

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19th June 2014 Schedule 521 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.

Councillors A Clent, M Stooke, M Wrench and G C Yarranton left the meeting before the application below.

Application Reference: 14/0017/FULL
Site Address: HEATH LANE, SHENSTONE, KIDDERMINSTER, DY10 4BS
REFUSED for the following reasons:
<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.DPL9 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and 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 Heath Lane and Butts Lane. The proposed development would detract from, and harm the character of, the 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.DPL9 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Government guidance in National Planning Policy Framework.

Councillors A Clent, M Stooke, M Wrench and G C Yarranton came back into the meeting, (6.04pm).

Application Reference: 14/0187/FULL
Site Address: CHESHIRE'S COLOURMAIL LTD, 24 COVENTRY STREET, KIDDERMINSTER, DY10 2BG
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Details of materials. 4. Details of landscaping. 5. Landscaping maintenance. 6. Details of the consolidation, surfacing and drainage of the cycle parking, vehicle

- access, turning area and parking facilities.
- 7. Engineering details of the footway and access alterations.
- 8. Details of parking for site operatives and visitors.
- 9. Submission of travel plan which promotes sustainable forms of access to the site
- 10. Building not to be brought into use until car park available for use in accordance with site levels shown on drawing D1 rev. E.
- 11. Notwithstanding details shown, details of all boundary treatments to be agreed.
- 12. A1 floorspace to occupy the area shown on the Ground Floor (A456 Ringway Island Level) only.
- 13. Details of drainage.
- 14. Site investigation & remediation.
- 15. Site Investigation and recording (Archaeology).
- 16. Another bat survey if development not commenced within 18 months.

Application Reference: 14/0194/FULL
Site Address: PARWELD LTD, LONG BANK, BEWDLEY BUSINESS PARK, BEWDLEY, DY12 2TZ
DELEGATED AUTHORITY TO APPROVE subject to a 'no objection' response from North Worcestershire Water Management and the Countryside and Conservation Officer, and the following conditions: <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (External details – approved plan). 4. No external lights without an approved lighting assessment. 5. B1 & B2 uses only.

Application Reference: 14/0277/FULL
Site Address: 14 COMBERTON PLACE, KIDDERMINSTER, DY10 1QR
APPROVED subject to the following condition: <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. The site hereby approved shall not be brought into use as a use class A3 restaurant/cafe until: <ul style="list-style-type: none"> i) a scheme for the extraction, treatment and dispersal of fumes and odours has been submitted to, and approved in writing by, the Local Planning Authority; and ii) the approved scheme has been implemented. <p>The development shall only be carried out on the site during such times as the approved extraction and treatment equipment is operational and effective to the level of the approved scheme</p>