

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
7th JULY 2009

PART A

Application Reference:	09/0277/FULL	Date Received:	16/04/2009
Ord Sheet:	380172 272099	Expiry Date:	11/06/2009
Case Officer:	Stuart Allum	Ward:	Mitton

Proposal: Change of use from Class A1 (Retail) to Class A5 (Hot food takeaway)

Site Address: 103 LOWER LICKHILL ROAD, STOURPORT-ON-SEVERN, DY138UQ

Applicant: Mrs P Graham

Summary of Policy	RT.6, D.1, NR.11, TR.9, TR.17 (AWFDLP)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	REFUSAL

1.0 Site Location and Description

1.1 No. 103 Lower Lickhill Road, Stourport on Severn is a vacant ground floor shop unit of 63 square metres (internal floor area), located at the west side of a parade of shops (designated in the Adopted Wyre Forest District Local Plan as a 'Local Centre') accessed from a parking lay by. Lower Lickhill Road is within a residential area to the north west of Stourport on Severn town centre.

1.2 At first floor level over this row of shop units (including No. 103) are located individual flats, accessed separately from behind the building.

2.0 Planning History

2.1 None specific to the application site. However, a similar application was submitted in respect of another unit within the same parade of shops at 95 Lower Lickhill Road in 2007 (Reference 08/7/0424/FULL). At that time, it was considered that insufficient information had been provided in respect of the proposed fume and odour extraction plant, and the application was refused for the following reason:

09/0277/FULL

“Insufficient information has been submitted with the application to satisfactorily demonstrate that the proposed fume and odour extraction plant would reduce the potential impact upon the amenity currently enjoyed by residential neighbours of the adjacent and surrounding properties to an acceptable level. As such the proposal in its current form is considered to be contrary to Policies H.8, NR.11 and D.1 of the Adopted Wyre Forest District Local Plan”.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – Views awaited

3.2 Highway Authority – No objections

3.3 Environmental Health – Notwithstanding any details submitted with the application, a scheme for the extraction, treatment and dispersal of fumes and odours must be submitted to and approved in writing by the Local Planning Authority, before determination of the planning application. The scheme shall contain sufficient detail as outlined in Annex B of the DEFRA publication entitled Guidance on the Control of Odour and Noise from Commercial Kitchen Systems (2005). No approved A3 or A5 use shall operate from the site save during such times as the extraction and treatment equipment is operational and effective to the level of the approved scheme in order to protect the amenity of adjoining and nearby neighbouring properties.

3.4 Forward Planning – No objections.

The proposal is to change the use of a shop unit within a designated Local Centre in Stourport on Severn. Due to the location of the unit in question it is considered that Policy RT.6: Local Centres and Other Groups of Shops is the most pertinent to the application.

Policy RT.6 indicates that *proposals involving a change of use at ground floor to other retail (A2 and A3) will be considered on their merits, but will be resisted where this would result in no convenience outlet within 500metres. Such applications would need to be accompanied by a supporting statement on retail need.*

In assessing this application regard has been had to the other units within the Local Centre. There are 6 retail units within the local centre and one public house. The unit in question is currently vacant and there is a fairly sizeable convenience store located within the parade (Spar). Therefore, it is considered that a change of use in this location would not be of detriment to the retail (A1) offer in this location, especially as there is a large convenience store within 500m. Given that the predominant use remains A1 and that the store in question is currently vacant (and a change would represent the only non-A1 use in the centre), it is considered that a change of use in this location would not affect the vitality and viability of this local centre.

09/0277/FULL

Furthermore, the reasoned justification for providing a statement on retail need is primarily for where an application would mean that there was no other convenience store within a 500m radius. As there is a fairly large convenience store within this parade of shops it is considered that a statement on retail need would not be required in this instance.

