

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**12<sup>th</sup> February 2013 Schedule 506 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.**

Councillor C Nicholls arrived at the meeting at this point, (6.05pm).  
Councillors M Price and B T Glass left the meeting at this point, (6.06pm).

<b>Application Reference: 12/0719/FULL</b>
<b>Site Address: 48 TAN LANE, STOURPORT-ON-SEVERN, DY13 8HD</b>
<b>APPROVED</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. Hours of opening (closed 11pm to 7am daily).</li> <li>4. Noise attenuation measures to be agreed prior to the first use.</li> <li>5. No external flues or extractor equipment without prior written consent of the Local Planning Authority.</li> </ol>
<p>Note</p> <p>This planning permission does not constitute a consent under the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended). A separate application for advertisement consent for the signage shown on the proposed plans is required.</p>
<p><u>Reason for Approval</u></p> <p>The proposed change of use is considered to be acceptable as it complies with the land use requirements as set out in Policy TC.2 of the Adopted Wyre Forest District Local Plan and Policy SAL.GPB2 of the Pre-submission Publication version of the Site Allocations and Policies Development Plan Document. The impact of the development upon neighbouring uses has been carefully assessed and it is considered that there will be no undue impact on amenity. The development is considered to be in accordance with policies NR.11, TR.17, TC.2 of the Adopted Wyre Forest District Local Plan, DS03, CP09 of the Adopted Wyre Forest Core Strategy, SAL.GPB2, SAL.CC2 of the SAL DPD, D.31 of the Worcestershire County Structure Plan WCSP, and Section 2 of the National Planning Policy Framework.</p>

Councillors M Price and B T Glass came back into the meeting at this point, (6.16pm).

<b>Application Reference: 12/0634/FULL</b>
<b>Site Address:</b> SEVERN VALLEY RAILWAY, STATION DRIVE, KIDDERMINSTER, DY10 1QZ
<b>APPLICATION DEFERRED</b>

<b>Application Reference: 12/0770/FULL</b>
<b>Site Address:</b> KWIK-FIT, CHURCHFIELDS, KIDDERMINSTER, DY10 2JL
<b>DEFERRED</b> - to allow officers to hold further discussions with the applicants.

<b>Application Reference: 12/0739/FULL</b>
<b>Site Address:</b> BURLISH PARK GOLF CLUB, ZORTECH AVENUE, KIDDERMINSTER, DY11 7DY
<b>DELEGATED AUTHORITY TO APPROVE</b> subject to no objections from the Highway Authority, following negotiations with the applicant;
<u>Reason for Approval</u>
<p>The proposed remodelling and other works to the Golf Course are considered to be appropriate development in the Green Belt. The works proposed have been carefully considered in respect of ecological and biodiversity harm, along with the submitted mitigation and landscaping scheme, and is concluded that no adverse impact will occur. The application is considered to be in accordance with policies GB.1, GB.2, GB.6, LR.10, LR.14, NC.2, NC.7 of the Adopted Wyre Forest District Local Plan, CP12, CP14 of the Adopted Wyre Forest Core Strategy, UP1, UP5, UP9 SAP DPD, D.39 of the Worcestershire County Structure Plan, QE6 of the of the West Midlands Regional Spatial Strategy, Sections 8, 9, 11 of the National Planning Policy Framework.</p>
and <b>DELEGATED AUTHORITY TO REFUSE</b> should the position not be resolved to the satisfaction of the Director of Economic Prosperity and Place for the following reason set out by the Highway Authority.
<ul style="list-style-type: none"> <li>The application proposes to import a significant volume of fill material which will generate a high volume of HGV movements. There is no assessment submitted as part of this planning application which quantifies the number of movements, duration of import, restrictions on access and considers any impacted junctions. It is considered that there is insufficient information submitted to be able to confirm that there is no impact on the highway network.</li> </ul>

