

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

11th March Schedule 518 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: 13/0568/FULL</p>
<p>Site Address: UPPER MOOR SMALL HOLDING, TIMBER LANE, STOURPORT-ON-SEVERN, DY13 9LU</p>
<p>REFUSED for the following reasons:</p> <ol style="list-style-type: none"> 1. The site is located within the West Midlands Green Belt. The development is considered to be inappropriate within the Green Belt which is by definition harmful. There is further harm caused to the openness and appearance of the Green Belt. It is considered that there are no very special circumstances to justify this inappropriate development and as such the proposal is contrary to Policies SAL.UP1 and SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, government guidance within National Planning Policy Framework and Planning Policy for Traveller Sites. 2. Due to the topography of the area the site is readily visible particularly from Public Rights of Way and the Leapgate railway viaduct. The proposed development would detract from and harm the character of landscape and the visual amenity of the Green Belt in this rural location contrary to Policies CP06 and CP12 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Government guidance in National Planning Policy Framework. 3. The location of the residential accommodation fails to accord with: <ol style="list-style-type: none"> a. Housing Policies DS01 or DS04 of the Adopted Wyre Forest Core Strategy, or Policies SAL.DPL1 and SAL.DPL2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. b. Gypsy Site Provision Policies contained within Policy CP06 of the Adopted Wyre Forest Core Strategy or Policies SAL.DPL8 and SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan; or c. Residential Caravans and Mobile Homes Policy SAL.DPL7 of the Adopted Wyre Forest Site Allocations and Policies Local Plan <p>The above policies seek to guide residential development to appropriate locations. To approve the development at the location proposed which lies outside a settlement boundary would be contrary to the strategic approach to development set out with the Development Plan which seeks to protect the</p>

Green Belt and open countryside.

4. The site lies within an area of Flood Risk (Flood Zone 2), it is not considered that the site is sequentially preferable and does not pass the exception test. As such the proposal would result in an unacceptable provision of a site in an area of known flood risk contrary to Policies CP02 and CP06 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and national guidance in the National Planning Policy Framework.

5. Access to the application site is from the Hartlebury Road via a modern housing estate which is designed to maintain slow speeds by using bends and tight junction radii. The application proposes 4 pitches for caravans and these would need to be delivered on a long vehicle. It is considered that a large vehicle would not be able to successfully negotiate the existing bends and junctions without overriding the pavements and that the angle of the bridge relative to the Timberland Way will prevent access for larger vehicles. This would have a detrimental impact on pedestrian safety and result in structural damage to the pavements and kerbing. The proposal would therefore cause harm to highway safety contrary to Policies CP03 and CP06 of the Adopted Wyre Forest Core Strategy and Policies SAL.DPL10 and SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan”.

Application Reference: 14/0005/FULL & 14/0006/LIST

Site Address: SEVERN INDIAN CUISINE, 61A, LOAD STREET, BEWDLEY, DY12 2AP

APPLICATION DEFERRED AT THE REQUEST OF THE DEVELOPMENT MANAGER.

Application Reference: 13/0693/FULL

Site Address: CORBESLEY HOUSE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SD

APPROVED subject to the following conditions:

1. A11 (Approved plans).
2. Materials to be used for extension to match existing.

Note

The applicant is advised that whilst the boundary walls fall within permitted development, the Local Planning Authority consider the materials shown on the approved plan to be acceptable and shall be used for the construction of the wall.

Application Reference: 13/0694/FULL

Site Address: SWAN INN, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SD

APPROVED subject to the following conditions:

1. A11 (Approved plans).
2. Armco barrier to be removed within 3 months of the date of this permission.
3. Within 3 months of the date of this permission, the boundary wall shall be altered in accordance with approved plans.

Note

Structural stability of wall.

Application Reference: 14/0004/FULL

Site Address: 160 CASTLE ROAD, COOKLEY, KIDDERMINSTER, DY10 3TB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B3 (Finishing materials to match).
4. Vehicle access construction.
5. Driveway gradient.
6. Access, turning and parking.

Note

Alteration of a highway to provide or amend a vehicle crossover.

Application Reference: 14/0025/RESE

Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER, DY11 7QL

DELEGATED AUTHORITY TO APPROVE subject to:

- (i) Satisfactory amendment to the submitted layout which seeks to provide more natural surveillance to the rear courtyard parking areas, and no objections submitted within the re-consultation period by the Crime Prevention Design Advisor;
- (ii) No objections from any of the other outstanding consultees within the consultation period; and
- (iii) 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 permisison.
3. Timing of implementation of NEAP.
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 pits and trees planted in accordance with agreed details.
7. Site levels in accordance with plans.
8. The boundary treatments shall be implemented in accordance with the approved drawing prior to the first occupation of the corresponding plot.
9. 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.
10. Drainage to be implemented in accordance with agreed details.
11. Details of parking for site operatives.
12. 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.
13. Details of how the approved driveways and vehicular turning areas are to be consolidated, surfaced and drained.
14. Details of a 'Welcome Pack' to promote sustainable forms of access.
15. Details of a Habitat Management Plan (HMP), including a timescale of implementation.
16. Details of proposed lighting including impact upon biodiversity.
17. Details of noise mitigation and ventilation.
18. Details of noise assessment prior to occupation.

Application Reference: 14/0027/OUTL

Site Address: CHICHESTER CARAVANS, VALE ROAD, STOURPORT-ON-SEVERN, DY13 8YL

DELEGATED APPROVAL be granted subject to:

- a) the signing of a **Section 106 Agreement** to secure:
 - i. 30% affordable housing;
 - ii. Education Contributions; and
 - iii. Public Open Space Contributions; and
- b) the following conditions:
 1. A1 (Standard outline).
 2. A2 (Standard outline – reserved matters).
 3. A3 (Submission of reserved matters).
 4. A11 (Approved plans).
 5. J1 (Removal of permitted development – residential).
 6. J9 (Open plan frontages).
 7. B1 (Samples/details of materials).
 8. B2 (Sample brick panel).

9. B11 (Details of enclosure).
10. B13 (Levels details).
11. C3 (Tree protection during construction).
12. C5 (Hand digging near trees).
13. C6 (Landscaping – small scheme).
14. C8 (Landscape implementation).
15. C14 (Landscape maintenance).
16. E2 (Foul and surface water).
17. Detailed scheme for accommodating foul and surface water pipes to be submitted.
18. Contaminated land.
19. Noise mitigation scheme.
20. F5 (Construction of noise attenuation).
21. Access closure – occupation – vehicular.
22. Access, turning and parking.
23. Cycle parking (multi unit).
24. Parking for site operatives.
25. Welcome Pack.

Notes

- A SN2 (Section 106 Agreement).
- B SN1 (Removal of Permitted Development Rights).
- C SN6 (No felling – TPO).
- D Private apparatus within the highway.
- E Section 278 Agreement.
- F Design of Street Lighting for Section 278.
- G Temporary Direction Signs to Housing Developments.

Application Reference: 14/0053/FULL

Site Address: 128 MARLPOOL LANE, KIDDERMINSTER, DY11 5HS

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Details of materials to be submitted.

Application Reference: 14/0061/FULL

Site Address: COLLIERS FARM SHOP, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HA

APPROVED subject to the following conditions:

1. A8 (Temporary permission – buildings: five years).
2. Opening hours.