

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**21<sup>st</sup> November 2017 Schedule 559 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:** 17/0534/FULL

**Site address:** BROCKENCOTE HALL COUNTRY HOUSE HOTEL,  
BROCKENCOTE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4PY

**REFUSED for the following reasons:**

- (1) The proposed marquee represents inappropriate development within the Green Belt and would be harmful to its rural character, appearance and openness. The nature of the proposal would result in increased harm over and above the previously approved scheme. The very special circumstances put forward are not considered to clearly outweigh the harm arising from the inappropriate development. The proposal is therefore considered contrary to Chapter 9 of the National Planning Policy Framework 2012 and policy SAL.UP1 of the Wyre Forest Sites Allocations and Local Policies Plan, adopted July 2013.
- (2) The proposed marquee would result in an overly prominent form of development which would visually detract from the appearance of the application site and views into and out of the Chaddesley Corbett Conservation Area and result in harm being caused to the setting of the Grade I Listed St. Cassian's Church. Such harm is considered to be greater than the previously approved scheme. Whilst the impact is deemed to result in less than substantial harm to the designated heritage assets this impact is not out weighed by any public benefits of the proposal. The proposal is therefore deemed to be contrary to Chapter 12 of the National Planning Policy Framework 2012, policy SAL.UP6 of the Site Allocations and Policies Local Plan adopted July 2013 and policy CC8 of the Chaddesley Corbett Neighbourhood Plan 2014 – 2026, adopted September 2014.
- (3) The usage of the proposed marquee will result in levels of noise and disturbance which will have a serious adverse impact on the residential amenity of properties surrounding the site. It is not considered that an adequate mitigation strategy can be achieved that will adequately protect the amenity of surrounding residential properties. The proposal is therefore contrary to the core planning principles and paragraph 123 of the National Planning Policy Framework, along with the Noise Policy Statement for England.
- (4) The proposed marquee will result in high levels of light spill, increasing the prominence of the structure particularly at night. The proposal would therefore cause significant harm to the character of the landscape and this countryside setting and be contrary to Policy CP12 of the Adopted Wyre Forest Core Strategy and paragraph 109 of the National Planning Policy Framework.

**Application Reference:** 17/0205/OUTL

**Site Address:** FORMER LEA CASTLE HOSPITAL, PARK GATE ROAD, KIDDERMINSTER, DY10 3PT

**Delegated authority to APPROVE** subject to:

a) the signing of a **Section 106 Agreement** to secure:

- 15% Affordable Housing on site (with potential for 20%);
- On-site formal and informal open space and children's play area equipment (to include a NEAP, LEAPs and LAPs), and its future management and maintenance;
- Commuted sum payment towards Education;
- Commuted sum payment towards improvement of GP facilities;
- On-site woodland and biodiversity enhancements and future maintenance and management;
- On-site playing pitch enhancements to include new changing facilities;
- On-site SuDS management and maintenance;
- Personal Travel Planning at £200 per dwelling (payable to the County Council).

b) the following conditions:

1. A1 (Standard Outline)
2. A2 (Standard Outline – Reserved Matters)
3. A3 (Submission of Reserved Matters)
4. A5 (Submission of Phasing of Plans)
5. A11 (Approved Plans)
6. Limitation on floorspace for B1 (employment) and A1/A3/D1 (retail/care/community use, as per submitted details)
7. Construction Method Statement to be submitted and approved
8. Details of children's play are equipment to be submitted
9. B1 (samples/details of materials)
10. Details of walls, fences and other means of enclosure to be submitted
11. Details of existing and proposed levels to be submitted
12. Details of hard and soft landscaping to be submitted
13. Details of landscape management plan to be submitted
14. Details of woodland management plan to be submitted
15. Details of Foul and Surface Water drainage to be submitted
16. Details of SuDS management plan to be submitted
17. Submission of water environment protection plan to be submitted
18. Programme or archaeological ground investigation to be submitted
19. Contaminated Land Survey and investigation to be undertaken and submitted and agreed in writing including proposed remediation.
20. Fully specified engineering details for junction and access improvements to be submitted and agreed
21. Restriction of construction traffic access to Park gate Road access only
22. Prohibition of waiting order at The Crescent prior to first occupation
23. Bus access strategy to be agreed prior to commencement
24. Submission of updated Travel Plan

- 25. Submission of Construction Environmental Management Plan (CEMP) prior to commencement
- 26. Tree protection details to be submitted for each phase of the development
- 27. Details of temporary and permanent lighting to be submitted and agreed
- 28. No site clearance without the presence of a suitably qualified Ecologist
- 29. Details of proposed temporary re-routing of PRow to be agreed
- 30. Submission of Habitat and Landscape Management Plan
- 31. Air Quality

Councillors F Oborski and I Hardiman left the meeting at this point (7.18 PM)

**Application Reference:** 17/0001/OUTL

**Site Address:** ALTON WORKS, LONG BANK, BEWDLEY, DY12 2UL

**DELGATED APPROVAL** subject to:

- a) the signing of a **Section 106 Agreement**;
- b) a “no objection” response from the Highway Authority;  
and
- c) the following conditions:
  - 1. A1 (Standard outline)
  - 2. A2 (Standard outline – reserved matters)
  - 3. A3 (Submission of reserved matters)
  - 4. A5 (Scope of outline permission – 21 units, including 2 bungalows : maximum height 2 storey)
  - 5. B1 (Samples/details of materials)
  - 6. B11 (Details of enclosure)
  - 7. B13 (Levels details)
  - 8. C2 (Retention of existing trees)
  - 9. C3 (Tree protection during construction)
  - 10. C6 (Landscaping – small scheme)
  - 11. C8 (Landscape implementation)
  - 12. Contaminated land
  - 13. Details of Noise Mitigation
  - 14. Low NOx Boilers
  - 15. Electric Vehicle Charging Points
  - 16. SuDS Drainage
  - 17. E2 (Foul and surface water)
  - 18. Highway conditions
  - 19. Ecological Enhancement Scheme
  - 20. Lighting scheme to be submitted

Notes

- A. SN2 (Section 106 Agreement)
- B. Highways
- C. Severn Trent Water - Drainage

**Application Reference:** 17/0200/FULL

**Site Address:** LAND AT MILL STREET, KIDDERMINSTER, DY11 6XB

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. Finished floor levels of the ground floor)
5. Scheme of foul drainage
6. Scheme of surface water drainage
7. J1 (Removal of permitted development – residential)
8. Programme of Historic Building recording to be submitted
9. Site investigation and post investigation assessment to be completed
10. Access, turning and parking
11. Secure parking for cycles
12. Measures for scheme of remediation
13. Validation report to be produced
14. Land contamination investigation

Notes

- A. Contact Environment Agency regarding flood risk
- B. Contact Highway Authority regarding keeping the highway clear
- C. Contact the Highway Authority regarding the laying of private apparatus
- D. Contact the Highway Authority regarding the carrying out of work on the publicly maintained highway

**Application Reference:** 17/0325/S106

**Site Address:** DEASLAND FARM, DEASLAND LANE, HEIGHTINGTON, BEWDLEY, DY12 2XQ

**DELEGATED APPROVAL** be given to the Solicitor of the Council in consultation with the Development Manager to vary the Section 106 Agreement associated with WF.0642/98 to exclude Deasland Farm from the agreement.