

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

11th June 2013 Schedule 510 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

<p>Application Reference: 13/0050/FULL</p>
<p>Site Address: BARN OPPOSITE THE STABLES, COLDRIDGE FARM, WITNELLS END, SHATTERFORD, BEWDLEY, DY12 1TH</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. B1 (Samples/Details of Materials) including rainwater goods. 4. No Demolition. 5. B9 (Details of Windows and Doors). 6. B11 (Details of Enclosure). 7. Obscure Glazing. 8. Ecology Mitigation. 9. Re-survey in not commenced within 12 months. 10. J1 (Removal of Permitted Development – Residential). 11. Drainage. 12. Highways. <p>Notes</p> <ol style="list-style-type: none"> A. SN1. B. Highways. <p><u>Reason for Approval</u></p> <p>The conversion of the existing building are considered to be appropriate development in the Green Belt and are proposed to be of a design appropriate to the rural area. The traffic generation proposed would cause no conflict with highway safety. Protected species have been taken into account as part of the proposals. Full consideration of the impact on neighbouring properties has been undertaken and it is concluded that no undue impact will occur. For these reasons the proposal is considered to accord with the requirements of policies GB1, GB2, GB6, RB1, RB2, RB3, RB4, RB6, H2, H9, TR17, D10 of the Adopted Wyre Forest District Local Plan, DS01, DS04, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, DPL2, CC1, CC2, CC7, UP1, UP7, UP9, UP11 of the SAP DPD, Landscape Character Assessment Supplementary Guidance and Sections 3, 4, 6, 7, 9, 11 of the National Planning Policy Framework.</p>

Application Reference: 13/0168/FULL
Site Address: NORTHWOOD LANE, MAGGS MEADOW, BEWDLEY, DY12 1AB
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Fencing to be stained within 3 months of permission / construction in accordance with details to be submitted and agreed in writing. 4. Hedging to be provided within 6 months of permission / construction. 5. Hedge retention.
Note Watercourse management.
<u>Reason for Approval</u>
The proposed change of use and associated boundary works are considered acceptable and when taken together provide an overall enhancement to the visual appearance of the open space. The net loss of land will not prejudice the function of the Public Open Space nor cause detriment to residential properties. Overall, the benefits that will ensue are considered significant enough as to outweigh the concerns that have been raised. For these reasons the proposal is considered to accord with policies LR.1, NC.7 of the Adopted Wyre Forest District Local Plan, CP02, CP07, CP10, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy, CC7, UP4, UP5, UP7, UP9 of the SAP DPD and Section 8 of the National Planning Policy Framework.

Application Reference: 13/0116/FULL
Site Address: 2 OLD SCHOOL HOUSE, ROCK CROSS, ROCK, KIDDERMINSTER, DY14 9SF
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (External details – approved plan).
<u>Reason for Approval</u>
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. For these reasons the proposal is considered to accord with Policy D.17 of the Adopted Wyre Forest District Plan (2004) and Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) as well as Policies SAL.UP7 and SAL.UP8 of the Pre-submission Publication Version of the Draft Site Allocations and Policies DPD and Section 7 of the National Planning Policy Framework.

Application Reference: 13/0192/FULL
Site Address: LAND ADJACENT TO, 60 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2PR
APPLICATION DEFERRED PENDING A SITE VISIT.

Application Reference: 13/0187/FULL
Site Address: PORTLAND HOUSE, DORHALL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QJ
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (External details – approved plan). 4. J6 (Building – domestic purposes only) linked to occupation of Portland House. 5. Existing garage to be removed from site within three months of the erection of the new garage. <p><u>Reason for Approval</u> By virtue of its siting, materials and design, the proposed garage is considered to be of an appropriate scale and would not be considered to be detrimental to the character, visual amenity or openness of the Green Belt. For these reasons the proposal is considered to be in accordance with policies GB.1, GB.2, G.B6 of the Adopted Wyre Forest District Local Plan, CP03, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.UP1, SAL.UP7 of the SAP DPD, Design Quality Supplementary Planning Guidance and Sections 7, 9 of the National Planning Policy Framework.</p>

Application Reference: 13/0193/FULL
Site Address: 78 MILL STREET, KIDDERMINSTER, DY11 6XJ
DELEGATED AUTHORITY TO APPROVE subject to: <ol style="list-style-type: none"> a) the signing of a Section 106 Agreement to secure the following: <ol style="list-style-type: none"> i) Open space contribution of £1908.48. ii) Education provision of £12,714.00. iii) 4 no. affordable housing units. <p>and</p> b) the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B1 (Samples/details of materials). 4. B11 (Details of enclosure). 5. B15 (Owl/bat box). 6. Full details of all proposed planting, and the proposed times of planting to be submitted and approved in writing.

