

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

16th March 2021 - Schedule 593 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.

6:10pm – Councillor A Totty joined the meeting as an observer.

Application Reference: 20/0875/FUL

Site Address: Bewdley Fire Station, Dog Lane, Bewdley, Worcestershire, DY12 2EQ

Delegated authority to **APPROVE** subject to the following:

- a) the signing of a **Section 106 Agreement** to secure:
 - £9,000 towards the maintenance of the defences and the continued operation of the flood warning system.
- b) the following conditions:
 1. 3 Year time limit.
 2. Details of building materials including hard surfacing.
 3. Implementation of boundary treatment.
 4. Details of all external lighting except on shopfront signage.
 5. Details of refuse storage facilities.
 6. Details of soft landscaping scheme.
 7. Implementation of soft landscaping scheme.
 8. To prevent the installation of roller shutters to shopfront unless otherwise agreed.
 9. To prevent shopfront windows being painted or for vinyl films or obscure glazing being fitted to windows. The shopfront windows shall remain clear glazed, unless otherwise agreed.
 10. To prevent roof mounted plant being installed unless otherwise agreed.
 11. Details of access control to the communal doors serving the residential flats.
 12. Implementation of noise mitigation measures including glazing to all first-floor windows, boundary fences and acoustic enclosure to fixed plant.
 13. Maximum size of delivery vehicles to be 10.2 metres and there shall be no more than 4 deliveries by vehicles over 10 metres per day.
 14. All deliveries to be taken at or dispatched from the site shall be between the hours of 07:00 – 11:00 Monday to Saturday and between the hours of 08:00 – 12:00 Sundays and Bank Holidays.
 15. Details of Delivery Management Plan including Servicing Route.
 16. Opening hours to customers between 07:00 and 23:00 Monday to Sunday.
 17. Details of access design and layout to include visibility splays on Dog Lane to serve the residential parking, to be submitted and approved.
 18. Details of access, turning area and parking facilities including accessible spaces and delivery bay to be provided prior to occupation.

19. Details of the highway signage improvements.
20. Details of residential welcome pack.
21. Details of a construction environmental management plan (CEMP).
22. Details of cycle storage facilities.
23. Details of electric vehicle charging points.
24. Details of low emission boilers.
25. Implementation of all renewable and low carbon energy measures.
26. Implementation of ecological mitigation and enhancement measures and to require a Letter of Compliance to demonstrate that all mitigation measures have been delivered.
27. To require programme of archaeological work including a Written Scheme of Investigation(s).
28. To require all site investigation and post investigation assessment to be completed in accordance with the programme set out in the Written Scheme of Investigation(s) and the provision made for analysis, publication and dissemination of results and archive deposition secured.
29. To require site investigation for potential contaminated land, remedial works and verification report.
30. To require ground finished floor levels to be set no lower than 23.79m AOD
31. To require a flood evacuation management plan (FEMP).
32. Details for the disposal of foul and surface water flows.
33. Details of surface water drainage strategy.
34. Restrict Use to Convenience Retail Store (Class E).
35. Details of the pedestrian route to the front of the building including hard surfacing materials showing tactile paving where the pedestrian route meets the adopted/private road, signage to make pedestrians aware of traffic on the adjoining road and details of any steps, ramps, handrails, bollards and seating.

NOTE

1. Flood Warning System.
2. Duration of potential Flood Risk and recommended mitigation measures.
3. Resistance measures aimed at preventing floodwater ingress into a building.
4. Severn Trent Water advise that there is a public 600mm surface water sewer located within this site.
5. Section 278 Agreement.
6. No permission is given to any shopfront signage and a separate application will need to be made for advertisement consent.
7. The applicant is encouraged to install a defibrillator to the building for use by the public.

Application Reference: 20/0951/OUT

Site Address: Land At OS 373160 274660, Plough Lane, Far Forest, Kidderminster, Worcestershire.

REFUSED for the following reasons;

1. The development would not be in proportion with the size of the adjoining settlement of Far Forest Village, as the application site would exceed the threshold of 1 hectare in size contrary to footnote 33 given in Paragraph 71b and therefore cannot be considered as an acceptable entry-level exceptions site. The proposed development would not accord with the plan led strategy for housing and growth for the area, as it relates to new housing development on non-previously developed land, outside the settlement boundary of Far Forest Village and fails to meet any of the exceptions for new rural or affordable housing. The proposed scheme therefore would be contrary to Policies DS01 and DS04 of the Adopted Core Strategy, Policies SAL.DPL1 and SAL.DPL2 of the Adopted Site Allocations and Policies Local Plan, draft Policies 8B and 8C of the Emerging Wyre Forest Local Plan (2016-2036) and Paragraphs 71 and 77 of the National Planning Policy Framework.
2. The landscape of this part of Plough Lane, in which the application site is situated, forms an integral part of the attractive and high quality landscape in this part of countryside and a clear distinction between the rural character of Plough Lane and the urban development that lies within the adjoining settlement boundary of Far Forest village. The proposed development due to its scale, amount of development and location, would cause substantial visual harm to the character and appearance of the landscape, village setting and the positive characteristics of this landscape character type 'Forest Smallholdings and Dwellings'. As such, the proposals would conflict with Policy CP12 of the Adopted Core Strategy and draft Policy 11C of the Wyre Forest Local Plan (2016-2036) which seek to protect and where possible enhance the unique character of the landscape, including individual settlements. The proposals would also conflict with Paragraphs 127c and 170c of the National Planning Policy Framework, which seek to ensure developments are sympathetic to their landscapes and surroundings and that they contribute to and enhance the intrinsic character and beauty of the countryside.
3. The access to the application site is from Plough Lane and the proposed highway improvement works to mitigate the impact of the development arising from the additional traffic and pedestrian movement on this unadopted private road would not comply with the Adopted Streetscape Design Guide (2020) and the proposals would fail to provide safe and suitable access to the site for all users. There is a lack of certainty that the proposed highway improvement works can be delivered to mitigate the impacts on highway safety given that no evidence has been submitted to demonstrate that Plough Lane is unregistered and there is no guarantee that the required Section 228 Agreement would be granted to enable the adoption of Plough Lane. It would also result in substandard road widths and undermine pedestrian safety. As such, the development would have an unacceptable impact on highway safety and the residual cumulative impacts of the development would be severe, contrary to Policy CP03 of the Adopted Core Strategy, draft Policy 13 of the Wyre Forest Local Plan

(2016-2036) and Paragraphs 108 and 109 of the National Planning Policy Framework.

4. The proposed development would undermine the Public Right of Way, footpath Rock RK-541, as it is likely to result in vehicular traffic being given priority over pedestrians due to an increase in traffic generation as a result of this development and the proposed highway works are likely to have a detrimental impact on pedestrian safety given the substandard width of Plough Lane and the uncertainty that the road improvement works can be undertaken on this unadopted road. As such, the proposed development would fail to protect or enhance the Public Right of Way, contrary to Paragraph 98 of the National Planning Policy Framework.

5. Insufficient information has been submitted to enable the Local Planning Authority to ascertain the full extent of the impacts on biodiversity and to ensure biodiversity net gains can be achieved following the development of the application site, contrary to Policy CP14 of the Adopted Core Strategy, Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan, draft Policy 11D of the Wyre Forest Local Plan (2016-2036) and Paragraphs 170d and 175a of the National Planning Policy Framework.