

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**14th August 2012 Schedule 500 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 Economic Prosperity and Place, Duke House, Clensmore Street, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 12/0114/FULL
Site Address: FORMER BLAKEDOWN NURSERIES, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH
APPLICATION DEFERRED PENDING A SITE VISIT.

Councillor P V Hayward left the meeting at this point, (6.49pm).

Application Reference: 12/0312/RESE
Site Address: 108 & 109 BEWDLEY HILL, KIDDERMINSTER, DY11 6JE
<p>DELEGATED AUTHORITY be given to approve subject to successful negotiations with the applicant to secure alterations to Plots 7 & 11 to a hipped roof design to reflect the roof height and design of Plots 9 & 10 and subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Approval of brick samples – (Hanson Clumber Red and Ibstock Leicester Weathered Red). 2. Removal of permitted development rights for rooms/ skylights or dormer windows in the roof space without the express consent of the LPA. 3. Side facing windows of Plots 9 and 10 to be fixed and obscure glazed. 4. Provision of bat boxes to Gable ends. <p>Notes: Regarding the conditions on the outline planning permission which have been satisfied by dint of the details submitted with the reserved matters application.</p> <p><u>Reason for Approval</u></p> <p>The application has been carefully considered in terms of the design and external appearance of the dwellings, the appropriateness of the landscaping scheme, the drainage of the site, the effect on neighbouring property, existing trees and future maintenance and these matters together with other details submitted are considered to be acceptable and to approve the development in these circumstances would be considered to be in accordance with policies CP04 of the Adopted Wyre Forest Core Strategy, SAL.DPL3 (emerging SALP DPD) and Section 6 of the National Planning Policy Framework.</p>

Application Reference: 12/0268/S106
Site Address: MORGANITE ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR
Delegated authority be given to the Director of Community Assets and Localism in consultation with the Director of Economic Prosperity and Place to vary the Section 106 Agreement .

Application Reference: 12/0284/FULL
Site Address: OGL COMPUTER SERVICES GROUP, WORCESTER ROAD, STOURPORT-ON-SEVERN, DY13 9AT
<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. B6 (Materials). 4. Details of hard surfacing. 5. Archaeological Watching Brief. <p>Note: Listed Building Consent required prior to any works to the wall.</p> <p><u>Reason for Approval</u></p> <p>The proposed extensions are considered to be acceptable additions the operation of the company. The resulting increase in car parking will cause harm to the setting of the Listed Building and create an oversupply of parking spaces compared to the County Standards. However, it is considered that any harm caused will be less than significant and is clearly outweighed by the public and economic regenerations benefits of the scheme in accordance with the NPPF. The application is considered to be in accordance with policies LB.1, LB.4, LB.5, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, DS04, CP03, CP08, CP11 of the Adopted Wyre Forest Core Strategy, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.UP6, SAL.UP7, SAL.UP8 (emerging SALAP DPD), CTC19 of the Worcestershire Core Strategy Plan, QE5 of the West Midlands Regional Spatial Strategy, Sections 1, 4, 7, 12 of the National Planning Policy Framework.</p>

Application Reference: 12/0285/FULL
Site Address: 41 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Finishing materials to match). 2. A11 (Approved plans). 3. B6 (External details – Approved plan). <p><u>Reason for Approval</u></p> <p>The proposed extension is considered appropriate in terms of scale and design. The development would offer 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</p>

properties would be negligible. The application is considered to be in accordance with policies D.17 of the Adopted Wyre Forest District Local Plan, QE3 of the West Midlands Regional Spatial Strategy Design Quality Supplementary Planning Guidance, Section 7 of the National Planning Policy Framework.

Application Reference: 12/0319/FULL

Site Address: HEATHFIELD SCHOOL, WOLVERLEY ROAD, WOLVERLEY, KIDDERMINSTER, DY10 3QE

DELEGATED AUTHORITY TO APPROVE subject to a 'no objection' response from the Arboricultural Officer and the following conditions:

1. A6 (Full with No Reserved Matters).
2. A11 (Approved Plans).
3. B6 (Materials).
4. Protection of trees to be retained on site.