<b>Application Reference:</b> 12/0762/FULL
<b>Site Address:</b> NEWHOUSE FARM, 74 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH
<b>APPROVED</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. B6 (External details – approved plan).</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed building would be considered appropriate in terms of both scale and design. The structure would provide appropriate facilities for the operation of an existing outdoor sport and recreation use and would offer no detriment to the character, appearance and openness of the Green Belt. The proposed building would have no significant impact on the character of the area or the amenity enjoyed by the occupants of neighbouring dwellings. The development proposed would accord with the requirements of Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Core Strategy and Policies SAL.UP1, SAL.UP7, SAL.UP13 of the Emerging Site Allocations and Policies DPD as well as Sections 7 and 9 of the National Planning Policy Framework.</p>

<b>Application Reference:</b> 12/0764/FULL
<b>Site Address:</b> 6 HARTLEBURY ROAD, STOURPORT-ON-SEVERN, DY13 9NL
<b>APPROVED</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. No vehicles to be advertised for sale on the site and no members of public to acquire vehicles from the site.</li> <li>4. Vehicle storage and parking to be restricted within the application site.</li> <li>5. Personal permission, no general B1/B8 use.</li> <li>6. No more than three vehicles stored on site at any one time.</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed use is considered to comply with the land use requirements of the Wyre Forest District Local Development Framework. The use is capable of implementation without detriment to neighbour amenity, highway safety and without causing visual harm to the character of the residential area. The application is considered to be in accordance with policies TR.17 of the Adopted Wyre Forest District Local Plan, CP03, CP09 of the Adopted Wyre Forest of the Adopted Wyre Forest Core Strategy, SAL.GPB1 SAL.CC2 of the SAP DPD and Section 7 of the National Planning Policy Framework.</p>

<b>Application Reference:</b> 12/0779/FULL
<b>Site Address:</b> BURLISH PARK GOLF CLUB LTD, ZORTECH AVENUE, KIDDERMINSTER, DY11 7DY
<b>APPROVED</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> <li>4. Highways</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed extensions are considered to represent appropriate development in this Green Belt location. The extensions, by virtue of their scale, siting and design, are capable of implementation without detriment to openness or the visual amenity of the Green Belt. The proposal would not give rise to a situation which would be detrimental to highway safety. The application is considered to be in accordance with policies LR.10, D.18, GB.1, GB.2, GB.3, GB.6, TR.17, LR.14 of the Adopted Wyre Forest District Local Plan, CP03, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.CC2, SAL.UP1, SAL.UP5, SAL.UP7, SAL.UP8 of the SAP DPD and Sections 7, 9, 11 of the National Planning Policy Framework.</p>

<b>Application Reference:</b> 12/0790/FULL
<b>Site Address:</b> KIDDERMINSTER TENNIS CLUB, BAXTER GARDENS, BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2HD
<b>APPROVED</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. B6 (External details - approved plans).</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed development would be considered appropriate in terms of both scale and design. The extended club house is of an acceptable scale and design and would be considered to have no adverse impact on the amenity enjoyed by the occupants of surrounding residential properties and would not result in the loss or reduction of the Public Open Space. The development would accord with the provisions of Policies D.18 and LR.1 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010), Policy SAL.UP4 of the Emerging Site Allocations and Policies DPD, RST.12 of the Worcestershire County Structure Plan, QE.4 of the West Midlands Regional Spatial Strategy and Section 8 of the National Planning Policy Framework.</p>

**Application Reference:** 13/0002/FULL

**Site Address:** NELSONS WHARF, SANDY LANE INDUSTRIAL ESTATE, STOURPORT-ON-SEVERN, DY13 9QB

**DELEGATED AUTHORITY TO APPROVE** subject to:

- a no objections being received from the outstanding consultees; and
- b the following conditions:
  - 1. A6 (Full with no reserved matters).
  - 2. A11 (Approved plans).
  - 3. Level of plant and equipment above ground level in accordance with approved plans.
  - 4. Evacuation plan.
  - 5. No lighting attached to building or elsewhere onsite.
  - 6. No additional boundary treatment to boundary to River unless prior agreement of proposed design.
  - 7. Provision of SuDS scheme in accordance with FRA.
  - 8. Tree protection.
  - 9. Landscaping scheme.
  - 10. Use of site by Aston Brewery only.
  - 11. Layout of site and position of production area and portable apple handling equipment in accordance with in accordance with Noise Assessment.
  - 12. Waste storage and collection.

