

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

8th October 2013 Schedule 513 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.

<p>Application Reference: 13/0377/FULL</p>
<p>Site Address: SPENNELLS VALLEY LOCAL NATURE RESERVE, SPENNELLS VALLEY ROAD, KIDDERMINSTER INDUSTRIAL ESTATE, KIDDERMINSTER</p>
<p>1. Should Sport England raise no objections within their consultation period or raise an objection that falls outside grounds a) to c) below, then the first recommendation is for DELEGATED AUTHORITY TO APPROVE subject to the conditions listed at 1 to 4 below:</p> <p>However, should Sport England raise objection on one or more of the following grounds:</p> <ul style="list-style-type: none"> a) that there is a deficiency in the provision of playing fields in the area of the local authority concerned; b) that the proposed development would result in such a deficiency; or c) that where the proposed development involves a loss of playing field and an alternative or replacement field is proposed to be provided, that the alternative or replacement does not match (whether in quantity or accessibility) that which would be lost. <p>then, in accordance with the Town and Country Planning Consultation Direction 2009, the application would need to be referred to the Secretary of State.</p> <p>Irrespective of the deficiency of playing field provision within the Kidderminster East Area, the Council's Parks and Green Spaces team has provided assurance that the site has not been used as a functioning playing field for a significant number of years. Plus the provision of greater access to the existing nature reserve which is secured through this development would provide alternative recreational provision, the need for which clearly outweighs the loss of the field the condition of which ensures that it has no reasonable prospect of contributing towards the playing field offer within the District. The contribution that the proposed development would make towards enabling the Environment Agency to meet its obligations under the European Union Water Framework Directive is considered to offer additional substantial weight to justify the loss of part of a playing field in this instance. On that basis, the second recommendation is as follows:</p>
<p>2. Should Sport England raise objection on one or more of the grounds outlined in a), b) or c) above, the second recommendation is for DELEGATED AUTHORITY TO APPROVE subject to:(i) the Secretary of State deciding not to call the application in; and (ii) the conditions listed below:</p>

1. A6 (Full with no reserved matters).
2. A11 (Approved Plans).
3. Details of disposal of excavated material to be submitted prior to any development being carried out on site.
4. Planting schedule and timetable for implementation to be submitted and agreed prior to any development being carried out.

Reason for Approval

The proposal offers significant improvements to the biodiversity and geodiversity area of the Spennells Valley Local Nature Reserve and the Hoo Brook sufficient to justify the loss of the existing sports pitch. The proposal would not cause harm to visual amenity. For these reasons the proposal accords with the policies CP02, CP13, CP14 of the Core Strategy, and SAL.PFSD1, SAL.CC7, SAL.UP3, SAL.UP4, SAL.UP5, SAL.UP9 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

Application Reference: 13/0418/RESE

Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER,

DELEGATED APPROVAL subject to:

- i. Satisfactory amendment to the submitted layout which seek to provide more natural surveillance to the rear courtyard parking area, and no objection submitted within the re-consultation period by the Crime Risk Advisor;
- ii. Satisfactory drainage details to demonstrate that the proposed drainage of the application accords with the drainage strategy agreed for Phase 1 and no objection submitted within the re-consultation period by the Council's Senior Water Management Officer;
- iii. No objections from the Highway Authority
- iv. The following conditions:
 1. A11 (Approved plans).
 2. This form constitutes an approval of matters reserved under Condition 2 of Planning Permission Reference 12/0146/EIA and does not constitute a planning permission.
 3. Layout of NEAP in accordance with approved plan (including boundary treatment) prior to first occupation of any of the plots;
 4. Details of maintenance schedule of the NEAP, and maintenance regime to be undertaken in accordance with the agreed details.
 5. Landscaping in accordance with approved plan.
 6. Details of tree protection fencing to protect trees located on Landscape Area 5 (as approved under 12/0146/EIA).
 7. Details of tree pits and trees planted in accordance with agreed details.
 8. Materials.
 9. Site levels in accordance with plans.

10. The boundary treatments shall be implemented in accordance with the approved drawing prior to the first occupation of the corresponding plot.
11. No fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a shared surface or footpath) other than other that have been approved under the above Condition.
12. Drainage to be implemented in accordance with agreed details.
13. Details of parking for site operatives.
14. For those plots where sheds are proposed to be provided for the purposes of cycle parking (i.e. plots without garages), the sheds shall be constructed prior to the first occupation of the corresponding plot.
15. Details of how the approved driveways and vehicular turning areas are to be consolidated, surfaced and drained.
16. Details of a 'Welcome Pack' to promote sustainable forms of access.
17. Details of a Habitat Management Plan (HMP), including a timescale of implementation.
18. Details of proposed lighting including impact upon biodiversity.
19. Details of noise mitigation and ventilation.
20. Details of noise assessment prior to occupation.

Reason for Approval

The principle of residential development on this part of phase 1 of the former British Sugar site together with the proposed access into the Development Block has been agreed at the outline stage under planning approval 12/0146/EIA. The proposals are considered to be of an appropriate design in principle with no significant adverse impact upon the potential occupiers, existing ecology or highway safety. It is considered that the proposals accord with the relevant policy guidance. For these reasons the proposal is considered to be in accordance with the policies DS01, DS05, CP01–05, CP11, CP12, CP14 of the Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP4, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan., Re-Wyre Prospectus, Design Quality Supplementary Planning Guidance, Supplementary Document Planning Obligations (2007), Sections 4, 6, 7 of the National Planning Policy Framework.

Application Reference: 13/0425/FULL

Site Address: VICARAGE FARM, FOLD LANE, CHADDESLEY CORBETT, KIDDERMINSTER, DY104SA

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).
4. Before the hay barn hereby approved is brought into use the hedge adjacent to the south of the site (an extension of Fold Lane) shall be supplemented with additional native planting, details of which shall be submitted and approved in writing by the Local Planning Authority. The planting shall be carried out strictly in accordance with the details approved.

Reason for Approval

The proposed building would provide a feed store for to be used in conjunction with the previously approved stables. The barn proposed is of a size commensurate with the expected yield of hay from 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 building would benefit from safe access from the existing site entrance. To ensure that the site is suitably landscaped by infilling gaps in the described hedgerow and to accord with the requirements of Policy SAL.UP9 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. The proposed hay barn would be considered to accord with the requirements of Policies CP11 and CP12 of the Adopted Wyre Forest District Core Strategy (2010), Policies SAL.UP1 and SAL.UP13 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan (2013) and Section 9 of the National Planning Policy Framework.

Application Reference: 13/0428/LIST

Site Address: 18 WELCH GATE, BEWDLEY, DY122AT

APPROVED subject to the following conditions:-

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. B1 (Samples).

Reason for Approval

The proposed works are considered appropriate would offer no detriment to the heritage asset or its setting and would not result in a reduction or loss of the buildings significance. The proposed development would be considered to accord with the requirements of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policy SAL.UP6 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

Application Reference: 13/0440/FULL

Site Address: 63 STOURPORT ROAD, BEWDLEY, DY121BH

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).

Reason for Approval

It is considered that the proposals would cause no significant harm to highway safety. Furthermore, as a result of the materials chosen together with the retention of certain existing features, the scheme would not be detrimental to the setting of the locally listed property or to the character of the street scene.