3.5 Health and Safety Executive – Views awaited

3.6 Neighbour/Site Notice : thirty one individual letters of objection received. The main points of objection are summarised below:

- Detrimental to the area – cooking smells and extractor fan noise – trade waste etc.
- Extra traffic – danger to children
- Vermin attracted by litter
- Insufficient parking – blocking of driveways
- Means of escape for flat dwellers above unit in the event of a fire
- Noise late at night, cars and gathering of youths
- Previous applications for fast food takeaways in same block refused
- Several takeaways in town centre only half a mile away. Difficult trading conditions for existing businesses.
- Consultation was not wide enough

4.0 Officer Comments

- 4.1 Policy RT.6 of the Adopted Wyre Forest District Local Plan gives some flexibility for the change of use of shops within local centres to professional/financial services or food and drink uses provided that this would not result in the loss of a convenience (food) outlet within 500 metres of the site.
- 4.2 Clearly, the location of the food outlet at the opposite end of the shops parade satisfies this principal policy requirement, regardless of the presence of competitive businesses in the area. It should be noted that in this regard, issues of competition are not, in any event, a material planning consideration.
- 4.3 Policy D.1 of the Adopted Wyre Forest District Local Plan requires that applications for development should not give rise to a serious detrimental impact, such as dust, fumes, vibration or smell on the amenity of nearby residents.
- 4.4 In this context it is considered that the applicant has failed to supply sufficient information in relation to the odour emission scheme to satisfy those concerns articulated by Environmental Health.

09/0277/FULL

- 4.5 This site is particularly sensitive in terms of residential amenity. The routing of emissions extraction ducting would need to be demonstrated as practicable and workable in advance of the determination of such an application, particularly in order to protect the wellbeing of the dwellers on the first floor above and to each side of the application unit.

5.0 Conclusions and Recommendations

- 5.1 This proposal fails to meet the criteria of Policies D.1 and NR.11 which seek to minimise environmental impact on the surrounding environment. In this case, it is considered essential that relevant technical information is supplied in advance to allow proper consideration of these issues. It should be noted that Policy H.8, as referred to under the previous refusal in respect of the similar proposal at 95 Lower Lickhill Road (as referred to under paragraph 2.1) has since been excluded from the Adopted Wyre Forest District Local Plan.
- 5.2 Accordingly, and in consideration of Articles 1 & 8 of the Human Rights Act 1998, it is recommended that this application is **REFUSED** for the following reasons:
1. Insufficient information has been submitted with the application to satisfactorily demonstrate that the proposed fume and odour extraction plant would reduce the potential impact upon the amenity currently enjoyed by residential neighbours of the adjacent and surrounding properties to an acceptable level. As such, the proposal in its current form is considered to be contrary to Policies D.1 and NR.11 of the Adopted Wyre Forest District Local Plan.

Application Reference:	09/0297/FULL	Date Received:	21/04/2009
Ord Sheet:	384516.170857675 280721.35831005	Expiry Date:	16/06/2009
Case Officer:	Emma Anning	Ward:	Cookley

Proposal: Replacement of storage unit 5 (ancillary to unit 3)

Site Address: BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD,
CAUNSALL, KIDDERMINSTER, DY115YB

Applicant: Mrs R Argent

Summary of Policy	GB.1 GB.5 GB.6 E.9 D.1 D.3 D.5 (AWFDLP) CTC.1 (WCSP) PPG2, PPG4
Reason for Referral to Committee	Parish Council request to speak on application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site forms part of the Blue Ball Business /Industrial estate located on Caunsall Road, Cookley. The site is washed over by Green Belt and is within the Landscape protection Area.
- 1.2 Permission is sought to replace an existing storage building. The replacement building would have a slightly larger footprint but would be similar in form to the existing structure. The existing building takes the form of a Nissan hut, it is made from corrugated sheeting and measures 11m x 5.2m footprint with a height of 2.5m. The replacement structure would occupy a footprint of 12m by 6m and would have a height of 2.5m. The main material alteration in this instance is the form of the storage building which would see the building change from a Nissan hut style building with sloped sides to a high-sided rectangular structure, with a slight pitched roof.

