

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**15<sup>th</sup> August 2017 Schedule 557 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.

<b>Application Reference:</b> 16/0003/OUTL
<b>Site Address:</b> LAND SOUTH OF STOURBRIDGE ROAD, KIDDERMINSTER
<p><b>REFUSED</b> for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The site is located within an area identified with the Adopted Wyre Forest Site Allocations and Policies Local Plan as an Area of Development Restraint and has not yet been released for development. The proposed development of the site for residential development would not accord with any of the exceptions for housing as set out with Policy SAL.UP1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. To release the land for residential development at this time would be contrary to Policies SAL.UP1 and SAL.UP2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.</li> <li>2. The proposed housing development on non previously developed land is not currently allocated for residential purposes within Policies SAL.DPL1 and SAL.DP2. It is considered that the material circumstances in this case that would not provide a balance in favour of the application, given that the Council has in excess of a 5 year supply of housing land. To allow the proposed development of this site in these circumstances would therefore be contrary to Policies DS01 and DS04 of the Adopted Wyre Forest Core Strategy, Policies SAL.DPL1 and SAL.DPL2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and the Government Guidance as set out in the National Planning Policy Framework and Planning Practice Guidance</li> </ol>

Councillor Oborski MBE left the meeting at 18.45 PM after the decision on this matter had been taken.

<b>Application Reference:</b> 17/0251/FULL
<b>Site Address:</b> CAR PARK ADJACENT TO REDTHORNE HOUSE, 11 HIGH STREET, BEWDLEY, DY122FB
<p><b>APPROVED</b> subject to the following condition:</p> <ol style="list-style-type: none"> <li>1. Painting of cabinet housing etc within 1 month</li> </ol> <p>Note Identification of plans.</p>

<b>Application Reference:</b> 17/0359/ADVE
<b>Site Address:</b> REDTHORNE HOUSE, REDTHORNE COURT, 11 HIGH STREET, BEWDLEY, DY122DJ
<b>APPROVED</b> subject to the following conditions: <ul style="list-style-type: none"> <li>1. L1 (Standard advertisement conditions)</li> <li>2. L9 (Standard time)</li> </ul> <p>Note Materials as per approved plans</p>

<b>Application Reference:</b> 17/0269/FULL
<b>Site Address:</b> KIDDERMINSTER MARKET AUCTION SITE, COMBERTON PLACE, KIDDERMINSTER, DY101QR
<b>DELEGATED APPROVAL</b> , subject to: <ul style="list-style-type: none"> <li>a) the signing of a <b>Section 106 Agreement</b>; and</li> <li>b) the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. Materials – to be agreed</li> <li>4. Details of bin stores</li> <li>5. Fencing/railings details to be provided (including proposed finish)</li> <li>6. Highways conditions (as suggested by the Highway Authority)</li> <li>7. Landscaping (type and management plan)</li> <li>8. Bat boxes to be provided</li> <li>9. Foul and surface water drainage details</li> <li>10. SuDS maintenance schedule to be agreed</li> <li>11. Noise mitigation as set out in the noise report to be adhered to in full</li> <li>12. Cycle parking</li> <li>13. Building Recording</li> </ul> </li> </ul>

<b>Application Reference:</b> 17/0292/FULL
<b>Site Address:</b> LAND ACCESS, VIA B4194, RIBBESFORD, BEWDLEY, DY122TQ
<b>APPROVED</b> , subject to the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B6 (External details – approved plans)</li> <li>4. No lighting</li> <li>5. The approved building shall only be used for storing leisure equipment and shall not be used for any commercial purpose(s) whatsoever.</li> </ul> <p>Notes A Applicant's obligations regarding the Public Right of Way B The applicant is advised that works (including temporary) in, or adjacent to the river Severn or its floodplain may need an Environmental Permit</p>

**Application Reference:** 17/0402/FULL

**Site Address:** CHADDESLEY CORBETT ENDOWED PRIMARY,  
NETHERCROFT MEADOW, KIDDERMINSTER ROAD,  
LOWER CHADDESLEY, KIDDERMINSTER, DY104QN

**APPROVED** subject to the following conditions:

1. A8 (10 years temporary permission)
2. A11 (Approved Plans)

**Application Reference:** 17/0405/FULL

**Site Address:** STOURPORT PISTOL AND RIFLE CLUB, BONEMILL QUARRY,  
MINSTER ROAD, STOURPORT-ON-SEVERN, DY13 8AS

**APPROVED** subject to the following conditions:

1. A8 (Temporary Permission – Buildings)
2. A11 (Approved Plans)
3. The building shall only be used by Stourport on Severn Pistol and Rifle Club.
4. No below ground services shall be installed.