

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 9th February 2010– Schedule 470 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

Councillors M B Kelly and G C Yarranton left the room during consideration of the application below.

Application Reference: 09/0601/FULL

Site Address: CHESTER ROAD BOWLING CLUB, CHESTER ROAD NORTH,
KIDDERMINSTER, DY10 1TE

REFUSED for the following reasons:

1. Notwithstanding the guidance set out within PPS3 – Housing, which seeks to encourage the efficient use of land, by virtue of the site location, and at a density of residential development of just below 77 dwellings per hectare, it is considered that the proposed redevelopment of the Chester road Bowling Club would constitute a grossly over-intensive development which would result in harm to the character of the area and the appearance of the site within the existing residential context of Chester Road North. As such, the proposed development is considered to be contrary to Policies H.5, D.1 and D.3 of the Wyre Forest District Adopted Local plan, the aims of the Supplementary Planning Guidance on Design Quality; Policy SD.2 of the Worcestershire County Structure Plan; Policy QE.3 of the Regional Spatial Strategy and the aims of PPS1 and PPS3. Whilst the proposed provision of 100% affordable housing on the site is a material consideration, this does not outweigh the conflict with the aforementioned policies.
2. Whilst it is acknowledged that the proposed development accords with the parking Standards as set out In Annex 9 of the Wyre Forest District Adopted Local plank due to the absence of any proposed visitor and disabled parking spaces, and given the nature of the proposed shared surface highway, it is considered that there is likely to be an overspill of parking on the highway and within nearby roads, which would be likely to have an adverse impact on highway safety. As such, the proposed development is considered to be contrary to the aims of Policies TR.9, TR.17 and D.9 of the Wyre Forest District Adopted Local Plan which seeks to accommodate anticipated parking needs in a safe environment.

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| 3. | The proposed development makes minimum provision for private and communal amenity space to serve the proposed dwellings, with the proposed apartments (plots 12 to 33 inclusive) in particular only benefiting from an area of amenity space which would be equivalent to less than 6 square metres of private amenity space per apartment. Such a level of provision is considered to be inadequate and would be detrimental to the amenity of the future occupiers of the apartments. As such the development is considered to be contrary to policies D.1, D.9 and D.13 of the Wyre Forest District Adopted Local Plan, the aims of the Supplementary Planning Guidance on Design Quality PPS1 and PPS3. |
| 4. | The proposed layout incorporates the provision of a pedestrian alleyway which provides rear access to plots 7 to 11 inclusive. Notwithstanding the fact that it is proposed to gate the aforementioned alleyway, it is considered that this alleyway has the potential to lead to anti-social behaviour and incidents of crime which would harm the amenity, privacy and security, enjoyed by the occupiers of the proposed dwellings as well as the occupiers of existing properties to the rear of Tabbs Gardens. As such, the development as proposed is considered to be contrary to Policies D.1, D.9, D.13 and D.16 of the Wyre Forest District Adopted Local Plan and the aims of the Supplementary planning Guidance on Design Quality. |
| 5. | The proposed layout indicates that the development will be served by a shared surface, unadopted highway which does not make provision for a dedicated footway for pedestrians. Taking into account the nature of the proposed development, which is likely to accommodate a significant level of families with young children, it is considered that the lack of a footway would have an adverse impact upon the safety of pedestrians, and in particular children, within the application site. As such, it is considered that the proposed layout would be contrary to Policies D1 and D9 of the Wyre Forest District Adopted Local Plan and the aims of the Supplementary Planning Guidance on Design Quality. |

Councillor H J Martin left the meeting at 6.55 pm following consideration of the application above.

Councillor M B Kelly left the room after he had exercised his right as a public speaker on the application below.

Councillor G C Yarranton left the room during consideration of the application below.

Application Reference: 09/0850/FULL
Site Reference: PLAY AREA, TRURO DRIVE, KIDDERMINSTER, DY11 6DL
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with No Reserved Matters) 2. A11 (Approved Plans) 3. B6 (Materials) 4. That the equipment be painted in a colour to be agreed. 5. That replacement trees be planted. <p><u>Reason for Approval</u> The proposed aerial runway is considered acceptable in terms of design, scale and position. The impact of the scheme on neighbouring properties has been carefully considered and it is felt that no undue harm will be caused. The development would not reduce the size of the public open space and would have no adverse effect on this leisure use, as such the proposals are considered to accord with the requirements of Policies D.1, D.3 and LR.1 of the Adopted Wyre Forest District Local Plan.</p>

