

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

14<sup>th</sup> April 2015 Schedule 530 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.

Councillor R Lloyd left the meeting at this point, (18.06pm).

<b>Application Reference 15/0129/FULL</b>
<b>Site Address: CAR PARK AT THE SWAN, 9 BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER</b>
<b>REFUSED</b> for the following reason:  <ol style="list-style-type: none"><li>1. The absence of suitable car parking facilities would result in the displacement of vehicles on to the surrounding road network including the A456 Birmingham Road, a route of strategic importance. It would also lead to vehicles queuing on a live carriageway waiting to enter the site. Insufficient evidence has been submitted to demonstrate that the adopted parking standards should be reduced for the proposed development. As such the proposal is contrary to the purpose of ensuring a safe free flowing highway network and therefore fails to accord with Policies SAL.CC1 and SAL.CC2 of the Adopted Site Allocations and Policies Local Plan, the Adopted Local Transport Plan and the NPPF as the impact of this shortfall will have a severe detrimental impact on the highway network.</li><li>2. The siting of the store would cause the loss of an existing Yew Tree (T2) protected by TPO No. 282. It is considered that this tree has existing high amenity value and has a significant safe useful life expectancy (SULE), and therefore its loss would be contrary to Policy SAL.UP7 of the Adopted Site Allocations and Policies Local Plan.</li><li>3. The proposed new store would neither be a conversion of nor an extension to an existing facility. It is therefore contrary to Policy SAL.GPB3 of the Adopted Site Allocations and Policies Local Plan, and as such it is considered that the proposal would be detrimental to the viability of the Swan public house as an existing business. The potential loss of the public house would be contrary to Policies DS04 and CP07 of the Adopted Core Strategy, Policy SAL.DPL11 of the Adopted Site Allocations and Policies Local Plan, and the NPPF.</li></ol>

Councillor R Lloyd came back to the meeting at this point, (18.50pm).

Councillor M Wrench left during the consideration of the following application, (19.10pm).

<b>Application Reference 12/0090/OUTL</b>
<b>Site Address: BROAD STREET CAR PARK, KIDDERMINSTER</b>
<b>APPROVED</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A1 (Standard outline).</li> <li>2. A2 (Standard outline – reserved matters).</li> <li>3. A3 (Submission of reserved matters).</li> <li>4. A11 (Approved plans).</li> <li>5. A12 (No approval of layout).</li> <li>6. B1 (Samples/details of materials).</li> <li>7. B11 (Details of enclosure).</li> <li>8. B13 (Levels details).</li> <li>9. C6 (Landscaping – small scheme).</li> <li>10. C8 (Landscape implementation).</li> <li>11. E2 (Foul and surface water).</li> <li>12. F5 (Construction site noise/vibration).</li> <li>13. J9 (Open plan frontages).</li> <li>14. Contaminated Land.</li> <li>15. Archaeology.</li> <li>16. Visibility splays.</li> <li>17. Parking estate development – (1 + house).</li> <li>18. Cycle Parking (Multi Unit).</li> <li>19. Highway improvements / offsite works.</li> <li>20. A Construction Environmental Management Plan shall be submitted to and approved.</li> </ol> <p>Notes</p> <ol style="list-style-type: none"> <li>A. Mud on highway.</li> <li>B. Private Apparatus within the Highway.</li> <li>C. Section 278 Agreement.</li> <li>D. No drainage to discharge to highway.</li> <li>E. Protection of visibility splays.</li> </ol>

Councillors G W Ballinger and M Rayner left the meeting at this point, (19.25pm).

<b>Application Reference 15/0113/FULL</b>
<b>Site Address: CRUNDALLS COTTAGE, CRUNDALLS LANE, BEWDLEY</b>
<b>REFUSED</b> for the following reasons:
<ol style="list-style-type: none"> <li>1. The combined volume of the extensions has resulted in disproportionate additions over and above the size of the original building which are considered to constitute inappropriate development within the Green Belt and is harmful by definition. No very special circumstances have been provided and as such the proposals are contrary to the guidance laid out in Section 9 of the National Planning Policy Framework and Policy SAL.UP1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.</li> <li>2. The scale and design of the extensions result in disproportionate and overwhelming additions to the property which have a detrimental impact on appearance of the original dwelling as well as existing development in the vicinity and the character of the area. The development is not considered to accord with</li> </ol>

the requirements of Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

**Application Reference 15/0053/FULL**

**Site Address: 26 RECTORY LANE, ROCK, KIDDERMINSTER**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B1 (Samples of materials).

Note

SN12 (Neighbours' rights).

**Application Reference 15/0013/S73**

**Site Address: BURLISH PARK GOLF CLUB, ZORTECH AVENUE, KIDDERMINSTER**

**REFUSED** for the following reason:

The proposed variation of condition would result in lorry movements on the highway network during times of high concentration of traffic flows. The split nature of times proposed would provide a condition that could be easily breached and that would not be practicably possible to enforce. To approve the variation of condition under these circumstances would be in conflict with Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.

**Application Reference 15/0061/LIST**

**Site Address: BROUGHTON COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER**

**APPROVED** subject to the following conditions:-

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. B1 (Samples).
4. The flats formed as a result of this development shall not be brought into use until details of screens to be fitted to the bin store area have been submitted to and approved by the Local Planning Authority. These screens shall be installed prior to first occupation of the flats and shall be retained thereafter.

**Application Reference 15/0089/FULL**

**Site Address: BANNUT TREE FARM, CROSS BANK, BEWDLEY**

**APPROVED** subject to the following condition:

1. J1(Removal of permitted development – residential).

Note

Identification of approved drawings