planning Policy Framework.

Application Reference: 12/0760/FULL & 12/0761/LIST

Site Address: 20 - 23 HORSEFAIR, KIDDERMINSTER, DY10 2EW

12/0760/FULL - APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters).
2. A11 (Approved Plans).
3. B1 (Samples of Materials).
4. B8 (Mortar Details).
5. G1 (Details of Works to Listed Buildings).
6. G2 (Protection of Existing Buildings).
7. G6 (Observation of Excavation).
8. G11 (Comprehensive Photographic Survey).
9. Details of Demolition works.

Reason for Approval

The Weavers Cottages are the last remaining parts on the west side of the historic Horsefair, and their protection and refurbishment appears entirely appropriate. Added to this, in the case of no. 22 in particular, they are rare surviving buildings of this type and of significance both locally and nationally. The current applications offer an opportunity to preserve a part of Kidderminster's heritage and remove the real threat that these buildings could be lost forever. The scheme as proposed offers a sympathetic and well thought out proposal which will see the buildings preserved for the future. Therefore, the development is considered to be in accordance with policies H.2, D.17, LB.1, LB.2, LB.3, LB.5, AR.3 of the Adopted Wyre Forest District Local Plan, DS01, DS02, CP01, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP6, SAL.UP7, SAL.UP8 of the SAP DPD, CTC.19, CTC.21 of the Worcestershire County Structure Plan, QE5 of the West Midlands Regional Spatial Strategy Sections 6, 7, 12 of the National Planning Policy Framework and Design Quality of the Supplementary Planning Guidance.

12/0761/LIST - APPROVED subject to the following conditions:

1. A7 (Listed Building Consent).
2. A11 (Approved Plans).
3. B1 (Samples of Materials).
4. B8 (Mortar Details).
5. G1 (Details of Works to Listed Buildings).
6. Details of Demolition works.

Reason for Approval

The Weavers Cottages are the last remaining parts on the west side of the historic Horsefair, and their protection and refurbishment appears entirely appropriate. Added to this, in the case of no. 22 in particular, they are rare surviving buildings of this type and of significance both locally and nationally. The current applications offer an opportunity to preserve a part of Kidderminster's heritage and remove the real threat that these buildings could be lost forever. The scheme as proposed offers a sympathetic and well thought out proposal which will see the buildings preserved for the future. Therefore, the development is considered to be in accordance with policies H.2, D.17, LB.1, LB.2, LB.3, LB.5, AR.3 of the Adopted Wyre Forest District Local Plan, DS01, DS02, CP01, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP6, SAL.UP7, SAL.UP8 of the SAP DPD, CTC.19, CTC.21 of the Worcestershire County Structure Plan, QE5 of the West Midlands Regional Spatial Strategy Sections 6, 7, 12 of the National Planning Policy Framework and Design Quality of the Supplementary Planning Guidance.

Application Reference: 13/0049/FULL

Site Address: REILLOC CHAIN, STOURPORT ROAD, KIDDERMINSTER, DY11 7BQ

DELEGATED AUTHORITY TO APPROVE subject to:

- i. The signing of a **Section 106 Agreement** to secure a contribution towards Open Space;
- ii. The following conditions
 - 1. A6 (Full with no reserved matters).
 - 2. A11 (Approved plans).
 - 3. Affordable Housing Only.
 - 4. Materials as per plan.
 - 5. Levels.
 - 6. Bat and Bird Boxes.
 - 7. C8 (Landscape implementation).
 - 8. E2 (Foul and surface water).
 - 9. Boundary fencing.
 - 10. Programme of Building Recording.
 - 11. Contaminated Land Condition.
 - 12. Removal of Permitted Development Rights.
 - 13. Highway Conditions.

Notes

- A SN1 (Removal of Permitted Development Rights).
- B SN2 (Section 106 Agreement).
- C SN12 (Neighbours' rights).
- D Highways.
- E Archaeology.

Reason for Approval

The proposal for residential development is considered to be acceptable given its residential allocation with the emerging Site Allocations and Policies DPD and on this basis is a suitable departure from the Industrial allocation in the Local Plan. The design, layout and density of the proposal provide good quality design that fits well the design context of the surrounding area. Access and parking have been fully considered and it is felt that adequate provision can be made and that the development will not result in harm to highway safety. Matters of biodiversity and sustainable have been suitably addressed. There is no conflict with the proposed development and surrounding residential properties or commercial premises. The application is considered to be in accordance with policies H.2, TR.17, D.4, D.10, D.11, D.12, AR.2, AR.3, NC.7, LR.3 of the Adopted Wyre Forest District Local Plan, DS01, DS03, CP01, CP02, CP03, CP04, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy, SAL. DPL1, SAL.DPL4, SAL.CC1, SAL.CC2, SAL.CC6, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9, SAL.SK3 of the SAP DPD, CTC17, CTC18, CTC19 of the Worcestershire County Structure Plan, QE3, QE5 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance, Planning Obligations SPD, Highway Design Guide, Sections 4, 6, 7, 11, 12 of the National Planning Policy Framework.

Application Reference: 13/0062/FULL
Site Address: 18 SUTTON ROAD, KIDDERMINSTER, DY11 6QN
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>
<p>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 would be considered to accord with policies CP11 of the Adopted Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy, Worcestershire County Council Highways Design Guide and Section 4 of the National Planning Policy Framework.</p>

Application Reference: 13/0076/TCA
Site Address: Pool Dam Cottage, Churchill, Kidderminster. DY10 3LX
APPROVED:
<u>Reason for approval:</u>
<ol style="list-style-type: none"> 1. As a result of its condition and location, it is not worthy of a Tree Preservation Order.

