

Open

Planning Committee

Agenda

To be held remotely
6pm
Tuesday, 16th February 2021



Planning Committee

Members of Committee:

Chairman: Councillor C Edginton-White
Vice-Chairman: Councillor C J Barnett

Councillor J Aston

Councillor A Coleman

Councillor M J Hart

Councillor F M Oborski MBE

Councillor J W R Thomas

Councillor V Caulfield

Councillor P Harrison

Councillor L J Jones

Councillor C Rogers

Councillor L Whitehouse

Information for Members of the Public: -

If you have any questions regarding the agenda or the attached papers, please do not hesitate to contact the officer named below.

The meeting is open to the public except for any exempt/confidential items. These items are normally discussed at the end of the meeting. Where a meeting is held remotely, "open" means available for live or subsequent viewing.

Members of the public will be able to hear and see the meetings by a live stream on the Council's website: <https://www.wyreforestdc.gov.uk/streaming.aspx>

This meeting is being held remotely online and will be recorded for play back. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. All streamed footage is the copyright of Wyre Forest District Council.

Part I of the Agenda includes items for discussion in public. You have the right to request to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

An update report is circulated prior to the meeting. Where members of the public have registered to speak on applications, the running order will be changed so that those applications can be considered first on their respective parts of the agenda. The revised order will be included in the update.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Delegation - All items are presumed to be matters which the Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply an appropriate indication will be given at the meeting.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact Sian Burford, Assistant Committee Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732766 or email sian.burford@wyreforestdc.gov.uk

Declaration of Interests by Members – interests of members in contracts and other matters

Declarations of Interest are a standard item on every Council and Committee agenda and each Member must provide a full record of their interests in the Public Register.

In addition, alongside the Register of Interest, the Members Code of Conduct (“the Code”) requires the Declaration of Interests at meetings. Members have to decide first whether or not they have a disclosable interest in the matter under discussion.

Please see the Members’ Code of Conduct as set out in Section 14 of the Council’s constitution for full details.

Disclosable Pecuniary Interest (DPI) / Other Disclosable Interest (ODI)

DPI’s and ODI’s are interests defined in the Code of Conduct that has been adopted by the District.

If you have a DPI (as defined in the Code) in a matter being considered at a meeting of the Council (as defined in the Code), the Council’s Standing Orders require you to leave the room where the meeting is held, for the duration of any discussion or voting on that matter.

If you have an ODI (as defined in the Code) you will need to consider whether you need to leave the room during the consideration of the matter.

NOTES

- Councillors, who are not Members of the Planning Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, Solicitor to the Council, or Corporate Director: Economic Prosperity & Place before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Corporate Director: Economic Prosperity & Place.
- Councillors and members of the public must be aware that in certain circumstances items may be taken out of order and, therefore, no certain advice can be provided about the time at which any item may be considered.
- Any members of the public wishing to make late additional representations should do so in writing or by contacting their Ward Councillor prior to the Meeting.
- For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, “background papers” in accordance with Section 110D will always include the case Officer’s written report and any letters or memoranda of representation received (including correspondence from the Highway Authority, Statutory Undertakers and all internal District Council Departments).
- Letters of representation referred to in these reports, together with any other background papers, may be inspected at any time prior to the Meeting, and these papers will be available at the Meeting.
- **Members of the public** should note that any application can be determined in any manner notwithstanding any or no recommendation being made.

Wyre Forest District Council

Planning Committee

To be held remotely

Tuesday, 16th February 2021

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 15 th December 2020.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	10
6.	To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.	

7.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	
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Part 2

Not open to the Press and Public

8.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

HELD REMOTELY

15TH DECEMBER 2020 (6PM)

Present:

Councillors: C Edginton-White (Chairman), C J Barnett (Vice-Chairman), J Aston, V Caulfield, A Coleman, P Harrison, M J Hart, L J Jones, F M Oborski MBE, C Rogers, J W R Thomas and L Whitehouse.

Observers:

Councillors: R H Coleman and P W M Young.

PL.36 Apologies for Absence

There were no apologies for absence.

PL.37 Appointment of Substitutes

No substitutes were appointed.

PL.38 Declarations of Interests by Members

No Declarations of Interest were made.

PL.39 Minutes

Decision: The minutes of the meeting held on 17th November 2020 be confirmed as a correct record and signed by the Chairman.