**Notes**

- A Environment Agency advice.
- B Worcestershire County Council (Countryside Access Mapping Orders Officer) advice.
- C Canals & Rivers Trust Code of Practice.

**Reason for Approval**

The application site lies within close proximity to Sandy Lane Industrial Estate. Whilst it is not allocated for employment purposes it is in existing employment use and it is considered that the principle of the development which would maintain that use is acceptable. Matters of parking, potential noise and disturbance, the effect upon the appearance of the site, biodiversity and flooding have all been considered and it is concluded that there would be no significant adverse impacts. The application is considered to be in accordance with policies D.10, D.11, D.18, NR.11, NR.12, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP03, CP08, CP11, CP12, CP13, CP14, CP15 of the Adopted Wyre Forest Core Strategy, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP5, SAL.UP7, SAL.UP9 of the SAP DPD, RST3, T4 of the Worcestershire County Structure Plan, PA1, QE1, QE3, QE7 of the West Midlands Regional Spatial Strategy and Sections 1, 4, 7, 10, 11 of the National Planning Policy Framework.

<b>Application Reference:</b> 13/0018/FULL
<b>Site Address:</b> NEW OAK BARN, AUSTCLIFFE ROAD, COOKLEY, KIDDERMINSTER, DY10 3UP
<b>DELEGATED AUTHORITY TO APPROVE</b> be granted subject to:
<p>a) the findings of a bat survey and the mitigation measures recommended subject to the recommendation of the Countryside Conservation Officer; and</p> <p>b) the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B7 (External details – Approved plan).</li> <li>4. B9 (Details of Windows and Doors).</li> <li>5. Use of accommodation limited to occupants of New Oak Barn and shall not be used or sold as a separate unit of accommodation</li> <li>6. J1 (Removal of Permitted Development – Residential). Part 1 Class A, B, C, D, E, F and G, Part 2 A, C.</li> <li>7. Bat mitigation measures (if necessary).</li> <li>8. Foul and surface water drainage.</li> <li>9. Photographic record of existing building prior to commencement of works.</li> </ol>
<u>Reason for Approval</u>
<p>The conversion of this rural building to form additional ancillary accommodation is considered appropriate development in this Green Belt location which would cause no harm to openness or the visual amenity of the Green Belt. The impact of the proposal on the fabric and character of the barn has been carefully assessed and it is considered that the proposal would cause no harm. The proposed development would offer no detriment to highway safety. The partial conversion of this rural building to form a dwelling is considered to accord with Policies H.18, GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4 and TR.17 of the Adopted Wyre Forest District Local Plan, Policies CP03, CP11 and CP12 of the Adopted Wyre Forest Core Strategy, Policies SAL.DPL6, SAL.UP1, SAL.UP7 and SAL.UP11 of the emerging Site Allocation and Policies DPD, CTC.28, CTC.21, D.12, D.39 of the Worcestershire County Structure Plan and Sections 7 and 9 of the National Planning Policy Framework.</p>

<b>Application Reference:</b> 13/0020/FULL
<b>Site Address:</b> THE OLD TELEPHONE EXCHANGE, BLISS GATE ROAD, ROCK, KIDDERMINSTER, DY14 9XP
<b>APPLICATED DEFERRED.</b>

**Application Reference:** 13/0030/LIST

**Site Address:** ANGEL OF PEACE, CHURCHFIELDS, KIDDERMINSTER, DY10 2JN

**DELEGATED AUTHORITY TO APPROVE** subject to:

- a) the decision of the Secretary of State not to call in the application, and
- b) the following conditions:
  - 1. A7 (Listed Building/Conservation Area consent).
  - 2. A11 (Approved plans).
  - 3. B6 (External details – approved plans).
  - 4. Details of the font type, size and the placement of the text should be submitted to and approved in writing by the Local Planning Authority prior to any works taking place on site.

Reason for Approval

The proposed development is considered appropriate in terms of scale, proportion and design, and would be compatible with the historic fabric of the memorial and utilise materials appropriate to the existing structure. The proposals are in accordance with the requirements of Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010), Policy SAL.UP6 of the emerging Site Allocations and Policies DPD (2012) and Section 12 of the National Planning Policy Framework.