2.0 Planning History

- 2.1 WF/662/84 Repair and temporary storage of TV and hi-fi equipment (Midland Music Services) – Approved
- 2.2 08/0382/FULL Variation of Conditions Nos 1 & 2 attached to planning permission WF/0662/84 to allow use of Unit 3 for storage, distribution & office purposes – Approved

09/0297/FULL

3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council – Awaiting comments

3.2 Highway Authority – No objection

3.3 British Waterways – No comments received

3.4 Neighbour/Site Notice – Four neighbour letters received. The main points raised are summarised as follows:

- I object to the linking of this building to the non-local tenant Flo-Tec. This increased storage will create even more deliveries by totally unsuitable 16 wheeler lorries to this site with unloading and reversing within Caunsall Road. The size of delivery lorries should be limited to 20ft. A condition requiring a turning bay for vehicles within the top yard should be imposed.
- Can the Committee please give us some protection by setting suitable working hours 8am to 6pm weekdays, 8am to 1pm Saturdays and no Sunday or bank holiday working.
- Allowing extra storage would also increase to an increased number of smaller vans using this site.
- The existing use is already causing noise and swearing particularly when on the phone, why can't they use their phone inside their offices. The tenants, who are not local, continue to flout the no Sunday working.
- The noise from the fork lift truck at weekends is not suitable for a village. I request that the planners, if they propose to support this application, would apply a condition stating the fork lift truck be battery powered, a green solution to noise and pollution,
- When the planning applications for this site were considered last year the planners took away the requirement of knowing the name and business of the users, tenants.
- I object to the building being higher than the 6ft 3" of the existing building. The steel shed is totally at odds with the village neighbourhood and being adjacent to a Listed Tudor building. The building is uncompromising and totally out of keeping with the village character and not only with views from Caunsall Road but also from the wildlife corridor of the Stour and Canal footpaths.

4.0 Officer Comments

4.1 Permission is sought to replace an existing 'nissen hut' type storage building located at the front of the site with a modern high-sided pitched roof steel storage building. I consider the main matters to consider are:

- Principle of development
- Impact on amenity
- Other matters

09/0297/FULL

PRINCIPLE OF DEVELOPMENT

- 4.2 The primary policy considerations in this instance are the Green Belt policies of the Adopted Wyre Forest District Local Plan, in particular Policy GB.5. Policy GB.5 allows for the reuse of existing industrial premises provided that the proposal would not have a materially greater impact than the present use on openness or visual amenity. Policies GB.1 and GB.6 lend strength this policy and the need to preserve the openness and visual amenity of the Green Belt. Policy E.9 relates specifically to employment development in the Green Belt and states that whilst new buildings and extensions will be regarded as inappropriate development, the reuse of existing buildings will be allowed subject to several conditions including; it not adversely affecting amenity or openness, the development being environmentally acceptable, adequate services being available and it not adversely affecting the amenity of neighbours.
- 4.3 The Adopted Wyre Forest District Local Plan discusses storage facilities within existing developments and states that the aim should be to provide storage facilities within properly designed buildings sufficient to meet the needs of the business.
- 4.4 The proposed storage building is required in connection with Unit 3, for storage purposes. Unit 3 is currently occupied by Flo-Dek (UK) Ltd, a company specialising in the application of trowel and hand applied finished products within the Resin Flooring & Screeding Industry. The existing storage building is in need of repair and is no longer suitable for storage purposes as it has collapsed in places and does not lend itself well to being the most space efficient means of storage because of its sloping sides.
- 4.5 As described above, the Adopted Wyre Forest District Local Plan does not normally allow extensions to storage/industrial buildings, however I consider that, in this instance, given that the slight increase in volume would be as a result of altering the form of the storage building, and in considering that the building would be no higher than the existing and that it would represent a more suitable form of storage facility for this type of premises. I am satisfied that the principle of the proposal is acceptable within the spirit of the relevant Adopted Wyre Forest District Local Plan policies.

