

Open

Planning Committee

Agenda

6 pm
Wednesday, 18th April 2012
The Earl Baldwin Suite
Duke House
Clensmore Street
Kidderminster



Planning Committee

Members of Committee:

| | |
|------------------------------------------------|--------------------------------|
| Chairman: Councillor S J Williams | |
| Vice-Chairman: Councillor G C Yarranton | |
| Councillor J Aston | Councillor D R Godwin |
| Councillor I Hardiman | Councillor M J Hart |
| Councillor H J Martin | Councillor C D Nicholls |
| Councillor F M Oborski | Councillor J W Parish |
| Councillor M Price | Councillor M A Salter |

Information for Members of the Public:-

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 at 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.

Public Speaking

Agenda items involving public speaking will have presentations made in the following order (subject to the discretion of the Chairman):

- Introduction of item by officers;
- Councillors' questions to officers to clarify detail;
- Representations by objector;
- Representations by supporter or applicant (or representative);
- Clarification of any points by officers, as necessary, after each speaker;
- Consideration of application by councillors, including questions to officers

All speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact Sue Saunders, Committee/Scrutiny Officer, Civic Centre, Stourport-on-Severn. Telephone: 01562 732733 or email susan.saunders@wyreforestdc.gov.uk

DECLARATIONS OF INTEREST - GUIDANCE NOTE

Code of Conduct

Members are reminded that under the Code of Conduct it is the responsibility of individual Members to declare any personal or personal and prejudicial interest in any item on this agenda. A Member who declares a personal interest may take part in the meeting and vote, unless the interest is also prejudicial. If the interest is prejudicial, as defined in the Code, the Member must leave the room. However, Members with a prejudicial interest can still participate if a prescribed exception applies or a dispensation has been granted.

Section 106 of the Local Government Finance Act 1992

If any Member is two months or more in arrears with a Council Tax payment, they may not vote on any matter which might affect the calculation of the Council Tax, any limitation of it, its administration or related penalties or enforcement.

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, Director of Community Assets & Localism or Director of 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 Director of 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

Wednesday, 18th April 2012

The Earl Baldwin Suite, Duke House, Clensmore Street, Kidderminster

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, notice of which has been given to the Director of Community Assets & Localism, together with the name of the Councillor for whom he/she is acting. | |
| 3. | Declarations of Interest In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any personal or personal and prejudicial interests in the following agenda items. Members should indicate the action they will be taking when the item is considered. Members are also invited to make any declaration in relation to Section 106 of the Local Government Finance Act 1992. (See guidance note on cover.) | |
| 4. | Minutes To confirm as a correct record the Minutes of the meeting held on the 13 th March 2012. | 7 |
| 5. | Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined. | 15 |
| 6. | Applications Pending Decision To receive a schedule of planning and related applications which are pending. | 88 |

| | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 7. | <p>Planning and Related Appeals</p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p> | 108 |
| 8. | <p>Monthly Progress Report on performance against NI157 targets for determining planning applications</p> <p>To consider a report from the Director of Economic Prosperity & Place that provides Members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).</p> | 128 |
| 9. | <p>Land at 8 Bala Close, Stourport-on-Severn</p> <p>To consider a report from the Director of Economic Prosperity & Place regarding a Tree Preservation Order No 366 (2011) relating to a tree on Land at 8 Bala Close, Stourport on Severn.</p> | 133 |
| 10. | <p>The List of Buildings of Local Architectural and/or Historic Interest (The Local List) – Draft Proposals for Churchill and Blakedown</p> <p>To consider a report from the Director of Economic Prosperity & Place which provides Members Members of the draft List of Buildings of Local Architectural and/or Historic Interest (The Local List) for the Parish of Churchill and Blakedown.</p> | 140 |
| 11. | <p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism 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> | |
| 12. | <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> | |

Part 2

Not open to the Press and Public

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|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 13. | New Enforcement Case To receive a report from the Director of Economic Prosperity & Place on a new enforcement case. | 154 |
| 14. | Live Enforcement Case To receive a report which lists live enforcement cases as at 4 th April 2012. | 157 |
| 15. | To consider any other business, details of which have been communicated to the Director of Community Assets & Localism 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. | |

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

THE EARL BALDWIN SUITE, DUKE HOUSE, CLENSMORE STREET,
KIDDERMINSTER

TUESDAY 13TH MARCH 2012 (6.00 PM)

Present:

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, D R Godwin, I Hardiman, P B Harrison, H J Martin, C D Nicholls, F M Oborski, J W Parish, M Price and M A Salter.

Observers:

There were no members present as observers.

PL.110 Apologies for Absence

Apologies for absence were received from Councillor M J Hart.

PL.111 Appointment of Substitutes

Councillor P B Harrison was appointed as a substitute for Councillor M J Hart.

PL.112 Declaration of Interests

Councillor F M Oborski declared a personal interest in application number 11/0545/FULL – Top Acre, Off Cursley Lane, Shenstone, Kidderminster as she knew the applicant but came to the meeting with an open mind.

PL.113 Minutes

Decision: The minutes of the meeting held on 14th February 2012 be confirmed as a correct record and signed by the Chairman.

PL.114 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 495 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 495 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.

PL.115 Applications Pending Decision

The Committee received a schedule of planning and related applications that were pending decision.

Decision: The schedule be noted.

PL.116 Planning and Related Appeals

The Committee received details of the position with regard to planning and related appeals, still being processed, together with particulars of appeals that had been determined since the date of the last meeting.

Decision: The details be noted.

PL.117 Monthly Progress Report on performance against NI157 targets for determining planning applications

The Committee considered a report from the Director of Economic Prosperity & Place that provided members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).

Decision: The details be noted.

The meeting ended at 6.55 p.m.

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**13th March 2012 Schedule 495 Development Control

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 Director of Economic Prosperity & Place, Duke House, Clensmore Street, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

| | |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Reference: 11/0545/FULL | |
| Site Address: TOP ACRE, OFF CURSLEY LANE, SHENSTONE, KIDDERMINSTER, DY10 4DX | |
| REFUSED for the following reasons: | |
| 1) | The application site is located within the West Midlands Green Belt. The permanent use of the site for residential purposes and retention of the mobile home/caravans in this location constitutes inappropriate development within the Green Belt. Further harm is caused to the openness and appearance of the Green Belt and the open countryside. No very special circumstances have been demonstrated to justify the development and outweigh the harm that would be caused by reason of inappropriateness. The proposal would therefore be contrary to Policy GB.1 of the Adopted Wyre Forest District Local Plan, Policies D.12 and D.39 of the Worcestershire County Structure Plan, Policy 20 of the emerging Site Allocations and Policies DPD and Government guidance in PPG2. |
| 2) | The permanent retention of the mobile home/caravans and associated development on the site is considered to be harmful to the visual amenity and openness of the Green Belt and the rural character of the area. The proposal is therefore contrary to Policy GB.6 of the Adopted Wyre Forest District Local Plan, Policies CP06 and CP12 of the Adopted Wyre Forest Core Strategy, the aims of Policies QE1 and QE6 of the West Midlands Regional Spatial Strategy and Government guidance in PPG2 and PPS7. |
| 3) | The location of the site and the proposed permanent use for residential use and accommodation fails to accord with: <ol style="list-style-type: none"> 1. Housing Policies H.2 and H.9 of the Adopted Wyre Forest District Local Plan, Policies DS01 and DS04 of the Adopted Wyre Forest Core Strategy, and Policies 1 and 2 of the emerging Site Allocations and Policies DPD; 2. Gypsy Site Provision Policy CP06 of the Adopted Wyre Forest Core Strategy in that it is not located within or around the settlement boundaries of Kidderminster or Stourport on Severn and that sequentially preferable sites are available; 3. Residential Caravans and Mobile Homes Policy H.16 of the Adopted Wyre Forest District Local Plan and Policy D.17 of the Worcestershire County Structure Plan. |

These policies seek to guide residential development to appropriate locations. To approve the permanent retention of the site for residential purposes and the associated mobile home/caravans would retain a solitary development which lies outside recognised settlement boundaries and would contradict planning policy which seeks to protect the Green Belt and open countryside.

Application Reference: 11/0701/FULL

Site Address: 27 WOODLANDS ROAD, COOKLEY, KIDDERMINSTER, DY10 3TL

APPROVED subject to the following conditions:

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

Note

SN12 (Neighbours' rights).

Reason for Approval

The proposed extension, in conjunction with the existing extensions, is considered to be of an appropriate scale and design in relation to the original building and will appear as an appropriate addition to the street scene. The impact of the extension upon the immediate neighbouring properties has been carefully assessed and it is considered that no undue loss of amenity or privacy would occur as a result of the development. The application is considered to be in accordance with D.17, TR.17, GB.6 of the Adopted Wyre Forest District Local Plan and CP03 and CP11 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0706/FULL

Site Address: ROBIN HOOD PH, DRAYTON ROAD, DRAYTON, BELBROUGHTON, DY9 0BW

DELEGATED APPROVAL subject to the expiry of the consultation period and no new issues being raised and the following conditions:

1. A11 (Approved plans).
2. Hours of use.
3. Landscaping.
4. No outdoor music.
5. No external lighting.

Reason for Approval

The play equipment is considered to be inappropriate development in the Green Belt, however given its siting and design will not adversely affect its openness or visual amenity. Impact on residential properties in respect of noise and loss of amenity has been fully considered and no adverse harm has been identified. It is considered that Very Special Circumstances exist that clearly outweigh the harm that exists by virtue of inappropriateness. The application is considered to be in accordance with D.11, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, DS04, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, D.39 of the

Worcestershire County Structure Plan, Policies 20, 25, 26 of the emerging SAP DPD, Planning Policy Statement 1, Planning Policy Guidance 2, Planning Policy Statement 7, Planning Policy Statement 17 and the Draft National Planning Policy Framework.

Application Reference: 11/0666/FULL

Site Address: WHARTON PARK GOLF CLUB, LONGBANK, BEWDLEY, DY12 2QW

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – Approved plan).
4. C6 (Landscaping – small scheme).
5. C8 (Landscape Implementation).
6. Details of Groundworks.
7. Details of lighting.
8. Ecological Survey.
9. Surface water drainage details.
10. Hours condition.

Notes

- A. SN5 (No advertisements).
- B. HN2 (Public Rights of Way).

Reason for Approval

The works proposed to create a driving range, including ancillary building are considered appropriate to their location and will not adversely affect the landscape or neighbouring properties. The design of the building is acceptable in this context. For these reasons the proposal is considered to be in accordance with D.10, D.11, NR.11, NR.12, LR.8, LR.14 of the Adopted Wyre Forest District Local Council, DS04, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, RST.3, RST.13 of the Worcestershire County Structure Plan, PA14, QE6 of the West Midlands Regional Spatial Strategy, Policy 26 of the emerging SA&P DPD, Planning Policy Statement 7 and Planning Policy Statement 17.

Application Reference: 12/0009/FULL

Site Address: WOLVERLEY CARAVAN & CAMPING CLUB, BROWN WESTHEAD PARK, WOLVERLEY, KIDDERMINSTER, DY10 3PX

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Screening details to be provided alongside the boundary with Wolverley House.
4. The 115 pitches as the site shall only be available between 16th February and 5th January.
5. The 115 pitches hereby approved shall be occupied for holiday purposes only and by a person whose main residence is elsewhere.

6. Touring caravans and tents only.

Reason for Approval

It is considered that the increase in the opening season and improvements on the site for the provision of caravan and camping pitches would have a minimal impact on the openness or visual amenity of the Green Belt or landscape. Furthermore it is considered that there would be no significant impact upon the outlook or amenity currently enjoyed by occupiers of the surrounding residential properties. The development is considered to accord with the requirements of Policies GB.1, GB.2, GB.6, NC.2, TR.17, NR.11 and NR.12 of the Adopted Wyre Forest District Local Plan (2004), policies CP01, DS01, DS04, CP02, CP03, CP10, CP12, CP13, CP14 of the Adopted Wyre Forest Core Strategy, D39 of the Worcestershire County Structure Plan, Planning Policy Statement 1, Planning Policy Statement 7, Planning Policy Guidance 2 and National Planning Guidance – Good Practice Guidance for Planning on Tourism (2006).

Application Reference: 12/0014/FULL and 12/0015/LIST

Site Address: THE PIANO BUILDING, WEAVERS WHARF, KIDDERMINSTER, DY10 1AA

APPROVED subject to the following conditions:

12/0014/FULL (Planning application)

1. A6 (Full with No Reserved Matters).
2. A11 (Approved Plans).
3. Weld mesh security cage to part of rear boundary.
4. The submitted bat boxes to be provided before occupation.
5. Travel Plan.
6. Drainage.
7. British Waterways condition regarding waste storage and collection.
8. Cycle provision.
9. Flood Evacuation Management Plan.

