

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

17th September 2019 Schedule 577 Development Management

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.

Councillor C J Barnett arrived at 6:15pm and as a result of missing the officer presentation and part of the public speaking, did not vote on application 19/0080/FULL.

Application Reference: 19/0080/FULL
Site Address: LAND ADJACENT TO WALNUT COTTAGE, BLISS GATE ROAD, ROCK, KIDDERMINSTER, DY14 9XU
The Committee received representation from Mrs Griffiths (Objector) and Mr Deeley (Applicant) prior to a decision being made.
Application DEFFERED for a site visit

Application Reference: 19/0242/FULL
Site Address: DRAKELOW TUNNELS, KINGSFORD LANE, KIDDERMINSTER, DY11 5SA
The Committee received representation from Eleni Randle (Objector on behalf of residents), Peter Brady (Agent) and Councillor John Hart (Wolverley and Cookley Parish Council) prior to a decision being made.
REFUSED for the following reason:
<ol style="list-style-type: none"> 1. The unsustainable location of the site for a B8 storage and distribution use would result in future staff members being solely reliant on private car use and there are no effective means of mitigation for the lack of accessibility by sustainable modes due to the road conditions within the vicinity of the site and the uncertainty of a minibus service. As such, the proposed development is considered to be contrary to Policy CP03 of the adopted Wyre Forest District Core Strategy, Policy SAL.CC1 of the adopted Site Allocations and Policies Local Plan and Paragraphs 108 and 110 of the National Planning Policy Framework. 2. The proposed modular buildings, entrance canopy structure and car parking area would have a greater impact on openness than the existing development, and would therefore constitute inappropriate development and no very special circumstances exist to outweigh the substantial harm caused to the Green Belt, contrary to Policies SAL.UP1 and SAL.PDS1 of the adopted Site Allocations and Policies Local Plan and Paragraph 145 of the National Planning Policy Framework.

3. The proposed development would provide inadequate on-site parking provision which would result in the displacement of parking onto the rural lanes and lead to an adverse and severe impact on highway safety, contrary to Policy CP03 of the adopted Wyre Forest District Core Strategy, Policies SAL.CC1 and SAL.CC2 of the adopted Site Allocations and Policies Local Plan and Paragraphs 108 and 109 of the National Planning Policy Framework.

Application Reference: 19/0268/FULL

Site Address: 55 HIGH CLERE, BEWDLEY, DY12 2EX

The Committee received representation from John Pryce (Objector) and Lorraine Bridges (Applicant) prior to a decision being made.

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B11 (Details of enclosure)
5. B13 (Levels details)
6. Highway condition
7. Cycle Storage to be provided
8. Landscaping scheme including boundary treatments to be submitted
9. Landscaping scheme to be implemented
10. J1 (Removal of PD Rights for Alterations to Roof and Extensions)
11. Side facing windows to be obscure glazed

Note

A. Private Drive

Application Reference: 19/0312/FULL

Site Address: CHERRY HILL HOUSE, DOWLES ROAD, BEWDLEY DY12 2RD

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (samples/details of materials)
4. Prevent conversion of garage
5. Details of the size of the trees at planting

Notes

A Avoid works during bird nesting season

B Services of an ecologist being sought to prevent harm to bats

Application Reference: 19/0451/FULL

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

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. External Materials as proposed for animal houses and Muck Clamp
4. Details of materials and finishes for Safari Lodges and viewing huts
5. Site and Finished Floor Levels
6. Further Bat Surveys to be undertaken
7. External Lighting Scheme
8. Ecological Management Plan
9. Updated Landscaping Plan to show new woodland by redundant manure heap area and retention of woodland adjacent to African Ungulate species house
10. Planting Plan including timing of planting
11. Woodland Management Plan
12. Tree Protection Measures for the Lime and Sycamore Trees
13. Programme of archaeological work including a Written Scheme of Investigation
14. Implementation of agreed archaeological work
15. Surface water and foul water drainage strategy
16. Require the existing Cheetah and Ungulate Houses to be demolished
17. An amended site layout plan is required to show revised access road to serve the 8no. holiday lodges

Application Reference: 19/0435/FULL

Site Address: 32 CLAUGHTON STREET, KIDDERMINSTER, DY11 6PU

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Building and hard surfacing materials)
4. B10 (Windows to be set back a minimum of 75mm of brickwork)
5. B13 (Site and finished floor levels)
6. J1 (Removal of permitted development rights for enlargements, extensions and outbuildings)
7. J5 (The store/garage not to be used for living accommodation)
8. C9 (All existing hedgerows as shown on the proposed plan to be retained)
9. Surface Water to discharge to soakaway drainage
10. Access and parking including cycle parking to be provided
11. Require first 5m of driveways to be surfaced in a bound material.

Notes

- A Vehicle crossing information
- B Public sewer information

Application Reference: 19/0458/FULL

Site Address: 6 CHURCH WALK, KIDDERMINSTER, DY11 6XY

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (samples/details of materials)
4. Site Levels and Finished Floor Levels
5. Cycle Parking to be provided
6. Details of walls, fences and other means of enclosure to be submitted
7. Details of hard and soft landscaping to be submitted
8. Removal of Permitted Development Rights for extensions, roof alterations and outbuildings
9. Construction Environmental Management Plan

Notes

- A Vehicle crossing information
- B Public sewer information

Application Reference: 19/0465/FULL

Site Address: BURLISH GOLF COURSE, CAR PARK, ZORTECH AVENUE, KIDDERMINSTER, DY11 7DY

APPROVED subject to the following conditions:

1. A9 – 2 Year Temporary Condition
2. A10 Personal Permission for Travelling Showpeople
3. Occupation of Caravans by Travelling Showpeople and dependants.
4. A11 Approved Plans
5. Maximum of 6 residential caravans at any one time
6. External Lighting Details and hours
7. No excavations adjacent to Nature reserve
8. No new areas of hardstanding without provision of surface water drainage.
9. Restrictive hours for testing and maintenance of equipment
10. Connection to main drainage

Notes

- A Foul Drainage
- B Site Licence
- C Provision of Waste Collection