

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

16th June 2020 - Schedule 585 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: 20/0106/FUL

Site Address: Plot F, Wolverhampton Road, Cookley, Kidderminster, Worcestershire

REFUSED for the following reason:

1. The site is located within the West Midlands Green Belt and is situated in an elevated prominent position within the Countryside. The retrospective change of use of the land from agricultural to a mixed use comprising agriculture and the keeping of horses and the retention of associated structures does not preserve the openness of the Green Belt, negatively impacting on its visual amenity and fails to safeguard the countryside from encroachment. The number, siting and permanent nature of the structures results in significant harm to the openness of the Green Belt and its visual amenity. The material circumstances advanced by the Applicant in respect of the necessity of the associated facilities, when taken together, clearly do not outweigh the harm to the Green Belt. The development therefore constitutes inappropriate development in the Green Belt, which is harmful by definition and no very special circumstances exist, contrary to Policy SAL.UP1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Paragraphs 133, 134, 143, 144, 145 and 146 of the National Planning Policy Framework.

2. The site by virtue of its sub-division from a once larger holding results in an over intensive use of the site. The number of livestock/Horses occupying the site when considered along with the size of the plot and the grazing area taken out by the siting of associated structures and parking area results in an over intensification use of the site, which would have an unacceptable and harmful impact on the quality and character of the landscape, contrary to Policy CP12 of the Adopted Core Strategy, Policy SAL.UP13 of the Site Allocations and Policies Local Plan and Paragraph 170b of the National Planning Policy Framework.

Councillor John Thomas was present for the presentation and debate for the following item but lost remote connection to the meeting prior to a decision being made.

Application Reference: 20/0121/FUL

Site Address: Land At OS 385 100 280000, Wolverhampton Road, Cookley, Kidderminster, Worcestershire

REFUSED for the following reason:

1. The site is located within the West Midlands Green Belt and is situated in an elevated prominent position within the Countryside. The retrospective change of use of the land from agricultural to the keeping of horses and the retention of associated structures does not preserve the openness of the Green Belt, negatively impacting on its visual amenity and fails to safeguard the countryside from encroachment. The number, siting and permanent nature of the stables, shelters, muck stores and manage results in significant harm to the openness of the Green Belt and its visual amenity. The material circumstances advanced by the Applicant in respect of the necessity of the associated facilities, when taken together, clearly do not outweigh the harm to the Green Belt. The development therefore constitutes inappropriate development in the Green Belt, which is harmful by definition and no very special circumstances exist, contrary to Policy SAL.UP1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Paragraphs 133, 134, 143, 144, 145 and 146 of the National Planning Policy Framework.
2. The site by virtue of its sub-division from a once larger holding results in an over intensive use of the site. The number of livestock/Horses occupying the site when considered along with the size of the plot and the grazing area taken out by the siting of associated structures and parking area results in an over intensification use of the site, which would have an unacceptable and harmful impact on the quality and character of the landscape, contrary to Policy CP12 of the Adopted Core Strategy, Policy SAL.UP13 of the Site Allocations and Policies Local Plan and Paragraph 170b of the National Planning Policy Framework.

Application Reference: 20/0115/RG3

Site Address: Brintons Park, Sutton Road, Kidderminster, Worcestershire, DY11 6QT

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. Building Materials
3. Implementation of Landscaping Scheme
4. Arboricultural Method Statement/Tree Protection Measures
5. Ecological Mitigation and Enhancement Measures
6. Foul Drainage details
7. Surface Water Drainage
8. Highways conditions
9. Notwithstanding any indication on the approved plans, no development shall commence (excluding the approved polytunnel, entrance archway structure to Park Lane, the café building and the extension to the Sons of Rest building) until details of the access arrangements including:
 - a) A Road Safety Audit (Level 2) to be undertaken
 - b) Details of Traffic Regulation Orders at the Access / Egress points (TRO)
 - c) Details of Visibility Splays at the Access / Egress
 - d) Amendments to Access / Egress design layout have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of highway safety and to ensure that the development accords with Policy CP03 of the Adopted Core Strategy and the Paragraphs 108 and 110 of the National Planning Policy Framework.

NOTE

Severn Trent Water – Public Sewer
S278 Highway Works