Reason for Approval

The application has been carefully considered with regards to the principle of allowing the development in this location, the benefits to the town centre, the effect on the character and appearance of the Listed Building and the adjacent Conservation area, ecology issues, the car parking situation and the development is judged to be in acceptable and in accordance with the above mentioned policies in the Development Plan. The application is considered to be in accordance with LB.1, LB.2, LB.3, CA.1, TR.17, RT.2 TC.1, KTC.1 NC.7 of the Adopted Wyre Forest District Local Plan, CP02, CP03, CP11, DS01, DS02, DS03 of the Adopted Wyre Forest Core Strategy, Policies 10, 11, 12 and 37 of the emerging Kidderminster Central Area Action Plan (DPD, CTC.19, CTC.20, CTC.21 of the Worcestershire County Structure Plan), QE2, QE3, QE5 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance, Planning Policy Statement 1, Planning Policy Statement 5 and Planning Policy Guidance 13.

12/0015/LIST (Listed Building Consent application)

1. A7 (Listed Building/Conservation Area consent).
2. A11 (Approved plans).

Reason for Approval

The proposal will provide a viable use for this redundant building and the alterations proposed are considered to be necessary and overall sensitive to the character and appearance of this Listed Building and accordingly the development is judged to be acceptable and compatible with the above mentioned heritage policies in the Development Plan. The application is considered to be in accordance with LB.1, LB.2, LB.3, CA.1, TR.17, RT.2 TC.1, KTC.1 NC.7 of the Adopted Wyre Forest District Local Plan, CP02, CP03, CP11, DS01, DS02, DS03 of the Adopted Wyre Forest Core Strategy, Policies 10, 11, 12 and 37 of the emerging Kidderminster Central Area Action Plan DPD, CTC.19, CTC.20, CTC.21 of the Worcestershire County Structure Plan), QE2, QE3, QE5 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance, Planning Policy Statement 1, Planning Policy Statement 5 and Planning Policy Guidance 13.

Application Reference: 12/0060/FULL and 12/0061/LIST

Site Address: JUKES STORES, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA

12/0060/FULL - APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. External materials to reflect approved plans and submitted application form.
4. No takeaway food.
5. Severn Trent Water.

Notes

- A. No approval is given for any new external flues or vents which will require separate planning permission and Listed Building Consent.
- B. Crime prevention suggestions.

Reason for Approval

The extension is considered to be sympathetic to the character and appearance of this Grade II Listed Building. Accordingly, the proposal is considered to be in compliance with GB.1, LB.1, LB.2, LB.3, CA.1, CA.3, D.18 of the Adopted Wyre Forest District Local Plan, D04 of the Adopted Wyre Forest Core Strategy, CTC.19, CTC.20, D.39 of the Worcestershire County Structure Plan, QE.5 of the West Midlands Regional Spatial Strategy, Planning Policy Statement 1, Planning Policy Guidance 2 and Planning Policy Statement 5.

12/0061/LIST - APPROVED subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. External materials to reflect approved plans and submitted application form.

Note

No approval is given for any new external flues or vents which will require separate planning permission and Listed Building Consent.

Reason for Approval

The extension is considered to be sympathetic to the character and appearance of this Grade II Listed Building. The application is considered to be in accordance with GB.1, LB.1, LB.2, LB.3, CA.1, CA.3, D.18 of the Adopted Wyre Forest District Local Plan, D04 of the Adopted Wyre Forest Core Strategy, CTC.19, CTC.20, D.39 of the Worcestershire County Structure Plan, QE.5 of the West Midlands Regional Spatial Strategy, Planning Policy Statement 1, Planning Policy Guidance 2 and Planning Policy Statement 5.

Application Reference: 12/3003/TE

Site Address: OUTSIDE 14 LOAD STREET, BEWDLEY, DY12 2AE

APPROVED the siting and design of the telecommunications equipment proposed under Part 24 of the General Permitted Development Order 1995.

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

18/04/2012

PART A Reports

| Ref. | Address of Site | Recommendation | Page No. |
|--------------|----------------------------------------------------------------------|--------------------|----------|
| 11/0534/RESE | FORMER CARPETS OF WORTH SEVERN ROAD STOURPORT-ON-SEVERN | DELEGATED APPROVAL | 16 |
| 12/0087/ADVE | UNIT 9 EASTER PARK WORCESTER ROAD SUMMERFIELD KIDDERMINSTER | APPROVAL | 35 |
| 12/0096/FULL | TOP FARM YIELDINGTREE BROOME STOURBRIDGE | APPROVAL | 39 |

PART B Reports

| Ref. | Address of Site | Recommendation | Page No. |
|--------------|-----------------------------------------------------------------------------------|--------------------|----------|
| 11/0458/FULL | THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER | APPROVAL | 48 |
| 11/0460/LIST | THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER | APPROVAL | 48 |
| 11/0664/FULL | NEW HOUSE FARM BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER | APPROVAL | 55 |
| 12/0074/FULL | FIR LODGE BRAKE MILL HAGLEY STOURBRIDGE | APPROVAL | 60 |
| 12/0099/FULL | FERNHALLS FARM GREENWAY ROCK KIDDERMINSTER | APPROVAL | 63 |
| 12/0101/FULL | STOURPORT SPORTS CLUB LTD KINGSWAY STOURPORT-ON-SEVERN | DELEGATED APPROVAL | 69 |
| 12/0106/FULL | MANOR INN 76 MINSTER ROAD STOURPORT-ON- SEVERN | DELEGATED APPROVAL | 74 |
| 12/0190/LIST | ANGEL OF PEACE ST MARY'S RINGWAY KIDDERMINSTER | DELEGATED APPROVAL | 83 |
| 12/3004/TE | OUTSIDE PADDINGTON HOUSE DIXON STREET NEW ROAD KIDDERMINSTER | APPROVAL | 85 |

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18TH APRIL 2012

PART A

Application Reference: 11/0534/RESE **Date Received:** 23/08/2011
Ord Sheet: 381349 271018 **Expiry Date:** 22/11/2011
Case Officer: John Baggott **Ward:** Mitton

Proposal: Redevelopment of the site to provide a mix of uses including Residential, Class A Retail Uses, Class B Employment, Class C Hotel and Class D Assembly and Leisure (Reserved Matters following Outline Approval 09/0588/OUTL - Access, Appearance Landscaping, Layout and Scale to be considered)

Site Address: FORMER CARPETS OF WORTH, SEVERN ROAD, STOURPORT-ON-SEVERN, DY13 9EX

Applicant: STOURPORT CORPORATION NV

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Summary of Policy | H.2, D.10, D.11, D.12, D.15, NR.2, NR.12, LB.1, LB.2, LB.5, CA.1, NC.7, TR.17, LR.3, STC.2 (AWFDLP) DS01, DS03, DS05, CP01, CP02, CP03, CP04, CP05, CP07, CP08, CP09, CP11, CP13, CP14, CP15 (AWFCS) CTC.9, CTC.20, CTC.21, T.4, T.11 (WCSP) NPPF (Sections 1, 2, 4, 6, 7, 8, 10, 11, 12) Design Quality SPG (2004) SPD – Planning Obligations (2007) Severn Road Development Brief – SPG (2001) |
| Reason for Referral to Committee | Major Application. Statutory or non-statutory Consultee has objected and the application is recommended for approval. |
| Recommendation | DELEGATED APPROVAL |

1.0 Site Location and Description

1.1 The application site is located to the east of Stourport-on-Severn town centre and consists of the southern part of the former Carpets of Worth site located on Severn Road. The site is positioned between Severn Road and the western bank of the River Stour which form the western and eastern boundaries respectively. To the south lies existing industrial development in the area of the town known as Cheapside. Directly to the north, lies the remaining part of the Carpets of Worth site, which has been the subject of two outline planning consents and a subsequent reserved matters permission for a proposed new Tesco store and associated works, which have been the subject of ultimately unsuccessful legal challenges.

11/0534/RESE

- 1.2 The site consists of an area of approximately 3.2 hectares (7.9 acres) of predominantly cleared land, although three buildings are evident on the site. These buildings are also vacant and are included on the Council's "Local List" of buildings of architectural or historic interest.
- 1.3 The application site forms part of the Severn Road Redevelopment Area, which is covered by the Severn Road Development Brief Supplementary Planning Guidance (SPG), as adopted in 2001. The importance of the Severn Road Redevelopment Area is reinforced within the adopted Local Plan (2004), with specific policies set out therein relating to the application site, as well as the nearby Lichfield Basin and Cheapside redevelopment sites.
- 1.4 The site lies outside of the town centre Primary Shopping Area. A small section of the site, directly opposite the junction of Severn Road and Lichfield Street, falls within the Stourport No.1 Conservation Area. It is in this area where two of the three aforementioned Locally Listed Buildings are located.
- 1.5 The site lies primarily within Flood Zone 2 (Low to Medium flood risk), as confirmed by the Environment Agency.

2.0 Planning History

- 2.1 As has previously been identified, the application site relates to the southern part of the Carpets of Worth site, with the northern half of the overall site having been the subject of two applications relating to a proposed retail development by Tesco Stores Limited, as summarised below.

| | |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/1105/EIA | Class A1 supermarket with associated access, customer car park, petrol filling station, new road and bridge, footbridge, landscaping, highways and other works (Outline). |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Planning permission was granted by the Local Planning Authority in May 2008, with the decision subsequently challenged by a Judicial Review from Midcounties Co-op. Whilst the challenge initially failed in March 2009 this ruling was appealed to the Court of Appeal in April 2010. The Court of Appeal decision dismissed the appeal by Midcounties Co-op. Midcounties Co-op asked for permission to appeal this decision to the Supreme Court. Permission was not forthcoming and the legal challenges have been dropped.

11/0534/RESE

08/1053/EIA Class A1 supermarket with associated access, customer car park, petrol filling station, new road and bridge, footbridge, landscaping and other works (Outline).

Planning permission was granted by the Local Planning Authority in October 2009. Again, Midcounties Co-op were granted leave pursue a claim for Judicial Review, however this claim has been withdrawn.

10/0229/RESE Class A1 supermarket with associated access, customer car park, petrol filling station, new road and bridge, footbridge, landscaping and other works (Reserved Matters following Outline approval 08/1053/EIA).

This application was approved in January 2011, and whilst works in respect of the store building have yet to commence, other associated works, most notably the new road and bridge over the River Stour, have commenced.

2.2 In terms of the application site itself:

08/0768/OUTL Redevelopment of the site to provide a mixed use development consisting of 159 no. Residential properties, Class A Retail Uses, Class B Employment, Class C1 Hotel and Class D2 Assembly and Leisure (Outline) – Approved, Subject to S106 Obligation, 11/03/11.

09/0588/OUTL Redevelopment of the site to provide a mixed use development consisting of 159 no. Residential properties, Class A Retail Uses, Class B Employment, Class C1 Hotel and Class D2 Assembly and Leisure (Outline).

This application was identical to the earlier outline application (08/0768/OUTL) but was subject to an Appeal against non-determination as the applicant sought to challenge the Council's intention to impose a condition requiring to the delivery of the bridge link across the River Stour prior to development commencing. In all other regards the Council and applicant were in total agreement. The appeal was heard by way of a Hearing in March 2011, and whilst the appeal was subsequently allowed, the Inspector agreed with the Council that the bridge link over the River Stour should be delivered before any development were to commence.

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3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No comments received.
- 3.2 Highway Authority – Have raised objections previously but following negotiations amended plans are awaited upon receipt of which revised comments will be provided (These will be reported via the Addenda and Corrections Sheet).
- 3.3 Environment Agency – Generally the level of detail provided for the watercourse site boundary is an improvement on the previous submissions. However we still have a query regarding the length of existing bank that is being retained adjacent to the River Stour to the north east of the site. We have previously advised that unless the revetment is essential for the retention of important/large bankside trees, it should either be removed or cut down to a height at, or just above, typical river water levels. This would allow for re-grading of the bank to a safer profile without excessive drops, and would allow for an enhanced riverside ecology (subject to sympathetic, landscaping, planting and treatment e.g. use of waterside planted coir rolls).

We accept the retainment of the bank at section H-H down towards G-G and note that the existing bank is generally natural looking in this area (for approx 25m). However, we would query the retainment of the engineered wall past this section towards section F-F. The retaining concrete wall looks to be in poor condition. We would therefore seek further information on the value of retaining this section of bank as existing (in line with our previous extensive discussions) to ensure that an opportunity is not lost to further reduce the height of the engineered river wall at this location, especially as we progress to section F-F. If you are minded to accept the proposed general layout there may be limited scope to fully remove the engineered wall shown at sections F-F and G-G. However, there may be an opportunity to create a two staged bank. This would involve a retaining wall at the back of the shared surface / highway area, which would then allow the hard engineered wall on the river corridor to be reduced, maintaining the profile. The Landscape proposals plan makes reference in this area to softened slopes; this is in contrast to the section profiles.

