

**WYRE FOREST DISTRICT COUNCIL****PLANNING COMMITTEE****9<sup>th</sup> October 2012 Schedule 502 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, Wyre Forest House, Fine Point Way Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

<b>Application Reference:</b> 12/0528/FULL
<b>Site Address:</b> SUTTON PARK RESERVOIR, SUTTON PARK ROAD, KIDDERMINSTER, DY11 6JQ
<b>DELEGATED AUTHORITY TO APPROVE subject to:</b>
<ul style="list-style-type: none"> <li>i) the signing of a Section 106 Agreement to secure an £85,000 contribution towards off-site Affordable Housing;</li> <li>ii) the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with No Reserved Matters).</li> <li>2. A11 (Approved Plans).</li> <li>3. B6 (External Materials).</li> <li>4. B13 (Levels).</li> <li>5. B15 (Bat Boxes).</li> <li>6. C3 (Tree Protection During Construction).</li> <li>7. C5 (Hand Digging Near Trees).</li> <li>8. C8 (Landscape Implementation).</li> <li>9. Drainage - Details to include SUDs scheme.</li> <li>10. Highways (Driveway Gradients and Parking).</li> <li>11. Highways (Off-site Modifications (Mini-Roundabout)).</li> <li>12. Highways (Cycle Parking).</li> <li>13. Construction (Hours of Operations).</li> <li>14. Construction (Wheel Wash Facilities).</li> <li>15. Construction (Site Compound Details).</li> <li>16. Construction (Parking for Site Workers).</li> <li>17. Construction (Delivery Vehicle Routes).</li> <li>18. F5 (Construction site noise/vibration).</li> </ul> </li> </ul>
<b><u>Reason for Approval</u></b>
The principle of residential development on this site has been previously established and is compliant with planning policy. The proposed layout and design of the dwellings is considered to be acceptable and in keeping with the scale and density of development in the vicinity of the site. Whilst the proposed development fails to deliver on-site Affordable Housing in accordance with Policy CP04 of the Adopted Wyre Forest District Core Strategy, a financial viability appraisal has been assessed, as required by Policy CP04, and independently assessed which confirms that on-site provision would undermine the viability, and thereby deliverability, of the scheme which would be contrary to the aspirations of the NPPF with regard to economic growth and delivery of housing. The application is therefore considered to be in accordance with policies H.2, D.4, D.10, D.11, NR.11, LA.7, TR.17 (AWFDLP) DS01,

CP01, CP02, CP04, CP05, CP07, CP11, CP14 (AWFCS) SAL.DPL1, SAL.DPL3, SAL.CC7, SAL.UP4, SAL.UP7 (Emerging SAP DPD) D.9 (WCSP) CF.4, CF.5, QE.1, QE.3, QE.4, QE.8 (WMRSS) Design Quality SPG Planning Obligations SPD NPPF – Sections 6, 7, 11.

In the event that the Section 106 Agreement is not completed by 27<sup>th</sup> November 2012, it is recommended that delegated authority be given to REFUSE this application.

**Application Reference:** 11/0449/FULL

**Site Address:** 2 QUEENS ROAD, STOURPORT-ON-SEVERN, DY13 0BH

**Refusal**

The technical information submitted with the application does not include sufficient detail to satisfactorily demonstrate that the amenity of the neighbouring properties would be safeguarded in the long term. In these circumstances, such issues of amenity must take precedence in the absence of evidence to provide reassurance to the Council.

**Application Reference:** 12/0429/FULL

**Site Address:** THE OLD POST OFFICE, BLACKWELL STREET, TOWERS BUILDINGS, KIDDERMINSTER, DY10 2DY

**DELEGATED AUTHORITY TO APPROVE subject to:**

- i. The signing of a Section 106 Agreement:
  - to provide £8,400 towards off-site open space;
  - to ensure that, in the case that the shell and core of the building are not finished within 2 years, the owner is required to submit an up to date Economic Viability Appraisal which shows any increase in the development's reported profitability at that time, and any increase in value above the accepted percentage is payable to the Council as the Affordable Housing contribution
  
- ii the conditions listed below:
  1. A6 (Full with No Reserved Matters).
  2. A11 (Approved Plans).
  3. Materials.
  4. Boundary treatment in accordance with plans.
  5. Drainage.
  6. Vehicle access construction.
  7. Access closure.
  8. Provision and retention of access turning and parking.
  9. Provision and retention of cycle stands.
  10. Submission of method statement for the removal of the tiled section of the existing roof to ensure that no harm inadvertently comes to bats.
  11. All demolition outside of the nesting season or under the supervision of an appropriate ecologist.
  12. Submission of details of a bat box (including its proposed location).
  13. Submission of noise assessment and implementation of necessary mitigation measures.
  14. Details of landscaping of amenity areas.
  15. Maintenance of landscaping.

16. Desk top study of previous site uses and implementation of necessary mitigation measures.

Reason for Approval

The proposed use of the site would bring a vacant underused site back into an active use, and it is considered that there is sufficient flexibility within the emerging Draft DPD's to permit the residential use of the whole site. Whilst the provision of parking spaces fall short of the County Council standards it is considered that due to the location of the site and the provision of public transport and cycling facilities the proposed provision is adequate. The impact upon biodiversity and the amenity of future occupiers by reason of noise and disturbance has been considered and it is determined that there would be no significant adverse effect. For these reasons the proposals are considered to comply with policies. H2, TC2 TR17 (AWFDLP) DS01, DS02, DS05, CP01, CP04, CP03, CP05, CP07, CP13, CP14 (AWFCS) UP1, UP2, CC1, CC2, DLP1, GPB2, EG8 (KCAAP 2012) DPL3 (Emerging SAP DPD) UR3, CF4, PA1, PA11, QE3, EN2, T2, T7 (WMRSS) Sections 2, 5, 6, 7 (NPPF) Planning Obligations SPD Design Quality SPG.