09/0297/FULL

IMPACT ON AMENITY

- 4.6 Notwithstanding that the development is acceptable in principle the visual impact of the proposal must be considered against the above mentioned policies of the Local Plan which state that there should be no detriment to the visual amenity or openness of the Green Belt as a result of the proposed development. It has been suggested by neighbours that the design of the storage building would be out of keeping with the village locality, however I consider that the storage building, by virtue of its siting well within the existing industrial yard, would be read against the industrial backdrop where it would harmonise with its surroundings and would not be read in the context of the wider village setting. The applicants have stated that they would accept a condition requiring the steel building to be painted in a colour to be agreed by the Local Planning Authority, I consider this would be an acceptable way of controlling the appearance of the development and to ensure that it blends with its surroundings. The proposal therefore would not be detrimental to visual amenity and would satisfy Policies D.3 GB.6 and GB.1 in this respect.
- 4.7 PPG 2 states that it is the openness of the Green Belt with it is its most important feature, therefore any developments which would be detrimental to openness should not be permitted. In this instance I consider, despite the slight increase in the volume of the storage building, the fact that it would be no higher than the existing storage facility and that the building would be sited well within the boundaries of the industrial yard would ensure that there would be no detrimental impact on openness. The proposal therefore accords with Policy GB.1 of the Adopted Wyre Forest District Local Plan.
- 4.8 Concern has been raised by several neighbours that noise from the site emitted by the fork lift truck and site operatives is causing a disturbance to neighbours, however this is not a matter which can be considered as part of this application. I do not consider that the replacement of one storage building for another would give rise to a situation which would be detrimental to amenity.

OTHER MATTERS

- 4.9 Several neighbours have raised concerns that the site is operating outside the specified time periods imposed by earlier permissions. For clarity, the site operating times, across the entire site, state that there is to be no work carried out between 7pm and 7am Monday to Saturday and no work at all on Sundays. Whilst this is a matter which should be referred to the Planning Enforcement Team it is not a material consideration in the determination of this application.

09/0297/FULL

- 4.10 Numerous neighbour letters raised objections that the way site deliveries are operated is unacceptable. Neighbours note that large lorries regularly bring items to site, parking on the main Caunsall Road causing a danger to pedestrians and blocking the highway for other road users. Whilst I appreciate that this is a concerning situation, it is not something which could be controlled through this planning permission as it is an issue concerning the management of the site rather than the use of the buildings on site.
- 4.11 The Highway Authority has been consulted on this proposal in light of the issues raised above, and in consideration of the slight increase in storage capacity which would result if this proposal were approved. The Highway Authority has raised no objection as previously stated under paragraph 3.2 and I therefore conclude that the proposed replacement building would not give rise to a situation which would be detrimental to highway safety.

5.0 Conclusions and Recommendations

- 5.1 The proposal would not cause harm to visual amenity or openness and is considered to be an acceptable form of development in this Green Belt locality.
- 5.2 The proposal would not give rise to a situation which would be detrimental to highway safety or neighbour amenity and I therefore recommend that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with No Reserved Matters)
 2. A11 (Approved Plans)
 3. Materials as of stated on application form
 4. Within 1 month of completion the storage unit shall be painted in a colour agreed by the Local Planning Authority.
 5. The storage unit shall be used for storage purposes only in association with Unit 3. At no time shall be it sold or let separately.

Reason for Approval

The storage building is considered to be appropriate development in this Green Belt location which would not be detrimental to openness or the visual amenity of the Green Belt. The proposal would not give rise to a situation which would be detrimental to highway safety or the amenity of neighbours. The proposal therefore accords with the relevant policies as listed.