Reason for Approval

The application site is within the West Midlands Green Belt. The applicant has satisfactorily demonstrated as part of Phase 1 of the redevelopment of the school that material circumstances exist which would outweigh the harm by definition of this proposal and harm to openness. The proposal would not cause harm to the visual amenity of the Green Belt and no trees or features of significance in this landscape setting would be lost or damaged. There would be no deterioration of highway safety as a result of the works proposed and no harm would be caused to a protected species on site. The application is considered to be in accordance with policies D.4 GB.1 GB.2 GB.6 TR.17 CY.5 of the Adopted Wyre Forest District Local Plan, DS04, CP02, CP03, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.UP1, SAL.UP5, SAL.UP7, SAL.CC1, SAL.CC2 (emerging SALP DPS), D.39 of the Worcestershire County Council Structure Plan, PA.4 QE.1 QE.3 QE.6 of the West Midlands Regional Spatial Strategy, Section 9 of the National Planning Policy Framework.

Application Reference: 12/0324/ADVE

Site Address: CHURCHFIELDS, KIDDERMINSTER, DY10 2JL

APPROVED subject to the following conditions:

1. L1 (Standard Advertisement Conditions).
2. L9 (Standard Time).

Notes

- A HN13 (Brightness of Illuminated Signs).
- B This consent relates to the following plans/drawing(s).

Application Reference: 12/0329/FULL
Site Address: 86/87 BLACKWELL STREET / WATERLOO STREET, KIDDERMINSTER, DY10 2ER
<p>APPROVED subject to the following conditions:-</p> <ol style="list-style-type: none"> 1. A9 (Temporary Permission – Uses of Land). 2. A11 (Approved Plans). 3. Staff and Customer Parking to be marked out and provided within 3 months of permission and kept available for use at all times thereafter. <p><u>Reason for Approval</u></p> <p>A temporary planning permission of 2 years is not seriously prejudicial to the Council’s longer term vision for the use of the site, as part of the wider land allocation strategy contained in Policy TC.2. A car sales use could be re-established on this land without creating an unacceptable impact upon the amenity of the adjacent commercial properties. The application is considered to be in accordance with policies TC.2, TR.9, TR.17, D.1 of the Adopted Wyre Forest District Local Plan, SD.2, SD.9 of the Adopted Worcestershire County Structure Plan, and Design Quality Supplementary Planning Guidance.</p>

Application Reference: 12/0340/FULL
Site Address: THE HAWTHORNES, NORTHWOOD LANE, BEWDLEY, DY12 1AS
<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. Approval for Extensions. 4. B3 (Materials). 5. J1 (Removal of Permitted Development - Residential). 6. Details of Foundation design and any retaining structures. 7. Details of drainage and position of soakaways. <p>Notes</p> <ol style="list-style-type: none"> A. SN1 (Removal of Permitted Development Rights). B. Contact Severn Valley Railway. <p><u>Reason for Approval</u></p> <p>The proposed extensions whilst constituting inappropriate development in the Green Belt are of a size that is acceptable under Policy CH.1. It is considered, due to the particular circumstances in this case, including the fall that exists, that very special circumstances exist. The design of the extensions is in keeping with the character of the chalet, the surrounding chalets and the surrounding area. 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, SAL.UP1, SAL.UP7, SAL.UP8 (emerging SALP DPD), D.39 of the</p>

Worcestershire County Structure Plan, QE.6 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance, Landscape Character Assessment, Sections 7, 9 of the National Planning Policy Framework.

Application Reference: 12/0350/TREE

Site Address: 4 PARKLAND AVENUE, KIDDERMINSTER, DY11 6BX

REFUSED for the following reason:

The proposed works will have a detrimental effect on the amenity of the local area.