Application Reference: 09/0858/FULL
Site Address: WYRE FOREST DISCOVERY CENTRE, CALLOW HILL, ROCK, KIDDERMINSTER, DY14 9XQ
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with No Reserved Matters) 2. A11 (Approved Plans) 3. The beech hedge be extended to give privacy to people in Forestry House and thereafter the hedge be maintained for that purpose. <p>NOTE SN3 (Protection of Species)</p> <p><u>Reason for Approval</u> The proposed additional car parking can be provided without resulting in significant harm to the surrounding landscape, the Wyre Forest SSSI or matters of biodiversity. The impact of residential properties has been fully assessed and it is considered that no undue harm will result. The proposals is thus in accordance with policies D.1, D.3, D.4, D.5, D.7, D.10, D.15 TM.1, LA.1, LA.2, NC.2, NC.5, NC.7, NC.8, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; CTC.1, CTC.5, CTC.12, CTC.15, RST.2 of the Worcestershire County Structure Plan and QE.3 and QE.6 of the West Midlands Regional Spatial Strategy.</p> <p>Insufficient information has been submitted to enable the Local Planning Authority to fully or properly assess the potential ecological impact of the proposal, nor any projected mitigation measures designed to overcome identified harm to such interests. This is contrary to Policies TM.1, D.4, NC.2, NC.5, NC.7 and NC.8 of the Adopted Wyre Forest District Local Plan, Policies CTC.5, CTCV.12 CC.15 and RST.2 of the Worcestershire County Structure Plan and guidance in PPS.9.</p>

Application Reference: 09/0192/FULL

Site Address: 23/24 BRIDGE STREET, STOURPORT-ON-SEVERN, DY13 8UT

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1a (Samples/Details of Materials)
4. B9 (Details of Windows and Doors)
5. Implementation of a programme of historic building recording
6. Secure parking for six cycles

Reason for Approval

The proposal results in a solution that enhances the character of the conservation area and brings a local listed building back into use. The design is considered on this basis to be acceptable and the use of the upper floors supported by policy. For these reasons the proposals is considered to be compliant with policies D.1, D.3, D.18, CA.1, CA.3, LB.1, TR.9, TC.2 and AR.3 of the Adopted Wyre Forest District Local Plan; CTC.20 of the Worcestershire County Structure Plan; QE.3 and QE.5 of the West Midlands Regional Spatial Strategy; Design Quality SPG and PPS.1, PPS.4, PPg.15 and PPG.16.

Application Reference: 09/0688/FULL

Site Address: THE BARN, AUSTCLIFFE ROAD, COOKLEY, KIDDERMINSTER,

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. External materials – approved
4. Stables – no commercial use
5. Retaining wall – engineering details to be submitted
6. Fencing details including materials and colour to be submitted

Reason for Approval

The proposal is considered to be appropriate development in the Green Belt because the stable building is sited and designed in such a way that the openness and visual amenity of the Green Belt would not be harmed. The development is also acceptable in terms of neighbour amenity and highways safety. Accordingly the provisions of policies GB.1, GB.2, GB.6, D.1, D.3, D.5, D.7, CA.6, TR.9, TR.17, EQ.2 and EQ.3 of the Adopted Wyre Forest District Local Plan; SD.2, D.39 and RST.1 of the Worcestershire County Structure Plan and QE.1, QE.3 and QE.5 of the West Midlands Regional Spatial Strategy.

Application Reference: 09/0802/FULL

Site Address: 19 PINEDENE, STOURPORT-ON-SEVERN, DY13 9NG

APPROVED, subject to the following conditions:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. No windows or other openings shall be formed in the side elevation without the prior written approval of the Local Planning Authority.
4. The development hereby permitted shall not be initiated by the undertaking of a material operation as defined in Section 56 (4) (a) – (d) of the Town and Country Planning Act 1990 in relation to the development, until a Planning Obligation pursuant to Section 106 of the said Act relating to this land and the adjoining property has been completed and lodged with the Local Planning Authority, and the Local Planning Authority has notified the persons submitting the same that it is to the Local Planning Authority's approval. The said Planning Obligation will ensure that the roof window shown on the approved Drawing 2507 Revision A is provided in the front roof slope of No.17 Pinedene, Stourport on Severn, to the written satisfaction of the Local Planning Authority.

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design in relation to the original dwelling and will present an acceptable appearance in the street scene. The impact of the extension upon neighbouring properties has been carefully assessed and with the recommended conditions in place, no undue loss of amenity or privacy would occur as a result of the development. Accordingly, the proposal is considered to be in compliance with policies D.1, D.3, and D.17 of the Adopted Wyre Forest District Local Plan; QE.1 and QE.3 of the West Midlands Regional Spatial Strategy; Design Quality SPG and PPS.1.

Application Reference: 09/0860/FULL

Site Address: HEYBRIDGE, KINGSFORD LANE, WOLVERLEY, KIDDERMINSTER, DY11 5SN

APPROVED subject to the following conditions.

