

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 10th August 2010– Schedule 476 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: 10/0262/FULL

Site Address: UNITY INN, 142 PARK STREET, KIDDERMINSTER, DY11 6TR

REFUSED FOR THE FOLLOWING REASONS:

1. The proposed development makes inadequate provision for private amenity space to serve the proposed flats contrary to Policy D13 of the Adopted Wyre Forest District Local Plan and the aims (in particular paragraph 3.110) of the Adopted Wyre Forest District council Supplementary Planning Guidance on Design Quality (2004).
2. The proposed development to convert the property to a total of five flats would result in an over intensive use of the site in that there would be inadequate parking for the residential occupiers in an area which is already highly dependent on on-street parking. The provision of a total of three parking spaces fails to meet the Adopted Local Plan parking standards and as such is contrary to Policy TR17 of the Adopted Wyre Forest District Local Plan.

Application Reference: 10/0301/FULL

Site Address: GORST HILL FARM, ROCK, KIDDERMINSTER, DY14 9YJ

REFUSED for the following reasons:

1. As a facility for the expansion of an existing farm diversification enterprise (caravan storage) the proposal, despite the provision of Leylandii tree screening, would be incompatible with, and harmful to, the undulating landscape quality of the local areas, which is designated as a Landscape Protection Area in the Local Plan. Such concerns are considered to outweigh the perceived economic benefits of the proposal and, as such, the development would be contrary to Policies AG.8, D.3, D.5, LA.1, and LA.2 of the Adopted Wyre Forest District Local Plan, Policies CTC.1, and CTC.2 of the Worcestershire County Structure Plan, and PPS.4 and PPS.7.

2. The nature of the proposal, if approved, would create an increase in the number of slow manoeuvring vehicles turning onto and off the A456; these additional movements would compromise highway safety on a route that experiences high speeds and is contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

Application Reference: 10/0364/FULL

Site Address: LAND BETWEEN, 51 & 59 BEECHFIELD DRIVE, KIDDERMINSTER DY11 5HL

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B13 (Level details)
5. B11 (Details of enclosure)
6. J9 (Open plan frontages)
7. J7 (Windows: obscure glazing)
8. Visibility splays
9. F3 (Protection of noise sensitive development from existing noise)
10. Vehicular access construction
11. (Driveway gradient)
12. Parking - 2 spaces in addition to garage
13. Cycle parking
14. Severn Trent Water

Notes

- A SN12 (Neighbours' rights)
- B HN4 (No Laying of private apparatus)
- C HN5 (Alterations of highway to provide new or amend vehicle crossover).
- D Severn Trent Water

Reason for Approval

Notwithstanding the non-previously developed nature of the land it is considered that the design and layout of the dwellings would positively contribute to the character of the street scene to a degree that outweighs the harm that would be caused by lack of conformity to Policy H.2 (i). The impact of the proposed dwellings upon the neighbouring properties has been carefully assessed and it is considered that there will be no serious impact on their amenity. The scheme would not have an adverse impact in terms of highway safety and adequate car parking can be provided for each dwelling. For these reasons, the proposal is considered to be in accordance with policies H.2, H.6, D.1, D.3, D.10, D.11, NR.8, NR.9, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan (2004), and Planning Policy Statements 1 and 3.

Councillors K J Stokes and J W Parish left the meeting during consideration of applications 10/0374/FULL and 10/0377/CAC below.

Application Reference: 10/0374/FULL & 10/0377/CAC

Site Address: 18 WYRE HILL, BEWDLEY, DY12 2UE

10/0374/FULL - REFUSED FOR THE FOLLOWING REASONS:

1. The proposed development, by virtue of the number of dwellings and their positioning on the site, would represent an over-development on the site which, in turn, would result in an over-intensive parking to the front of the proposed dwellings. In light of the number of dwellings and associated number and location of parked cars, it is considered that harm would be caused to the character of this historic area. To approve the application is therefore considered to be contrary to Policies D.1, D.3 and CA.1 of the Adopted Wyre Forest District Local Plan
2. The proposed development by virtue of the internal accommodation (i.e. the indicated provision of studies to plots 2, 3 and 4) is considered to provide a total of 5 no. 3 bed dwellings. The proposed provision of 7 car parking spaces to serve the development would result in a shortfall of parking spaces to serve the dwellings proposed when assessed against Worcestershire county Council's parking standards. Such a shortfall is likely to result in on street car parking which, due to the location of the site, is already in high demand. As such the proposal is considered to result in the deterioration in highway safety and to approve the application would therefore be contrary to Policies TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.
3. The proposed development does not provide adequate pedestrian access to the rear of Plots 2, 3 and 4 and does not make provision for bin storage for 2 no. 240 litre wheelie bins per dwelling which will need to be located sensitively due to the historic character of the area. To allow the proposal in these circumstances would be contrary to Policies D.1 and D.3 and CA.1 of the Adopted Wyre Forest District Local Plan.

