

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

11th February 2014 Schedule 517 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 Development Manager, 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: 13/0620/FULL
Site Address: 28 MIDDLETON ROAD, KIDDERMINSTER, DY11 5EZ
REFUSED for the following reason. The proposed development of apartments, within an area which is distinctively characterised by a predominance of detached and semi detached dwelling houses, would be out of character with this area and those existing properties within the immediate vicinity of the application site. The introduction of self contained living accommodation over both floors of the building has the potential to have an adverse impact upon the privacy and amenity of the surrounding properties. The development is considered contrary to the requirements of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policies SAL.DPL4 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

Councillor A T Hingley and Councillor N Knowles left the meeting at this point, 6.39m.

Application Reference: 13/0395/FULL
Site Address: BEWDLEY MEDICAL CENTRE, DOG LANE, BEWDLEY, DY12 2EG
APPROVED subject to the following conditions; <ol style="list-style-type: none"> 1. Standard time. 2. Approved plans. 3. Samples of details shown on the approved plans to be provided and agreed. 4. Details of fenestration of new medical centre to be submitted and agreed. 5. Full details of all proposed boundary treatments to Load Street car park, Dog Lane car park extension and the proposed medical centre to be submitted and agreed. 6. Full details of the proposed materials and finish for the car parks at Load Street, Dog Lane (extension) and the proposed medical centre to be submitted and agreed. 7. Details of the barrier treatment to the proposed Dog lane car park extension to be submitted and agreed. 8. Full landscaping details to be submitted and agreed. 9. Landscape implementation. 10. No development shall commence until a detailed programme of works for the

- provision of both 'during' and 'post' construction parking provision to be submitted and agreed.
11. A flood management plan to be submitted and agreed.
 12. Development to be carried out with strict regard to the Flood Risk Assessment and all mitigation measure implemented prior to first occupation.
 13. Full drainage details to be submitted (such details to include a drainage strategy for the Load Street car park and Dog Lane car park extension).
 14. Contaminated land assessment to be carried out.
 15. Boiler emissions.
 16. Electric charging point details to be submitted.
 17. Programme of archaeological investigation to be submitted and approved.
 18. Highway improvement/ off-site works.
 19. Access, turning and parking.
 20. Development shall not be commenced until a traffic regulation order shall be implemented to remove the limited waiting bay and bus stop in Dowles Road and introduce a prohibition of waiting order in accordance with plans which are to be submitted and approved in writing by the Local Planning Authority.
 21. Cycle parking provision.
 22. Construction Environmental Management Plan to be submitted and agreed.
 23. All windows/openings above ground floor in any north-facing elevation of the proposed medical centre to be obscure glazed and hung in accordance with details approved under condition 4 above, such windows/opening are to be retained as such in perpetuity unless otherwise agreed.
 24. Removal of PD rights for fences/means of enclosure at proposed medical centre site.

Councillor J-P Campion left the meeting at 7.07pm during the consideration of the above application.

Councillor E Davies left the meeting at this point, 7.40pm.

The meeting was adjourned at 7.40pm and reconvened at 7.46pm.

Application Reference: 13/0465/FULL

Site Address: STADIUM CLOSE, AGGBOROUGH, KIDDERMINSTER, DY10 1NJ

DELEGATED AUTHORITY TO APPROVE subject to:

- (a) the signing of a **Section 106 Agreement** to secure
 - Open Space Contribution of £6,202.56; and
- (b) the following conditions:
 1. A6 (Full with no reserved matters).
 2. Approved plans (Approved plans).
 3. Materials to be agreed.
 4. Access, turning and parking details to be agreed.
 5. Cycle parking to be provided.
 6. Engineering details and specification of the proposed roads and highway drains to be submitted.

7. Details of parking for site operatives, visitors and the residents of Pudner Court (during and post construction as applicable) to be submitted.
8. Landscaping plan to be submitted.
9. Landscape Implementation and maintenance plan to be agreed.
10. Protective fencing beneath crown of tree 3 (as per the Arboricultural Report).
11. Ecological enhancements as set out in Ecological Report to be carried out/set out on a landscaping plan to be agreed.
12. Drainage details to be submitted.
13. Construction site noise/vibration details and mitigation plan to be submitted.
14. Details of noise attenuation for bedrooms, living rooms and garden areas.
15. Lighting plan.
16. Details of fencing to be agreed (to take account of noise attenuation as required); and timetable of implementation to be agreed.

Notes

- A) Private Apparatus within the Highway.
- B) Section 278 Agreement.
- C) Section 38 Agreement Details.
- D) Drainage Details for Section 38.
- E) No Drainage to Discharge to Highway.
- F) Protection of Visibility Splays.
- G) Section 106 Agreement.

Councillor G W Ballinger left the meeting at this point, 8.20pm.