7. C8 (Landscape implementation).
8. C13 (Landscape management plan).
9. D1 (Contaminated land).
10. D2 (Landfill gas investigation).
11. There shall be no new structures (including gates, walls and fences) or raising of ground levels on land below the 1% plus climate change flood level (34.06m AOD) other than those indicated.
12. Finished floor levels shall be set no lower than 34.66m AOD,
13. A Flood Evacuation Management Plan shall be submitted and approved in writing.
14. A scheme to deal with the risks associated with contamination of the site shall each be submitted and approved in writing.
15. Remediation strategy and the effectiveness of the remediation to be submitted and approved in writing.
16. Contamination not previously identified, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with to be submitted and approved in writing.
17. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority.
18. E2 (Foul and surface water).
19. E6 (No drainage to watercourse).
20. Vehicle access construction.
21. Access turning and parking.
22. Highway improvements/offsite works.
23. Parking for site operatives.
24. J1 (Removal of permitted development – residential).
25. Full details of the proposed use of the ground floor shall be submitted and approved in writing.
26. The ground floor of units 1, 5, 6, 7 and 8 shall at no time be used for residential purposes.

Notes

- A. Severn Trent Water regarding public sewer.
- B. Private apparatus within the highway.
- C. Alteration of highway to provide new or amend vehicle crossover.

Reason for Approval

The scheme, as proposed, is considered to accord with the land use requirements of the development plan. The design of the footprint of buildings and spaces is considered appropriate in this locality and would not give rise to a situation which would compromise adjacent ecological interests or give rise to a situation which would be detrimental to highway safety or flood risk. The amenity of existing and future occupiers would not be compromised by the scheme proposed. The proposed development is therefore considered to be in accordance with policies E.6, D.10, D.11, NR.2, NR.12, CA.1, NC.2, NC.3, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP02, CP03, CP05 CP07 CP11 CP13 CP14 of the Adopted Wyre Forest Core Strategy, SAL.DPL1 SAL.UP3 SAL.UP.5 SAL.UP6 SAL.UP7 SAL.UP9 SAL.CC7 of the SAP DPD and Sections 2, 6, 7, 11, 12 of the National Planning Policy Framework.

Application Reference: 13/0215/FULL

Site Address: LAND ACCESSED FROM FINEPOINT WAY, KIDDERMINSTER, DY11 7FB

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 a School only.
5. J15 (Removal of Permitted Development – Industrial/Commercial).
6. Temporary Classrooms – 1 Year or completion of development.
7. Drainage connection prior to occupation.
8. Noise Attenuation implementation.
9. Sustainable energy implementation.
10. Fencing as per plan – no modification without permission.
11. Access Closure.
12. Access, turning and parking.
13. Cycle Parking (Single Unit).
14. Parking for Site Operatives.
15. Travel Plan Condition.
16. Travel Plan Condition.
17. Tree Protection.
18. Land Contamination.
19. Ecology Survey – Reptiles.

Notes

- A. SN3 (Protection of Species).
- B. Private Apparatus within the Highway.
- C. Alteration of highway to provide new or amend vehicle crossover.

Reason for Approval

The proposed use of the land to provide an Academy Free School is considered to an acceptable departure to the allocated land use given the presumption in favour of sustainable development, the strong support from Government Policy and its sustainable location. The design of the building provides an acceptable approach given its context and location and is capable of being implemented without prejudice to matters of ecology, trees or contamination. The impact of the development on surrounding businesses and future occupiers has been considered and found to not prejudice the function of these operators. Vehicular access and parking can be provided for the development and the highway network is suitable to accommodate the associate vehicle movements. The proposed development is therefore considered to be in accordance with policies D.4, D.10, NR.11, TR.17, of the Adopted Wyre Forest District Local Plan, DS01, DS02, CP01, CP02, CP03, CP05, CP08, CP11, CP14 of the Adopted Wyre Forest Core Strategy, CC1, CC2, UP5, UP7, UP9 of the SAP DPD, Sections 1, 4, 7, 8, 10, 11 and preface on 'Achieving Sustainable Development' of the National Planning Policy Framework and DCLG Policy statement – Planning for schools development (August 2011).

Application Reference: 13/0253/REGS3

Site Address: AREA OF SSSI MARSHLAND, ADJACENT TO ALDER AVENUE, KIDDERMINSTER, DY10 2LD

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. This permission shall ensure for the benefit of Wyre Forest District Council only.
Reason: As required by Regulation 9 of the General Regulations 1992.

Reason for Approval

The proposed development is considered to be acceptable within the context of both the street scene and the site. There would be no impact on the amenity enjoyed by the occupants of nearby properties and the impact on the SSSI would be acceptable. The proposed development would be considered to accord with the requirements of Policy NC.1 of the Adopted Wyre Forest District Local Plan, Policies CP11, CP12 and CP14 of the Adopted Wyre Forest Core Strategy and Policies SAL.UP5 and SAL.UP7 of the Pre-submission Publication Version of the Draft Site Allocations and Policies Development Plan Document.