

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

13th November 2012 Schedule 503 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.

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| Application Reference: 12/0292/FULL |
| Site Address: 35 WOODTHORPE DRIVE, BEWDLEY, DY12 2RH |
| APPROVED subject to the following conditions: |
| <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B3 (Finishing materials to match). |
| <u>Reason for Approval</u> |
| <p>The proposed extensions are considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extensions 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 Policy D.17 of the Adopted Wyre Forest District Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) and Policies SAL.UP7 and SAL.UP8 of the Emerging Site Allocations and Policies DPD.</p> |

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| Application Reference: 12/0323/FULL |
| Site Address: 22 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG |
| REFUSED for the following reason: |
| <ol style="list-style-type: none"> 1. The proposed development of apartments, within an area which is distinctively characterised by a predominance of traditional dwelling houses, would be out of character with this area of Blakedown and those existing properties within the vicinity of the application site. The introduction of self contained living accommodation over four floors (including the basement and roof space) would have an adverse impact upon the privacy and amenity of the surrounding properties. The proposed development would therefore be contrary to Policy NR.11 of the Adopted Wyre Forest District Local Plan; Policy CP11 of the Adopted Wyre Forest Core Strategy; Policy SAL.UP7 of the Pre-Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document; and the aims of the Chapters 3 and 5 of the Design Quality Supplementary Planning Guidance. |

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| Application Reference: 12/0317/FULL |
| Site Address: LUCY BALDWIN HOSPITAL, OLIVE GROVE, STOURPORT-ON-SEVERN, DY13 8XY |
| REFUSED for the following reasons: |
| <ol style="list-style-type: none"> 1. It is considered that the proposed re-development of the site, which would provide a total of 41 units, would result in the overdevelopment of the site which would be out of keeping with, and cause harm to, the character of the site and the surrounding area. As such if approved the proposed development would conflict with Policies CP05 and CP11 of the Core Strategy, Policy SAL.UP7 of Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and the and Government advice in the NPPF. 2. The proposed development is to be accessed via Olive Grove, a narrow road with its narrowness exacerbated by on-street parking. On this basis it is considered that proposed access arrangements and surrounding highway network are unsuitable to serve the number of dwellings proposed and would result in deterioration of highway safety. If approved this would be contrary to Policy CP03 of the Core Strategy, Policy SAL.CC1 of the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and Government advice in the NPPF. 3. The four proposed affordable units within the converted Lodge Building would have an individual maximum floorspace of 34 sq m. The size of the units fails to adhere to the minimum sizes set out in the Council's Affordable Housing Toolkit (as updated May 2011) (which forms part of the adopted Planning Obligations SPD) and guidance of the Homes and Communities Agency Housing Quality Indicators and as such would fail to provide high quality homes in terms of their functionally and provision of amenity for future occupiers. To allow the development in these circumstances would be contrary to the adopted Planning Obligations SPD, Policy CP11 of the Core Strategy, Policy SAL.DPL4 of the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and Government Advice in the NPPF. |

Councillor V Higgs left at 8.28pm after this item was discussed

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| Application Reference: 12/0551/FULL |
| Site Address: FOX HILL, HILLPOOL TOP, KIDDERMINSTER, DY10 4NJ |
| APPROVAL subject to the following conditions: |
| <ol style="list-style-type: none"> 1. A11 (Approved plans). 2. J1 (Removal of Permitted Development – Residential). 3. Materials. |
| <u>Reason for Approval</u> |
| The replacement dwelling is appropriate development in the Green Belt as it is the same size, including height, and on the same footprint as the existing dwelling as extended. The design replicates that approved and there are no alterations to the access. On this basis there would be no impact on highways safety, residential |

amenity, or the visual amenities or openness of the Green Belt. The application is considered to be in accordance with policies H.9, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, DS01, CS04, CP11, CP12 of the Adopted Wyre Forest Core Strategy, DPL2, UP1, UP7, CC1, CC2 of the emerging SAP DPD, D.39 of the Worcestershire County Structure Plan, QE3 QE6 of the West Midlands Regional Spatial Strategy and Sections 6, 7 and 9 of the National Policy Planning Framework.

Application Reference: 12/0593/ADVE

Site Address: PARK BUTTS RINGWAY/FRANCHE ROAD, KIDDERMINSTER, DY11 6YH

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

This consent relates to the following plans/drawing(s):

Site location plan at 1:2500 scale.

Drawings entitled Front Elevation and Side Elevation.

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. The application is in accordance with policies AD.1 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP10 (SAP DPD) and Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (Worcestershire County Council).

Application Reference: 12/0607/FULL

Site Address: 30 HEIGHTINGTON PLACE, STOURPORT-ON-SEVERN, DY13 0BE

APPROVED, subject to the following conditions:

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

Note

SN12 (Neighbours' rights).

Reason for Approval

The principle and detailed design of the extensions are considered appropriate. They are considered to be in scale and in keeping with the original dwelling whilst not overwhelming the structure. Furthermore, they would harmonise with the existing townscape and not significantly adversely affect the amenity currently enjoyed by existing occupiers of neighbouring properties. The application is considered to be in accordance with policies D.17, TR.17 (AWFDLP), CP11 of the Adopted Wyre Forest Core Strategy, SAL.DP1, SAL.CC2, SAL.UP7, SAL.UP8 of the emerging SAP DPD.

Application Reference: 12/0644/S106

Site Address: PRIMARY CARE CENTRE, HUME STREET, KIDDERMINSTER, DY11 6RE

Delegated authority be granted to the Director of the Community Assets and Localism in consultation with the Director of the Economic Prosperity and Place **to vary the Section 106 Agreement.**

Application Reference: 12/0661/FULL

Site Address: STOURPORT SPORTS CLUB LTD, KINGSWAY, STOURPORT-ON-SEVERN, DY13 8BQ

DELEGATED AUTHORITY TO APPROVE be given subject to the expiry of the consultation period and the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Hours of lighting.
4. Details of position and number of columns which shall not exceed 20.

Reason for Approval

The proposed lighting although inappropriate development is considered acceptable as Very Special Circumstances exist and will be appropriate in the context of the site as a whole. The application is in accordance with policy CP07 of the Adopted Wyre Forest Core Strategy.