10/0377/CAC - REFUSED FOR THE FOLLOWING REASON::

This application was dependent upon application 10/0374/FULL being approved. Following the refusal of application 10/0374/FULL, this application was subsequently refused for the following reason:

1. To allow the demolition of the existing property, which is located within the Bewdley Conservation Area. In the absence of an approved scheme for an appropriate redevelopment of the site, would be inappropriate as to do so could result in the site being cleared and lying vacant which would be detrimental to the character and visual appearance of the Conservation Area. The application is therefore considered to be contrary to Policies CA.1 and CA.2 of the Adopted Wyre Forest District Local Plan Policy CTC.20 of the Worcestershire County Structure Plan and Government advice in PPS.5.

Application Reference: 10/9016/NMA

Site Address: LAND TO REAR OF, 134 SUTTON PARK ROAD, KIDDERMINSTER, DY11 6JQ NOW KNOWN AS 77A GREATFIELD ROAD

APPROVAL be given to the amendments and that they can be considered as non-material amendments to planning permission 06/1279/FULL. The conditions of the original approval will still apply.

Application Reference: 10/0311/FULL

Site Address: 5 HAFREN WAY, STOURPORT-ON-SEVERN, DY13 8SJ

APPROVED 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 extensions and detached garage are considered to be of such scale and design that they would complement the residential setting, a situation which outweighs their visual dominance in relation to the original building. The impact of the extensions and detached garage on neighbouring properties has been carefully assessed and it is considered that no undue loss of amenity or privacy would occur as a result of the development. Accordingly, the proposal is considered to represent a justifiable variation from policies D.1, D.3, D.17, GB.6, LA.1, LA.2, LA.3, TR.9, TR.17 of the Adopted Wyre Forest District Local Plan, the Design Quality Supplementary Guidance and Planning Policy Statement 1.

Application Reference: 10/0321/OUTL

Site Address: MORGANITE ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR

Delegated authority be given to **APPROVE** this planning application subject to:

- a. the signing of a **Section 106 Agreement** to secure the following:
 - 30% affordable housing (60% rented, 40% shared ownership), mix of sizes
 - off-site contribution towards Open Space/Strategic play provision (equivalent of capital cost of NEAP or LEAP)
 - financial contribution of £98,000 towards improving traffic light signals at the junction of Minster Road with Worcester Street
 - provision and maintenance of on site amenity space and landscaped areas
 - education contribution of either £139,000 or £180,200 depending on whether open space/strategic play contribution is for LEAP/NEAP
 - rights for mitigation measures to be carried out on land retained by MAC

- b. the signing of a **Unilateral Agreement** to secure the following:
 - Noise survey and mitigation scheme
 - Landscaping and environmental enhancement of footpath link
 - Programme of works

- c. the following conditions:
 1. A1 (Standard outline)
 2. A2 (Standard outline – reserved matters)
 3. A3 (Submission of reserved matters)
 4. A4 (Reserved matters only); height of the dwellings
 5. A5 (Scope of outline permission); provision of continuous block of dwellings
 6. A11 (Approved plans)
 7. Noise management strategy to be submitted
 8. B1 (Samples/details of materials)

 9. B2 (Sample brick panel)
 10. B9 (Details of windows and doors)
 11. Ecology Report
 12. B15 (Bat boxes)
 13. C2 (Retention of existing trees)
 14. C3 (Tree protection during construction)
 15. C5 (Hand digging near trees)
 16. C7 (Landscaping – large scheme)
 17. B11 (Details of enclosure)