(Officer Comment – Further clarification and details are being sought).

- 3.4 Natural England – Objection to the proposed development on the basis that there is a reasonable likelihood of legally protected species being present and adversely affected by the development. The application contains insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species. For this reason we recommend that you either refuse planning permission or defer a decision pending a revised proposal that addresses the deficiencies.

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Natural England was given to understand that this reserved matters application would include an updated Phase 1 Habitat Survey, full protected species surveys as originally recommended and that biodiversity mitigation and enhancement would be designed into the scheme. These requirements have not been satisfied.

- 3.5 Worcestershire Wildlife Trust – We note the additional landscaping plans and do not wish to object to the proposed development. However it is important to note that the adjacent watercourse is an extremely important strategic corridor and one that is worthy of the best treatment possible. The plans look to provide significant benefits for biodiversity but we would recommend that you confirm that they are suitable with (the Council's Countryside and Conservation Officer) prior to determination. In particular elements of new planting, aftercare and management and the location and specific installation of bat boxes ought to be agreed before you sign off on the additional plans.
- 3.6 Countryside and Conservation Officer – I am only commenting on the landscaping relating to its impact on the biodiversity of the River Stour SWS. The southern and northern most strip of landscaping along the river bank is good, as we have native black poplar alder and white willow. From a biodiversity point of view it would be better to include some crack willow as well, but its a hard to manage tree. There are also a few strips of coir roll with a good selection of native water margin plants, why is this not the standard along the whole of the river margin. As it is we only have a partially established naturalised river margin or will special measure be put in place to allow a natural river margin to develop elsewhere? We also have an odd tree species included - small leaf lime. In its native form, this is an interesting choice. very typical and a characteristic tree of the native woodland around our district but not so much along the river corridors, however it is being proposed in its green spire form, this is used to give an ordered regimental feel to landscaping, not really what you want as the boundary to one of our districts principle wildlife corridor SWS's. This tree is intended mainly for the eastern most central part of the river side landscaping which is labelled up as amenity landscape.

This area offers the best potential to provide a little more shelter for biodiversity and potentially an area with a little more seclusion for animals such as otter to use, it would be a good place to continue the landscaping shown elsewhere on the landscape plan but to allow this to have a little more depth. As it is I feel this area will show a net biodiversity loss! How is it intended, or in reality, is it expected that this an amenity grassland likely to be used? A place to walk dog? A place to feed ducks? (a place for the kids to go for a swim?) both will badly disturb the wildlife corridor. The river is only 8 metres away else where in the development so it is not as if it will be without riverside vistas and the application is near enough to a large expanse of

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public open space. In addition the vegetation is not dense enough to provide screening from streetlights vehicles or from general adjacent household lighting. This landscaping will produce a break in the riverside corridor and more than likely exposes the river to additional lighting and disturbance, and given this landscape treatment is being applied to a third or more of the river margin, this is not good.

It would also be good to see some artificial cover being built into the landscaping such as otter holts artificial kingfisher tunnels etc. Away from the landscaping the 2011 surveys referred to in the landscaping and biodiversity plans have not as yet been found. Without these we have insufficient evidence to determine the biodiversity impact of this development

- 3.7 English Heritage – The site is partly within the Stourport on Severn Conservation Area No 1 and development would be likely to affect the character and appearance of the conservation area and its setting.

In the current application the repair and reuse of the three retained buildings is most welcome. However much of the distinctiveness of the indicative layout (at the outline stage) appears to be lost. The layout is much closer to a standard estate layout. In terms of design of house types, it is acceptable to seek to borrow details from historic architecture in Stourport as one possible approach. However the approach adopted appears to be to graft selected historic details to standard house types in a random way.

English Heritage had welcomed the proposed redevelopment of the Carpets of Worth site as an opportunity for the regeneration of this highly individual town in a way which would add distinctiveness and good quality architecture to it. We would recommend that further consideration be given to the scheme proposed to achieve a design which would preserve or enhance the character or appearance of the conservation area and add value to a remarkable historic town.

- 3.8 Conservation Officer – I welcome the retention of the three locally listed buildings on the site. The proposals as indicated will ensure their future without seriously compromising their character. I am pleased that the route from Lichfield Street into the site past the Gatehouse and Whitehouse is to be retained, even if mainly for pedestrians.

The rather exciting (indicative layout at the outline stage) scheme has been diluted somewhat in the current proposal. Perhaps the most disappointing development has been the introduction of the parking courts to the rear of the housing. This has resulted in the shrinking of the rear gardens and private open space. How the parking courts would be maintained and lit, and what impact that would have on the physical and social environment of the development would need to be established.

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Whilst I am supportive of the proposals to use brick for elevations and slate roofs I am somewhat perturbed by the attempt to lift architectural details from the historic late 18th century town and plant them onto modern housing. The basic building materials have potential to both reflect the character of the town and to be re-interpreted in an exciting way for 21st century lifetime homes. However the proposed mix of styles of doors, surrounds and windows is unfortunate. It appears that rather than taking cues for the forms and materials from the nearby conservation area, the designers have felt constrained by it. The result is planted-on pseudo-historic details which are not relevant here. This development is on a former industrial site and that should be reflected in the housing designs employed.

- 3.9 County Archaeologist – No comments received.
- 3.10 Stourport on Severn Civic Society – No comments received.
- 3.11 Worcester Regulatory Services (Environmental Health) – No comments received.
- 3.12 Severn Trent Water – No objection.
- 3.13 Central Networks – No objection.
- 3.14 British Waterways – No objection.
- 3.15 Inland Waterways – No objection.
- 3.16 Crime Risk Advisor – No comments received.
- 3.17 Strategic Housing Services Manager – No objection.
- 3.18 Neighbour/Site Notice – No objections received from third parties. A single letter of support has been received which makes the following comment:
 - Plans suggest the area would be greatly improved over its current status. It would have been nice to see some small 'Local stores' incorporated into the overall scheme but it is recognised that the close proximity of a larger superstore would make trading difficult.

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4.0 Officer Comments

- 4.1 The application under consideration is a reserved matters submission following the granting of outline planning permission. Whilst there have been two identical outline planning permissions granted in respect of the site (one by the Council and one on appeal), as outlined above, the applicants have chosen to submit these reserved matters in respect of the latter permission (i.e. 09/0588/OUTL) presumably for no other reason than the fact that the Appeal Inspector imposed fewer overall conditions than the decision issued by the Council in respect of the earlier application (08/0768/OUTL).
- 4.2 At the time of the outline application(s) all matters were reserved for subsequent approval. However, an indicative layout plan was submitted to demonstrate the level of accommodation (both residential and commercial) that the site might be able to deliver. In granting outline permission, the Appeal Inspector supported the Council's suggested condition that restricted the number of dwellings (apartments and houses) and the level of commercial floorspace. For clarity, the condition in question is reproduced as follows, minus the references made to the previous indicative drawing:

"Development shall not exceed the following levels:

159 dwelling units in total: and

3,300m² commercial floorspace, of which:

- i) 1,400m² shall be delivered via the retention and refurbishment of the existing locally listed buildings: and*
- ii) 1,900 m² shall be delivered via new build."*

- 4.3 Furthermore, and as referred to previously, the Appeal Inspector in allowing the appeal against non-determination fully supported the Council's position regarding the need to ensure that a road and bridge link across the River Stour, as had been required by Adopted local Plan Policy STC.2, was provided prior to any development of the application site. In this regard the Inspector concluded that:

".... the development of the proposal should be dependent on the provision of a new road and bridge link across the River Stour linking the appeal site and Severn Road to Discovery Road".

This requirement was secured by the imposition of a Grampian type condition.

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- 4.4 Since the appeal decision events on the ground have moved on apace, thanks primarily to the unsuccessful challenges to the previous applications by Tesco Stores Ltd, as outlined under paragraph 2.1 of this report. Works are now well advanced in terms of delivering the requisite road and bridge link, which was required as part of the S106 Agreement in respect of the Tesco development, such that its completion will be in the near future. In light of this, a major previous stumbling block to the development of the application site has been removed, without placing the burden of delivery of the road and bridge upon the applicant.
- 4.5 The overall principle and acceptability of the proposed mixed development in this location has previously been agreed by virtue of the extant outline planning permission. This being the case, the issues relating to planning policy have previously been addressed and there is no requirement to revisit these issues at this reserved matters stage. The current submission now provides the necessary details to effectively put the meat on the bones of the previous permission.
- 4.6 The outline consent was granted, with all matters reserved, and on that basis this detailed submission now seeks permission in respect of:
- Layout;
 - Scale;
 - Appearance;
 - Access; and,
 - Landscaping.

Each of these reserved matters will be addressed individually within this report, but inevitably there will be some cross-over between these issues.

- 4.7 At the outline stage, the application was supported by a full suite of supporting reports and documents which were assessed and considered by officers and consultees alike. On the basis of these submissions appropriate conditions were imposed. These remain in force and are not required to be repeated at this reserved matters stage.
- 4.8 The reserved matters submission has been supported by the following documents:
- Design and Access Statement.
 - Landscape and Biodiversity Plan.
 - Restoration and Mitigation Plan.

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LAYOUT

- 4.9 The previous indicative layout, submitted to accompany the outline application, indicated a distinctive layout with strong public frontages and private rear spaces. Development addressed all surrounding public highway, as well as presenting a strong frontage and outlook towards the River Stour. Clearly defined blocks of development were proposed, which retained and reinstated linkages into and through the site. The use of shared surfaces was also suggested by the indicative scheme. A mix of residential units consisting of 65 x three and four bedroom houses and 94 x two and three bedroom flats, was indicated, which was accepted in principle.
- 4.10 In submitting the reserved matters application the layout has seen some changes. However, the basic fundamentals such as block development; clearly defined public and private areas; the use of shared surfaces; and permeability of the site have been retained. Pedestrian linkages to the town and through the site to the enhanced River Stour embankment have been facilitated, with the retained locally listed buildings fronting Severn Road acting as a western gateway into the site. Strong perimeter blocks of housing are proposed, with courtyard parking located behind, supplementing on-street “lay-by” parking. The highway itself would consist of a shared surface and feature a move away from the traditional “black-top” finish in favour of a mixture of textures and surface finishes. This creation of “home zones” will also act as an effective form of traffic calming. The central cross-roads features public space and also provides for a link through the site to the south, across the link road under construction, to allow for the potential future link into the Cheapside site, the redevelopment of which is promoted via Policy STC.3 of the Adopted Local Plan.
- 4.11 The integration and improvement of the River Stour corridor is a key feature of the layout. All housing facing out towards the River Stour would do so across a shared surface street, and benefit from the enhanced amenity value of the re-profiled and landscaped river embankment.
- 4.12 The mix of house types and ratio of houses to flats has changed, with a greater number of houses now proposed. The plans as now submitted indicate 106 x two, three and four bedroom houses and 53 x one and two bedroom flats. The increased number of houses from that indicated at the outline stage inevitably has implications for the layout in terms of parking and private amenity provision. In this regard the applicant has ensured that private parking for the residential units is provided in full accordance with the adopted standards. However this comes at a cost, with less communal green space available. This is in part compensated for by the incorporation of street trees within the scheme.

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- 4.13 The private amenity gardens to serve the residential properties are not overly generous, and in some cases right on the very margins of what might be considered to be acceptable, ranging from 10 metres deep down to 7 metres deep. However, it should be recognised that this is essentially a town centre/edge of centre residential scheme. It is reasonable to expect levels of amenity provision in such locations to be less than in a more suburban location, and this has been a previously accepted compromise in order to deliver development of this scale in the vicinity with the nearby Lichfield Basin development being a prime example.
- 4.14 There remain, however, a small number of incidences within the proposed layout that do give cause for continued concern in relation to window to window relationships and the associated privacy issues for future occupiers. Following further discussions with the applicant, amended plans are anticipated which it is envisaged will overcome these concerns, but at the time of compiling this report have yet to be received. Details of these amendments will be reported via the Addenda and Corrections Sheet.
- 4.15 Of course the proposed development is not solely for residential development and the conversion of the three locally listed buildings is also proposed. These would deliver a total gross commercial floorspace of 1239m², and thereby would be in accordance with the relevant condition imposed at the time of the outline permission. The proposed use would be for B1 office uses, with a potential retail (A1) showroom use also, and in this regard the proposal would satisfy the requirements of Policy STC.2. Unlike at the outline stage, no further additional new build commercial floorspace is proposed.

SCALE

- 4.16 At the outline stage no conditions were imposed to restrict the height of the development. However, in submitting the reserved matters the applicants have adopted a mix of 2 and 3 storey development which is entirely consistent not only with recent new development in the vicinity (Lichfield Basin) but also with older established development, particularly within the adjoining Conservation Area, along Lichfield Street and beyond.
- 4.17 The mix of semi-detached and terraced development results in a form of development which is appropriate to the surroundings and of a suitable width and depth of built footprint. The proposed apartment buildings are all at three storey and at a maximum height of 13.5m to ridge height which is not considered out of scale with the area or the remainder of the proposed development, which ranges from 8m to 9.5m in height for the proposed two storey houses to 12m in height for the three storey houses.