Agenda Item No. 5

Application Reference: 09/0348/FULL **Date Received:** 20/05/2009
Ord Sheet: 383996 276281 **Expiry Date:** 15/07/2009
Case Officer: James Houghton **Ward:** Offmore and
Comberton

Proposal: Creation of 4 No car parking spaces together with fence and gate at the rear

Site Address: REAR OF 193 COMBERTON ROAD, KIDDERMINSTER, DY101UE

Applicant: MR D WARD

Summary of Policy	D.1, D.3, D.15, LB.5, TR.9, TR.17 (AWFDLP) QE.3 (WMRSS)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site is the garden of no. 193 Comberton Road, a locally listed building which contains four self contained flats. The application site is accessed from Gordon Place, a private cul-de-sac off Farfield. The application property does not currently benefit from any parking spaces.

2.0 Planning History

2.1 09/0015/FULL – The creation of four no. car parking spaces together with fence and gate to the rear of 193 – application was withdrawn.

3.0 Consultations and Representations

3.1 Highway Authority – No objections.

3.2 Conservation Officer – No objections to the proposed development.

09/0348/FULL

3.3 Neighbour/Site Notice – Six letters of objection have been received. The key issues raised are:

- The legality of the applicant gaining access to the application site by crossing Gordon Place. Gordon Place is an unadopted, private drive maintained by residents, it is claimed that no agreement exists to allow the applicant access to the rear of no. 193.
- Possible impact on the highway network of the extra parking spaces, current issues are raised relating to the parking of vehicles, by those using the railway station, on Farfield and the possible obstruction of drives and entrances as well as on the junction of Farfield and Gordon Place. In addition the possibility of vehicles reversing onto Farfield as the proposed development does not allow sufficient space for the vehicles in all of the spaces to turn within the site is also raised.
- The impact of the proposed development on the biodiversity of the immediate area is also raised.

4.0 Officer Comments

4.1 The applicant seeks permission for the creation of a parking area to be finished in Forest of Dean stone, the parking area would provide four parking spaces for the residents of no. 193. Planning permission is required on the basis that the application property has been divided into flats, no planning permission would be required had the application property remained as a single dwelling. A 1.8m fence with pedestrian gate is also proposed but would require no planning permission and could be erected under the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

4.2 The legality of the applicant gaining access to the rear of no. 193 across Gordon Place would not be considered a material planning consideration and as such cannot be taken into account in the determination of this application. The applicant has served the requisite notice upon the relevant property owners.

4.3 The proposed development is considered appropriate in terms of both scale and design. The proposed materials are appropriate in this location and the parking area would have no negative impact on the character and setting of the locally listed building, the impact on biodiversity and wildlife in the area would also be considered minimal.

4.4 The effect of the parking area on highways in the immediate area is likely to be negligible, the provision of parking spaces for the occupants of no 193 Comberton Road would allow up to four vehicles to be parked on the site rather than on surrounding roads.

09/0348/FULL

5.0 Conclusions and Recommendations

- 5.1 The proposed development is considered to be of an appropriate in terms of both scale and layout, would offer no detrimental impact to the street scene or the site and setting of the locally listed building and would have no adverse effect on highway safety. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3, D.15, LB.5, TR.9 and TR.17 of the Adopted Wyre Forest District Plan (2004).
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with No Reserved Matters)
 2. A11 (Approved Plans)
 3. B6 (Materials)

Reason for Approval

The proposed development is considered to be of an appropriate in terms of both scale and layout, would offer no detrimental impact to the street scene or the site and setting of the locally listed building and would have no adverse effect on highway safety. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3, D.15, LB.5, TR.9 and TR.17 of the Adopted Wyre Forest District Plan (2004).