PL.40 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Management Schedule No. 591 attached).

Councillor L J Jones joined the meeting at 6:04pm and having missed part of the Officer presentation on application 20/0033/FUL abstained from voting on that application.

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Management Schedule No 591 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.

There being no further business, the meeting ended at 7:10pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

15th December 2020 - Schedule 591 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 L J Jones joined the meeting at 6:04pm and having missed part of the Officer presentation on application 20/0033/FUL abstained from voting on that application.

Application Reference: 20/0033/FUL

Site Address: The Grange, 162 Sutton Park Road, Kidderminster, Worcestershire, DY11 6LF

The Committee received representation from Trevor Hughes (Objector) and Branden Hadlington (Applicant's Representative) prior to a decision being made.

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. Building materials including hard surfacing details
3. To secure site and finished floor levels
4. To secure boundary treatment details
5. To require landscaping scheme and implementation
6. To require Landscape Management Plan
7. To secure retention of hedgerow at a minimum height of 3 metres above ground level of the application site
8. To require Tree Protection Plan
9. To require Arboricultural Method Statement
10. Implementation of Ecological Mitigation Measures
11. To require provision of 5 bird and 5 bat boxes
12. To require external lighting details
13. Removal of Permitted Development Rights for rear extensions to dwellings on plots 2 – 8 (inclusive)
14. No first-floor side facing windows shall be installed in the dormer bungalow
15. Foul and Surface Water Drainage
16. Scheme of surface water drainage strategy
17. Details of the access to include tactile paving and surfacing
18. Access, turning area and parking facilities including to be provided
19. Internal access road to be amended to provide a consistent width of 5.5 metres
20. To require cycle storage facilities
21. To require welcome travel pack
22. To require Construction Environmental Management Plan to avoid harm to highway safety and trees.
23. To require electric charging point provision in accordance with Streetscape Design Guide.

Notes

- A Severn Trent Water
- B Section 278 Highway Works
- C Section 38 Agreement
- D Drainage Details for Section 38
- E No Drainage to Discharge to Highway
- F WRS Demolition & Construction Guidance
- G Appropriate removal and disposal of potential asbestos

Application Reference: 20/0747/S73

Site Address: Oak Tree Farm, Button Oak to Arley Road, Pound Green, Bewdley, DY12 3LG

The Committee received representation from Cllr R H Coleman (Ward Member) prior to a decision being made.

Removal of condition No. 4 attached to Planning Permission 18/0595/FULL

APPROVED to reinstate Permitted Development Rights with the remaining conditions attached to 18/0595/FULL unaffected and imposed on this permission;

1. A6 - Standard Time (29-11-2021)
2. A11 – Approved Drawings
3. B3 – Matching Materials
4. Extension to be used ancillary to property

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

Part A Applications

Ref:	Address of Site	Recommendation	Page No.
20/0996/RG3	Temporary Car Park Bridge Street Stourport On Severn Worcestershire DY13 8XD	Approval	11

Part B Applications

Ref:	Address of Site	Recommendation	Page No.
20/0993/HOU	23 Fieldfare Court Kidderminster Worcestershire DY10 4TT	Approval	16

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

16 February 2021

PART A

Application	20/0996/RG3	Date	07.12.2020
Reference:		Received:	
Ord Sheet:	380915 271184	Expiry	19.02.2021
		Date:	
Case Officer	Emily Timmins	Ward:	Areley Kings and Riverside

Proposal: Retention of car park at former Lloyds Garage for a further period of 7 years

Site Address: Temporary Car Park, Bridge Street, Stourport On Severn, Worcestershire, DY13 8XD

Applicant: Wyre Forest District Council

Summary of Policy	CP01, CP11, CP12 (CS) SAL.PFS1, SAL.CC7, SAL.UP7, SAL.UP9 (SAAPLP) Design Guidance, Supplementary Planning Document National Planning Policy Framework Planning Practice Guidance
Reason for referral to Committee	The applicant is Wyre Forest District Council and the application is made on land owned by Wyre Forest District Council.
Recommendation	Approval

1.0 Planning History

1.1 20/0385/FUL – Erection of three storey building to provide 18 bed short-term accommodation facility with ancillary office space, car parking, landscaping and retention of 14 spaces for use as a public car park: Refused 15.09.2020.