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APPEARANCE

- 4.18 Full details of all house and apartment types have been provided, along with a suggested palette of materials, taking its lead from the Lichfield Basin Design Guide and the traditional facing brick work and tiled roofs evident within the town. However, exact details of materials are not provided, but are required by condition for subsequent approval.
- 4.19 As identified previously, there is a mix of house types ranging from fairly modest two storey properties to more distinctive three storey corner properties featuring distinctive window detailing. A mixture of red clay and slate roof tiles are proposed, as well as painted render, to provide variation in terms of materials, which when added to the varied in ridge heights provides for interest within the street scenes.
- 4.20 As commented upon by the Conservation Officer, the applicants have taken elements of the traditional buildings evident within the town and utilised these within the proposed house types. This provides variety, but in part almost results in too much variation. That said there is a consistency in terms of ridge heights in key locations, and the proposed apartment buildings anchor key corner locations.
- 4.21 The central crescent development is an interesting feature, with a small public area to the front, which will be defined by changes in materials and suitable vertical separation from the highway. The properties themselves will feature Juliet balconies.
- 4.22 The views from, and towards the Conservation Area are considered to be acceptable. The views towards the site from the eastern side of the River Stour will be characterised by a predominance of three storey properties.
- 4.23 The number and variation in house types, and the mix of materials, promises much, perhaps more than they can deliver. Of course, the flip side to this would be a bland, repetitive development of just one or two house types, of which numerous examples exist nationwide. Taken individually, the house types are of a generally good quality, notwithstanding those previously referred to comments regarding some of the finer details. However, ultimately only time will tell if such a level of variation is viewed as a success or otherwise. On balance, officers are supportive of the mix.

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ACCESS

- 4.24 The issue of access, and in particular the highway alignment and materials has been the topic of much negotiation during consideration of this application. The actual vehicular access into the site is via the new access road, from Severn Road, which will ultimately serve the Tesco Stores Ltd development to the north. Vehicles will then enter the development via a traffic island. As previously stated, the development is arranged by way of a series of blocks which serve to enclose and screen communal parking areas to the rear. The use of shared surfaces will assist with traffic calming throughout the site, and changes in surface materials are proposed to alert drivers of approaching junctions, in particular the central crossroads.
- 4.25 An outer circulatory route, again in the form of a shared surface, will provide access to the outward facing properties. However, unlike the indicative plan at the outline stage this does not provide an access point directly off the aforementioned traffic island for vehicles (there is a pedestrian/cycle link) and as such the potential for vehicles to circulate around the periphery of the site, at speed, is negated. A secondary, emergency only, vehicular access (controlled by bollards) is to be provided by utilising the existing gate access between the locally listed buildings fronting onto Lichfield Street. This will also provide a pedestrian link directly to the town, via Lichfield Street.
- 4.26 As will have been noted under paragraph 3.2, County Highways colleagues have raised objections to the scheme as originally submitted. However, following negotiations and various amendments to the layout since the original submission County Highways have identified issues which have been, and are being, addressed by the applicant. A further amended layout is awaited which it is anticipated will address the outstanding matters. At the time of compiling the report the amendments had not been received. An update, along with County Highways further comments, will be provided via the Addenda and Corrections Sheet.
- 4.27 Notwithstanding the close proximity of the site to the town centre, and the proposed improvements to local bus services emanating from the S106 Agreement secured at the outline stage, it is recognised that the nature of the house types proposed is such that 100% compliance with the adopted car parking standards for residential properties is required in this case. This is achieved (i.e. 1 space per one and two bedroom dwelling, and 2 spaces per three and four bedroom dwelling), primarily via the use of the rear parking courts indicated on the plans, although some on plot and lay-by parking is also provided. In terms of the commercial units, however, the level of parking is below the usual standards, but given the proximity to the town centre this is considered acceptable.

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LANDSCAPING

- 4.28 Undoubtedly the major landscape feature of the application centres upon the remediation and enhancements to the eastern bank of the river, resulting in a green perimeter to the site, with associated planting. This enhanced riverside area varies in width from a minimum of 8 metres to the north, to a maximum width of 25 metres where the River Stour meanders almost 90 degrees. Properties facing out towards the River Stour will benefit greatly from this outlook, over the River towards the larger expanse of existing open space on the opposite side of the River Stour.
- 4.29 Members will have noted that the Council's Conservation and Countryside Officer has raised some concerns regarding the future use of this land; the nature and extent of new landscape planting and species; and, the implications for biodiversity. Whilst further clarification is being sought, these matters remain to be addressed under conditions imposed by the Planning Inspector.
- 4.30 Within the main body of the application site, private gardens and parking courts are to be supplemented by tree planting, with further tree planting proposed in the form of street trees as well as planting along the landscape strip separating the development site from the new link road.
- 4.31 Hard landscaping has already been referred to above, with the use of shared surfaces and differing materials and textures to delineate public and private areas.

OTHER ISSUES

Biodiversity and ecological mitigation

- 4.32 The application site extends to and includes the western bank of the River Stour, which is currently degraded and features metal sheet piling and reinforced walls. The River is currently inaccessible and the site is by no means ecologically friendly. Members are advised that the application site does not incorporate any land on the opposite side of the River Stour.
- 4.33 The River Stour is identified within the adopted Local Plan as a Special Wildlife Site and as such, Policy NC.2 is relevant when considering the merits of the proposed development. Policy STC.2 requires redevelopment proposals for the site to seek to safeguard and enhance the natural assets of the site provided by the River Stour in the design and layout of any proposed scheme. In this regard, the layout as submitted clearly demonstrates that the applicants have recognised the significance of the River Stour and the natural asset it provides for the site, by opening out the access to the River in the form of a significant area of open space which runs along the eastern edge of the site, with residential properties afforded views out over this open space and over the River Stour.

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- 4.34 The proposed development offers an opportunity to greatly improve and enhance the biodiversity credentials of the site and the surrounding area, with specific measures proposed to enhance those areas of land adjacent to the River which are under the applicant's control. It should be noted, however, that the south east corner of the application site would sit directly adjacent to the position of the bridge link across the River Stour (under construction). The potential impact of the bridge link on biodiversity has previously been accepted and appropriate mitigation measures identified.
- 4.35 The concerns of the Council's Countryside and Conservation Officer are set out under paragraph 3.6 of the report, and these are reinforced by the comments made by the Environment Agency and Natural England, particularly with regard to the protected species surveys. Officers are somewhat frustrated by the comments of Natural England in particular who, at the outline stage were prepared to accept the submission of survey details by way of a condition, completely contrary to their own standing advice.
- 4.36 The undertaking of protected species surveys is seasonal dependant. Officers have been advised by the applicant that surveys are being undertaken and will be provided at the earliest opportunity. Furthermore, the Appeal Inspector did impose a specific condition relating to such surveys, on the basis that no development should take place until they had been undertaken and approved by the local planning authority. There was no requirement to provide full survey details as part of the application submission, which does appear to fly in the face of other guidance in place at the time of the Inspector's decision.
- 4.37 In light of the above, and in recognition of the concerns which remain regarding the nature and level of landscaping along the river bank; the biodiversity mitigation proposals; and, the protected species surveys, it is considered that the application should not be approved until such time as the necessary additional information has been provided and agreed.

Conservation and Design

- 4.38 Stourport on Severn is of Georgian origin. It was unusually built to serve the Staffordshire and Worcestershire Canal and basins at the confluence of the River Severn. At the time, the over-riding consideration was industry and transport and this no doubt influenced the architecture with an understated character, but with proportions and features that are clearly Georgian in style.

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- 4.39 A small part of the application site falls within Stourport on Severn Conservation Area No.1 (i.e. the area which includes two locally listed buildings, forming the gate house to the former Bond Worth factory). The majority of the site falls outside of the Conservation Area and the associated Character Appraisal. However, Policy STC.2 reaffirms the need for proposals to *“preserve or enhance the character of Conservation Areas and the setting of retained buildings”*.
- 4.40 The plans illustrate an area characterised by strong perimeter blocks. There is a good mix of public, private and communal amenity space illustrated within the scheme, including positive treatment to the River Stour. The legibility of the site will be enhanced with strong edges, landmarks and enclosure serving to illustrate a strong sense of place.
- 4.41 Notwithstanding these comments, Members will have noted the observations of the Council’s Conservation Officer, and English Heritage, with regard to this scheme, and in particular some of the finer points of the design. Even so, the development provides the opportunity to bring back into use the vacant locally listed buildings and whilst acknowledging the comments made regarding detailing, the vast majority of the development faces away from the Conservation Area and can be viewed as a separate self-contained community. In this regard, the design of the houses, and the finer points of detailing are considered to be acceptable in this location.

Air Quality and Noise

- 4.42 Matters relating to air quality and noise were considered at the outline stage and no objections were raised by Worcestershire Regulatory Services, subject to the provision of the road and bridge link over the River Stour, which has been secured.

Contamination

- 4.43 Details regarding land contamination and remediation were submitted at the outline stage. Appropriate conditions were imposed, and remain in force, relating to site investigation and remediation prior to the commencement of development.

Flooding

- 4.44 A Flood Risk assessment was submitted at the outline stage and found to be acceptable by the Environment Agency. Suitable conditions were imposed and remain to be discharged.

Lighting

- 4.45 Suitable conditions were imposed at the outline stage. No details have been provided as yet, but any proposal will need to be carefully assessed, particularly in respect of the relationship with the adjoining riverside corridor, and the potential impact upon biodiversity.

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Impact on Neighbours

- 4.46 The application has been the subject of wide neighbour notification, a site notice was posted and a press notice published. Members will be well aware of the levels of representations made in respect of the Tesco Stores Ltd proposals to the north of the site. Given that this application site, whilst being situated towards the southern end of Severn Road and thereby closer to an existing industrial/commercial area, does face towards existing residential properties in part, a reasonable level of representations were anticipated. However, as detailed earlier in this report, no objections have been received. The relationship between the proposed residential dwellings and existing development has been assessed and separation distances between existing and proposed properties are consistently to be acceptable.

Sustainability Credentials of the development

- 4.47 The dwellings are designed to achieve Code level 4 rating for the affordable units, and Code 3 level for the market housing, whilst a BREEAM rating of “Good” is being targeted for the refurbished commercial units. The layout for all dwellings comply with lifetime homes standards. All house types, for instance, feature space and make provision for through floor lifts.
- 4.48 Whilst the Design and Access Statement indicates the provision of PV solar panels, the applicant has since indicated that alternative heating sources are now preferred for the scheme, including the use of air source heating. A revised statement has been requested and will be reported via the Addenda and Corrections Sheet.

S106 Obligations and Financial Viability

- 4.49 The outline application was the subject of a detailed Financial Viability Appraisal which was assessed by an independent consultant on behalf of the Council. On the basis of the findings of the Assessment, S106 contributions were secured at the Outline stage, albeit that the scheme was, and remains, unable to provide levels of contribution in full accordance with the S106 Obligations SPD. These matters were previously reported to and considered by Members of the Planning Committee at the time of their consideration of outline application 08/0768/OUTL, and this formed the basis of the S106 Agreement signed in respect of the subsequently appealed, and approved, outline application (09/0588/OUTL) against which this reserved matters application has been submitted. This being the case, there are no outstanding matters relating to S106 matters to consider.

5.0 Conclusions and Recommendations

- 5.1 The site forms part of the gateway to the Severn Road redevelopment area and represents the next phase of the regeneration aspirations for Stourport on Severn. Previous concerns relating to the all important delivery of the link road and bridge across the River Stour have been negated by development on the ground.

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- 5.2 The proposed development secures the retention and reuse of the redundant industrial buildings, which in turn act as a gateway into the site. The residential layout provides a combination of strong perimeter blocks, combined with secure backs and public frontages, allied to the enhancements of the river bank. Pedestrian routes through the site deliver good levels of permeability. The use of shared surfaces and “home zones” is welcomed. The opportunity to provide for a future link towards the Cheapside redevelopment site to the south is also a pleasing feature.
- 5.3 Whilst some concern has been expressed regarding the finer points of the housing designs, the development provides distinctive and well defined street scenes when viewed from all points of the compass. Whilst private rear gardens are modest, the amenity value of the site’s location in terms of proximity to not only the River Stour but the River Severn also, and the associated public open areas is such that, allied to the essentially town centre location, these modest private gardens are considered to be, on balance, acceptable in this location.
- 5.4 It is recommended that **delegated** authority be granted to **APPROVE** the application subject to:
- a) The submission of further details relating to landscaping; biodiversity mitigation; and, protected species surveys in respect of the riverside treatment and the subsequent confirmation from Natural England; the Environment Agency; and, the Countryside and Conservation Officer that these additional submissions are acceptable.
 - b) Confirmation from County Highways that there are no objections to revised plans upon their receipt.
 - c) The following conditions:
 - 1. A4 (Reserved matters only).
 - 2. A11 (approved plans).

