

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18 July 2023 - Schedule 611 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 Planning 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: 22/1035/FUL
Site Address: Comberton Lodge Nursery, Comberton Road, Kidderminster, Worcestershire, DY10 4AA
The committee received representation from Councillor S Miah (ward councillor) prior to a decision being made.
REFUSED on the following grounds:
<ol style="list-style-type: none"> 1. The proposed development would constitute inappropriate development in the Green Belt, resulting in harm to openness through encroachment into the countryside and failure to assist in urban regeneration by encouraging development on derelict and other urban land first before greenfield sites Whilst there are other material considerations that would provide social, economic and environmental benefits, it is considered that these benefits would not outweigh the substantial harm to the Green Belt and do not amount to very special circumstances. The proposed development is therefore contrary to Policy DM.22 of the Wyre Forest District Local Plan and Paragraphs 137, 138, 141, and 149 of the National Planning Policy Framework, which seek to protect the openness and characteristics of the Green Belt from substantial harm as a result of Inappropriate development. 2. Insufficient information has been submitted to ascertain whether the development would provide safe and suitable access for all users and therefore the application fails to comply with Policy SP.27 of the Wyre Forest District Local Plan and the National Planning Policy Framework. 3. The setting of the undesignated heritage assets will be compromised unacceptably by the form and massing of the proposed development, reducing their significance, in particular the mill which will lose its local landmark status by its proximity to a much larger modern building and as such the development does not meet the requirements of Policies SP.20, SP21, DM 23, DM.24 or SP.KEE2 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

Councillor S Miah left the meeting at 6.22pm whilst application 23/0107/FUL was considered. He returned to the meeting at 6:23pm.

Application Reference: 23/0107/FUL
Site Address: Land At Callimore Farm, Droitwich Road, Rushock, Droitwich Spa, Worcestershire
DELEGATED APPROVAL subject to:

- a. The signing of the UU; and
- b. The following conditions:
 1. Development in accordance with approved Plans
 2. Standard Time Limit (3 years)
 3. Maximum storage height of machinery and vehicles restricted to single vehicle height only.
 4. Landscaping scheme
 5. Landscape Scheme Implementation
 6. Landscape Environmental Management Plan including Biodiversity Net Gain
 7. Outdoor lighting scheme to be submitted and approved in writing
 8. Visibility splays implemented in accordance with submitted details.
 9. Access, layout and turning implemented in accordance with details.
 10. Existing vehicular access on the A442 to be permanently closed.
 11. Implementation of passing bays.
 12. Submission of travel plan.
 13. Electric Vehicle Charging Points
 14. Reporting of unexpected contamination.
 15. The site shall be open for working and deliveries Monday to Friday 8AM - 6PM and Saturday 8AM- 12PM. No working Sundays or Bank Holidays. These hours shall apply during the demolition of the existing structures and site works.
 16. To burning of wastes or materials at any time.
 17. All external storage shall be strictly limited to the storage of plant and machinery for the purposes of agriculture as defined by s336(1) of the Town & Country Planning Act 1990, and the site shall at no time be used for the external storage of any non-agricultural items including all vans, lorries, caravans and cars.
 18. Prior to the first use of the site, a 1-metre-high post and rail fence shall be erected, and native hedgerow shall be planted alongside the fencing to clear define the approved storage area.
 19. Scheme to deliver 10% on-site Biodiversity Net Gain
 20. The existing double gateway on the north-eastern boundary of the site, shall at no time be used for access purposes in conjunction with the use hereby approved.
 21. There shall be no access formed, both vehicular or pedestrian, between the site hereby approved and adjoining Rushock Trading Estate (Well Lane, Droitwich, WR9 0NR)
 22. Requirement for the submission of a demolition management plan detailing methodology and requirements as to removal of materials.

Application Reference: 23/0281/HOU

Site Address: 83 Burlish Close, Stourport On Severn, Worcestershire, DY13 8YE

APPROVED subject to:

- a. the following conditions:
 1. Finishing materials to match
 2. Development to be carried out in accordance with approved plans

Application Reference: 23/0350/RG3

Site Address: 11B Raven Street, Stourport On Severn, Worcestershire, DY13 8UU

APPROVED subject to:

- a. The following Conditions:
 1. 3 year time limit to commence development
 2. Require details of external materials
 3. Require details of cycle storage
 4. Require details of security measures including windows, doors, side/entry gate, external lighting and CCTV provision
 5. Secure Management Agreement Plan
 6. Require details of Bird Boxes
 7. List of Approved Plans