1.2 17/0792/REGS3 - Retention of temporary car park at the former Lloyds Garage site for a further period of two years: Temporary Consent Granted 21.02.2018.

20/0996/RG3

- 1.3 15/0719/REGS3 - Retention of temporary car park at the former Lloyds Garage site for a further period of two years: Temporary Consent Granted 19.02.2016.
- 1.4 13/0667/FULL - Demolition of buildings comprising the former Lloyds Garage Site and replacement with Temporary Car Parking for a period of two years: Planning Permission Granted 20.02.2014.

2.0 Consultations and Representations

- 2.1 Parish Council – Recommend Approval.
- 2.2 Highways Authority (WCC) – The proposed development will create additional car parking capacity within the town centre of Stourport on Severn which will encourage car movements in an area which already suffers from congestion. The National Planning Policy Framework (NPPF) seeks to promote sustainable travel patterns for all developments and due to the nature of the application this can only encourage car trips and cannot mitigate for the additional movements it will create. The application will encourage people to drive into Stourport on Severn and when this travel pattern is established it is difficult to reverse and 7 years is a long time for a 'temporary' period. The application does not promote sustainable travel and the site is, car dominated therefore the recommendation is one of refusal.
- 2.3 Conservation Officer (WFDC) – The application is supported by a heritage statement and a search of the Worcestershire Historic Environment Record. I agree that there are no heritage assets extant on the site and the extension of the period of use of the site as a car park presents no additional harm to the Stourport No.1 Conservation Area over and above the current (approved) use. No objections.
- 2.4 Canal and River Trust – The Trust would prefer to see a more appropriate boundary treatment at the rear of the site and suggest that a mixed thorn hedge be laid to help screen parked vehicles. We would also welcome early involvement in any development proposals for this site in due course.

Neighbour/Site Notice Representations

- 1 objection received from a member of the public:
- The car park falls foul of The Equality Act with a surface which is unsuitable for use by persons of reduced mobility. There are no spaces reserved for persons of reduced mobility.
 - No Equality Impact Assessment was undertaken for the original car park proposal, and none is included for the proposal for this semi-permanent proposal. The authority is falling foul of its duty to the protected groups.
 - A smooth, bound surface free from irregularity should be supplied, along with suitable sustainable drainage (if an impermeable surface course is specified).

20/0996/RG3

3.0 Site Location and Description

- 3.1 The application site encompasses the former Lloyds garage site. The site lies within the Stourport-on-Severn Conservation Area No.1, fronting onto Bridge Street with part of the southern boundary abutting Engine Lane. The application site excludes the building at No.8 which is locally listed.
- 3.2 The site forms part of the wider area known as the Bridge Street Basins Link which incorporates a large part of the frontage to Bridge Street, from Engine Lane northwards up to and including No.4 Bridge Street. This wider area has a site-specific policy relating to it within the Adopted Site Allocations Local Plan and a Development Brief which was adopted in 2005.
- 3.3 A temporary planning permission was approved on 21st February 2018 for the use of the site as a car park for two years. This application seeks a renewal of this permission for a further seven-year period.

4.0 Officer Comments

- 4.1 The application site is within the Bridge Street Basins Link area, which is defined for redevelopment under Policy STC1 of the Adopted Site Allocations and Policies Local Plan. The long-term aim is for the redevelopment of the wider area for a mix of commercial and residential uses. The policy is also in favour of development which opens a view of the adjacent Canal Basin from Bridge Street. The site-specific policy has not, however, been carried forward into the emerging Wyre Forest District Local Plan (2016-2036), therefore creating more flexibility for development at the site, in accordance with emerging policy 6B 'Locating New Development', which encourages the utilisation of existing brownfield sites.
- 4.2 The District Council continues to work towards bringing forward a proposal for development on this site, however the most recent application for a more permanent solution was refused. Therefore, it seems eminently sensible to utilise the brownfield site and renew the temporary use of the land as a car park.
- 4.3 As noted with the previous application this temporary use of land will not prejudice the development of the site, proposals for which can still come forward at any time. It does in the meantime provide a suitable use for the site within the Town Centre location and will not detract from the character and appearance of the Conservation Area.
- 4.4 The Highway Authority has repeated their objection to this scheme on sustainability grounds. However, this proposal is for a temporary, 7-year period and the provision of parking does not fall within the longer-term aspirations for the site. It is considered that a further temporary permission would not be harmful in this respect.

