

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

14th May 2013 Schedule 509 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: 13/0116/FULL
Site Address: 2 OLD SCHOOL HOUSE, ROCK CROSS, ROCK, KIDDERMINSTER, DY14 9SF
APPLICATION DEFERRED PENDING A SITE VISIT.

Application Reference: 13/0124/FULL
Site Address: 37 ARELEY COURT, STOURPORT-ON-SEVERN, DY13 0AR
<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. B1a (Samples/details of materials). 4. Scheme for obscure glazing. 5. No change in levels. 6. Connection to drainage prior to occupation. 7. Details of any changes to boundary treatment. 8. Vehicle access construction. 9. Access close – occupation – vehicular. 10. Driveway gradient. 11. Access, parking, turning. 12. Removal of Permitted Development Rights. <p>Notes</p> <ol style="list-style-type: none"> A. SN12 (Neighbours' rights). B. HN4 (Private apparatus within the highway). C. HN5 (Alteration of highway to provide new or amend vehicle crossover). <p><u>Reason for Approval</u></p> <p>The proposed replacement bungalow is considered acceptable in respect of design and siting. The impact on neighbouring properties has been assessed and it is concluded that no significant impact will occur over and above the existing situation. Access and parking will be provided in line with the adopted standards. The application is considered to be in accordance with policies H.2, D.10, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, DS03, CP01, CP02, CP03, CP11 of the Adopted Wyre Forest Core Strategy, DPL1, CC1, CC2, CC7, UP7 of the SAP DPD, and QE1, QE3 of the West Midlands regional Spatial Strategy.</p>

Application Reference: 13/0120/OUTL

Site Address: FORMER VICTORIA SPORTS GROUND, SPENNELLS VALLEY ROAD, KIDDERMINSTER INDUSTRIAL ESTATE, KIDDERMINSTER

DELEGATED AUTHORITY TO APPROVE subject to the following:

- a) The Secretary of State deciding not to call the application in;
- b) The signing of a Section 106 Agreement for a contribution of £10,000 to provide an additional bus stop; and
- c) the conditions as listed below:
 1. A1 (Standard outline {Development shall be begun either before the expiration of 3 years from date of outline permission or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later}).
 2. A2 (Standard outline - Reserved matters [appearance, layout, landscaping]).
 3. A3 (Submission of reserved matters within 3 years).
 4. A5 (Scope of outline permission (maximum gross floorspace 5,100 sq.m; maximum height of any part of the building not to exceed 15m).
 5. First reserved matters application to be accompanied by the following:
 - a) Noise assessment to demonstrate the impact of the proposals upon residential amenity;
 - b) Details of lighting including a luminance plan and details of the potential impact of the lighting upon ecology;
 - c) Details of a proposed pedestrian and cycling access into the site from Chester Road South;
 - d) A bat survey of tree T12 and details of mitigation measures to ensure no harm;
 - e) Plans to show which trees are proposed to be retained and which are to be lost.
 6. A11 (Approved plans).
 7. Any further reserved matters application submitted on or after 1 January 2014 shall be accompanied by an update to the submitted Phase 1 Habitat Survey & Protected Species Survey Assessment;
 8. All trees surveyed as part of the submitted Arboricultural Assessment shall be retained on site unless shown to be removed in the detailed plans to be submitted at the reserved matters stage).
 9. Tree T12 to be retained in its current form with no lopping or topping with no works or development within root zone of tree.
 10. Travel Plan to be implemented in accordance with the 'Management of Travel Plan' section of the submitted Framework Travel Plan, with the results of the proposed annual review and travel plan targets agreed by the Local Planning Authority.
 11. Site contamination.
 12. Finished floor levels no lower than 33.46m AOB unless otherwise agreed.
 13. Drainage scheme to be submitted and agreed.
 14. This permission shall enure for the benefit of the applicants only (requirement of the Town and Country Planning General Regulations 1992).
 15. Highway improvements / offsite works - engineering details of the right turn lane.
 16. Travel Plan Condition – applicant to submit a full travel plan that promotes sustainable forms of access to the site.

17. Parking for Site Operatives.

Notes -

- A. Mud on highway.
- B. Private apparatus within the highway.
- C. Section 278 Agreement.
- D. No drainage to discharge to highway.
- E. Design of street lighting for Section 278.
- F. Section 106 Agreement.

Reason for Approval

Whilst the site has an out of centre location the local planning authority has applied the sequential and impact tests and found that the proposed site to be acceptable. The site is currently designated as open space and outdoor sports pitches and playing fields the within Adopted Local Plan and the emerging Draft Site Allocations and Policies DPD and these policies seek to resist the loss of such space. However it is considered that by providing a betterment in terms of leisure provision and assisting the delivery of a facility which is needed to serve the wider public, the proposals accord the NPPF at paragraph 74, the Adopted and emerging open space local planning policies in this regard. The site is considered to be acceptable in terms of highway safety and suitably accessible by transport modes other than the private car. The illustrative layout of the site indicates that an appropriate form of development could be achieved with the maximum and minimum heights proposed that would not significantly adversely affect the amenity currently enjoyed by neighbours. The impact upon the existing trees, some of which are protected, upon ecology and flood risk have been found to be acceptable with no significant adverse harm. The application is in accordance with policies D4 D10 D11 D15 NR11 TR17 LR1 LR9 of the Adopted Wyre Forest District Local Plan, DS01 DS02 CP01 CP02 CP03 CP07 CP10 CP11 CP14 of the Adopted Wyre Forest Core Strategy, PFSD1 CC1 CC2 CC6 CC7 UP3 UP4 UP5 UP7 UP9 of the SAP DPD, PFSD1 GPB3 GPB5 GPB7 of the KCAAP DPD, UR2 PA11 QE3 QE5 T1-T5 T7 of the West Midlands Regional Spatial Strategy, Sections 1, 2, 4, 7, 8, 11 of the National Planning Policy Framework, ReWyre Prospectus and WFDC SPD – Planning Obligations.

