

Exempt

Planning Committee

Agenda

6.00 pm
Tuesday, 9th February 2010
The Earl Baldwin Suite
Duke House, Clensmore Street, Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor S J Williams
Vice-Chairman: Councillor D R Godwin

Councillor P B Harrison
Councillor H J Martin
Councillor F M Oborski
Councillor M Price
Councillor M J Shellie

Councillor M J Hart
Councillor C D Nicholls
Councillor J W Parish
Councillor M A Salter
Councillor G C Yarranton

Information for Members of the Public:-

Part I of the Agenda includes items for discussion in public. You have the right to request to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

An update report is circulated at the meeting. Where members of the public have registered to speak on applications, the running order will be changed so that those applications can be considered first on their respective parts of the agenda. The revised order will be included in the update.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Delegation - All items are presumed to be matters which the Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply an appropriate indication will be given at the meeting.

Public Speaking

Agenda items involving public speaking will have presentations made in the following order (subject to the discretion of the Chairman):

- Introduction of item by officers;
- Councillors' questions to officers to clarify detail;
- Representations by objector;
- Representations by supporter or applicant (or representative);
- Clarification of any points by officers, as necessary, after each speaker;
- Consideration of application by councillors, including questions to officers

All speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact Diana Glendenning, Principal Committee Officer, Civic Centre, Stourport-on-Severn. Telephone: 01562 732763 or email diana.glendenning@wyreforestdc.gov.uk

DECLARATIONS OF INTEREST - GUIDANCE NOTE

Code of Conduct

Members are reminded that under the Code of Conduct it is the responsibility of individual Members to declare any personal or personal and prejudicial interest in any item on this agenda. A Member who declares a personal interest may take part in the meeting and vote, unless the interest is also prejudicial. If the interest is prejudicial, as defined in the Code, the Member must leave the room. However, Members with a prejudicial interest can still participate if a prescribed exception applies or a dispensation has been granted.

Section 106 of the Local Government Finance Act 1992

If any Member is two months or more in arrears with a Council Tax payment, they may not vote on any matter which might affect the calculation of the Council Tax, any limitation of it, its administration or related penalties or enforcement.

NOTES

- Councillors, who are not Members of the Planning Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, Director of Legal and Corporate Services or Director of Planning & Regulatory Services before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Director of Planning & Regulatory Services.
- Councillors and members of the public must be aware that in certain circumstances items may be taken out of order and, therefore, no certain advice can be provided about the time at which any item may be considered.
- Any members of the public wishing to make late additional representations should do so in writing or by contacting their Ward Councillor prior to the Meeting.
- For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, “background papers” in accordance with Section 110D will always include the case Officer’s written report and any letters or memoranda of representation received (including correspondence from the Highway Authority, Statutory Undertakers and all internal District Council Departments).
- Letters of representation referred to in these reports, together with any other background papers, may be inspected at any time prior to the Meeting, and these papers will be available at the Meeting.
- **Members of the public** should note that any application can be determined in any manner notwithstanding any or no recommendation being made.

Wyre Forest District Council

Planning Committee

Tuesday, 9th February 2010

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Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Legal & Corporate Services, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interest In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any personal or personal and prejudicial interests in the following agenda items. Members should indicate the action they will be taking when the item is considered. Members are also invited to make any declaration in relation to Section 106 of the Local Government Finance Act 1992. (See guidance note on cover.)	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 12th January 2010. Minutes 12th January 2010 Schedule 12th January 2010	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined. Agenda Item 5 Executive Summary Agenda Item 5PART A AND B REPORTS	15
6.	List of Pending Applications To receive a schedule of planning and related applications which are pending. Agenda Item 6 List of Pending Applications	74

7.	Planning and Enforcement Appeals To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received. Agenda Item 7 Planning and Enforcement Appeals Agenda Item 7 Appeal Decision 1 Agenda Item 7 Appeal Decision 2	91
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8.	<p>Monthly Progress Report on performance against NI157 (BV109) targets for determining planning applications</p> <p>To consider a report from the Director of Planning & Regulatory Services that provides Members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109). Agenda Item 8 Monthly progress report</p>	99
9.	<p>Land off Beaulieu Close, Kidderminster, Tree Preservation Order No. 339</p> <p>To consider a report from the Director of Planning and Regulatory Services that asks the Committee to determine whether Tree Preservation order No. 339 relating to woodland on Land off Beaulieu Close, Kidderminster, should be confirmed or not. Agenda Item 9 TPO Beaulieu Close report</p>	108
10.	<p>Land off Puxton Lane, Kidderminster, Tree Preservation Order No. 335</p> <p>To determine whether Tree Preservation order No. 335 relating to woodland on Land off Puxton Lane, Kidderminster, should be confirmed or not. Agenda Item 10 TPO Puxton Lane report</p>	112
11.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Development Manager which lists the most current Section 106 obligations which require monitoring. Agenda Item 11 Section 106 Monitoring</p>	116
12.	<p>To consider any other business details of which have been communicated to the Director of Legal and Corporate Services before the commencement of the meeting, which the Chairman, by reason of special circumstances, considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
13.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

14.	<p>Planning Enforcement</p> <p>To receive a report from the Director of Planning and Regulatory Services regarding a new planning enforcement matter. Agenda Item 14 ENF REPORT</p>	147
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15.	To consider any other business, details of which have been communicated to the Director of Legal and Corporate Services before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.	