

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

EARL BALDWIN SUITE, DUKE HOUSE, CLENSMORE STREET, KIDDERMINSTER

12TH JUNE 2012 (6.00PM)

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**Present:**

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, G W Ballinger, D R Godwin, P B Harrison, M J Hart, A T Hingley, H J Martin, B McFarland, C D Nicholls, F M Oborski, M Price, and N J Thomas.

**Observers:**

Councillors J-P Campion P Hayward and M Rayner.

**PL.11 Apologies for Absence**

Apologies for absence were received from Councillors L Davies, I Hardiman and M A Salter.

**PL.12 Appointment of Substitutes**

Councillor G W Ballinger was appointed as a substitute for Councillor L Davies. Councillor A T Hingley was appointed as a substitute for Councillor M A Salter.

**PL.13 Declaration of Interests**

Councillor G Yarranton declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as he is a Member of Worcestershire County Council.

Councillor F M Oborski declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as she is a Member of Worcestershire County Council and also a personal non prejudicial interest in application number 12/0127/FULL – King Charles High School as she is a School Governor and had spoken to the objector but came to the meeting with an open mind.

Councillor J-P Campion declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as he is a Member of Worcestershire County Council.

Councillor A T Hingley declared a personal interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as she is a Member of Worcestershire County Council.

Councillor M J Hart declared a personal non-prejudicial interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of

Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as he is a Member of Worcestershire County Council.

**PL.14 Minutes**

**Decision: The minutes of the meeting held on 28<sup>th</sup> May 2012 be confirmed as a correct record and signed by the Chairman.**

*The Chairman announced a revised running order for the agenda in that item 9 would be taken before item 5.*

**PL.15 Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB**

The Committee considered a report from the Director of Economic Prosperity & Place that asked the Committee to make a decision on the planning consultation received from Worcestershire County Council on the Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB.

**Decision: To register the Council's strongest possible objection to the proposal. The proposal represents a serious downgrading of current arts and cultural provision within Kidderminster and effectively destroys a purpose built arts facility and replaces it with a totally inadequate replacement. It goes completely against the Council's Adopted Core Strategy Policy CP07 of Delivery Community Wellbeing, against policy KCAGPB Kidderminster Central Area Action Plan and also against policy KCAGPB5.**

**Councillor J Campion left the meeting at 6.40 pm after consideration of this item**

**PL.16 Applications to be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 498 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule N0. 498 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.**

**PL.17 Applications Pending Decision**

The Committee received a schedule of planning and related applications that were pending decision.

**Decision: The schedule be noted.**

**PL.18 Planning and Related Appeals**

The Committee received details of the position with regard to planning and related appeals, still being processed, together with particulars of appeals that had been

determined since the date of the last meeting.

**Decision: The details be noted.**

**PL.19**

**Monthly Progress Report on performance against NI157 targets for determining planning applications**

The Committee considered a report from the Director of Economic Prosperity & Place that provided members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).

The meeting ended at 7.45 p.m.

## WYRE FOREST DISTRICT COUNCIL

### PLANNING COMMITTEE

12<sup>th</sup> June 2012 Schedule 498 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.

**Application Reference:** 11/0664/FULL

**Site Address:** NEW HOUSE FARM, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH

**APPROVED subject to the following conditions:**

1. **A11 (Approved Plans).**
2. **Operating hours.**

#### Reason for Approval

The proposed lighting is considered acceptable. The lighting is the minimum necessary to light the manège, light spillage is minimised by the use of cowls and narrow spectrum bulbs, the impact on wildlife would be minimised by a condition limiting the operating hours and the lights would have no impact on road users. The application is considered to be in accordance with Policy NR.12 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP14 of the Adopted Wyre Forest Core Strategy (2010) and Section 9 of the National Planning Policy Framework (2012).

Councillor P Hayward left the meeting at 7.10pm after consideration of this item

**Application Reference:** 12/0127/FULL

**Site Address:** KING CHARLES HIGH SCHOOL, HILL GROVE HOUSE, COMBERTON ROAD, KIDDERMINSTER, DY10 1XA

**APPROVED subject to the following conditions:**

1. **A6 (Full with no reserved matters)**
2. **A11 (Approved plans)**
3. **No lights after 2200 on any day.**
4. **No clearance or tree works during bird breeding season.**
5. **Any vegetation removed in order to implement the scheme should be replaced on a like for like basis.**
6. **Details of fencing to be agreed.**

#### Reason for Approval

The design and layout of the proposed lighting scheme and fences are considered to be appropriate given the context of the site and the minimal impact of the development on the amenity enjoyed by the occupants of neighbouring dwellings. The lights and fencing would have no significant impact on the biodiversity or ecology of the area. The proposed scheme is likely to represent a considerable improvement over the existing lighting

and is unlikely to have any greater impact than the existing system on highways safety. The application is considered to be in accordance with Policies D.10, D.18 and NR.12 of the Adopted Wyre Forest District Local Plan, Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy and QE.3 of the West Midlands Regional Spatial Strategy.