Application Reference: 12/0733/FULL

Site Address: HAMLET PLACE, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR

APPROVED subject to the following revised condition:

- (25) No more than 13 dwellings shall be occupied until the right turn facility and a pedestrian refuge on Bewdley Road have been completed to the written satisfaction of the Local Planning Authority and in accordance with drawings and specifications approved in writing by the Local Planning Authority.

The remaining unchanged conditions will be repeated.

Reason for Approval

The developer has secured technical approval for the road works to serve the dwelling and is now progressing through the legal route. The partial relaxation to allow up to 13

dwelling to be occupied is considered acceptable in these circumstances. The application is in accordance with policies CP03 of the Adopted Wyre Forest Core Strategy, SAL.CC1 of the SAP DPD, Highway Design Guide and Section 4 of the National Planning Policy Framework.

Application Reference: 12/0777/FULL

Site Address: HOBRO VILLA, HOBRO, WOLVERLEY, KIDDERMINSTER, DY11 5SZ

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 for domestic vehicles and equipment for Hobro Villa and land edged red and blue on the approved plan.

Reason for Approval

The proposed development, although being inappropriate development, is considered acceptable due to the Very Special Circumstances in this case. The building would have no impact on the amenity enjoyed by the residents of properties nearby; the design of the replacement dwelling is considered acceptable and appropriate, the development would offer no detriment to the street scene and would offer no significant detriment to the character and openness of the Green Belt. The proposed development would accord with the provisions of Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy (2010) and Policies SAL.UP1, SAL.UP6 and SAL.UP7 of the Pre-submission Publication Version of the Draft Site Allocations and Policies DPD, D.39 of the Worcestershire County Structure Plan, QE3, QE6 of the West Midlands Regional Spatial Strategy and Sections 7, 9 of the National Planning Policy Framework.

Application Reference: 13/0098/FULL

Site Address: 49 BIRCHFIELD ROAD, KIDDERMINSTER, DY11 6PQ

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 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 properties has been carefully assessed and it is considered that the amenity of the neighbours will not be affected. The application is in accordance with policies D.17 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP7, SAL.UP8 of the SAP DPD, Design Quality Supplementary Planning Guidance and Section 7 of the National Planning Policy Framework.

Application Reference: 13/0130/FULL
Site Address: 269 CHESTER ROAD NORTH, KIDDERMINSTER, DY10 2RR
APPROVED subject to the following conditions: <ul 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 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 the requirements of Policy CP11 of the Adopted Wyre Forest Core Strategy (2010), QE3 of the West Midlands Regional Spatial Strategy and Worcestershire County Council Highways Design Guide Section 4 of the National Planning Policy Framework.</p>

Application Reference: 13/0135/FULL
Site Address: DELTA PRINT, WORCESTER ROAD, STOURPORT-ON-SEVERN, DY13 9AS
APPROVED subject to the following conditions: <ul style="list-style-type: none"> 1. A6 (Full with No Reserved Matters). 2. A11 (Approved plans). 3. B6 (External Details – Approved Plan). 4. Limit the use of the extension to storage only to ensure that any impact on highway safety through the possible displacement of parking is minimised. <p><u>Reason for Approval</u></p> <p>The proposed extension would be considered appropriate and would have no significant impact on the appearance of the building, the character of the area or the street scene. The development would be considered to accord with the requirements of Policies E.2, D.18 of the Adopted Wyre Forest District Local Plan, Policy CP11 of the Adopted Wyre Forest Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Pre-submission Publication Version of the Draft Site Allocations and Policies DPD.</p>

Application Reference: 13/0186/FULL
Site Address: FORMER SUTTON ARMS PH, SUTTON PARK ROAD, KIDDERMINSTER, DY11 6LE
DELEGATED AUTHORITY TO APPROVE subject to <ul style="list-style-type: none"> a. A Legal Agreement being signed for S106 contributions; and <ul style="list-style-type: none"> 1. A6 (Standard time). 2. A11 (Approved plans).

3. Single access – new – footway.
4. Vehicle access construction.
5. Driveway gradient.
6. Cycle parking (multi unit).
7. Parking for site operatives.
8. Landscaping scheme to be submitted.
9. Materials as per the details submitted.
10. Foul and surface water drainage details to be submitted.
11. Tree retention.
12. Tree protection measures.
13. Method statement of no dig construction for the entrance at Parry Road to ensure no adverse effect on existing trees.
14. Method statement detailing construction of the main entrance off Sutton Park Road to ensure no adverse effect on existing trees.

Notes

- A Highway notes.
- B SN2 (Section 106 Agreement).

Reason for Approval

The principle of residential development on this site has been agreed under Planning Permission 08/0538/OUTL and 11/0512/RESE. The number of plots remains as approved and the impact upon the amenity of neighbours, highway safety and the overall layout and appearance of the site is considered acceptable. Therefore, the application is in accordance with policies H2, D.4, D.10, D.11, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP05, CP07 of the Adopted Wyre Forest Core Strategy, SAL.DPL1, SAL.UP7, SAL.UP9 of the SAP DPD, CF.2, QE.3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance, PPS1; PPG3 and National Planning Policy Framework.