

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19th May 2020 Schedule 584 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: 19/0724/RESE
Site Address: Former Lea Castle Hospital, Park Gate Road, Cookley, Kidderminster, Worcestershire, DY10 3PT
The Committee received representation from Cllr Robin Drew - Objector and Cllr Ian Hardiman (Ward Member) prior to a decision being made.
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. (A4) Reserved Matters only 2. Approved Plans 3. To require boundary treatment details for each phase, with exception of Phase A 4. To secure hard surfacing details 5. To secure soft landscaping details (excluding residential plots) 6. To require soft landscaping details for each residential plot within each phase, with the exception of Phase A 7. Require an application to divert public footpath WC-628, under section 257 of the Town and County Planning Act and for the order to have reached confirmation stage before any new planting within Phase D is implemented 8. To secure access, parking and turning areas 9. To secure cycle/refuse storage for apartment blocks A, B and C 10. To require cycle details for dwellings/bungalows 11. To require electric charging point provision in accordance with Streetscape Design Guide 12. To require implementation of Arboricultural Method Statement including Tree Protection Fencing measures within each phase 13. To secure retention of existing trees and site inspection with Arboricultural Officer to ensure tree protection measures have been implemented prior to commencement of works within each phase 14. Removal of PD Rights for any new front boundary treatment to maintain an open plan estate 15. Removal of PD Rights for any rear extensions greater than 3 metres in length from the original rear elevation of the dwellinghouse 16. To require details of attenuation basins, including planting and long term maintenance plan. 17. To require implementation of trails/trim routes 18. To secure temporary football car park and require ground to be reinstated following completion of construction works. 19. To require an Ecological Clerk of Work to oversee the fitting and operation of all construction lighting, which shall be in compliance with the measures and recommendations set out in the CEMP and the submitted Lighting Report (by Loveday, reference LL 1111) for each phase.

20. To require an Ecological Clerk of Work to oversee the implementation of the lighting scheme for the approved development, which shall be in compliance with the measures and recommendations set out in the submitted Lighting Report (by Loveday, reference LL 1111) for each phase.
21. To require an Ecological Clerk of Work to carry out a post-implementation survey of the lighting scheme for the approved development and a report to be submitted, and if the desired low lighting levels are not being achieved, mitigation measures to be submitted to and agreed in writing by the Local Planning Authority.
22. To prevent any new external lighting without prior consent
23. To require implementation of ecological enhancement measures as set out in the Ecological Strategy, including:
 - Information boards for bat barns/structures
 - Measures to prevent unauthorised access to bat barns/house, including door barriers and shrub planting
 - Additional gap planting to enhance dormouse connectivity
 - Details of bat and bird boxes

Notes

- A. Outline Consent – S106 Agreement and Conditions
- B. Temporarily closure of Public Rights of Way
- C. Waste

Application Reference: 19/0807/FULL

Site Address: Harvington Manor, Worcester Road, Harvington, Kidderminster, Worcestershire, DY10 4LX

The Committee received representation from Mrs Finnegan - Objector, Steve Greybanks - Agent and Parish Councillor David Thomas (Chaddesley Corbett Parish Council) prior to a decision being made.

REFUSED for the following reason:

The site lies within the West Midlands Green Belt, and, in view of its lawful use for agriculture and horticulture, is not previously developed land. The change of use of the application site would not preserve the openness of the Green Belt and would fail to safeguard the countryside from encroachment, and therefore constitutes inappropriate development, which is harmful by definition. The extent and position of the open storage results in significant harm to the openness of the Green Belt, which results in further harm to the Green Belt. The material circumstances advanced by the Applicant in respect of economic, social and environmental benefits do not, when taken together, clearly outweigh the harm to the Green Belt. The development is therefore contrary to Policy SAL.UP1 and SAL.GPB1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Government Advice in the National Planning Policy Framework.

Councillor G W Ballinger left the meeting at this point (7:50pm).

Application Reference: 20/0067/HOU
Site Address: 9 Briar Way, Stourport On Severn, Worcestershire, DY13 8ST
The Committee received representation from Mr Hawkins - Objector and Mr Barnett - Applicant prior to a decision being made.
APPROVED subject to the following conditions: <ol style="list-style-type: none">1. A6 (Full with no reserved matters)2. A11 (Approved plans)3. B3 (Finishing materials to match)4. J7 (Side facing window to be obscured glazed)

Councillor G W Ballinger returned to the meeting at this point (8:08pm).

