

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

13th August 2013 Schedule 512 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 13/0324/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. B1 (Samples/Details of Materials). 4. Details of drainage and manure store to be submitted and approved prior to first use of the development. 5. Retention of predominantly hazel hedge along the roadside boundary. <p><u>Reason for Approval</u></p> <p>The change of use of the site and the provision of a building for the purpose of outdoor sports and recreation within the Green Belt is appropriate, the stables and hay barn proposed are of a size commensurate with the site. The building would be positioned adjacent to a hedge, would be constructed of materials appropriate for the location and the use proposed and the buildings would benefit from safe access from the adjacent residential curtilage. The use of the land for the recreational keeping of horses and the associated building would have no significant impact on the character, openness or appearance of the Green Belt. The proposed change of use, stables, and hay barn would be considered to accord with the requirements of Policies CP11 and CP12 of the Adopted Core Strategy (2010), Policies SAC.CC7, SAL.UP1 and SAL.UP13 of the Adopted Site Allocations and Policies Local Plan (2013) and Section 9 of the National Planning Policy Framework.</p>

Application Reference: 13/0073/FULL
Site Address: MILESTONES, PEARL LANE, COMMONSIDE, ASTLEY CROSS, STOURPORT-ON-SEVERN, DY13 0PB
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans), revised drawing numbers CGD30_31A, (P) 01, (P) 02B, (P) 03B, (P) 05A, (P) 06B, (P) 07B, (P) 08B, (P) 09.

3. B3 (Finishing Materials to Match).
4. J8 No further windows on the south east elevation (elevation facing Number 49 Kings Arms Lane).

Reason for Approval

The proposed extension is 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 extension 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 CP11 of the Adopted Wyre Forest Core Strategy (2010) as well as Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, Design Quality Supplementary Planning Guidance and Section 7 of the National Planning Policy Framework.

Application Reference: 12/0279/FULL

Site Address: LAND OFF HOLLIES LANE, KIDDERMINSTER, DY11 5RW

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Notwithstanding the information submitted, no development shall take place until details of types and colours of all external materials, including any hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the external appearance of the development appears appropriate within this Green Belt site and that the development accords with Policy CP11 of the Adopted Wyre Forest Core Strategy and Policies SAL.UP1 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

4. No retail of trees shall take place from the site without the approval of the Local Planning Authority.

Reason.

To ensure minimal impact to road safety.

Reason for Approval

The provision of buildings for forestry within the Green Belt is considered appropriate; the building proposed is of a suitable size to provide the necessary facilities. The building would be constructed of materials appropriate for the location and would utilise an existing site access. The building proposed would have no significant impact on the character, openness or appearance of the Green Belt, the

character of the area or the street scene. The proposed building would be considered to offer no significant detriment to the amenity currently enjoyed by the occupants of any nearby dwelling. The development would be considered to accord with the requirements of Policies CP11 and CP12 of the Adopted Core Strategy (2010), Policies SAL.UP1 and SAL.UP7 of the Site Allocations and Policies Local Plan and Sections 3 and 9 of the National Planning Policy Framework.

Application Reference: 13/0082/FULL

Site Address: RIVERSIDE BUILDING, FORMER CARPETS OF WORTH SITE, SEVERN ROAD, STOURPORT-ON-SEVERN,

DELEGATED APPROVAL subject to:

- i. the signing of a S.106 Agreement to secure -
 - a. 3 no. 1 bed units for affordable housing purposes;
 - b. Education Contribution of £9,810; and
 - c. Public Open Space Contribution of £2,316.
- ii The conditions and notes listed below:
 - 1. A6 (Full with No Reserved Matters).
 - 2. A11 (Approved Plans).
 - 3. B1 (Samples/Details of Materials).
 - 3. B9 (Details of Windows and Doors).
 - 4. B11 (Details of Enclosure).
 - 5. C8 (Landscape Implementation).
 - 6. C11 (Maintenance of Existing Hedges).
 - 7. E2 (Foul and Surface Water).
 - 8. HC25 (Access Closure - occupation – vehicular).
 - 9. HC36 (Cycle Parking -Multi Unit).
 - 10. Method statement for retaining features.
 - 11. Details of Surface Water Management.
 - 12. Contaminated Land.
 - 13. Contaminated Land (remediation).
 - 14. Finished Floor Levels.
 - 15. Archaeology.
 - 16. Updated Ecological Survey.

Notes

- A Highways - Access via unadopted road.
- B Flood Defence.
- C Biodiversity.

Reason for Approval

The proposed re-building of the 'Riverside Building' a heritage asset and the provision of 11 residential units is considered to be acceptable and in accordance

with policy given the material considerations advanced. The proposed development will not adversely impact on highway safety, flood risk or residential amenity. Provision for affordable housing, education contributions and public open space contributions will be provided in line with adopted policy. For these reasons the proposal is in accordance with policies DS01, DS03, CP01, CP02, CP03, CP04, CP05, CP11, CP14 of the Adopted Wyre Forest District Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9, SAL.EA1 of the Site Allocations and Policies Local Plan, Severn Road Development Brief Supplementary Planning Guidance, Design Quality Supplementary Planning Guidance, Planning Obligations SPD and National Planning Policy Framework – In particular sections 4, 6, 7, 10, 11, and 12.

Application Reference: 13/0288/FULL

Site Address: OAK VIEW, ROCK CROSS, ROCK, KIDDERMINSTER, DY14 9RW

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. The materials to be used externally on the development hereby authorised shall comply with the details within Section 10 of the application form submitted.

Reason for Approval

The proposed development would have no impact on the amenity enjoyed by the residents of properties nearby; the design of the garage is considered acceptable and appropriate, the development would offer no detriment to the street scene and would offer no significant detriment to the character of the area. The proposed development would accord with the provisions of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policy SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan, Design Quality Supplementary Planning Guidance and Sections 4 and 7 of the National Planning Policy Framework.

Councillor D R Godwin voted against the application.