Reason for Approval

It is considered that the reserved matters of layout, scale, appearance, access, and, landscaping, have been addressed in a comprehensive way and will provide a good quality and attractive redevelopment of the application site, in accordance with the principle accepted at the outline stage. The dwellings provide adequate garden areas and will safeguard the amenity of future occupiers. The development addresses, and enhances, the River Stour corridor. The retention and reuse of the locally listed buildings is welcomed and the development respects the relationship with the adjoining conservation area. Parking provision is in accordance with adopted parking standards.

PLANNING COMMITTEE

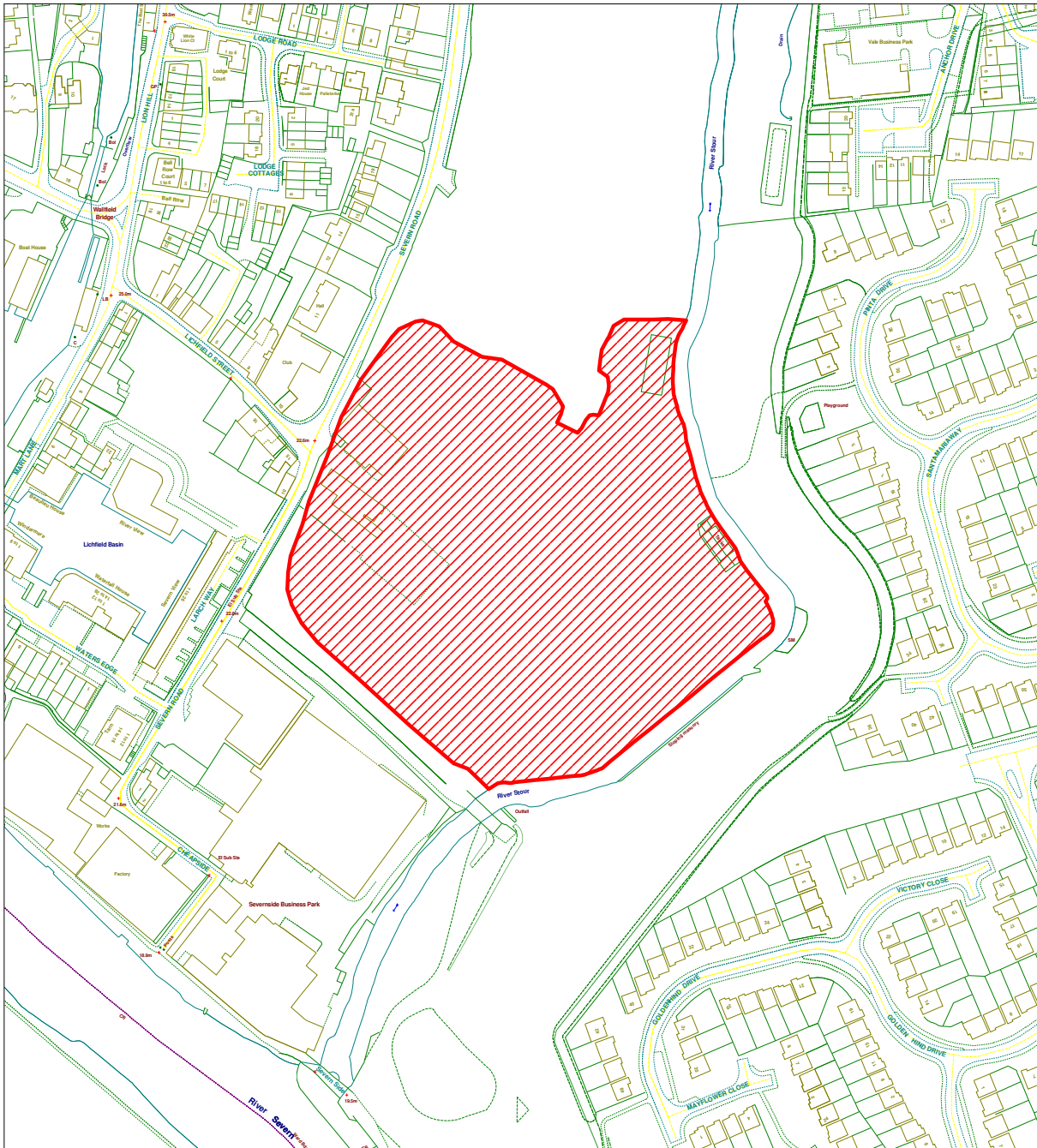
11/0534

Date:- 03 April 2012

OS sheet:- SO8171SW

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Wyre Forest
District Council

ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Former Carpets of Worth
Severn Road
Stourport. DY13 9EX



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

| | |
|--------------------------------------------|---------------------------------------|
| Application Reference: 12/0087/ADVE | Date Received: 13/02/2012 |
| Ord Sheet: 383814 274304 | Expiry Date: 09/04/2012 |
| Case Officer: Stuart Allum | Ward: Aggborough and Spennells |

Proposal: 2 x internally illuminated flex face panels

Site Address: UNIT 9, EASTER PARK, WORCESTER ROAD,
SUMMERFIELD, KIDDERMINSTER, DY11 7AR

Applicant: Bromsgrove Motor Factors

| | |
|-----------------------------------------|--------------------------------------------------|
| Summary of Policy | AD.1 (AWFDLP) Section 7 (NPPF) |
| Reason for Referral to Committee | Third party has registered to speak at Committee |
| Recommendation | APPROVAL |

1.0 Site Location and Description

- 1.1 Unit 9 Easter Park is located at the extreme northern end of this commercial development adjacent to the A449 Worcester Road, to the south of Kidderminster town centre.
- 1.2 To the east of the site, beyond the route of the Kidderminster to Worcester railway line is located residential development in Linnet Rise, on the western fringes of the Spennells estate.
- 1.3 The proposal is to install two internally illuminated signs, to advertise the presence of the new tenants in the building. The larger of the signs (8m long x 1m deep) is shown to be located on the front elevation, facing the highway. The other sign (5m long x 1m deep) will be located on the side elevation facing down the hill, to be visible to traffic leaving Kidderminster.

2.0 Planning History

- 2.1 None relevant to this particular unit apart from:
 - the original and final planning permission for the whole of Easter Park development, i.e. 06/0893/RESE
 - removal of Unit 10, revised layout for Units 6-9, together with increase in size of Unit 9 (previously approved under 06/0065/RESE); and
 - 08/0232/ADVE – Erection of two low level welcome signs to entrance of the site and two low level directional signs on the estate : Approved 1/5/08

12/0087/ADVE

3.0 Consultations and Representations

- 3.1 Highway Authority – No objections subject to condition (brightness of illuminated signs)
- 3.3 Neighbour/Site Notice : one letter of objection received raising the following concerns:

This property is just across the railway from our own property in Linnet Rise.

We have no objection to the proposed sign to the front of the building. We do however wish to object to the proposal to erect an illuminated sign to the side of the building. This, we feel, is unnecessary because the building is in such a position to the Worcester Road that an illuminated sign on the front will be sufficient.

The only impact that an illuminated sign on the side of the building would have is a nuisance value when viewed from properties in Linnet Rise such as our own. I would illustrate this point that on rare occasions that the security light on this side of the building is left on it shines through our bedroom windows rendering sleep very difficult. I would wish to formally register my interest to you to speak at the Planning Committee on this application.

4.0 Officer Comments

- 4.1 Given the large size, scale and design of the building unit concerned, the proposed advertisements are considered to be proportional in size and appropriate in terms of the means of illumination and appearance.
- 4.2 The signs are located to be conspicuous over a reasonably large area, as this is a commercial development. This arrangement is not considered to be contrary to adopted policy.
- 4.3 Policy AD.1 of the Adopted Wyre Forest District Local Plan requires that the advertisements should not adversely affect the amenity of neighbouring residents or occupiers. In this regard no breach of this policy has been identified.
- 4.4 Though the side elevation sign would be visible from some of the dwellings in Linnet Rise to the east of the site, the distances involved are comparatively generous. The closest dwelling boundary is some 55 metres from the sign, and the boundary of the neighbour who has objected is some 60 metres distant.

12/0087/ADVE

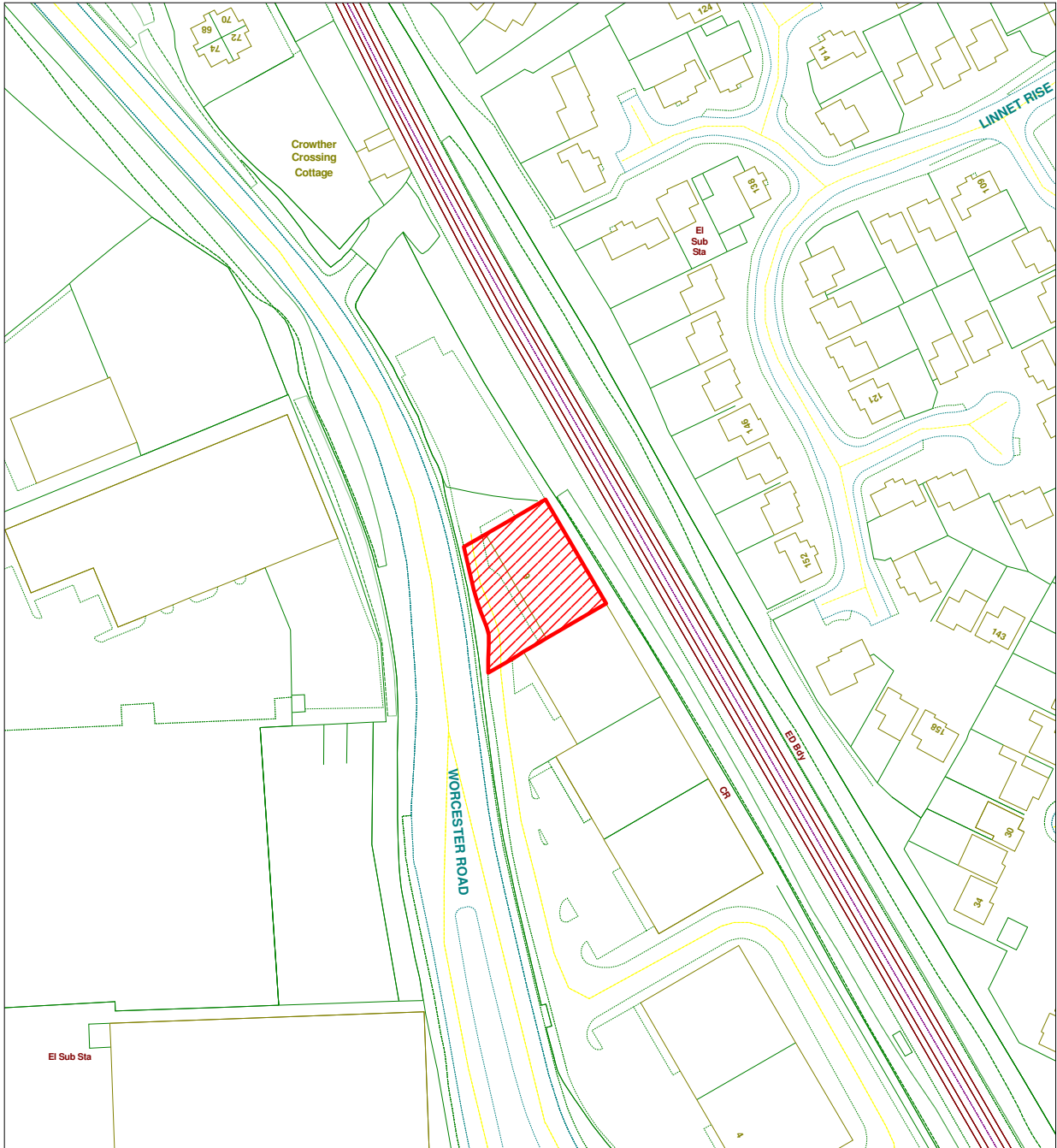
- 4.5 Inevitably, where commercial and residential development co-exist side-by-side, there may be issues relating to amenity, mainly with respect to residents' interests. In this case, the applicant is willing to accept a condition to the effect that the illumination to the side elevation sign would be turned off at 10.00 pm each day, to avoid overnight disturbance to the relevant neighbours. This is considered to be a reasonable compromise.
- 4.6 Regarding issues of amenity and privacy, the rights enjoyed by the adjacent residential properties under the provisions of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 have been balanced against the scope and scale of the proposal in that context.

