

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER

14TH JANUARY 2014 (6.00PM)

Present:

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, C Brewer, B T Glass, D R Godwin, J Greener, I Hardiman, P B Harrison, M J Hart, H J Martin, B McFarland, F M Oborski, M A Salter, J A Shaw and N J Thomas.

Observers:

Councillors: A T Hingley, N Knowles and D C H McCann.

PL.58 Apologies for Absence

Apologies for absence were received from Councillor C D Nicholls.

PL.59 Appointment of Substitutes

Councillor J A Shaw was appointed as a substitute for Councillor C D Nicholls.

PL.60 Declarations of Interests by Members

Councillor G C Yarranton declared an interest in agenda item no. 9, Phase 2 of the development of Hoobrook Link Road - a proposed 600m extension to the development access road through the former British Sugar Site, which will complete the link from the A451 Stourport Road to the A442 Worcester Road Reference: 13/0579/WCCR as he is a County Councillor but he had a dispensation from the Ethics & Standards Committee.

Councillor M J Hart declared an interest in agenda item no. 9, Phase 2 of the development of Hoobrook Link Road - a proposed 600m extension to the development access road through the former British Sugar Site, which will complete the link from the A451 Stourport Road to the A442 Worcester Road Reference: 13/0579/WCCR as he is a County Councillor but he had a dispensation from the Ethics & Standards Committee.

Councillor F M Oborski declared an interest in agenda item no. 9, Phase 2 of the development of Hoobrook Link Road - a proposed 600m extension to the development access road through the former British Sugar Site, which will complete the link from the A451 Stourport Road to the A442 Worcester Road Reference: 13/0579/WCCR as he is a County Councillor but she had a dispensation from the Ethics & Standards Committee.

PL.61 Minutes

Decision: The minutes of the meeting held on 10th December 2013 be confirmed as a correct record and signed by the Chairman.

PL.62 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 516 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 516 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.

PL.63 Applications Pending Decision

The Committee received a schedule of planning and related applications that were pending decision.

Decision: The schedule be noted.

PL.64 Planning and Related Appeals

The Committee received details of the position with regard to planning and related appeals, still being processed, together with particulars of appeals that had been determined since the date of the last meeting.

Decision: The details be noted.

**PL.65 Outline application for residential development of up to 62 houses, access, amenity space, associated works Land at Pearl Lane, Astley Cross
Reference: 13/0616/LPA**

The Committee considered a report from the Director of Economic Prosperity and Place which asked for a decision on the Planning Consultation received from Malvern Hills District Council for development on Land at Pearl Lane, Astley Cross.

Decision:

The Committee resolved to respond to the consultation by offering the following OBJECTIONS to the application:

- 1. The proposed residential development on this Greenfield site located within the open countryside is clearly contrary to both Adopted and emerging local planning policies. It is considered that there are sequentially preferable sites identified to meet housing needs within the Malvern Hills District. The location and scale of this proposal would not represent sustainable development and is therefore wholly inappropriate in its nature.**
- 2. The proposed development would be of a scale that would be out of kilter with the size and character of the surrounding village and would effectively create an urban extension to Stourport-on-Severn pushing built development into the open countryside. The effect of this intrusion would significantly harm the character and appearance of the landscape and the surrounding area as a whole.**

PL.66 Phase 2 of the development of Hoobrook Link Road. A proposed 600m extension to the development access road through the former British Sugar Site, which will complete the link from the A451 Stourport Road to the A442 Worcester Road Reference: 13/0579/WCCR

The Committee considered a report from the Director of Economic Prosperity and Place which asked the Committee to make a decision on the planning consultation received from Worcestershire County Council in respect of Phase 2 of the development of the Hoobrook Link Road.

Decision:

The Committee resolved to respond to the consultation by raising NO OBJECTIONS subject to the following:

- i. Clarification regarding those areas of land and ecological features where it is anticipated that the District Council would take on the long term maintenance and the associated costs (if any) involved;**
- ii. Additional details of the landscaping proposed for the area between the Staffordshire and Worcestershire Canal and River Stour which requires consideration to ensure that the development does not detract from this existing wildlife corridor;**
- iii. The submission of a detailed tree survey indicating which trees are to be retained and which are to be lost;**
- iv. Clarification of the impact of noise from the proposed road upon the approved and committed residential development within Phase 1 of the former British Sugar Site; and**
- v. Conditions suggested at paragraph 9.5 of the report to the Planning Committee.**

The meeting ended at 8.01 p.m.