

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**Tuesday 13<sup>th</sup> December 2011 Schedule 492 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.

<b>Application Reference:</b> 11/0587/FULL
<b>Site Address:</b> 27 WOODTHORPE DRIVE, BEWDLEY, DY12 2RH
<b>APPROVAL</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with No Reserved Matters)</li> <li>2. A11 (Approved Plans)</li> <li>3. B3 (Materials)</li> <li>4. J7 (Windows in the east elevation facing number 29)</li> <li>5. Landfill site</li> </ol>
Note
SN12 (Neighbours' Rights)
<u>Reason for Approval</u>
The proposed extensions are considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extensions upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. The application is considered to be in accordance with D.17 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, QE.1, QE.3 of the West Midlands Regional Spatial Strategy, Design Guide SPG and PPS1.

<b>Application Reference:</b> 11/0602/FULL
<b>Site Address:</b> 1 MUSKOKA, BEWDLEY, DY12 2BJ
<b>APPLICATION DEFERRED.</b>

<b>Application Reference:</b> 10/0056/FULL
<b>Site Address:</b> SAIWEN, LOWER HEATH, STOURPORT-ON-SEVERN DY13 9PQ
<b>Delegated APPROVAL</b> be granted subject to:
<ul style="list-style-type: none"> <li>• the expiry of the statutory period of notice as served on the landowner;</li> <li>• no new material planning objections being received; and,</li> <li>• the following conditions:</li> </ul>

1. Strictly in accordance with approved drawings.
2. All caravans in accordance with levels shown in the FRA.
3. All plots shall be not be occupied other than by gypsies and travellers.
4. Within three months of the date of decision submission of a site investigation with recommendations for remediation.
5. Within three months of the date of the decision details of the disposal of surface water and foul sewage.
6. The amenity block shall not be used for residential a purposes.

Further to paragraph 5.4 of the report, officers at Wychavon District Council have advised that it is anticipated that the duplicate application reference W/11/02674 is likely to be reported to members of their Development Control Committee on 5<sup>th</sup> January 2012 with a recommendation that under Section 101(1) of the Local Government Act 1972 to delegate it decision making powers to Wyre Forest District Council. Therefore should this recommendation be approved there is a subsequent delegation to officers as follows:

Second recommendation

That with respect to the duplicate application made to Wychavon District Council (Ref. W/11/02674) **delegated APPROVAL** be granted subject to:

- Wychavon District Council Development Control Committee resolving to delegate their decision making powers to Wyre Forest District Council in respect of W/11/02674;
- no new material planning objections being received; and,
- the following conditions:
  1. Strictly in accordance with approved drawings.
  2. All caravans in accordance with levels shown in the FRA.
  3. All plots shall be not be occupied other than by gypsies and travellers.
  4. Within three months of the date of decision submission of a site investigation with recommendations for remediation.
  5. Within three months of the date of the decision details of the disposal of surface water and foul sewage.
  6. The amenity block shall not be used for residential a purposes.

The application is considered to be in accordance with H.2, H.9, H.14, D.10, NR.2, NR.11, NR.12 of the Adopted Wyre Forest District Local Plan, DS01, DS03, CP03, CP06, CP08 of the Adopted Wyre Forest Core Strategy, CF2, CF3, CF4, CF5 of the West Midlands Regional Spatial Strategy, 1, 7, 14, 15, 25, 26 of the Draft Site Allocations and Policies DPD, PPS1, PPS3, PPS4, PPG24, PPS25; Circular 01/06 and Draft PPS 'Planning For Traveller Sites.

<b>Application Reference:</b> 11/0623/FULL
<b>Site Address:</b> 20 CHICHESTER AVENUE, KIDDERMINSTER, DY11 5JA
<b>APPROVAL</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B3 (Finishing materials to match)</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed siting, design and scale of the extensions are in keeping with the original dwelling which would retain its visual dominance. The proposals would have no significant impact upon the amenity currently enjoyed by neighbours and complies with Adopted Local Plan parking standards. The application is considered to be in accordance with D.17, TR.17 of the Adopted Wyre Forest District Local Plan.</p>

Councillor M J Hart left the meeting at this point.

<b>Application Reference:</b> 11/0630/FULL
<b>Site Address:</b> 17 JAY PARK CRESCENT, KIDDERMINSTER, DY10 4JP
<b>APPROVAL</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>2. B3 (Finishing materials to match)</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed kitchen and hall extension is considered appropriate in terms of scale and design. The proposed extension would offer no detriment to the character of the area or the street scene and the impact on the amenity enjoyed by the occupants of neighbouring properties would be minimal. The proposed development would accord with the provisions of Policy D.17 of the Adopted Wyre Forest District Local Plan (2004) and Policy CP11 of the Adopted Wyre Forest Core Strategy (2010).</p>

Councillor M J Hart came back to the meeting at this point.

<b>Application Reference:</b> 11/0637/FULL
<b>Site Address:</b> PLOT 2 KINGSFORD STORES, KINGSFORD LANE, WOLVERLEY, KIDDERMINSTER, DY11 5SA
<b>APPROVAL</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A6 (Full with No Reserved Matters)</li> <li>2. A11 (Approved Plans)</li> <li>3. Materials to match new dwelling</li> <li>4. Stability survey to be submitted prior to work commencing</li> <li>5. Method statement of working practices during construction</li> <li>6. details of surface water drainage</li> <li>7. Use of building as applied for</li> </ol>

Reason for Approval

The proposed garage is considered to be appropriate in this Green Belt location and has been sited and designed so as to minimise the impact of the structure on the surrounding area and adjacent Horse Brook. The proposal will have no adverse impact on neighbouring properties or the highway network. The application is considered to be in accordance with policies D.17, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, CP11, CP12 of the Adopted Wyre Forest Core Strategy, D39 of the Worcestershire County Structure Plan, QE6 of the West Midlands Regional Spatial Strategy, PPS1, PPG2 and Policy 20 and Policy 25 (emerging SAAP DPD).

**Application Reference:** 11/0640/S106

**Site Address:** CASTLE LOCKS, CASTLE ROAD, KIDDERMINSTER DY11 6TH

**Delegated authority** be given to the Director of Legal and Corporate Services in consultation with the Director of Planning and Regulatory Services **to vary the Section 106 agreement.**

Councillor S J Williams left the meeting at this point.

**Application Reference:** 11/0643/FULL

**Site Address:** 1 FOLD COURT, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA

**APPROVAL** subject to the following conditions.

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)

Reason for Approval

The proposed solar panels are considered to be an appropriate addition to the dwelling as converted, and are considered to have no detrimental impact on the character and appearance of the Chaddesley Corbett Conservation Area. The impact of the panels upon neighbouring properties has been carefully assessed and it is considered that no undue or serious loss of amenity would occur as a result of the development. Accordingly, the proposal is considered to be in compliance with policy D.17, CA.1 of the Adopted Wyre Forest District Local Plan.

Councillor S J Williams came back to the meeting at this point.

**Application Reference:** 11/0647/S106

**Site Address:** SEVERN ROAD, STOURPORT-ON-SEVERN

**Delegated authority** be given to the Director of Legal and Corporate Services in consultation with the Director of Planning and Regulatory Services **to vary the Section 106 Agreement.**