

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18th July 2017 Schedule 556 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.

Application Reference: 17/0045/OUTL

Site Address: LAND AT, ARELEY COMMON, ASTLEY CROSS, STOURPORT-ON-SEVERN, DY13 0LB

REFUSED for the following reasons:

1. The application site is an unallocated site located beyond the existing settlement boundary within open countryside and the proposed development in this location therefore fails to accord with the relevant Housing Policies as contained within the Adopted Development Plans of both Wyre Forest District Council and Malvern Hills District Council which seek to guide residential development to appropriate locations. Both Councils are able to demonstrate in excess of five years housing land supply, as required by the National Planning Policy Framework. To approve the current application would therefore be contrary to Policies DS01 and DS03 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, Policy SWPD2 of the South Worcestershire Development Plan and guidance contained in the National Planning Policy Framework.
2. The development would result in a substantial adverse change to the character and appearance of the area and would fail to enhance this valuable landscape. The proposal would represent a significant visual intrusion to users of the PRoW which crosses the site therefore diminishing the amenity value to local residents and would appear visually dominant from the B4196 due to the rising land. 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, Policy SWDP25 of the South Worcestershire Development Plan and guidance contained in the Worcestershire County Council Landscape Character Assessments and the National planning Policy Framework, specifically paragraphs 17 and 109 of The Framework.
3. The application fails to adequately provide sufficient information to demonstrate that the surface water from the proposed development can be adequately drained. The applicants have failed to illustrate how the surface water flow path affects the flood risk to properties downstream at Longmore Hill. Furthermore there are serious concerns

regarding the practical deliverability of certain elements of the drainage strategy including the deep drain solution and its potential route along the public highway. The proposal therefore fails to accord with Policy CP02 of the Adopted Core Strategy, Policy SAL.CC7 of the Adopted SAAPLP and Policies SWDP28 & SWDP29 of the Adopted SWDP, as well as guidance contained in the National Planning Policy Framework.

4. Insufficient information has been submitted with the application to ascertain the likelihood of impacts on protected species, including bats, Great Crested Newts, reptiles and breeding birds. Further survey work is required and in the absence of this information the Local Planning Authority is unable to discharge its duty to have regard to conserving biodiversity under the Natural Environment and Rural Communities Act 2006. On this basis, the proposal fails to comply with Policy CP14 of the Adopted Core Strategy, Policy SAL.UP5 of the Adopted SAAPLP and Policy SWDP 22 of the SWDP and paragraph 118 of the National Planning Policy Framework.
5. Insufficient information has been submitted with the application to allow assessment of the possible constraints the proposed development may cause to any future working of the minerals resource both within the site boundary, and in the wider area, contrary to paragraph 144 of the National Planning Policy Framework.

Councillor J Shaw did not vote on this matter.

Application Reference: 17/0256/FULL

Site Address: ROCK FARM, ROCK, KIDDERMINSTER, DY14 9SA

APPROVED subject to the following conditions:

1. Use as horse walk only, except for maintenance and emergency purposes
2. Removal of Permitted Development rights to prevent the erection of any means of enclosure to the walkway
- 3 Hedge planting to boundary of northern track

Note:
Identification of plans.

Application Reference: 16/0480/S106

Site Address: TESCO STORES LTD, CASTLE ROAD, KIDDERMINSTER, DY11 6SW

Delegated authority be given to the Solicitor of the Council to prepare and issue a deed of variation to the Section 106 Agreement which accompanied Planning Permission WF.0450/96.

Application Reference: 17/0296/FULL

Site Address: MONKS, WOODROW LANE, HARVINGTON, KIDDERMINSTER, DY10 4NA

APPROVED, subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to be submitted for prior approval.

Application Reference: 17/0324/FULL

Site Address: THE WHITE HOUSE, ROSENHURST DRIVE, BEWDLEY, DY122ES

APPROVED, subject to the following conditions:

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

Application Reference: 17/0334/FULL

Site Address: 52 CONISTON WAY, BEWDLEY, DY122PP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)

Note
SN12 (Neighbours' rights)