20/0996/RG3

- 4.5 The Canal and River Trust suggest that a mixed thorn hedge be laid to screen parked vehicles from the canal basin. I do not consider it reasonable to add this as the car park has been in place for the last 7 years and, again, this is a temporary use of the land. In addition, in its current state, the car park accords with Policy SAL.STC1 by opening up the views of the canal basin.
- 4.6 A member of the public has raised concerns over the provision of designated spaces and the surfacing for those with reduced mobility. However, it is not considered reasonable to condition this, as there is alternative parking nearby within the town and parking is not the long-term aim for this site.

5.0 Conclusions and Recommendations

- 5.1 The renewal of the permission for use of the land for car parking for a temporary seven-year period is considered to be acceptable, not prejudicing the long-term re-development of the area or creating any identified harm to the Conservation Area. The objection from the Highway Authority has been carefully considered however it is not considered that a refusal can be justified in these circumstances.
- 5.2 It is therefore recommended that the application be given delegated **APPROVAL** subject to the following conditions:
1. A9 (Temporary permission – uses of land)
 2. A11 (Approved Plans)



Economic Prosperity and Place Directorate

Temporary Car Park Bridge Street Stourport On Severn Worcestershire DY13 8XD

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PART B

Application	20/0993/HOU	Date	01.12.2020
Reference:		Received:	
Ord Sheet:	384167 274288	Expiry	26.01.2021
		Date:	
Case Officer	Richard Jennings	Ward:	Aggborough and Spennells

Proposal: Proposed car port to side

Site Address: 23 Fieldfare Court, Kidderminster, Worcestershire, DY10 4TT

Applicant: Mr John Aston

Summary of Policy	CP11 (CS) SAL.UP7, SAL.UP8 (SAAPLP) Design Guidance Supplementary Planning Document National Planning Policy Framework Planning Practice Guidance
Reason for Referral to Committee	Applicant is an Elected member of the Council
Recommendation	Approval

1.0 Planning History

1.1 N/A

2.0 Consultations and Representations

2.1 Kidderminster Town Council – No objection

2.2 Neighbours – No comments received

3.0 Site Location and Description

3.1 23 Fieldfare Court is a detached dwelling occupying a corner plot within a cul-de-sac, within the Spennells housing estate. There have been no previous extensions at the property.

3.2 The current proposal is for the erection of a single storey car port to the side elevation.

3.3 The applicant is an Elected Member of the Council.

20/0993/HOU

4.0 Officer Comments

- 4.1 Policy SAL.UP7 of the Adopted Wyre Forest Site Allocations and Policies Local Plan requires that residential extensions should be in scale and in keeping with the form, materials and detailing of the original building; be subservient to and not overwhelm the original building, which should retain its visual dominance; harmonise with the existing landscape or townscape and not create incongruous features and not have a serious adverse effect on the amenity of neighbouring residents or occupiers. The adopted Supplementary Planning Document on Design Quality includes a section on householder extensions and supports the view that extensions should be visually subservient and should ideally be positioned to the rear or side of properties where the effect of the new building is less likely to impact on the street scene.
- 4.2 Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan relates to the design of extensions. The policy requires that additions to a property are in scale and keeping with the form, materials, and architectural characteristics and detailing of the original building and should be subservient to and not overwhelm the original building, which should retain its visual dominance.
- 4.3 The proposed car port has been designed to be subservient to the original dwelling house and would appear as an acceptable addition when viewed in the street scene. It would result in no adverse impacts on the immediate neighbours and as such would be in accordance with the requirements of Policy CP11 of the Adopted Core Strategy, Policies SAL.UP7 and SAL.UP8 of the Adopted Site Allocations and Policies Local Plan and the National Planning Policy Framework.

5.0 Conclusions and Recommendations

- 5.1 The proposed car port has a good design, is suitably sited and has been designed to be subservient to the original dwelling house. It would have no adverse impacts on the neighbouring residents. As such, the proposal is considered to be in accordance with the requirements of Policy CP11 of the Adopted Core Strategy, Policies SAL.UP7 and SAL.UP8 of the Adopted Site Allocations and Policies Local Plan and the National Planning Policy Framework.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. To secure building materials as proposed
 3. A11 (Approved Plans)