

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 7th July 2009– Schedule 463 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 Director of Planning and Regulatory Services, Duke House, Clensmore Street, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

PART A

Application Reference: 09/0277/FULL

Site Address: 103 LOWER LICKHILL ROAD, STOURPORT-ON-SEVERN, DY13 8UQ

APPLICATION WITHDRAWN.

Application Reference: 09/0297/FULL

Site Address: BLUE BALL BUSINESS CENTRE, CAUNSALL ROAD, CAUNSALL, KIDDERMINSTER, DY11 5YB

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.
6. Turning Facility
7. Working Hours
8. No storage of flammable materials within the building.
9. Unloading and Loading associated with the unit hereby approved
10. Details of alterations to access and gateway.

Note: It is believed that the existing building contains asbestos. Prior to any demolition the Developer is advised to contact the Council's Environmental Health Section or the Environment Agency to discuss safe removal to this substance.

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 policies GB.1, GB.5, GB.6, E.9, D.1, D.3 and D.5 of the Adopted Wyre Forest District Local Plan; CTC.1 of the Worcestershire County Structure Plan and PPG.2 and PPG.4.

Application Reference: 09/0348/FULL

Site Address: REAR OF 193 COMBERTON ROAD, KIDDERMINSTER, DY10 1UE

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B6 (Materials)

Note: This permission does not confer on the Applicant the right to pass over land which is owned by third parties without the third parties' written legal consent. The applicant is therefore advised that they should seek the prior written legal consent from all relevant third parties before entering, passing or re-passing over the land in question.

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).

Application Reference: 09/0398/FULL

Site Address: 46 LONGMYND WAY, STOURPORT-ON-SEVERN, DY13 0AZ

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
Site Address: 24 SILVERSTONE AVENUE, KIDDERMINSTER, DY11 5HG
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with No Reserved Matters) 2. A11 (Approved Plans) 3. B3 (Materials) <p><u>Reason for Approval</u> 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.</p>

Application Reference: 09/0424/FULL
Site Address: STOURPORT ON SEVERN PISTOL & RIFLE CLUB, MINSTER ROAD, STOURPORT-ON-SEVERN, DY13 8BQ
Delegated Approval subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. Fencing to be painted green within 3 months <p><u>Reason for Approval</u> 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 D.1, D.3, GB.1, GB.6, NC.4, NC.5, and CA.1 of the Adopted Wyre Forest District Local plan; D.39 of the Worcestershire County Structure Plan; QE.6 of the West Midlands Regional Spatial Strategy; and PPG.2.</p>