Application Reference: 20/0122/S73
Site Address: Vale Road Car Park, Vale Road, Stourport-on-Severn, Worcestershire, DY13 9AB
Councillor P Dyke left the meeting at this point (8:14pm).
The Committee received representation from Mr Morgan - Objector and Mr Haskey - Agent prior to a decision being made.
APPROVED subject to the following conditions: <ol style="list-style-type: none">1. Boundary Treatments to be provided within 6 months2. Open Plan condition3. Landscaping to be planted within 12 months4. Hedge to be retained at a minimum height of 2m5. Gap to the rear of plot 1 to be planted and maintained6. Footpath to be provided within 6 months and kept open at all times for public use7. Removal of PD rights8. Cycle Parking provided within 6 months9. Right Turn/One Way signage to be provided within 6 months Informatives A PD rights removed B No works to TPO trees permitted without separate consent

Application Reference: 19/0519/OUTL

Site Address: Land Adjacent at A448, Mustow Green, Kidderminster, Worcestershire

REFUSED for the following reasons:

1. The proposed development would constitute inappropriate development in the Green Belt, resulting in harm to openness through encroachment into the countryside and failure to assist in urban regeneration by encouraging development on derelict and other urban land first before greenfield sites. Whilst there are other material considerations that would provide social, economic and environmental benefits, it is considered that these benefits would not outweigh the substantial harm to the Green Belt and do not amount to very special circumstances. The proposed development is therefore contrary to Policy SAL.UP1 of the Adopted Sites Allocations and Policies Local Plan and Paragraphs 133, 134, 143, 144 and 145 of the National Planning Policy Framework, which seek to protect the openness and characteristics of the Green Belt from substantial harm as a result of inappropriate development.

2. The application site relates to non-previously developed land, outside of any defined settlement boundary and therefore is considered to be unacceptable in principle for residential development. The proposed development would not promote regeneration of the urban area and would result in harm to the landscape character of the area, contrary to the objectives of Policy DS01 of the Adopted Core Strategy, Policies SAL.DPL1 and SAL.DPL2 of the Adopted Site Allocations and Policies Local Plan and Paragraphs 77 and 170 of the National Planning Policy Framework.

3. The application site, by virtue of its unsustainable location in the open countryside and inadequacy of the pedestrian routes between the nearest bus stop on A448 and the application site, would fail to provide safe and suitable access to the site for all users, in particular pedestrians and cyclist and those wishing to travel by bus. The proposed development would therefore not promote good accessibility and choice of travel by sustainable transport modes and would be contrary to Policy CP03 of the Adopted Core Strategy, Policies SAL.CC1 and SAL.DPL5 of the Adopted Sites Allocations and Policies Local Plan, Policy CC12 of the Chaddesley Corbett Neighbourhood Plan and Paragraphs 108, 109 and 110 of the National Planning Policy Framework.

<p>Application Reference: 20/0078/OUT</p>
<p>Site Address: Land at OS 373160 274660, Plough Lane, Far Forest, Kidderminster, Worcestershire</p>
<p>The Committee received representation from Mrs Pulford - Objector prior to a decision being made.</p>
<p>REFUSED for the following reasons:</p> <ol style="list-style-type: none"> 1. The application site relates to non-previously developed land, located outside of the defined settlement boundary for Far Forest and because the proposed number and type of housing tenure would exceed the extent of identified local housing need and due to the site location not being well related to the existing built up area of the settlement, it would fail to represent an appropriate exceptions site for new rural housing development. As such, the proposed development is considered to be unacceptable in principle, contrary to Policies SAL.DPL1 and SAL.DPL2 of the adopted Site Allocations and Policies Local Plan and Paragraph 77 of the National Planning Policy Framework. 2. The introduction of a development in this location and of this size, scale and density would harm the landscape character and result in an unacceptable urbanising effect, which when taken into account the close proximity to the existing modern housing estate, would impose further cumulative harm to both the historic landscape character of Far Forest and setting of Wyre Forest. As a result, the proposed development would significantly diminish the quality of the area and the intrinsic character of the countryside. The development is therefore considered to be contrary to Policy CP12 of the Adopted Core Strategy and Paragraphs 127 and 170 of the Framework and would be at odds with the key characteristics set out in the Worcestershire Landscape Character Assessment for 'Forest Smallholdings and Dwellings landscape type' (LT). 3. The proposed development would result in a significant intensification of use of Plough Lane and it has not been adequately demonstrated that safe and suitable access can be provided, without resulting in an unacceptable impact on highway safety. As such, the development is considered to be contrary to Policy CP03 of the Adopted Core Strategy, Policy SAL.CC1 of the Adopted Site Allocations and Policies Local Plan and Paragraphs 108 and 109 of the National Planning Policy Framework. 4. The proposed development has not undertaken an appropriate assessment of the biodiversity baseline of the site to demonstrate that net gains for biodiversity can be achieved and any significant harm to biodiversity resulting from the development can be avoided, adequately mitigated or at the last resort, compensated for. The development is therefore contrary to Policy CP14 of the Adopted Core Strategy, Policy SAL.UP5 of the Adopted Site Allocations and Policies Local Plan and Paragraphs 170(d) and 175 of the National Planning Policy Framework