

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20th June 2017 Schedule 555 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 R Wilson left the meeting at 18.04 before consideration of the following item:

Application Reference: 16/0550/OUTL

Site Address: OFF THE LAKES ROAD, BEWDLEY, DY12 2PH

Members support for grounds for **Refusal** for the Appeal:

1. The application site is unallocated and proposed development in this location therefore fails to accord with the relevant Housing Policies as contained within the Adopted Development Plan, and specifically Policies DS01 and DS03 of the Adopted Wyre Forest Core Strategy and Policy SAL.DPL1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. These policies seek to guide residential development to appropriate locations. To approve the development at the location proposed would create development which lies outside a settlement boundary and would also be contrary to planning policy which seeks to protect the open countryside.
2. The development of the application site, which is an unallocated site, for residential purposes is unnecessary and undesirable. Wyre Forest District Council is able to demonstrate in excess of five years housing land supply, as required by the National Planning Policy Framework and to approve the current application would therefore be contrary to Policies DS01 and DS03 of the Adopted Wyre Forest Core Strategy and Policy SAL.DPL1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, and the National Planning Policy Framework.
3. Insufficient evidence has been submitted to clearly demonstrate, without any doubt, that the proposed development, and the associated increase in vehicular movements, would not have a further detrimental impact upon Air Quality within the existing Air Quality Management Area (AQMA) located within Bewdley and the town as a whole. On the basis of the evidence and information submitted, it is clearly predicted that air quality would significantly deteriorate within existing sensitive areas and the AQMA. The development would therefore be contrary to the National Planning Policy Framework, and specifically Paragraphs 109 and 124 of The Framework.
4. Whilst the proposed highway alterations at Welch Gate, within

Bewdley Town centre, are viewed as being beneficial to highway capacity the insufficient evidence has been submitted to clearly demonstrate, without any doubt, that the proposed development, and the associated increase in vehicular movements, would not have a further detrimental impact upon Air Quality within the existing Air Quality Management Area (AQMA) located within Bewdley and the town as a whole. The development would therefore be contrary to the National Planning Policy Framework, and specifically Paragraphs 109 and 124 of The Framework.

5. The proposed development would have a detrimental impact upon the setting of the historic town of Bewdley and the associated designated heritage assets (Conservation Area and statutorily Listed Buildings), contrary to Policy SAL.UP6 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and the National Planning Policy Framework, and specifically Paragraphs 131, 132 and 134 of The Framework.
6. The proposed development would result in adverse harm to the quality and character of the surrounding landscape and in particular the setting of the historic town of Bewdley and views to and from the site across the River Severn Valley. This impact will be exacerbated due to the site's landform and topography. The proposed development would result in the permanent urbanisation of this important landscape which would undergo irrevocable change. To approve the application in these circumstances would be contrary to Policy CP12 of the Adopted Wyre Forest Core strategy and the National planning Policy Framework, specifically paragraphs 17 and 109 of The Framework.

Councillor R Wilson returned to the meeting at 18.49

Application Reference: 16/0441/FULL

Site Address: LAND AT WHYTEHOUSE FARM, GREENWAY, ROCK, KIDDERMINSTER, DY14 9SJ

REFUSED for the following reasons:

1. The location of the residential accommodation fails to accord with Housing Policies DS01 or DS04 of the Adopted Wyre Forest Core Strategy, or policies SAL.DPL1 or SAL.DPL2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. These policies seek to guide residential development to appropriate locations. To approve the development at the location proposed would create development which lies outside a settlement boundary and goes against planning policy which seeks to protect the open countryside.
2. The proposed development would be situated in an isolated, rural location whereby the walking and cycling distance to amenities more than those in local villages, such as employment, education, health and leisure are beyond the acceptable range of 2km and 5km respectively. The site is

therefore considered to be unsustainable. There are no opportunities for sustainable modes of transport such as walking, cycling and public transport and future occupants would be wholly reliant on the car. To allow the development in these circumstances would be contrary to Policy CP03 of the Adopted Wyre Forest Core Strategy, Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, the Local Transport Plan and Government Guidance of the National Planning Policy Framework.

3. There is no infrastructure to promote sustainable modes of transport including no footways to link with public transport or cycle paths on a proposed access road which is not of adoptable standard. The straight length of the access road does not conform to a 20 mph design speed. As such the proposal would result in a deterioration of highway safety for pedestrians and cycles using the Public Right of Way. To allow the development in these circumstances would be contrary to Policy CP03 of the Adopted Wyre Forest Core Strategy, Policy SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, the Local Transport Plan and Government Guidance of the National Planning Policy Framework.

Application Reference: 17/0162/FULL

Site Address: LAND ADJ. OAKHOUSE, ST. JOHNS LANE, BEWDLEY, DY12 2QZ

REFUSED for the following reason:

1. In granting planning permission for the erection of a 2 bedroom cabin for holiday accommodation (under PINs ref: APP/R1845/W/16/3145883), the Appeal Inspector placed great emphasis upon the proposed use of timber cladding to ensure the external appearance truly was that of a cabin, or lodge, in line with the permission sought, and was thereby different in character and appearance to that of the permanent residential dwellings evident within St. John's Lane. The proposed development and the use of a brick construction, as an alternative to the previously approved timber design, is considered to be inappropriate and incompatible with the proposed use of the building as a cabin for holiday accommodation, and contrary to the reasons stated by the Appeal Inspector in granting the original planning permission. The proposal fails to accord with policy SAL.UP7 of the Adopted Wyre Forest District Council Site Allocations and Policies Local Plan.

Application Reference: 17/0225/FULL

Site Address: NORTHUMBERLAND HOUSE, 437 STOURPORT ROAD, KIDDERMINSTER

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B12 (Erection of fences/walls)
4. C6 (Landscaping – small scheme)

5. C8 (Landscape implementation)
6. E2 (Foul and surface water)
7. Permeable surface provision
8. J1 (Removal of permitted development <fences>)
9. J7 (Windows: obscure glazing)
10. Highways – Access and Turning and Demarking Spaces
11. Highways – Cycle provision
12. Highways – Welcome Pack