WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

16th May 2017 Schedule 554 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.

Application Reference: 16/0703/FULL

Site Address: FIELD 2 GLEBE LAND, CHURCHILL LANE, CHURCHILL, KIDDERMINSTER, DY103LX

REFUSED for the following reasons:

1. The application site is located within the West Midlands Green Belt. The proposed development would represent inappropriate development in the Green Belt, which Policy SAL.UP1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan (2013) and paragraph 87 of the National Planning Policy Framework (NPPF) states is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The other considerations advanced by the Applicant do not clearly outweigh the significant weight that the NPPF demands is attached to inappropriateness, the harm identified to the openness and the purposes of including land in the Green Belt. As such, very special circumstances do not exist. The proposal would therefore be contrary to Policy SAL.UP1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan (2013) and paragraph 89 of the NPPF.

2. The location of the application site lies outside of any recognised settlement boundary as defined within the Adopted Wyre Forest District Core Strategy and the Adopted Wyre Forest District Site Allocations and Policies Local Plan, and in turn is not considered to be a sustainable form of development in accordance with paragraph 55 of the National Planning Policy Framework (NPPF). The application fails to accord with:

    i. The settlement hierarchy identified within Policy DS01 of the Adopted Wyre Forest District Core Strategy and Policy SAL.DPL2 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan; and,

    ii. Sites for Residential Development identified within Policies SAL.DPL1 and SAL.DPL2 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

    It is considered that there are no material circumstances that outweigh the conflict with the above policies, which seek to guide residential development to appropriate locations within the Wyre Forest District that would safeguard the landscape character and promote the regeneration of

the District's urban areas.

3. The proposed development consists of a large four bedroom detached dwellinghouse to address the needs of the Applicant, outside of any recognised settlement boundary within the Churchill and Blakedown Neighbourhood Plan. The application therefore fails to accord with Policies CB17 and CB18 of the Churchill and Blakedown Neighbourhood Plan which seek to provide small scale affordable/market housing to meet local needs and make provision for smaller houses to address local housing needs.

Application Reference: 16/0227/FULL

Site Address: CHURCHILL GRANGE, CHURCHILL, KIDDERMINSTER, DY103LZ

APPROVED, subject to the following suggested conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Provision and protection of visibility splays, as per approved plan
4. Protection and enhancement of existing hedgerow
5. Closure of existing access to vehicles upon completion of the new access
6. Consolidation and surfacing of access track in accordance with details to be submitted to and approved in writing by the local planning authority

Application Reference: 16/0640/FULL

Site Address: HOBRO CROFT, HOBRO, WOLVERLEY, KIDDERMINSTER, DY115SZ

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: 17/0163/FULL

Site Address: KIDDERMINSTER TENNIS CLUB, BAXTER GARDENS, KIDDERMINSTER, DY102HD

REFUSED for the following reasons:

1. The proposal will result in a loss of public open space without any provision of equivalent or better provision. It is considered that the needs for the additional tennis court do not clearly outweigh the harm that would be caused as indentified in the additional reasons below. To allow the proposal in these circumstances would be contrary to Policy SAL.UP4 of the Wyre Forest Site Allocations and Policies Local Plan and Government advice in the National Planning Policy Framework.

2. The proposal would by virtue of its size and siting adversely impact on the

openness and visual amenity of the Park. An appraisal of the impact of the proposal on the adjacent Cherry Tree has not been undertaken and it is considered that the proposals could result in its loss or diminish its appearance which would further exacerbate the impact on visual amenity. To allow the proposal in light of this harm would be contrary to Policy SAL.UP7 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.

3. Insufficient information has been provided to enable the Local Planning Authority to assess the requirement for parking provision for the tennis club and the Park as a whole. The additional court is likely to attract additional vehicular trips with inadequate parking facilities, resulting in displacement of cars parking in unsuitable locations to the detriment of highway safety. To allow the proposal in these circumstances would be contrary to Policies SAL.CC1 and SAL.CC2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Government advice in the National Planning Policy Framework.

Application Reference: 17/0170/FULL

Site Address: WEST MIDLAND SAFARI PARK, SPRING GROVE ROAD, BEWDLEY, DY12 1LF

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. Details of plant/machinery for waterfall
5. Waterfall operational until 7pm
6. Use of the buildings for housing elephants only