**Application Reference:** 12/0144/FULL

**Site Address:** LAND ADJACENT TO 29 CASTLE ROAD, COOKLEY,  
KIDDERMINSTER, DY10 3TH

APPROVED **subject to the following conditions:**

1. **A6 (Full with no reserved matters).**
2. **A11 (Approved plans).**
3. **B6 (External details – approved plan).**
4. **Use of building as shown on approved plan. No change without formal consent.**
5. **J35 (Manure/storage disposal).**
6. **The existing building to the rear of the site which currently accommodates goats shall be removed within 2 months of the commencement of the construction of the main goat shed as indicated on the approved plan.**

**Note SN12 (Neighbours' rights)**

#### **Reason for Approval**

The provision of buildings for agricultural purposes within the Green Belt is appropriate, the sheds proposed are of the smallest size possible to provide the necessary facilities. The buildings would be positioned adjacent to the boundaries of the site, would be constructed of materials appropriate for the location and would be adjacent to an existing entrance. The buildings proposed would have no significant impact on the character, openness or appearance of the Green Belt, the character of the area or the street scene. The proposed building would be considered to offer no significant detriment to the amenity currently enjoyed by the occupants of the neighbouring dwelling. The application is considered to be in accordance with Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy (2010), CTC.1, CTC.2 and D.39 of the Worcestershire County Structure Plan, QE.1, QE.6 of the West Midlands Regional Spatial Strategy and Section 9 of the National Planning Policy Framework.

**Application Reference:** 12/0067/FULL

**Site Address:** THE PARK INN, 409 STOURPORT ROAD, KIDDERMINSTER,  
DY11 7BG

APPROVED **subject to the following conditions:**

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Details of wall and fence to footpath to be submitted and approved before any other work on site commences.
4. C6 (Landscaping – small section).
5. C3 (Tree protection during construction).
6. F5 (Construction site noise/vibration).
7. Archaeological condition.

8. Obscure windows to side facing first floor windows.
9. Sound insulation.
10. Highway conditions.
11. Severn Trent Water condition.

### **Reason for Approval**

The application has been carefully considered with regards to the principle of allowing the development in this out of centre location; the design and external appearance of the building and its effect on the character and appearance of the area, the effect on neighbouring property, highway safety and after taking account of these and other issues the development is considered to be acceptable. The application is considered to be in accordance with H.2, D.4, D10, D11, D17, NR.2, NR11, AR3, RT2, RT6 of the Adopted Wyre Forest District Local Plan, CP02, CP03, CP09, CP11, CP13, CP14, DS01, DS02, DS03, of the Adopted Wyre Forest Core Strategy, Policy 10, Policy 11 of the Site Allocations and Policies Preferred Options Paper, QE.3 of the West Midlands Regional Spatial Strategy and Sections 2, 7 and Annex 1 of the National Planning Policy Framework.

**Application Reference:** 12/0232/FULL

**Site Address:** WESTLAND, 35 BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2DA

**APPROVED subject to the following conditions:**

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

### **Reason for Approval**

**The proposed drop kerb is considered acceptable; the access would not appear atypical or incongruous in the context of the street scene or the character of the area. It has been demonstrated that sufficient space exists within the site to provide a parking space and as such it is considered that the development would have no significant impact on highway safety. The application is considered to be in accordance of Policy CP11 of the Adopted Wyre Forest Core Strategy (2010),**

**Application Reference:** 12/0245/TREE

**Site Address:** THE SPINNEY, WAGGON LANE, KIDDERMINSTER, DY10 3PN  
**APPLICATION DEFERRED**

**Application Reference:** 12/0261/FULL

**Site Address:** THE CROFT, BLAKESHALL, WOLVERLEY, KIDDERMINSTER, DY11 5XR

**APPROVED subject to the following conditions:**

1. **A6 (Full with no reserved matters)**
2. **A11 (Approved plans)**
3. **B3 (Finishing materials to match)**

### **Reason for Approval**

**The extension is considered appropriate in terms of scale and design. The development offers no detriment to the character of the area or the street scene and the impact on the amenity currently enjoyed by the occupants of neighbouring properties is minimal. The application is considered to be in**

**accordance with Policies D.17, GB.1, GB.2 of the Adopted Wyre Forest District Local Plan (2004), CP11, CP12 of the Adopted Wyre Forest Core Strategy (2010), D.38, D.39 of the Worcestershire County Structure Plan, QE3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Sections 7 and 9 of the National Planning Policy Framework (2012).**

**Application Reference:** 12/0279/FULL

**Site Address:** LAND OFF HOLLIES LANE, KIDDERMINSTER, DY11 5RW  
APPLICATION DEFERRED.