Councillor McFarland wished his vote against the motion to be recorded.

Application Reference: 12/0360/FULL

Site Address: OPPOSITE, 59 WYRE HILL, BEWDLEY, DY12 2UE

APPROVED subject to the following conditions:

1. A11 (Approved plans).

Reason for Approval

The cabinet would be considered to have no substantial impact on the character setting or appearance of the Conservation Area or the Listed Buildings in the area. The provision of the cabinet would be considered to benefit local community and businesses and as such any impact would be outweighed by the public benefit. The application is considered to be in accordance with policies CA.1 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, CTC.19, CTC.20 of the Worcestershire County Structure Plan, QE3, QE5 of the West Midlands Regional Spatial Strategy, Section 12 of the National Planning Policy Framework.

Application Reference: 12/0389/FULL

Site Address: BODENHAM ARBORETUM, HOBRO, WOLVERLEY, KIDDERMINSTER, DY11 5SY

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plans).
4. The building hereby approved shall be used to provide Educational displays, talks, catering and rest facilities in association with the Arboretum and shall be restricted to the hours 10.30 a.m. to 5.00 p.m. for members of the paying public, whether individuals or in organised groups, excepting that on any three days Monday – Friday unless otherwise agreed in writing with the Local Planning Authority, organised interest groups may attend talks and discussions etc directly associated with the Arboretum between the hours of 5.00 p.m. and 9.45 p.m. after which the building shall be closed and the premises vacated by 10.00 p.m.

Reason for Approval

The proposed building whilst being inappropriate development in the Green Belt is considered to be acceptable in view of the Very Special Circumstances advanced in this case. The design of the building is further considered to be appropriate to its location and will not adversely affect the character of the landscape or visual amenity of the Green Belt. The proposal is judged to be important addition to this tourist attraction within the District. The application is considered to be in accordance with policies GB.1, GB.6, TR.17 of the Adopted Wyre Forest District Local Plan, DS04, CP10, CP11, CP12 of the Adopted Wyre Forest Core Strategy AWFCs, SAL.GPB5, SAL.CC2, SAL.UP1, SAL.UP7 (emerging SALAP DPD), D.39 of the Worcestershire County Structure Plan, QE3 QE6 of the West Midlands Regional Spatial Strategy, Landscape Character Assessment, Sections 3, 7, 9, 11 of the National Planning Policy Framework.

Application Reference: 12/0433/FULL

Site Address: CAUNSALL FARM, 100 CAUNSALL ROAD, CAUNSALL, KIDDERMINSTER, DY11 5YW

DELEGATED AUTHORITY TO APPROVE subject to:

- a) A Section 106 agreement revoking previous permission given by the Secretary of State; and
- b) the following conditions:
 - 1. A6 (Full with no reserved matters).
 - 2. B1 (Samples/details of materials including rainwater goods).
 - 3. No Demolition.
 - 4. B9 (Details of windows and doors).
 - 5. B11 (Details of enclosure).
 - 6. Ecology Mitigation.
 - 7. Re-survey is not commenced within 12 months.
 - 8. J1 (Removal of permitted development – residential).
 - 9. E2 (Foul and surface water).
 - 10. Highways.
 - 11. Highways.
 - 12. Highways
 - 13. Highways.
 - 14. Archaeology.

Notes

- A. SN1 (Removal of permitted development rights).
- B. Severn Trent Water.
- C. Highways.
- D. Archaeology.

