

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 13th April 2010– Schedule 472 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: 10/0071/FULL

Site Address: LICHFIELD BASIN, STOURPORT-ON-SEVERN, DY139HB

APPLICATION DEFERRED to allow a site visit to take place.

Application Reference: 09/0336/FULL

Site Reference: 84 STOURBRIDGE ROAD, KIDDERMINSTER, DY102QB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (materials details/samples to be submitted)
4. 1:10 scale sections and profiles of front elevation windows to be submitted
5. Severn Trent Water drainage condition

Note

SN12 (Neighbours' rights, with specific reference to boundary issues)

Reason for Approval

The size, design and architectural features of the proposed dwelling ensure that the visual contribution formally made by the demolished locally listed building to the streetscene would be maintained. The potential impact of the development upon the adjacent neighbouring properties has been carefully assessed and it is considered that no serious loss of amenity or privacy would occur. Accordingly, the proposal is considered to be in compliance with policies H.2, D.1, D.3, LB.1, LB.2, CA.6, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan; SD.2 and CTC.19 of the Worcestershire County Structure Plan and PPS.5.

Application Reference: 09/0876/FULL
09/0877/LIST

Site Address: ARCHES, 1 SEVERN SIDE SOUTH, BEWDLEY, DY122DX

APPROVED both applications subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)

Reason for Approval

The proposed development is considered to be appropriate and sympathetic to the Grade II Listed Building, the riverside setting and the amenity/privacy of neighbouring properties. The character and appearance of the Bewdley Conservation Area would be preserved. Accordingly, the provisions of policies D.1, D.3, D.18, TC.2, TR.3, TR.9, TR.17, CA.1, NR.5, LB.1, LB.2, and LB.3 of the Adopted Wyre Forest District Local Plan; SD.2, CTC.19, CTC.20 and CTC.8 of the Worcestershire County Structure Plan; and QE.1, QE.3 and QE.5 of the West Midlands Regional Spatial Strategy are considered to have been satisfied.

09/0877/LIST

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. B6 (External details – approved plan)

Reason for Approval

The proposed alterations are considered to be sympathetic to the character and appearance of this Grade II Listed Building and the character and appearance of the Bewdley Conservation Area would be preserved. Highway safety matters have been fully assessed and found acceptable. Accordingly, the provisions of policies D.1, D.3, D.18, TC.2, TR.3, TR.9, TR.17, CA.1, NR.5, LB.1, LB.2, and LB.3 of the Adopted Wyre Forest District Local Plan; SD.2, CTC.19, CTC.20 and CTC.8 of the Worcestershire County Structure Plan; and QE.1, QE.3 and QE.5 of the West Midlands Regional Spatial Strategy are considered to have been satisfied.

Application Reference: 10/0066/FULL
Site Address: 102 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY103JJ
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) 4. J7 (Windows : Obscure glazing) (facing No. 104) 5. Drainage <p><u>Reason for Approval</u> The proposed extensions are considered to be of an appropriate scale and design in relation to the host property and would have no detrimental impact on the street scene or the character, openness and appearance of the Green Belt. 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 accord with Policies D.1, D.3, D.17 and GB.1 of the Adopted Wyre Forest District Plan (2004).</p>

Application Reference: 10/0081/FULL
Site Address: FORMER POST OFFICE, WOLVERLEY VILLAGE, WOLVERLEY, KIDDERMINSTER, DY115XD
delegated authority be given to APPROVE this application subject to the Environment Agency objection being withdrawn and 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) 4. J1 (Remove of permitted development - residential) <p><u>Reason for Approval</u> The proposed development is acceptable in principle and would not cause harm to the fabric or character of this Locally Listed building or to the setting of the Wolverley Conservation Area. The proposal would not give rise to a situation which would compromise highway safety or neighbour amenity and would not cause or exacerbate flooding problems in this locality. The proposal therefore complies with policies H.2, H.7, D.1, D.3, D.4, D.10, D.11, D.17, LA.1, LA.2, NR.5, GB.1, GB.6, NR.6, LB.1, LB.2, LB.3, CA.1, TR.9, TR.17 and RT.7 of the Adopted Wyre Forest District Local Plan.</p> <p>5.3 In the event that the Environment Agency do not withdraw their objection by 14 April 2010 delegated authority is given to REFUSE the application for the following reason::</p> <ol style="list-style-type: none"> 1. Insufficient information has been submitted to allow an appropriate assessment of flood risk to be made. The application is therefore contrary to Policy NR.5 of the Adopted Wyre Forest District Local Plan and Government advice contained in PPS25.

<p>Application Reference: 10/0106/FULL</p> <p>Site Address: ELFIN GLEN, ROCK, KIDDERMINSTER, DY149YH</p> <p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B1 (Samples/details of materials) 4. Prior to any demolition or works commencing on site an Arboricultural Method Statement shall be submitted to and approved in writing. 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), extensions (including porches and canopies), alterations to external elevations (including painting and cladding), alterations to the roof, construction of outbuildings or swimming pools, installation of chimneys, flues, satellite dishes, solar panels (either on the building or freestanding), or installation of ground or water source heat pump within the curtilage of the dwelling, other than those expressly authorised by this permission, shall <u>not</u> be carried out without express planning permission first being obtained from the Local Planning Authority. 6. B15 (Owl/bat box) 7. C6 (Landscaping – small scheme) 8. C8 (Landscape implementation) 9. Vehicular access construction 10. Driveway and/or vehicle turning area 11. Access, turning and parking 12. Parking for 2 cycles 13. Parking for site operatives and visitors 14. Drainage details to be submitted 15. Demolition of existing building prior to occupation and material removed from site. <p>Notes</p> <p>A HN1 (Mud on highway)</p> <p>B HN5 (No highway works permitted)</p> <p>C SN3 (Protection of species)</p> <p>D SN12 (Neighbours' Rights)</p> <p><u>Reason for Approval</u></p> <p>The proposed replacement dwelling is considered to be acceptable in size, design and siting and will not result in harm being caused to the character of the area or the Landscape Protection Area. Matters of highway safety and neighbours amenity have been considered, however it is concluded that no significant adverse harm will occur. For these reasons the proposal is considered to be in accordance with policies H.9, D.1, D.3, D.4, D.5, LA.1, LR.9, TR.17 and NR.7 of the Adopted Wyre Forest District Local Plan; CTC.1 of the Worcestershire County Structure Plan; QE.3 and CE.6 of the West Midlands Regional Spatial Strategy and PPS.7.</p>
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Application Reference: 10/0119/FULL
Site Address: CEFN COTTAGE, CALLOW HILL, ROCK, KIDDERMINSTER, DY149XH
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 (External materials – approved plans) <p><u>Reason for Approval</u> The proposed extension is considered to be of an appropriate scale and design in relation to the original dwelling. There would be no perceptible impact upon the character or appearance of the roadside scene at this point. No harm would be created in relation to neighbouring amenity or landscape quality. Accordingly, the proposal is considered to be in compliance with policies D.1, D.3, D.5, D.17, LA.1, LA.2, and TR.9 of the Adopted Wyre Forest District Local Plan; SD.2 and CTC.1 of the Worcestershire County Structure Plan and QE.1, QE.3 and QE.6 of the West Midlands Regional Spatial Strategy.</p>

Application Reference: 10/9003/NMA
Site Address: STOURPORT SPORTS CLUB LTD, KINGSWAY, STOURPORT-ON-SEVERN, DY138BQ
APPROVED the alterations and they can be considered as Non-Material Amendments to Planning Permission 09/0639/FULL.