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
7th JULY 2009

PART B

Application Reference: 09/0398/FULL **Date Received:** 05/06/2009
Ord Sheet: 379927 270438 **Expiry Date:** 31/07/2009
Case Officer: James Houghton **Ward:** Areley Kings

Proposal: Two storey extension to the front of property (resubmission of 09/0119/Full)

Site Address: 46 LONGMYND WAY, STOURPORT-ON-SEVERN, DY130AZ

Applicant: Mr A Dickens

Summary of Policy	D.1, D.3, D.17 (AWFDLP) QE.3 (WMRSS) Wyre Forest District Design Quality Supplementary Planning Guidance PPS1 1
Reason for Referral to Committee	Development Manager considers that application should be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a two storey, pitched roofed, detached dwelling set back from the highway behind a front drive and gardens, an original forward projecting garage has been finished with a hipped roof that also provides a porch.

2.0 Planning History

2.1 09/0119/FULL - Two storey extension to the front of the property : Withdrawn.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – No comments received.

3.2 Highway Authority – No comments received.

3.3 Neighbour/Site Notice – No representations received.

09/0398/FULL

4.0 Officer Comments

- 4.1 The applicant was, until recently, an employee of Wyre Forest District Council and it is considered appropriate to present this case to the Committee in order to ensure impartiality.
- 4.2 The applicant seeks approval for a two storey front extension to provide an enlarged lounge as well as creating space to form an en suite bedroom with dressing room.
- 4.3 The proposed extension is of a scale and design appropriate to the host dwelling and would utilise architectural features, details and materials similar to those of the host dwelling ensuring that the development appears cohesive. The roof is to be hipped replicating the style and pitch of that over the existing garage and contributing to minimising the impact of the extension on the street scene. The proposed extension would have a minimal impact on the outlook, daylight or privacy enjoyed by the residents of neighbouring properties and the 45⁹ Code guidelines would not be breached.

5.0 Conclusions and Recommendations

- 5.1 The proposed extension is considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity, any potential for harm can be controlled through condition. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Plan.
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with No Reserved Matters)
 2. A11 (Approved Plans)
 3. B3 (Materials)

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity, any potential for harm can be controlled through condition. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Plan.

Application Reference: 09/0402/FULL	Date Received: 05/06/2009
Ord Sheet: 382649 278047	Expiry Date: 31/07/2009
Case Officer: James Houghton	Ward: Franche

Proposal: Garage conversion with pitched roof over existing flat roof

Site Address: 24 SILVERSTONE AVENUE, KIDDERMINSTER, DY115HG

Applicant: Mr R Burns

Summary of Policy	D.1, D.3, D.17 (AWFDLP) QE.3 (WMRSS) Wyre Forest District Design Quality Supplementary Planning Guidance PPS 1
Reason for Referral to Committee	Development Manager considers that application should be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Silverstone Avenue is a cul-de-sac with the application property located directly off the turning head with the Marlpool Gardens Estate to the north of Kidderminster town centre.
- 1.2 The application property is a two storey, pitch roofed, semi detached dwelling set back from the highways behind a front drive and gardens.

2.0 Planning History

- 2.1 None relevant.

3.0 Consultations and Representations

- 3.1 Highway Authority – No comments received.
- 3.2 Neighbour/Site Notice – No representations received.

09/0402/FULL

4.0 Officer Comments

- 4.1 The applicant was, until recently, an employee of Wyre Forest District Council and it is considered appropriate to present this case to the Committee in order to ensure impartiality.
- 4.2 The applicant seeks approval for a mono pitch canopy across the front elevation of the property with a hip roof over the forward projecting garage. Also shown on the submitted plans is the conversion of the existing integral garage and the erection of a single storey rear and side extension, both of these elements require no planning permission as they fall within the remit of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 4.3 The proposed hipped roof and canopy is of a scale and design appropriate to the host dwelling and is a feature replicated at several properties along the street. The roof would have a minimal impact on the outlook, daylight or privacy enjoyed by the residents of neighbouring properties and the 45^o Code guidelines would not be breached. The proposed roof would considerably improve the appearance of the frontage and garage within the street scene.

