

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

9th July 2019 Schedule 575 Development Management

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: 19/0242/FULL
Site Address: DRAKELOW TUNNELS, KINGSFORD LANE, KIDDERMINSTER, DY11 5SA
Application DEFERRED at the request of the Development Manager

Councillor S Chambers entered the room at 6:23pm and abstained from voting on application 19/0049/FULL as she had not been present for the Officer presentation or Member deliberation.

Application Reference: 19/0049/FULL
Site Address: UPPER NORCHARD FARM, NETHERTON LANE, DUNLEY, STOURPORT-ON-SEVERN, DY13 0UJ
REFUSED for the following reasons:
<ol style="list-style-type: none"> 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 result in new development on non-previously developed land which lies outside a settlement boundary and goes against Development Plan policies and Paragraphs 77, 78 and 170 of the National Planning Policy Framework, which seek to protect the intrinsic character and beauty of the open countryside. This would lead to significant and demonstrable harm that would not be outweighed by the benefits of the scheme, when assessed against the National Planning Policy Framework as a whole. 2. The application site is considered to be an unsustainable location for a new dwellinghouse, given the lack of 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 and Sections 7 and 9 of the National Planning Policy Framework. 3. The proposed development would result in the loss of Grade 2 (Very Good) agricultural land as defined by Natural England's Agricultural Land Classification and no justification has been submitted by the applicant to

demonstrate that the development is necessary. The unnecessary loss of this parcel of agricultural land would have an adverse impact on the District's best and most versatile agricultural land, contrary to Policy DS04 of the Adopted Wyre Forest Core Strategy, Policy SAL.UP14 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Paragraph 170 of the National Planning Policy Framework.

4. The proposal would involve the erection of buildings in an undeveloped field within the rural area of the District, which would fail to preserve the openness and character of the rural landscape and erode the intrinsic character and beauty of the open countryside. As such, the development would be contrary to Policies DS01 and CP12 of the Adopted Wyre Forest District Core Strategy, Policies of the Adopted Wyre Forest District Site Allocations and Policies Local Plan and Paragraphs 127 and 170 of the National Planning Policy Framework.

Application Reference: 19/0279/FULL

Site Address: 49 CRUNDALLS LANE, BEWDLEY, DY12 1JN

APPROVED subject to the following conditions:

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

Application Reference: 19/0299/FULL

Site Address: 20 EASTCOTE COTTAGES, BROCKENCOTE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4PU

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (samples/details of materials)
4. Details of walls, fences and other means of enclosure to be submitted
5. B13 (Levels details)
6. Details of hard and soft landscaping to be submitted
7. Landscaping to be implemented.
8. Removal of permitted development – Class A extensions and Class E outbuildings
9. Level 1 Building Recording
10. Retention of existing hedgerows
11. Tree protection during construction
12. No dig specification for section of driveway
13. Pre commencement tree site meeting
14. Ecological Mitigation and Enhancement Measures
15. Provision for bat boxes/tiles and bird boxes
16. New bat survey required before any demolition takes place
17. Access, turning area and parking facilities to be provided.

Notes

- A No vegetation clearance to be undertaken during bird nesting season.
- B In order to minimise any nuisance from noise, vibration and dust emissions during the demolition and construction phases the applicant should refer to the WRS Demolition & Construction Guidance and ensure its recommendations are complied with.