

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

21<sup>st</sup> July 2015 Schedule 533 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

<b>Application Reference 14/0661/OUTL</b>
<b>Site Address: LAND AT STATION YARD, OFF LYNWOOD DRIVE, BLAKEDOWN, KIDDERMINSTER, DY10 3JZ</b>
<b>REFUSED</b> for the following reasons:
<ol style="list-style-type: none"> <li>1. The proposed residential development site for market housing is outside areas identified for residential purposes within Policies SAL.DPL1 and SAL.DPL2. It is considered that there are no material circumstances in this case that would outweigh these objectives, particularly given that the Council has in excess of the requisite 5 year supply of housing land, the lack of social benefits afforded by the scheme; and, additional harm that would be caused through issues identified in reasons 2 and 3 below. To allow the proposed development of this site in these circumstances would therefore be contrary to Policies DS01 and DS04 of the Adopted Wyre Forest Core Strategy, Policies SAL.DPL1 and SAL.DPL2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and the Government Guidance as set out in the National Planning Policy Framework.</li> <li>2. The site is located adjacent a busy railway line. The submitted noise assessment has identified high levels of noise that will have an adverse impact on the proposed development of the site. The proposed mitigation strategy will not provide adequate quiet amenity space for the proposed dwellings and will result in an unacceptable environment for future occupiers of the proposed dwelling houses. To allow the development in these circumstances would be contrary to paragraph 123 of the National Planning Policy Framework and the Noise Policy Statement for England.</li> <li>3. The south-western part of the development site is at a higher level than properties in Swan Close. Due to the interrelationship of these dwellings, the difference in levels, proposed boundary treatment and position of plot 16 it is considered that significant loss of amenity will occur, particularly to No.19 Swan Close, by virtue of overlooking and a dominating impact. To allow the development in these circumstances would be contrary to Policy CP11 of the Adopted Wyre Forest Core Strategy, Policy SAL.UP7 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, The Design Guidance SPD and Government Advice in the National Planning Policy Framework.</li> </ol>

**Application Reference 15/0292/FULL**

**Site Address: 50 JAMES ROAD, KIDDERMINSTER, DY10 2TR**

**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 15/0302/ADVE**

**Site Address: WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER, DY11 7WF**

**APPROVED** subject to the following conditions:

1. L1 (Standard advertisement conditions).
2. L2 (Removal of rights to advertise).
3. L9 (Standard time).

**Application Reference 15/0305/OUTL**

**Site Address: SITE OF FORMER SION HILL MIDDLE SCHOOL, SION HILL, KIDDERMINSTER, DY10 2XT**

**APPLICATION DEFERRED.**

**Application Reference 15/0316/ADVE**

**Site Address: BEWDLEY BYPASS/CLEOBURY ROAD, BEWDLEY, DY12 2QN**

**APPROVAL** subject to the following conditions:

1. L1 (Standard advertisement conditions).
2. L2 (Removal of rights to advertise).
3. L9 (Standard time).
4. Details of sign appearance and location to be submitted prior to installation.

Notes

- A. Identification of drawings.
- B. The roundabout is publicly maintained highway to which Worcestershire County Council is the custodian. The installation of sponsorship signs is acceptable so long as they are part of a landscaping scheme where their presence is considered to be de minimis. The applicant must agree a landscaping scheme and obtain a licence from the Highway Authority to plant the roundabout prior to the implementation of the proposed signs. The applicant should discuss the sign design and location with the Highway Authority to ensure they have complied with the prescribed restrictions.

**Application Reference 15/0336/FULL**

**Site Address: THE SCOUT HUT, PARK ALLEY, BEWDLEY, DY12 2TD**

**DELEGATED APPROVAL** subject to:

- a) the expiry of the neighbour consultation period and no new issues being raised that have not been considered within this report; and
- b) the following conditions:
  - 1. A6 (Full with no reserved matters).
  - 2. A11 (Approved plans).
  - 3. B1a (Samples/details of materials).

Notes

- A. Public Rights of Way.
- B. Asbestos.