18. C13 (Landscape management plan)
19. C8 (Landscape implementation)
20. C9 (Hedge protection)
21. F5 (Construction site noise/vibration)
22. Highways – Visibility splays
23. Highways – Closure of access
24. Highways – Access turning and parking
- 25.
26. Highways – Highway improvements and offsite works
27. Construction hours
28. E2 (Foul and surface water)
29. Environment Agency – Surface water run off
30. Environment Agency – Contaminated land
31. Environment Agency – Contaminated land method statement
32. Environment Agency – No surface water drainage into ground
33. Environment Agency – No Piling or penetrative foundation designs

Notes

- A SN2 (Section 106 Agreement)
- B SN3 (Protection of species)
- C HN6 (Notice to County Council regarding highway works)
- D HN7 (Engineering details to be submitted)
- E HN8 (County Council to adopt roadworks)
- F HN12 (Site affected by improvement line)
- G HN16 (Highway lighting requirement – sky glow)
- H HN20 (Common land rights)
- I Environment Agency – Contaminated waste
- J Environment Agency – Licence requirements

Reason for Approval

Although the site is allocated for employment use in the Local Plan, it is considered that there are material considerations in this case which outweigh the provisions of the Local Plan. The proposed access details are considered acceptable. Based on the illustrative layout contained with the submitted Master Plan Officers are satisfied that the site can accommodate up to 150 residential units without having an adverse impact on neighbouring properties, the character of the area or trees of amenity value within the site. The impact of the residential development on highway safety has been carefully considered however it is concluded that there would be no undue harm caused by the proposal.

Issues relating to affordable housing, highway safety, open space/play provision, contamination, flood risk and biodiversity enhancement can be satisfactorily dealt with by conditions or through a section 106 agreement. The detailed design will also be the subject of further consideration at reserved matters stage. The issues relating to control of noise from the remaining industrial activities, the provision of the environmental enhancement works and the programme of works to the existing factory can be secured through a separate unilateral agreement with the applicant.

Application Reference: 10/0363/FULL

Site Address: UNIT 1, 4 LISLE AVENUE, KIDDERMINSTER, DY11 7DL

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. J16 (Restrictions of Use) - Use only as Gymnasium
4. The development hereby permitted shall not be brought into use until the parking facilities shown on the approved plan have been provided and demarcated to the satisfaction of the Local Planning Authority and shall thereafter be retained and kept available at all times.
5. The use of amplified sound equipment shall only take place between the hours of 09:00 and 21:00 in any one day.

Notes

A SN5 (No advertisements)

B This application relates to Change of Use only and does not permit any external alterations to the building which may require separate planning permission.

Reason for Approval

Notwithstanding the designation of the site for industrial purposes it is considered that the use of the building for a Gymnasium is acceptable and in view of material circumstances in this case there is sufficient weight to enable the application to succeed. Whilst being strictly contrary to Policy E.2 the parking and access provision is in accordance with Policies TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan, and policies SD.6, D.25, RST.1 of the Worcestershire County Structure Plan, and Planning Policy Statements PPS1, PPS4, and Planning Policy Guidance 17.

Application Reference: 10/0375/FULL

Site Address: DODDINGTREE, CLEOBURY ROAD, BEWDLEY, DY12 2QL

REFUSED for the following reason:

1. The exit via which the proposed touring caravans would leave the site is located at the junction with the B4190. It is considered that this point of access onto the public highway has severely restricted visibility and the proposed intensification in the numbers of slow moving vehicles exiting the site onto the public highway would be detrimental to highway safety. As such, the proposed development is considered to be contrary to Policies TR.9 and TM.1 of the Adopted Wyre Forest District Local Plan.

Application Reference: 10/0397/FULL

Site Address: 59 LICKHILL ROAD, STOURPORT-ON-SEVERN, DY13 8SL

Delegated authority to **APPROVE** the application be granted, subject to no objection being received before the expiration of the consultation period, and the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. Driveway and/or vehicular turning area (if recommended)
5. Access, turning area and parking facilities (if recommended)

Reason for Approval

The extensions and alterations to the property are felt to be tantamount to a new dwelling. The size, design and position of the extended dwelling are considered, on balance, to be acceptable although the development does not fully accord with the provisions of Policy D.17 of the Adopted Wyre Forest District Local Plan. The proposals will offer no harm to the street scene, the character of the area or the amenity enjoyed by the occupants of neighbouring properties and as such would accord with the requirements of Policies D.1 and D.3 of the Adopted Wyre Forest District Local Plan (2004).