

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

9th July 2013 Schedule 511 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 Development Manager, 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 G W Ballinger arrived at the meeting at this point (6.11pm).

<p>Application Reference: 13/0192/FULL</p>
<p>Site Address: LAND ADJACENT TO, 60 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2PR</p>
<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. B1 (Samples/details of materials). 4. Details of windows and doors. 5. Details of all boundary treatments. 6. Landscaping scheme. 7. Landscape implementation in accordance with the relevant British Standard. 8. Landscape maintenance schedule (3 years). 9. Foul and surface water drainage. 10. Access, turning and parking. 11. Cycle Parking (Multi Unit). 12. Removal of Permitted Development Rights. 13. Final window specification to be agreed prior to first occupation. <p>Notes</p> <p>A Private apparatus on the highway.</p> <p>B Works adjoining highway.</p> <p><u>Reason for Approval</u></p> <p>The proposed dwellings are well designed and will have an acceptable appearance in the street scene. The scheme is also acceptable in terms of highway safety. The impact of the dwellings upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. The proposed development is therefore considered to be in accordance with policies H.2 D.10 TR.17 NR.11 of the Adopted Wyre Forest District Local Plan, DS01 DS02 CP01 CP03 CP05 CP11 of the Adopted Wyre Forest Core Strategy, SAL.PFSD.1 SAL.DPL1 SAL.CC2 SAL.CC6 of the SAP DPD, Design Quality Supplementary Planning Guidance, and Sections 6 and 7 of the National Planning Policy Framework.</p>

Councillor M Rayner left the meeting at this point, 6.30pm.

<p>Application Reference: 13/0209/FULL</p>
<p>Site Address: STOURPORT PISTOL AND RIFLE CLUB, BONEMILL RANGE, STOURPORT ROAD, STOURPORT-ON-SEVERN, DY13 8BQ</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A8 (Temporary Permission – Buildings). 2. A11 (Approved Plans). 3. The proposed building shall be painted dark green. 4. The building shall only be used by Stourport on Severn Pistol and Rifle Club. 5. No below ground services shall be installed. <p>Note</p> <p>Landfill gas.</p> <p><u>Reason for Approval</u></p> <p>The proposed temporary clubhouse building is appropriate development in Green Belt. It is considered that the position, size and design are acceptable for temporary period of time and will not adversely impact the openness or visual amenity of the Green Belt or the surrounding area. The proposed development is therefore considered to be in accordance with policies GB.1, GB.2, GB.3, GB.6, NR.3 of the Adopted Wyre Forest District Local Plan, CP01, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.UP1, SAL.UP7 of the SAP DPD and Sections 7 and 9 of the National Planning Policy Framework.</p>

<p>Application Reference: 13/0217/LIST</p>
<p>Site Address: THE SALON, BROUGHTON COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A7 (Listed Building/Conservation Area Consent). 2. B1 (Samples/Details of Materials). <p><u>Reason for Approval</u></p> <p>The proposed alterations are considered to be of a design that would complement the Conservation Area and the Local Listed Buildings. The effects of the development on neighbouring properties have been carefully assessed and it is considered that there will be no undue loss of amenity. The proposed development is therefore considered to be in accordance with policies LB.2 ((ii) (iii) (iv) (vi) of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP6, SAL.UP7 of the SAP DPD and Section 12 of the National Planning Policy Framework.</p>

<p>Application Reference: 13/0227/RESE</p>
<p>Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER</p>
<p>DELEGATED AUTHORITY TO APPROVE subject to the following:</p> <ol style="list-style-type: none"> 1. The receipt of acceptable elevation, boundary treatment, landscaping and levels plans plus satisfactory drainage calculations to ensure that the proposed drainage scheme adheres to the overall drainage scheme for phase 1 of the former British Sugar site; 2. Re-consultation where necessary with the receipt of no objections during the re-consultation period; 3. The following conditions: <ol style="list-style-type: none"> i. Approved plans. ii. Approval of reserved matters only. iii. Materials to be agreed. iv. Boundary treatment. v. Removal of permitted development for boundary treatment forward of dwelling unless otherwise agreed. vi. Drainage scheme in accordance with submitted details. vii. Landscaping and maintenance in accordance with plans. viii. Tree protective fencing to trees within Landscape Area 2 to be agreed. ix. Levels in accordance with plans. x. Cycle parking for those plots without garage to be agreed. xi. Submission and agreement of habitat management plan. xii. Lighting to be agreed. xiii. Construction of driveways and turning areas to be agreed. xiv. Welcome pack to promote sustainable transport to be agreed prior to occupation. <p><u>Reason for Approval</u></p> <p>The proposed use of this part of the former British Sugar Site has been agreed under planning consent 12/0146/EIA. It is considered that the proposed scheme for 29 residential plots would provide attractive frontages to the public footpath to the north and to the strategic landscape area which forms a steep escarpment to the east. The proposed layout provides adequate parking which would be able to be overlooked by the potential occupiers without detriment to highway safety. The proposed development is therefore considered to be in accordance with policies D4, D10, D11, D12, NR2, NR11, NR12, NC7 of the Adopted Wyre Forest District Local Plan, DS01, DS05, CP01–05, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 of the SAP DPD, Re-Wyre Prospectus, Design Quality Supplementary Planning Guidance and Sections 4, 6, 7 of the National Planning Policy Framework.</p>

Application Reference: 13/0236/FULL

Site Address: STOURPORT ON SEVERN HIGH SCHOOL, MINSTER ROAD,
STOURPORT-ON-SEVERN, DY13 8AX

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved Plans).
3. Materials (as per approved plan).
4. Details of boundary treatment to be submitted.
5. Details of bollard lights to car park to be submitted.
6. Car park to be completed prior to first public use of the gymnasium.

Reason for Approval

The proposal represents appropriate development in the Green Belt. The applicants have provided sufficient justification for the loss of the sports field, namely the improved indoor facilities, improvements to parking provision and that there would be no loss of functional sports pitches for the school, which in this instance are considered sufficient to clearly outweigh the loss of the sports field. The proposal would not give rise to a situation which would be detrimental to highway safety. The proposed development is therefore considered to be in accordance with policies D.15, NR.13, TR.17, LR.9 of the Adopted Wyre Forest District Local Plan, CP07, CP11 of the Adopted Wyre Forest Core Strategy, SAL.DPL12, SAL.CC.2, SAL.UP7, SAL.UP9 of the SAP DPD and Section 8 of the National Planning Policy Framework.