Reason for Approval

The conversion of the existing buildings and new stables are considered to be appropriate development in the Green Belt and are proposed to be of a design that is appropriate to the rural area. Whilst the traffic generation proposed would cause

conflict due to the existing and proposed access points it is considered that Section 106 agreement to revoke a previous permission for a farm shop will result in a betterment to highway safety. Protected species have been taken into account as part of the proposals. There are no neighbour issues in this case. The application is considered to be in accordance with policies H.9, GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4, RB.5, RB.6 of the Adopted Wyre Forest District Local Plan, DS04, CP01, CP02, CP03, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, SAL.DPL2, SAL.CC1, DAL.CC2, SAL.UP1, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP11, SAL.UP13 (Emerging SALP DPD), CTC21 of the Worcestershire County Structure Plan, QE.3, QE.6 of the West Midlands Regional Spatial Strategy, County Landscape Character Assessment SPD, Sections 9 and 12 of the National Planning Policy Framework.

Application Reference: 12/0437/FULL

Site Address: 125 ST. JOHNS AVENUE, KIDDERMINSTER, DY11 6AU

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B3 (Finishing materials to match).
4. Prior to the occupation of the development hereby approved the driveway and/or vehicular turning area shall be consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority at a gradient not steeper than 1 in 8.

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design and would have no detrimental impact on the street scene or the character of the area. 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 application is considered to be in accordance with policies D.17 of the Adopted Wyre Forest District Local Plan, CP11 Adopted Wyre Forest Core Strategy, QE.1, QE.3 of the West Midlands Regional Spatial Strategy and Design Quality Supplementary Planning Guidance.

Application Reference: 12/0451/ADVE

Site Address: TRAFFIC ISLAND, A449 CHESTER ROAD / SPENNELLS VALLEY ROAD, KIDDERMINSTER, DY10 1XS

APPROVED subject to the following conditions:

1. L1 (Standard advertisement conditions).
 2. L2 (Removal of rights to advertise).
 3. L9 (Standard time).
 4. Details of sign appearance and location to be submitted prior to installation.
- A. Approved plans.
 B. The roundabout is publicly maintained highway to which Worcestershire County Council is the custodian. The installation of sponsorship signs is acceptable so long as they are part of a landscaping scheme where their presence is

considered to be de minimis. The applicant must agree a landscaping scheme and obtain a licence from the Highway Authority to plant the roundabout prior to the implementation of the proposed signs. The applicant should discuss the sign design and location with the Highway Authority to ensure they have complied with the prescribed restrictions.

Application Reference: 12/0452/ADVE

Site Address: TRAFFIC ISLAND, FREDERICK ROAD / A449 WORCESTER ROAD, KIDDERMINSTER, DY11 7AR

APPROVED subject to the following conditions:

1. L1 (Standard advertisement conditions).
2. L2 (Removal of rights to advertise).
3. L9 (Standard time).
4. Details of sign appearance and location to be submitted prior to installation.

Notes

- A. Approved plans.
- B. The roundabout is publicly maintained highway to which Worcestershire County Council is the custodian. The installation of sponsorship signs is acceptable so long as they are part of a landscaping scheme where their presence is considered to be de minimis. The applicant must agree a landscaping scheme and obtain a licence from the Highway Authority to plant the roundabout prior to the implementation of the proposed signs. The applicant should discuss the sign design and location with the Highway Authority to ensure they have complied with the prescribed restrictions.

Application Reference: 12/0453/ADVE

Site Address: TRAFFIC ISLAND, A448 BROMSGROVE ROAD / SPENNELLS VALLEY ROAD, KIDDERMINSTER, DY10 4AQ

APPROVED subject to the following conditions:

1. L1 (Standard advertisement conditions)
2. L2 (Removal of rights to advertise)
3. L9 (Standard time)
4. Details of sign appearance and location to be submitted prior to installation.

Notes

- A. Approved plans
- B. The roundabout is publicly maintained highway to which Worcestershire County Council is the custodian. The installation of sponsorship signs is acceptable so long as they are part of a landscaping scheme where their presence is considered to be de minimis. The applicant must agree a landscaping scheme and obtain a licence from the Highway Authority to plant the roundabout prior to the implementation of the proposed signs. The applicant should discuss the sign design and location with the Highway Authority to ensure they have complied with the prescribed restrictions.