Application Reference: 13/0645/FULL

Site Address: LAND ADJACENT TO, UPTON ROAD, KIDDERMINSTER, DY10 2YB

DELEGATED AUTHORITY BE APPROVED subject to:

- a) the signing of a **Section 106 Agreement** to secure:
 - i. Public Open Space contributions of £2,385.60.
 - ii. A financial contribution towards off-site public open space to be agreed with the Council's Parks and Green Spaces Manager; and
- b) the following conditions:
 1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Materials as per the proposed plans.
 4. Landscaping scheme to be approved.
 5. Landscape implementation.
 6. Reptile mitigation strategy to be adhered to prior to Commencement of

- development.
- 7. Lighting plan to be submitted.
- 8. Highways conditions.
- 9. Drainage details to be submitted.

Note

SN2 (Section 106 Agreement).

Application Reference: 13/0656/FULL

Site Address: FOLEY HOUSE, 123 STOURPORT ROAD, KIDDERMINSTER, DY11 7BW

REFUSED for the following reason:

1. The application site is located within an area allocated primarily for residential use within the Site Allocations and Policies Local Plan. The application proposes an unacceptable form of commercial development in this area which, by virtue of the nature of the proposed uses, would be likely to have a detrimental impact upon the amenities of existing nearby occupiers of existing residential properties due to increased noise disturbance arising from increased pedestrian and vehicular traffic movements, including deliveries; and, the increased likelihood of customers congregating on the associated car park, particularly at unsociable hours, leading to potential instances of anti-social behaviour. The proposal therefore fails to satisfy Policies SAL.GPB2 and SAL.GPB3 of the Site Allocations and Policies Local Plan and Section 11 of the National Planning Policy Framework.
2. Insufficient information has been provided to demonstrate that the proposed extraction and ventilation equipment to the A3/A5 retail unit would not give rise to significant harm being caused to the amenity of adjacent occupiers of existing residential and commercial premises by virtue of increased noise levels. The proposal therefore fails to satisfy Policies SAL.GPB2 and SAL.GPB3 of the Site Allocations and Policies Local Plan and Section 11 of the National Planning Policy Framework.
3. Clee Avenue is a predominantly residential cul-de-sac. The proposed development by its very nature would generate increased vehicular movements between the junction of Clee Avenue and Stourport Road and the entrance to the site which is considered likely to be of detriment to pedestrian and highway safety. The proposal therefore fails to accord with Policy SAL.CC1 of the Site Allocations and Policies Local Plan.

Councillor N J Desmond and N Gale left the meeting at this point, 9.30pm.

Application Reference: 13/0612/RESE
Site Address: 26-28 LESWELL STREET, KIDDERMINSTER, DY10 1RP
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A4 (Reserved matters only). 2. A11 (Approved plans). 3. J7 (Windows; obscure glazing). 4. Details of obscure glazing. 5. Single access – new – footway. 6. Vehicle access construction. 7. Cycle parking multi-unit.
Notes
<ol style="list-style-type: none"> A) SN12 (Neighbours' rights). B) Private Apparatus within the Highway. C) Alteration of highway to provide new or amend vehicle crossover.

Application Reference: 13/0655/FULL
Site Address: FOURWAYS, WOODROW, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QG
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B3 (Finishing materials to match).

Application Reference: 13/0528/FULL
Site Address: HARVINGTON HALL FARM, HARVINGTON HALL LANE, HARVINGTON, KIDDERMINSTER, DY10 4LR
APPROVED subject to the following conditions.
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Removal of permitted development rights.
Note
The applicant is advised that no application for Listed Building Consent has yet been submitted for the conversion of the former piggery building. It is recommended that such an application is submitted which should include full details of any flues or outlets which have or are intended to be added to the building as well as a Heritage Statement

Application Reference: 13/0637/FULL

Site Address: 68 BIRCHFIELD ROAD, KIDDERMINSTER, DY11 6PG

APPROVED subject to the following conditions:

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

Note

SN12 (neighbours' rights).

Application Reference: 13/0667/FULL

Site Address: LLOYDS GARAGE, 8 BRIDGE STREET, STOURPORT-ON-SEVERN, DY13 8XA

APPROVE subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Details of the boundary treatments including barriers to prevent vehicles from entering the basin.
4. Appropriate measures to ensure that the demolition works (and associated pollution and silt) will not adversely affect the nearby canal basin.
5. Site Investigation for land contamination.
6. Ecological survey to be undertaken prior to commencement of works and demolition with details of mitigation to be agreed if required.
7. Approval granted to reduce existing buildings to existing ground level only; no works below the existing ground level are consented. If these additional works are proposed, then an archaeological watching brief will be required.

Application Reference: 13/0668/FULL

Site Address: PORTLAND HOUSE, DORHALL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QJ

APPROVED subject to the following conditions:

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

Application Reference: 13/0676/FULL

Site Address: LAND AT REAR OF, THE ROYAL FORESTERS, ROCK, KIDDERMINSTER, DY14 9XR

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – Approved plan).
4. E2 (Foul and surface water).
5. E3 (Soakaway test).
6. Cycle parking.

Note

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The building hereby approved has a use which is considered sui generis and as such the property does not benefit from the provisions of Schedule 2, Parts 1, 3 or 40 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Application Reference: 14/0016/FULL

Site Address: 55 STOURPORT ROAD, BEWDLEY, DY12 1BH

APPROVAL subject to the following conditions:

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