5.0 Conclusions and Recommendations

- 5.1 The proposed signage is considered to be appropriate in terms of its size and location on the existing building. The commercial needs of the applicant have been balanced against the amenity consideration relating to near neighbours and in suggesting a condition restricting the hours of illumination of the side facing sign, it is considered that an acceptable, appropriate and proportionate balance can be struck.
- 5.2 It is recommended that this application be **APPROVED** subject to the following conditions:
1. L1 (Standard advertisement condition).
 2. L9 (Standard time).
 3. Illuminated sign on side elevation of building to be turned off at 10.00 pm each day.

Note

HN13 (Brightness of illuminated signs).



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Unit 9 Easter Park
Worcester Road, Summerfield
Kidderminster. DY11 7AR**



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

Application Reference: 12/0096/FULL **Date Received:** 20/02/2012
Ord Sheet: 389969 277550 **Expiry Date:** 16/04/2012
Case Officer: Paul Wrigglesworth **Ward:** Blakedown and Chaddesley

Proposal: Construction of a swimming pool and enclosure building to the rear of Top Farm (Re-application of 11/0165/FULL submitted 17/03/11 - withdrawn 12/05/11)

Site Address: TOP FARM, YIELDINGTREE, BROOME, STOURBRIDGE, DY9 0EJ

Applicant: Mrs V Clinton

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|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Summary of Policy | GB.1, GB.6, LB.1, LB.5, D.10, D.4 (AWFDLP) CP11 (AWFCS) D.39, CTC.19 (WCSP) QE5 (WMRSS) Design Quality SPG Section 9, 11 (NPPF) |
| Reason for Referral to Committee | Third party has registered to speak at Committee |
| Recommendation | APPROVAL |

1.0 Site Location and Description

1.1 This is a Grade II Listed Building located on the north side of Watery Lane. The property, which lies within a Green Belt area, has quite a secluded curtilage. On the north side of the garden are some outbuildings associated with a cottage; to the north west are a couple of converted former agricultural buildings which are served by a driveway that runs beyond the eastern boundary of the site. To the west is open land that is within the ownership of the applicant and to the south on the opposite side of Watery Lane is a detached house.

1.2 A multi-stemmed tree on the application site with limited amenity value will need to be removed to accommodate the proposed development.

2.0 Planning History

2.1 WF.0957/04 : LBC – New garage door : Approved.

2.2 0813/02/FULL - Erection of timber and glass conservatory : Approved.

12/0096/FULL

- 2.3 07/0214/LIST – Alterations to form larger kitchen, provision of new chimney, demolition of existing chimney, new window and replacement of existing glass roof with tiled roof : Approved
- 2.4 11/0165/FULL - Construction of swimming pool and enclosure building : Withdrawn.

3.0 Consultations and Representations

3.1 Broome Parish Council – No objection to the development and recommend approval.

3.2 Conservation Officer –

VISUAL IMPACT ON THE FARMSTEAD OVERALL

The farm was listed some 15 years ago and is now divided into three plots: two occupying the former barns, the third being the farmhouse itself.

Reference to historic Ordnance Survey maps shows that the proposed site of the new swimming pool was an orchard, and the aerial view of 1999 shows it surrounded by what appear to be trees and hedges. I think it is thus fair to say that this plot has for many years been separated visually from both the farmhouse and the barns.

The application site is very difficult to envisage unless one has the opportunity to visit. It is very secluded, the boundary hedges being particularly dense. The application has tried to portray the proposed building from several viewpoints, and perhaps the best impression of the site is given by drawing number D(0)16 which would be the perspective view from the roof of the farmhouse; drawing number D(0)17 gives the corresponding view towards the farmhouse, however in reality it would be impossible to gain this view except from some aerial platform or helicopter!

Views of the building from the adjacent field are likely to be restricted to the apex of the roof.

What has not been illustrated is the impact of the proposal on the adjacent (curtilage listed) barns. Although largely screened by the hedged boundary the roof of the building would be higher than these, and one consideration is the potential for glare from the setting sun in summer, as the roof-lights face due north. This might be mitigated by the use of special anti-reflective glass.

From ground level, I think the visual impact on the barns will be minimal.

12/0096/FULL

DESIGN GENERALLY

The sections, drawing number D(0)18 clearly indicate the bulk, massing and relative height of the building compared to the farmhouse. However site section north is misleading because it gives the impression that the building is much closer to the listed building than it really is.

The height of the building is reduced by the use of a shallow pitched roof and despite being sited on a higher part of the site than the farmhouse, somewhat surprisingly does not appear to overwhelm it.

The overall form of the building could be seen to resemble a large stable block or other agricultural building and thus is not incompatible with the former uses of this site.

IMPACT OF THE SOLAR PANELS ON THE LISTED FARMHOUSE

The Solar PV panels are probably the least visually attractive aspect of this proposal. To minimise their impact these could be set into the roof slope, rather than mounted above it. Whilst there is scope for reflection from these panels it will be into the garden of the farmhouse, and to the side of it. I doubt they will be visible from the open countryside or the neighbouring properties and thus this is probably the least harmful location in which to site Solar PVs.

MATERIALS GENERALLY

The shingles on the roof and timber cladding to the walls are historic materials given a contemporary feel. I welcome this approach.

CONCLUSIONS

New development affecting the setting of Listed Buildings is considered with reference to Policy LB.5. which advises that the introduction of contemporary detailing may be acceptable but must not be incongruous to the statutorily listed building, its curtilage or setting. I think that this proposal satisfies those requirements, and despite its large size will probably impact very little on its neighbours or the listed building, provided that the hedged boundaries are retained. If these were to be lost the impact on the listed building, its neighbouring barns and the wider area could be significant. This is something that needs consideration in making the final decision on this application.

No objections in principle, provided that the hedged boundaries are retained.

Suggest conditions requiring the approval of all external materials and in particular the detailing of the PVs and the roof-lights.

12/0096/FULL

- 3.2 Severn Trent Water - No objection subject to a condition
- 3.3 Neighbour/Site Notice/Press Advertisement : one letter of objection received raising the following concerns -
1. The development would be detrimental to the Listed status of Top Farm.
 2. Bearing in mind the large conservatory that has been added the development constitutes overdevelopment of the site.
 3. Question why it is necessary to build so close to my property (although heed has been taken of not building in Green Belt, removing hedges, not overlooking my terrace).
 4. Design elements need to be considered:
 - a) Noise from pumps and filtration gear directly adjoining my house – why can't they be located on opposite side of building –less detrimental?
 - b) North slope is almost 50% glazed – cause considerable light pollution where there are dark skies – lose night sky if glazing left.
 - c) Solar panels on south slope will provide electricity – how will pool be heated in winter? No gas – if hot water system is proposed it will have to be oil fired – where will oil tank be located? Not adjoining boundary I hope.
 - d) What form of water purification is proposed ?– chlorine smell will be a nuisance.
 - e) How will water be disposed of from pool – subsoil is mainly sandstone – therefore is slow to absorb water. The yard floods from time to time – not aware of there being adequate storm drains in vicinity so assume will be to soakaway –is subsoil suitable? Have percolation tests been undertaken? Is the drainage authority satisfied?
 - f) Not against pool per se but wish it was further from my house (purpose of restrictive covenant) and not where greatest detriment (noise, fumes and quiet enjoyment of my property).

4.0 Officer Comments

- 4.1 It is proposed to erect a covered swimming pool in the rear garden of this property. The building measures 18.01 metres by 8.34 metres and is 3.9 metres in height to the ridgeline.
- 4.2 The main considerations in determining this application are judged to be:
- The appropriateness of the development and impact on the Green Belt area
 - The effect on the setting of this Listed Building.
 - The effect on neighbouring property.

12/0096/FULL

GREEN BELT ISSUES

- 4.3 The application has been the subject of pre-application advice. Mindful of the fact that new buildings are generally inappropriate in Green Belt areas but that the Town and Country Planning General Permitted Development Order (GPDO) does not make a distinction between Green Belt and other land when determining whether new buildings should be permitted within gardens of residential properties (under Class E) it was considered to be a sensible way forward at the pre-application stage (as with the previously withdrawn application) to accept a swimming pool building in principle subject to it being permitted development were it not for the fact that this is a Listed Building. This stance takes into account the fact that the reason that planning permission is required in the grounds of a Listed Building is to protect the character of the Listed Building rather than the Green Belt.
- 4.4 The proposed swimming pool fulfils all but one of the clauses of the GPDO and would be permitted development were it not for the fact that this is a Listed Building. The development is not compliant with the exceptions listed in the National Planning Policy Framework (NPPF) since it is not an extension and is, like a detached garage, technically within the category of proposals that should be regarded as inappropriate development and harmful by definition.
- 4.5 The NPPF states that 'substantial weight' should be given to the harm to the Green Belt. In this case it is submitted that the only meaningful harm to the Green Belt is the harm arising from its inappropriateness because the visual harm is negligible. This is because the site is well screened from the surrounding countryside by well established hedgerows and the hedge on the most publicly visible side is approximately 4 metres high and the vantage point, Watery Lane is at a lower level. If any point could be seen from this vantage point, and I am doubtful that it will be, it would only be the very highest point of the roof.
- 4.6 The building proposed is also positioned with a group of other buildings which would be in the background when viewed from the lane in the unlikely event that the hedgerow was to be removed at some future date. Views of the building from a public footpath running up the driveway to adjacent residential properties known as Swallows and Badgers would be obscured by existing buildings other than a glimpse from a very short section of the footpath. A different path that commences about 100 metres down the lane from the one just mentioned rises to higher land and from here parts of the building may be seen but, as stated, this would be against the backdrop of other buildings.

12/0096/FULL

- 4.7 It is submitted that the limited harm arising due to inappropriateness together with the other very limited possible harm is clearly outweighed in this instance by the very special circumstance of the case i.e. that this structure would be permitted were it not for the fact that it is a Listed Building.

SETTING OF LISTED BUILDING

- 4.8 The Council's Conservation Officer has been involved from the pre-application enquiry stage and his comments (as set out under paragraph 3.2) effectively describe and cover the design element of the proposal and the impact on the Listed Building. As can be seen from his views the impact on the Listed Building in reality is less than is immediately apparent from looking at the plans and the proposal is judged to be acceptable in terms of the impact on the setting of the listed building provided that the existing boundary hedgerows are to be retained. It is the intention of the applicant to retain the hedgerows and this is a recommended condition should the application be approved.

THE EFFECT ON NEIGHBOURING PROPERTY

- 4.9 The property most affected by the development is the dwelling known as Badgers. Badgers is a barn conversion and the living quarters lie to the rear side of the proposed pool. The closest distance to a wing of the property containing the lounge is approximately 10metres away. However there are a number of windows lighting this wing of Badgers and even after taking account of the difference in levels (Badgers being lower) the pool would not infringe the Council's 45 degree Code with respect to loss of light. As can be seen, objections have been received on the basis of a number of factors and these are addressed consecutively below:
1. The effect on the Listed Building has already been dealt with.
 2. This is not an extension to the property but a detached structure. Top Farm has quite a large curtilage and the pool building in the position proposed would not in my view dominate the overall curtilage of the property.
 3. With regards to the position of the building, following the withdrawn application the applicant has tried to locate the building elsewhere within the curtilage to be as far away from the neighbouring barn conversion as possible. However, following various meetings no other position was found to be acceptable because of the impact on the Listed Building and the effect on the Green Belt.

12/0096/FULL

4. a) Within the building, the pool is best located on the proposed side of the structure because of the relationship of windows with a hedge within the grounds of Top Farm. It is also less likely to result in noise to the adjacent barn conversion on the side proposed. The applicant has however submitted revised plans which now moves the location of the plant room within the building but on the same side so that it is closer to Top Farm and further away from Badgers. The plant room is to be run with electricity and a condition requiring details of sound insulation measures to be submitted and agreed is recommended should the application be approved. The revised plan shows that there are now no windows or doors on the side elevation adjacent to the barn conversion.
 4. b) The revised plans also show that the number of skylights (which are all on the north side of the building) has been reduced from 15 to 6 and the size of each window has been reduced significantly. The effect of this is that the amount of glazing proposed on the roof is now 24% of the previous area and the closest skylight to the edge of the building adjacent to the barn conversion is now 4.8metres rather than the previous distance of 612mm.
 4. c) The pool will be heated by electricity when sufficient energy isn't being produced by the solar panels.
 4. d) The applicant is exploring other methods of water purification with the view to using a chlorine free system that will have lesser environmental impact.
 4. e) The pool is to be connected to the mains drainage and Severn Trent Water has raised no objection to the development.
- 4.9 After carefully considering all matters, the development is judged to be within acceptable tolerances.

5.0 Conclusions and Recommendations

- 5.1 This application has been submitted to overcome criticisms levelled at the previously withdrawn application. The design of the building has now been considerably improved; it is now within the curtilage of the building (rather than partly in an adjoining field) and the building should not be detrimental to the appearance of the Green Belt (Policy GB.6); and all hedgerows are to be retained. The relationship with the Listed Building is now considered to be acceptable and with conditions the proposal is judged to be acceptable with regards to the effect on neighbouring property.

