

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**18<sup>th</sup> August 2020 - Schedule 587 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.

**Councillor F M Oborski left the meeting at this point (6:13pm)**

<b>Application Reference:</b> 20/0385/FUL
<b>Site Address:</b> Temporary Car Park, Bridge Street, Stourport-on-Severn, Worcestershire, DY13 8XD
The Committee received representation from David Addison - Objector, Lee Mansfield - Agent and Councillor Vi Higgs (Stourport Town Council) prior to a decision being made.
<b>REFUSED for the following reasons:</b>
<ol style="list-style-type: none"> <li>1. The proposed design of the development and its effect on the streetscene would fail to preserve or enhance the character and appearance of the Conservation Area and would cause harm to the significance of the Listed Buildings on Bridge Street opposite the site through development in their setting. The public benefits of the proposed development do not outweigh the harm to these designated heritage assets. A development of this design would be contrary to Policies SAL.UP6 and SAL.UP7 of the Site Allocations and Policies Local Plan and paragraph 196 of the NPPF.</li> <li>2. The proposed development by virtue of the accommodation proposed would not meet the specific housing need for homeless within the District, in particular with respect of the needs of families with children, due to the proposed internal layout and limited amenity/play space.</li> <li>3. The proposed development by virtue of its use would give rise of an unacceptable risk of increased crime within the development and the surrounding area contrary to Paragraph 91 of the NPPF.</li> </ol>

**Councillor F M Oborski returned to the meeting at this point (7:40pm)**

**Application Reference:** 20/0029/FUL

**Site Address:** Land at Wyre Mill Cottage, Mill Lane, Wolverley, Kidderminster, Worcestershire, DY11 5TR

**APPROVED** subject to the following conditions:

1. A6 (standard time)
2. Personal Permission
3. Ties directly to Wyre Mill Cottage
4. B1a (materials)
5. Cycle parking to be provided
6. Removal of permitted development rights.
7. Details of fences / walls to be submitted
8. Finished floor levels shall be a minimum of 35.77m AOD
9. Flood defence barriers will be fitted to all external openings of the building to a minimum of 600mm above finished floor level.
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11. Scheme of Works to be submitted and approved of how the building shall be adapted to an ancillary building once occupation in accordance with condition 2 has ceased.

**NOTE**

Future occupants are strongly advised to sign up to the free Floodline Warning Direct service by calling the Environment Agency's Floodline