

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

15th November 2016 Schedule 548 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Councillor J Shaw advised that he wished to speak on the following application in his capacity as Ward Councillor, but would not vote as he could not confirm that he had an open mind in relation to the decision on the application.

Application Reference: 16/0530/FULL
Site address: LAND OFF ARELEY COMMON, STOURPORT-ON-SEVERN, DY13 0NP
<p>REFUSED for the following reasons:</p> <ol style="list-style-type: none"> 1. The application site forms part of a wider area of gently undulating agricultural land which extends to the south and east of Areley Common. A public right of way (PRoW) also crosses the land in a north – south direction, providing uninterrupted views for users of the PRoW over the adjacent farmland. The largely open nature of the land together with existing tree and hedgerow planting along the road frontage contribute to the verdant character of the area. <p>The proposed development, given its elevated position would require extensive engineering works to provide for the new access and visibility splays, including the removal of a large section of the existing hedgerow. These works in combination with the introduction of a stable block and hardstanding on higher ground, would provide a visually intrusive form of development which would conflict with the open pastoral character of the area and the public enjoyment of users of the adjacent PRoW. As such, the development would have a detrimental effect on the character and appearance of the area, contrary to Policies CP11 and CP12 of the Wyre Forest Core Strategy and Policies SAL.UP7 and SAL.UP13 of the Wyre Forest Site Allocations and Policies Local Plan which, amongst other things, seek to ensure that proposals blend naturally into the surrounding landscape. The development would also be contrary to Policies SWDP 21 and SWDP 25 of the South Worcestershire Development Plan, which requires that proposals are appropriate to, and integrate with, the character of the landscape setting.</p> <ol style="list-style-type: none"> 2. The proposed new vehicular access would appear to be positioned between two semi-mature Scots Pine trees. In the absence of an existing tree survey and/or any preventative measures which could be introduced to prevent damage to trees during the construction of the proposed access, the Council is unable to establish if it is possible to accommodate the development on site without adversely affecting existing trees.

Therefore, the development would conflict with Policy SAL.UP7 of the Wyre Forest Site Allocations and Policies Local Plan, which, amongst other things seek to ensure that proposals integrate well within the existing streetscene and incorporate existing trees. It would also be contrary to Policy SWDP 25 of the South Worcestershire Development Plan, which require that proposals integrate with the character of the landscape setting.

3. Circular 06/2005 states that it is essential that the presence or otherwise of protected species and the extent to which they may be affected by development is established before planning permission can be granted. The West Midland Bird Club and residents have provided evidence which indicates that the site is used by protected species, including breeding Skylarks, Tawny Owls, Lapwing and Starlings. The impact on such species could be significant, if the majority of this extensive site was used for the keeping of horses. An ecological appraisal has not been submitted with this application to adequately assess the potential impact on protected species. Consequently, the development would conflict with Circular 06/2005, Policy SAL.UP5 of the Wyre Forest Site Allocations and Policies Local Plan, Policy SWDP 22 of the South Worcestershire Development Plan and paragraph 118 of the National Planning Policy Framework, which require that if significant harm resulting from a development cannot be avoided, adequately mitigated or, in the last resort compensated for, then planning permission should be refused.

Application Reference: 16/0566/FULL

Site address: CHESTER ROAD SPORTS & SOCIAL CLUB, CHESTER ROAD NORTH, KIDDERMINSTER, DY10 1TH

REFUSED for the following reason:

The proposed telecommunications mast, by virtue of its siting and design, would create an uncharacteristic feature within the locality adversely impacting of the character and visual amenity of the area and townscape. To approve the development in these circumstances would directly conflict with Policy SAL.CC5 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and advice in the National Planning Policy Framework.

Councillor Miah left the meeting at 6.50 pm after this item.

Application Reference: 16/0593/FULL

Site Address: 4 MEADOW RISE, BEWDLEY DY12 1JP

DEFERRED for one cycle to seek amended plans.

Application Reference: 16/0368/FULL

Site Address: CHADDESLEY DRIERS, LONG MORE, CAKEBOLE LANE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4RE

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to be agreed
4. Tree protection plan
5. Removal of tipped material and rubble to be supervised by ecologist
6. Details of ecological enhancement/mitigation as set out in the Ecology Survey to be strictly applied
7. Detailed plans to demonstrate the measures to be implemented to be agreed

Application Reference: 16/0532/FULL

Site Address: 16 THE FOXHOLES, KIDDERMINSTER DY10 2QR

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)

Application Reference: 16/0542/FULL

Site Address: GATEHOUSE CARAVAN PARK, NELSON ROAD, SANDY LANE INDUSTRIAL ESTATE, STOURPORT-ON-SEVERN, DY13 9QB

APPROVED subject to the following conditions:

1. A11 (Approved plans)
2. The submission of a flood evacuation plan
3. Limiting the use of the lower part of the site to touring caravans only
4. The provision and maintenance of pedestrian route to Ward Road
5. No increase in levels on the site
6. Details of boundary treatment that allows flood waters to enter the site
7. Numbers limited to that approved under the site licence
8. Use of the site for Gypsy and Travellers only.

Note
Licensing arrangements