**Application Reference:** 12/0447/FULL

**Site Address:** SIX ACRES, CASTLE HILL LANE, WOLVERLEY, KIDDERMINSTER, DY11 5SE

**APPROVED subject to:**

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).
4. No residential use.
5. Existing building to be demolished and all materials removed from site within one month of the first use of the proposed building.
6. Commencement of the development hereby approved shall prevent implementation of Planning Permission 11/0345/FULL.

Reason for Approval

The provision of the building for the purpose of agriculture within the Green Belt is appropriate. The replacement building would offer no significantly greater impact than the existing building. The application is considered to be in accordance with the requirements of Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan, GB.6 (AWFDLP) CP11, CP12, DS04 (AWFCS) SAL.UP1, SAL.UP7 (Emerging SAP DPD) CTC.1, CTC.2, D.39 (WCSP) QE.1, QE.6 (WMRSS) Section 9 (NPPF).

<b>Application Reference:</b> 12/0513/FULL
<b>Site Address:</b> 30 NEW ROAD, KIDDERMINSTER, DY10 1AF
<b>Delegated authority to APPROVE, subject to subject to no objections from the Environment Agency and Worcestershire Regulatory Services (Noise), and to the following conditions:</b>
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. Space for 2no. Cycle parking spaces to be provided within the residential curtilage.</li> </ol>
<u>Reason for Approval</u>
The proposed change of use is considered to be acceptable as it would not prejudice the retail function of this part of the Secondary Shopping area and would improve the vitality of the Town centre. The proposal would not give rise to a situation which would be detrimental to highway safety, nor would it exacerbate or pose a new threat to flood risk. The application is considered to be in accordance with the policies H.2, TR.17, TC.2 (AWFDLP) CP02, CP03, CP11 (AWFCS) SAL.DPL1, SAL.GPB2, SAL.CC2 (Emerging SAP DPD) KCA.GPB2, KCA.HP1 (Emerging KCAAP DPD) Design Quality SPG Sections 2, 10 (NPPF).

<b>Application Reference:</b> 12/0515/FULL & 12/0516/LIST
<b>Site Address:</b> BROOK COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SD
<b>APPROVED application 12/0515/FULL subject to:</b>
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B1 (Samples/details of materials).</li> <li>4. G1 (Details of works to Listed Building).</li> </ol>
<u>Reason for Approval</u>
The proposed extension constitutes appropriate development in the Green Belt that does not harm its openness. The design, scale and position of the extension are acceptable and will not harm the character or setting of Heritage Assets, namely the host Grade II Listed Building and the Chaddesley Corbett Conservation Area. There will be no significant adverse impact on neighbouring properties or highway safety. The application is in accordance with policies GB.1, GB.2, D.17, LB.2, CA.1 (AWFDLP) CP11, CP12 (AWFCS) UP1, UP6, UP7, UP8 (Emerging SAP DPD) CTC.19, CTC.21, D.39 (WCSP) QE5, QE6 (WMRSS) Design Quality SPG Landscape Character Assessment Sections 7 and 9 (NPPF)
<b>APPROVED of application 12/0516/LIST subject to:</b>
<ol style="list-style-type: none"> <li>1. A7 (Listed Building/Conservation Area Consent).</li> <li>2. A11 (Approved plans).</li> <li>3. B1 (Samples/details of materials).</li> <li>4. G1 (Details of works to Listed Building).</li> </ol>

Reason for Approval

The design, scale and position of the extension are acceptable and will not harm the integrity, character or setting of the host Grade II Listed Building. The application is in accordance with Policies LB.1 and LB.2 of the Adopted Wyre Forest District Local Plan and others from the report.

**Application Reference:** 12/0531/ADVE

**Site Address:** A451 TRAFFIC ISLAND, STOURPORT ROAD /, A449 WORCESTER ROAD, KIDDERMINSTER, DY10 1EZ

**Approved subject to:**

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. This consent relates to the following plans/drawing(s):
  - Site location plan at 1:2500 scale.
  - Drawings entitled Front Elevation and Side Elevation.
- 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:** 12/0532/ADVE

**Site Address:** TRAFFIC ISLAND A448 COMBERTON HILL, A451 RINGWAY, GREEN STREET, KIDDERMINSTER, DY10 1QG

**APPROVED subject to:**

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. This consent relates to the following plans/drawing(s):
  - Site location plan at 1:2500 scale.
  - Drawings entitled Front Elevation and Side Elevation.
- 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:** 12/0533/FULL

**Site Address:** 38 KITTIWAKE DRIVE, KIDDERMINSTER, DY10 4RS

**APPROVED**, subject to:

1. A6 (Full with No Reserved Matters).
2. A11 (Approved Plans).
3. B5 (Timber staining within 3 months).

Reason for Approval

The proposed repositioning of the existing garden fence is considered appropriate in terms of its extent and location. The development would have no detrimental impact upon the overall open plan character of the area nor the street scene. The proposal has been assessed in terms of the potential impact upon the amenities currently enjoyed by the occupants of neighbouring properties and no detrimental or adverse impact has been identified. For these reasons the proposal is considered to comply with the polices D.10 (AWFDLP) CP11 (AWFCS)