12/0096/FULL

5.2 The application is recommended for **APPROVAL** subject to the following conditions based on:

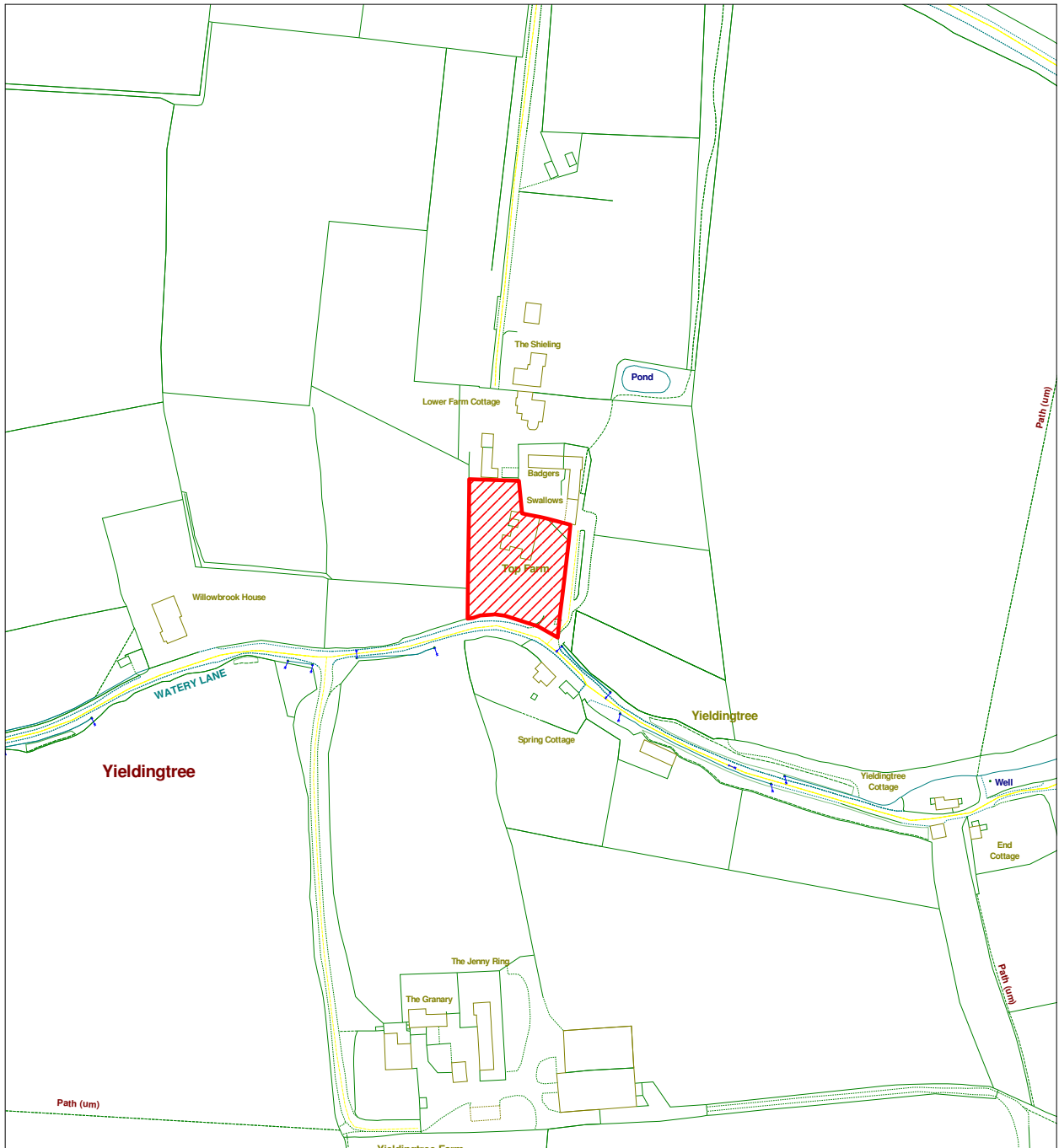
1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Severn Trent Water drainage condition.
4. All hedgerows to be retained and maintained at a minimum of at least their existing height and replaced if they are taken out/destroyed or die.
5. Details of sound insulation measures to the plant room to be submitted and agreed before work on site commences.
6. Samples of all external materials to be submitted and approved.

Note

SN12 (Neighbours' rights).

Reason for Approval

The proposal has been carefully considered with regards to the principle of allowing the development within the Green Belt, the impact on the setting of the Listed Building and the relationship with adjoining properties and the development is considered to be acceptable and compliant with the above mentioned policies in the Development Plan.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Top Farm
Yieldingtree, Broome
Stourbridge. DY9 0EJ



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18TH APRIL 2012

PART B

| | | | |
|-------------------------------|------------------------------|-----------------------|--------------------------|
| Application Reference: | 11/0458/FULL 11/0460/LIST | Date Received: | 27/07/2011 |
| Ord Sheet: | 389268 273707 | Expiry Date: | 21/09/2011 |
| Case Officer: | Stuart Allum | Ward: | Blakedown and Chaddesley |

Proposal: Single storey extension to rear with internal modifications to create separate living accommodation; replacement of rear flat roof with pitched truss gable roof; single storey extension to side to provide entrance to flats

Site Address: THE SALON, BROUGHTON COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA

Applicant: MISS V PAVLOVIC

| | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Summary of Policy | GB.1, LB.1, LB.2, LB.3, CA.1, RT.6, TR.17, D.18 (AWFDLP) CP03 (AWFCS) QE5 (WMRSS) Sections 3, 4, 6, 7, 9 and 12 (NPPF) |
| Reason for Referral to Committee | Statutory or Non-statutory Consultee has objected and the application is recommended for approval |
| Recommendation | APPROVAL |

1.0 Site Location and Description

- 1.1 'The Salon' is located centrally in Chaddesley Corbett village, within the Green Belt and the Conservation Area. The site lies adjacent to residential properties and other shops. The building is listed at Grade II.
- 1.2 The whole ground floor of the premises is currently occupied by a hairdressing/beauty business use, with a single two bedroomed flat on the first floor. There is car parking area to the rear of the property accessed from 'The Village' via Fishers Lane (a public footpath) to the side.
- 1.3 Pedestrian access to the existing flat is by way of a door accessed from an alleyway between the salon and the neighbouring tea shop.

11/0458/FULL and 11/0460/LIST

2.0 Planning History

- 2.1 WF.935/01 (LBC) – Installation of satellite dish on rear roof : Approved 21/11/01.
- 2.2 06/0204/FULL and 06/0205/LIST – Alterations to ground floor salons and erection of screen wall, internal alterations, take out side window, add one pair and one single door, erection of screen wall : Approved 13/4/06.
- 2.3 06/0643/FULL and 06/0645/LIST – Change of use of first floor flat to hairdressing/beauty salon, replace three ground floor windows with egress windows : Approved 3/8/06.

3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – Objection to the proposal and recommend refusal. The Parish Council object to this proposal because they consider it to be excessive development of a Listed Building in a Conservation Area. It would also deprive the salon of two much needed car parking spaces.
- 3.2 Highway Authority – No objections subject to condition.
- 3.3 Severn Trent Water – No comments received.
- 3.4 Conservation Officer – No objections subject to condition regarding materials, details of doors and windows required (timber), cast iron rainwater goods, render (if any), brickwork type, bond and joint.

Reference 11/0458/FULL

This proposal impacts upon the conservation area. It will be visible from the public domain from both the main street and the alleyway running up to the end of Hemming Way.

The introduction of a pitched roof to the existing garages to some extent reintroduces the form of the cottage that stood on that part of the site until 1965 and I can see no reason to object to this element of the scheme.

The use of plain clay tiles and render is compatible with the adjacent buildings, however I would advocate use of a lime-based render to add some character to what otherwise could appear very stark plain expanses of new wall.

11/0458/FULL and 11/0460/LIST

The revised scheme has addressed my concerns regarding the introduction of a balcony at first floor level. It has also sought to resolve the roof issue on the ground floor flat, and I feel the solution here is now satisfactory. Provision has been made for a covered bin store for both the ground and first floor flats, thus removing the bins from the alleyway which could have had a detrimental impact on the conservation area.

Whilst the cumulative impact of the successive extensions is still considerable I think the introduction of pitched roofs to replace flat roofs serves to preserve and enhance the character of the conservation area, and thus I have no objections to it.

Reference 11/0460/LIST

The revised scheme has addressed my concerns regarding the introduction of a balcony at first floor level. It has also sought to resolve the roof issue on the ground floor flat, and I feel the solution here is now satisfactory. Provision has been made for a covered bin store for both the ground and first floor flats, thus removing the bins from the alleyway to the side of the listed building. The internal layout of the proposed flats has also been remodelled and is in my opinion better than that previously submitted.

Whilst the cumulative impact of the successive extensions is still considerable I do not now think the proposal serves to harm the character of the listed building.

3.5 Neighbour/Site Notice : Two letters of objection received raising the following concerns –

- The proposed balcony would overlook residential properties, and impinge upon their privacy. The extension projects almost to the boundary of the salon property reducing the distance to the Old Malthouse Cottage. The extension will be opposite the lower ground floor window of the Cottage and may restrict light to this window. The balcony overlooks the lane and is adjacent to but in clear sight and audible distance from second floor windows of the Cottage.
- The construction of the balcony would create a precedence; there are none at the moment. We were able to hear a lot of noise from the car valeting operation and would be able to hear noise from people using the balcony for entertaining.
- Chaddesley Corbett is in a Conservation Area and the balcony would be used for drying washing. Restrictions?
- Understand the footprint of Broughton Cottage was taken up years ago with two large extensions at the back, so the lobby would appear to be an excess.

11/0458/FULL and 11/0460/LIST

- Council for the Protection of Rural England says that an approach to a village, from a public footpath, should be a consideration, and we feel the balcony would be an intrusion as people walked down Fishers Lane.
- Highway Hazard – The entry and exit to the salon car park was narrowed in 2005 when the side wall and plant border was erected. This led to more cars driving over the boundaries and front paving of The Old Malthouse and Old Malthouse Cottage with both properties having to replace damaged paving.
- In addition, difficulty in negotiating entry and exit of the car park have led to an increase in 3 point turns within the lane, dangerously close to the lower ground floor window of The Old Malthouse Cottage. The impact of this previous change suggests further encroachment of the entrance space will be more difficult for drivers to negotiate as well as potentially hazardous, damaging and noisy for the users of this public footpath and the residents of the adjacent properties.
- The current use of the car park outside of holiday periods is extensive Wednesday-Saturday during Salon hours including cars being washed as part of the Salon Valeting Service. The car park also appears to be used to access the team room patio. The proposal indicates provision for 6 parking spaces, which will be used, as parking in the village is extremely limited during school days. It is suggested this usage will be more difficult with the close proximity of the extension to the car park entrance.

4.0 Officer Comments

- 4.1 The starting point for the determination of these applications is the location of the site within the Green Belt. The business/residential use is established, but under the terms of the newly published National Planning Policy Framework, the scope of the extensions relative to the size of the original building renders the proposal inappropriate development in the Green Belt. However, evidence from the Conservation Officer to show that the introduction of a pitched roof to the existing garages would, to some extent, reintroduce the form of the cottage which once stood on that point of the site until 1965 represents a very special circumstance in the context of Green Belt Policy.

LISTED BUILDING, CONSERVATION AREA AND DESIGN ISSUES

- 4.2 The originally submitted plans did not find favour with the Council's Conservation Officer. These concerns focussed on the design of the ground floor extension/balcony to the rear, and also issues of access, amenity space and bin storage.

11/0458/FULL and 11/0460/LIST

- 4.3 The revised plans have been prepared with the objective of addressing and overcoming these objections. Accordingly, the rear extension is provided with a pitched, tiled lean-to roof more in keeping with the surroundings and the balcony is omitted entirely.
- 4.4 As stated in the Conservation Officer's report, the introduction of a pitched roof to the existing garages to some extent re-introduces the form of the cottage that stood on that part of the site until 1965, which mitigates, to some extent, the cumulative visual impact of the proposed and previous extensions on the original listed building.
- 4.5 The very latest revised plans show a bin store enclosure in the alleyway, and a semi-enclosed parking/amenity space area has been created to the rear of the building.
- 4.6 Overall, the revised scheme is now considered to preserve the character and appearance of the Chaddesley Corbett Conservation Area.