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B5 (Timber staining)

Notes

- A. This permission relates to the external changes of the building only. The applicant should be aware that the building should remain as ancillary accommodation without bathing or kitchen facilities. Any changes to make the building self-contained in nature would require a formal planning application for change of use to a self-contained unit of residential accommodation, which may not be looked upon favourably.
- B. The works proposed by this application may require a Building Regulations Application. The Applicant should contact the Principal Building Control Officer at Duke House, Kidderminster (01562 732526) to discuss this proposal.
- C. The Applicant is advised to note that Public Right of Ways (Footpath WC-510 and Bridleway WC-502)) cross near to the site. The developer is therefore advised of the following obligations: - No disturbance of, or change to, the surface of the path or part thereof without written consent [this includes laying of concrete, tarmac or similar]; - No diminution in the width of the right of way for use by the public; - Building materials must not be stored on the right of way; - Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way; - No additional barriers are placed across the right of way; - The safety of the public using the right of way is to be ensured at all times.

Reason for Approval

The external alterations to the garage are considered acceptable and will not have an adverse impact on this rural Green Belt setting or the character of the Landscape Protection Area. It is considered that there are no highway or neighbour amenity issues in this case. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, D.5, GB.1, GB.2, GB.6, LA.1, LA.2, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; D.39 of the Worcestershire County Structure Plan; QE.3 and QE.6 of the West Midlands Regional Spatial Strategy and PPS.1, PPG.2 and PPS.7.

Application Reference: 09/0862/TREE
Site Address: LAND OFF, STATION ROAD, BEWDLEY, DY12 1BT
APPROVED subject to the following conditions: <ul style="list-style-type: none"> 1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice') 2. C17 (TPO Schedule of Works) 3. C16 (2 x Replacement trees) <p><u>Schedule of Works</u> Only the following works shall be carried out:</p> <p>T1 Horse chestnut (<i>Aesculus hippocastanum</i>) – Fell T2 Common lime (<i>Tilia x europaea</i>) – Pollard to previous points T3 Common lime (<i>Tilia x europaea</i>) – Pollard to previous points T4 Horse chestnut (<i>Aesculus hippocastanum</i>) - Fell T5 Common lime (<i>Tilia x europaea</i>) – Pollard to previous points</p>

Application Reference: 09/0863/TREE
Site Address: LAND OFF, STATION ROAD, BEWDLEY, DY12 1BT
Removal of the two Horse Chestnut trees (<i>Aesculus hippocastanum</i>) be APPROVED subject to the following conditions: <ul style="list-style-type: none"> 1. TPO1 - Non-standard Condition '2 year restriction of Consent Notice'. 2. C17 - TPO Schedule of Works 3. C16 – 2x Replacement trees <p><u>Schedule of Works</u> Only the following works shall be carried out:</p> <p>T1 Horse chestnut (<i>Aesculus hippocastanum</i>) – Fell T4 Horse chestnut (<i>Aesculus hippocastanum</i>) – Fell</p> <p>No other trees shall be felled.</p> <p>REFUSED removal of the three Common Lime trees (<i>Tilia x europaea</i>) for the following reason:</p> <p>Removal of the three Common Lime trees (<i>Tilia x europaea</i>) in addition to the two Horse Chestnut trees (<i>Aesculus hippocastanum</i>) would have a detrimental effect on the amenity of the local area.</p>

Application Reference: 09/0868/FULL

Site Address: 33 STANKLYN LANE, STONE, KIDDERMINSTER, DY10 4AP

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B6 (External Details – Approved Plan)

NOTE

SN12 (Neighbours' Rights)

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. The extension would have a minimal impact on the character, appearance and openness of the Green Belt. For these reasons, the proposal is considered to be in accordance with Policies D.1, D.3, D.17, GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Plan (2004) and the guidance laid out in Planning Policy Guidance Note 2: Green Belts.

Application Reference: 09/0874/FULL

Site Address: 7 NEW WOOD LANE, BLAKEDOWN, KIDDERMINSTER, DY10 3LD

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Materials)
4. J1 (Removal of Permitted Development – extensions)
5. E2 (Foul and Surface Water)
6. B13 (Levels Details)
7. F5 (Construction Site Noise/Vibration)
8. C12 (Details of Earthworks)

Reason for Approval

The proposal represents appropriate development in the Green Belt. It has been well designed and conforms to the varying characteristics of properties within the surrounding area. The impact on the proposed dwelling on adjoining residential properties has been assessed and it is concluded that no undue harm will arise. There are no highway safety issues in this case. For these reasons the proposal is compliant with policies D.1, D.3, D.5, GB.1, GB.2, GB.6, H.2, H.9, NR.9, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; D.39 of the Worcestershire County Structure Plan; QE.3 and QE.6 of the West Midlands Regional Spatial Strategy; Design Quality SPG and PPS.1, PPG.2 and PPS.7.