5.0 Conclusions and Recommendations

- 5.1 The proposed extension is considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity, any potential for harm can be controlled through condition. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Plan.
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with No Reserved Matters)
 2. A11 (Approved Plans)
 3. B3 (Materials)

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity, any potential for harm can be controlled through condition. For these reasons the proposal is considered to be in accordance with Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Plan.

Agenda Item No. 5

Application Reference: 09/0424/FULL
Ord Sheet: 381672 272894
Case Officer: Emma Anning

Date Received: 16/06/2009
Expiry Date: 11/08/2009
Ward: Lickhill

Proposal: Erection of new boundary fencing

Site Address: STOURPORT ON SEVERN PISTOL & RIFLE CLUB, MINSTER ROAD, STOURPORT-ON-SEVERN, DY138BQ

Applicant: Stourport On Severn Pistol & Rifle Club

Summary of Policy	D.1 D.3 GB.1 GB.6 NC.4 NC.5 CA.1 (AWDFLP) D.39 (WCCSP) QE.6 (WMRSS) PPG2
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 Stourport Pistol and Rifle Club is located off the main Minster Road and adjacent to the District's Household Waste Site. The Club sits on land which is identified as Green Belt and is bounded by a Special Wildlife Site and is part of the Conservation Area.
- 1.2 Permission is sought to erect a 2.1m high palisade fence to the site boundary which would be set 2.2m back behind the existing hedge which fronts the main Stourport Road. The fencing would be identical to that which borders the Household Waste Site.

2.0 Planning History

- 2.1 None

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited
- 3.2 Conservation Officer – Views awaited
- 3.3 Countryside and Conservation Officer – Views awaited

09/0424/FULL

- 3.4 Neighbour/Site Notice – No representations received to date (consultation period expires on 9th July 2009).

4.0 Officer Comments

- 4.1 The primary policy considerations in this instance are the Green Belt policies of the Adopted Wyre Forest District Local Plan and Government Advice contained in Planning Policy Guidance 2: Green Belts. Both Planning Policy Guidance 2 and the relevant policies of the Adopted Wyre Forest District Local Plan accept that essential facilities needed in connection with outdoor sports and recreation are not inappropriate development in the Green Belt. Given the nature of the activity carried out at this site and the reasoned justification given for requiring the fencing I consider it to be reasonably necessary in connection with the sport, therefore being appropriate development in this Green Belt location.
- 4.2 Given that the proposed development is acceptable in principle it remains to be considered whether there would be any harm caused to openness or visual amenity of the Green Belt or Conservation Area as a result of the works. The fencing would be erected behind the existing, well established, hedgerow which fronts the Minster Road and I am therefore satisfied that there would be no further impact on openness than is existing. Likewise, and given that the proposed fencing would match that which bounds the Household Waste Site, I feel the fencing would blend well in this the locality and would not be a visually intrusive feature in this Green Belt location nor would it be detrimental to views from the Conservation Area. The proposal therefore accords with the policies listed above.
- 4.3 The site bounds an area identified in the Adopted Wyre Forest District Local Plan as a Special Wildlife Site, however the site is more than 200m from the site of the fencing. Despite no comments being received from the Countryside and Conservation Officer I am satisfied that the proposal would not give rise to harm being caused to this protected area in accordance with Policies NC.4 and NC.5 of the Adopted Wyre Forest District Local Plan.

09/0424/FULL

5.0 Conclusions and Recommendations

5.1 The proposal accords with the relevant policies of the Adopted Wyre Forest District Local Plan as listed and I therefore recommend that **delegated** authority be given to **APPROVE** this application upon expiry of the required consultation period, subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Fencing to be painted green within 3 months

Reason for Approval

The proposed boundary fencing is considered to be appropriate development in this Green belt location which would not cause harm to openness or harm the visual amenity of the Green Belt or views from the nearby Canal Conservation Area. There would be no impact on the adjacent Special Wildlife Site. The proposal therefore satisfies the Adopted Wyre Forest District Local Plan policies listed above.