Application Reference: 13/0103/TREE
Site Address: 7 MOULE CLOSE, KIDDERMINSTER, DY11 6AL
APPROVAL be granted, subject to the following conditions:
<ol style="list-style-type: none"> 1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice'.) 2. Within the first planting season following the removal of the tree hereby approved, a replacement tree of <i>Betula utilis</i> of 8-10cm diameter at 1.5 metres up the stem, in a location to be agreed in writing with the Local Planning Authority, shall be planted. If within a period of five years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, unless otherwise agreed in writing with the Local Planning Authority. 3. C17 (TPO Schedule of Works).
<p>Schedule of Works. Only the following works shall be undertaken: Fell one birch tree located within the rear garden of 7 Moule Close, Kidderminster.</p>

Application Reference: 13/0110/RESE & 13/0111/RESE

Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER, DY11 7BW

13/0110/RESE - DELEGATED AUTHORITY TO APPROVE subject to:

- i. no objections from the outstanding consultees and neighbours;
- ii. the submission of acceptable amended plans; and
- iii. the conditions as listed paragraph 5.4 of the report.

The suggested conditions are as listed below:

- 1. Development undertaken in accordance with plans.
- 2. Materials.
- 3. Boundary treatment in accordance with plans.
- 4. Drainage in accordance with plans.
- 5. Landscaping in accordance with plans.
- 6. Landscaping maintenance in accordance with plans.
- 7. Details of site levels relative to surrounding roads and footpaths.
- 8. Details of parking for site operatives.
- 9. Details of cycle parking.
- 10. Submission of Construction Environmental Management Plan (CEMP).
- 11. Submission of a Habitat Management Plan to enhance biodiversity.
- 12. Details of lighting with no adverse impact upon lighting.
- 13. Details of road / private drive surfacing construction.
- 14. Details of a welcome pack for homeowners.
- 15. Site investigation.

Reason for Approval

The principle of residential development on this part of phase 1 of the former British Sugar site (i.e. within Development Block A(ii)) together with the proposed access into the development block has been agreed at the outline stage under planning approval 12/0146/EIA. The proposals are considered to be of an appropriate design in principle with no significant adverse impact upon surrounding land users, ecology or highways. The application is considered to be in accordance with policies D4, D10, D11, D12, NR2, NR11, NR12, NC7 (AWFDLP), DS01, DS05, CP01–05, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 of the SAP DPD, UR2, CF3, CF4, CF5, PA1, QE1, QE2, QE3, QE4, QE5, QE,7, T1–T5 of the West Midlands Regional Spatial Strategy, Re-Wyre Prospectus and Design Quality Supplementary Planning Guidance.

Should the current negotiations fail to produce acceptable amended plans prior to 6th May 2013, DELEGATED AUTHORITY TO REFUSE the application for the following reason:

Whilst the siting and orientation of the proposed properties fronting Stourport Road provide an active frontage to this main thoroughfare, it is considered that the design of this frontage fails to take the opportunity available to create a locally distinctive development which significantly raises the standard of design and character in the area at this prominently located and strategically important site for regeneration within the District. As such it is considered that the development is contrary to Policy CP11 of the Adopted Wyre Forest Core Strategy, Policy SAL.UP7 of the Site Allocations and Policies DPD (2012) and the advice of the NPPF.

13/0111/RESE - DELEGATED AUTHORITY TO APPROVE subject to:

- i. no objections from the outstanding consultees and neighbours;
- ii. the submission of acceptable amended plans; and
- iii. the conditions as listed paragraph 5.4 of the report.

The suggested conditions are as listed below:

1. Development undertaken in accordance with plans.
2. Materials.
3. Boundary treatment in accordance with plans.
4. Drainage in accordance with plans.
5. Landscaping in accordance with plans.
6. Landscaping maintenance in accordance with plans.
7. Details of site levels relative to surrounding roads and footpaths.
8. Details of parking for site operatives.
9. Details of cycle parking.
10. Submission of Construction Environmental Management Plan (CEMP).
11. Submission of a Habitat Management Plan to enhance biodiversity.
12. Details of lighting with no adverse impact upon lighting.
13. Details of road / private drive surfacing construction.
14. Details of a welcome pack for homeowners.
15. Site investigation.

Reason for Approval

The principle of residential development on this part of phase 1 of the former British Sugar site (i.e. within Development Block A(ii)) together with the proposed access into the development block has been agreed at the outline stage under planning approval 12/0146/EIA. The proposals are considered to be of an appropriate design in principle with no significant adverse impact upon surrounding land users, ecology or highways. The application is considered to be in accordance with policies D4, D10, D11, D12, NR2, NR11, NR12, NC7 (AWFDLP), DS01, DS05, CP01–05, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 of the SAP DPD, UR2, CF3, CF4, CF5, PA1, QE1, QE2, QE3, QE4, QE5, QE,7, T1–T5 of the West Midlands Regional Spatial Strategy, Re-Wyre Prospectus and Design Quality Supplementary Planning Guidance.

Should the current negotiations fail to produce acceptable amended plans prior to 10th June 2013, DELEGATED AUTHORITY TO REFUSE the application for the following reason:

Whilst the siting and orientation of the proposed properties fronting Stourport Road provide an active frontage to this main thoroughfare, it is considered that the design of this frontage fails to take the opportunity available to create a locally distinctive development which significantly raises the standard of design and character in the area at this prominently located and strategically important site for regeneration within the District. As such it is considered that the development is contrary to Policy CP11 of the Adopted Wyre Forest Core Strategy, Policy SAL.UP7 of the Site Allocations and Policies DPD (2012) and the advice of the NPPF.