HIGHWAYS ISSUES

- 4.7 The views of the neighbours have been considered on this aspect of the application which are reflective of the apparent and general views of many villagers on local parking and traffic matters. However, the scheme has been scrutinised by Worcestershire County Council, as the Highway Authority, and a 'no objection' comment has been offered.
- 4.8 It is clear that the additional footprint of the building is not being increased other than by way of the small, rear ground floor extension. The proposal mainly involves the re-organisation of uses in the existing building, i.e. areas of the salon are being converted into an extra flat. Given its existing position in the village, it is not considered that the approval of this proposal would make an appreciable difference to traffic flows to and from the site, in the context of parking and highways safety.
- 4.9 The view also applies to the current arrangements relative to the adjacent public footpath.

NEIGHBOUR AMENITY ISSUES

- 4.10 With regard to issues of amenity and privacy, the rights enjoyed by the occupiers of the neighbouring dwellings under the provisions of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 have been balanced against the scope and scale of the proposal in that context. No potential breach has been identified.

11/0458/FULL and 11/0460/LIST

- 4.11 It is evident that most of the concerns expressed by neighbours were associated with the original proposal to create a balcony above the ground floor rear extension. The removal of this has significantly improved the relationship of the proposal relative to the adjacent dwellings, in terms of privacy protection. It is also evident that the proposal meets the requirement of the Council's day-lighting code.

CHADDESLEY CORBETT 'LOCAL CENTRE'

- 4.12 Policy RT.6 of the Adopted Wyre Forest District Local Plan identifies Chaddesley Corbett as a 'local shopping centre' and, as such, guides appropriate land uses as a means of maintaining vitality and community benefit.
- 4.13 Flats would not normally be allowed at ground floor level in such a situation but, in this case, the accommodation would be to the rear of the premises behind the salon use (which is to be maintained). This arrangement is considered to be in accordance with the spirit of Policy RT.6

5.0 Conclusions and Recommendations

- 5.1 The internal reorganisation of this building, with the attendant extensions, could be achieved at this site without creating an unacceptable impact upon the amenity or privacy of neighbouring properties or the wider interests of the Green Belt, Conservation Area or Local Centre.
- 5.2 Accordingly, and in consideration of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1988, application reference **11/0458/FULL** is recommended for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Materials, details of doors and windows required (timber), cast iron rainwater goods, render (if any), brickwork type, bond and joint.
 4. Cycle Parking - single unit.

Notes

- A No approval is given for any new external flues or vents which will require separate planning permission and Listed Building consent.
- B Public footpath.

11/0458/FULL and 11/0460/LIST

Reason for Approval

The proposal is considered to be appropriate development in the Green Belt and capable of being assimilated into its surroundings without creating a serious adverse effect upon the amenity or privacy of the neighbouring residential properties or the adjacent public footpath. The integrity of the Local Centre and the character/appearance of the Grade II Listed Building and the Conservation Area would be preserved. Accordingly, the policies listed above are considered to have been satisfied.

5.3 Application reference **11/0460/LIST** is also recommended for **APPROVAL** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. Materials, details of doors and windows required (timber), cast iron rainwater goods, render (if any), brickwork type, bond and joint.

Note

No approval is given for any new external flues or vents which will require separate planning permission and Listed Building Consent.

Reason for Approval

The proposal is considered to be sympathetic to the character and appearance of this Grade II Listed Building. For these reasons, the proposal is considered to be in accordance with the policies listed above.

Agenda Item No. 5

Application Reference: 11/0664/FULL Date Received: 14/11/2011
Ord Sheet: 388407 278154 Expiry Date: 09/01/2012
Case Officer: James Houghton Ward: Blakedown and Chaddesley

Proposal: Variation of Condition 5 of Planning Permission WF/0193/01 (Restricting floodlighting) to now read "Floodlighting of the manège hereby approved shall be limited to three lights, fitted with cowls or hoods, fixed at height of 4.3m to the south elevation of the adjacent stable building (identified as Stable 1 on plan 3149/200) and shall not be operated during night-time hours 21:00 to 06:30" (Retrospective)

Site Address: NEW HOUSE FARM, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH

Applicant: Mr J Raggett

| | |
|----------------------------------|---------------------------------------------------------------------------------------------------|
| Summary of Policy | NR12 (AWFDLP) CP11, CP14 (AWFCS) Section 9 (NPPF) |
| Reason for Referral to Committee | Statutory or non-statutory Consultee has objected and the application is recommended for approval |
| Recommendation | APPROVAL |

1.0 Site Location and Description

1.1 The application refers to a manège which is associated with New House Farm Equestrian Centre. New House Farm is located within an area washed over by the West Midlands Green Belt and is a commercial equestrian business which employs six and provides livery for approximately thirty eight horses.

1.2 Planning application WF/0193/01 for the construction of a manège, was approved on 31 May 2001, Condition 5 of this permission stated:

There shall be no floodlighting or other external lighting of the manège hereby approved.

Reason

In order to safeguard the amenities of the area.

11/0664/FULL

- 1.3 The manège has been partially illuminated by three high level lights mounted 4.3 metres above ground level on the adjacent stable building since approximately 2001. The lights utilise narrow spectrum bulbs to minimise impact on wildlife and are fitted with cowls and are angled to ensure light is limited as much as possible to the ménage and adjacent track.
- 1.4 On the south side of the application site mirrors have been erected on the fence to allow those training on the manège to see how the horse is working.

2.0 Planning History

- 2.1 WF/0193/01 Construction of a manège – Approved

3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – Object to the proposal and recommend refusal. The lighting is too invasive and unnecessarily intrudes into the adjoining residential properties. The columns are considered to be too high and the type of lighting currently used is not the most appropriate.
- 3.2 Countryside Conservation Officer – The application is for the retrospective addition of lighting to a horse manège.

There has been an appropriate bat survey that has concluded no bat roosts will be directly harmed by the application. The ecologist has identified that there are some features which present good foraging communing potential for bats. Of particular value is the hedge along the east of the application site that provides an important linear feature connecting any bats using the properties and the gardens to the north with the excellent feeding habitat provided by Ladies Pool to the south.

The bat survey found some activity in this area but given the retrospective nature of this application then it is possible some bat activity along this feature may have already been deterred by the lighting.

11/0664/FULL

The ecological report makes a series of recommendations that if implemented would reduce the impact of both the proposed and existing lighting on bats, with the exception of recommendation 9 - the applicant either intends to and has already complied. Recommendation 9 states:

‘Limit the times that lights are on to provide some dark periods for wildlife. Motion activated lighting should be used where possible’.

The reasoning behind not fully adopting Recommendation 9 is understandable and could form the basis of a condition limiting the use of the lights to 2100 and only when the facility is in use.

Hence, with a condition relating to the operating hours of the lights, this application has taken appropriate measures to minimise possible disturbance to bats from the lighting.

3.3 Worcestershire Regulatory Services (Environmental Health) – An Environmental Health Officer has assessed the lighting report and is satisfied that the lighting models presented do not show any obvious errors. In addition to this, the report confirms that there is little light spillage outside of the manège curtilage from the mirrors. Based on the report findings the Officer cannot find a reason to have concerns over light nuisance at this juncture.

3.4 Neighbour/Site Notice – A total of seven letters of objection have been received from the occupants of two properties which share a boundary with the application site. The objections refer to:

- The large mirrors, and their associated covers, positioned on the southern side of the manège form a blot on the landscape.
- The lights on the application site are too bright and affect the amenity enjoyed by the occupants of properties facing Belbroughton Road during the night. The lights particularly affects rear bedrooms where young children sleep.
- The business hours of New House Farm are considered excessive particularly operating until 2100.
- Concern that New House Farm is now a commercial enterprise rather than the domestic/recreation use originally established.
- The car park adjacent to the ends of the gardens backing onto the site is very busy and has contained horse boxes which affect the outlook from properties fronting Belbroughton Road.
- Late night “get togethers” on the car park produce noise late into the night primarily during the summer.
- The lights installed have altered the value of properties facing Belbroughton Road.

11/0664/FULL

The following suggestions are made to reduce the impact of the proposed development:

- It is suggested that when not in use the mirrors should have covers or curtains drawn across them.
- It is suggested that the mirrors are relocated to a position behind the barn in order to reduce the impact of reflected light.

4.0 Officer Comments

- 4.1 The applicant seeks retrospective approval for the lighting of the manège. No additional lights would be added to illuminate the ménage; the existing lights mounted on the adjacent stable building would be retained.
- 4.2 The applicant has submitted a lighting survey which demonstrates the impact and intensity of the light across the site. The lighting survey has been examined by an Environmental Health Officer who is satisfied that the lighting models demonstrate no obvious errors and that there would be little light spillage outside the manège curtilage due to the mirrors. The Environmental Health Officer has no concerns over light nuisance at this juncture.
- 4.3 The impact of the lights on wildlife in the area has been taken into account. A bat survey has been submitted which makes a range of recommendations. A condition limiting the hours of operation of the lights would allow the site to be left in darkness to minimise impact on wildlife.
- 4.4 A range of issues are raised by the occupants of neighbouring properties. The most notable of these issues is the existence of the mirrors located on the southern side of the ménage. These mirrors have been erected under the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows the erection of walls, fences or other means of enclosure. Class A specifies limitations for the height of a means of enclosure but offer no control for the materials utilised in the erection of such a structure.
- 4.5 The scale of the use of New House Farm, the use of the car park and the noise emanating from those using the car park have been taken into account but would not be considered material considerations in this case.
- 4.6 The objection on the grounds that the lights have had an impact on the value of properties fronting Belbroughton Road cannot be a material consideration in the determination of this application.

11/0664/FULL

5.0 Conclusions and Recommendations

- 5.1 The application is recommended for **APPROVAL** subject to the following conditions:
1. A11 (Approved Plans).
 2. Operating hours.

Reason for Approval

The proposed lighting is considered acceptable. The lighting is the minimum necessary to light the manège, light spillage is minimised by the use of cowls and narrow spectrum bulbs, the impact on wildlife would be minimised by a condition limiting the operating hours and the lights would have no impact on road users. The lighting would be considered to accord with the requirements of Policy NR.12 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP14 of the Adopted Core Strategy (2010) and Section 9 of the National Planning Policy Framework (2012).

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|-------------------------------|----------------------|-----------------------|--------------------------|
| Application Reference: | 12/0074/FULL | Date Received: | 08/02/2012 |
| Ord Sheet: | 388947 279910 | Expiry Date: | 04/04/2012 |
| Case Officer: | Julia McKenzie-Watts | Ward: | Blakedown and Chaddesley |

Proposal: Single storey side extension

Site Address: FIR LODGE, BRAKE MILL, HAGLEY, STOURBRIDGE, DY8 2XY

Applicant: Mr M Neale

| | |
|-----------------------------------------|------------------------------------------------------------------------|
| Summary of Policy | D.17, GB.1, GB.2, GB.6, AWFDLP CP11, CP12 (AWFCS) Section 9 NPPF |
| Reason for Referral to Committee | Parish Council have objected to the proposal |
| Recommendation | APPROVAL |

1.0 Site Location and Description

- 1.1 Fir Lodge is a large detached property accessed off a track which is situated on Stakenbridge Lane in Churchill.
- 1.2 It is proposed to remove an existing storage area measuring 7.5m x 7.2m and use the volume of this to upgrade an existing adjacent building in order to bring it into use as a whole.

2.0 Planning History

- 2.1 306/73/A Removal of existing extensions to facilitate further construction – Approved.
- 2.2 KR441/73/R Extensions and alterations – Refused.
- 2.3 WF/670/84 Stables.
- 2.4 WF/728/01 Duck/fish pond.
- 2.5 06/1233/FULL Erection of 3 stables and change of use of land to the keeping of horses, together with car parking area and driveway – Approved.
- 2.6 10/0303/FULL Erection of 3 stables and change of use of land to the keeping of horses, together with car parking area and driveway – Approved.

12/0074/FULL

3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – objection to the proposal. The Parish Council considers that, as far as can be ascertained from the submitted drawings, the proposed alterations appear to be creating an additional unit of accommodation, in a Green Belt location where new residential development is contrary to established policy.
- 3.2 Hagley Parish Council – no comments received.
- 3.3 Adjacent Authority (Bromsgrove) – No comments received.
- 3.3 Pipeline Authority – confirms that no apparatus situated within the vicinity of the proposed works and therefore have no comments to make.
- 3.5 Neighbour/Site Notice – no comments received.

4.0 Officer Comments

- 4.1 The property currently benefits from an attached building which contains a home cinema, large garage, store, WC, shower room hall and an additional three bay storage area which is connected by a flat roofed covered walkway. It is proposed to remove the three bay storage area and utilise this volume in order to erect a single storey extension to the front of the existing hallway and carry out some internal alterations in order to provide a games room, WC and plant room.
- 4.2 The existing extension consists of a pitched roof section but mainly flat roof. The new proposal would see the flat roof section and the new extension covered with a pitch roof in order to tie into the existing. The volume of the existing extension is 405.7 cubic metres and after removal of the large store measuring 7.5m x 7.2m and the erection of a pitched roof above the flat roofed extension, the total volume of this would be 397.6 cubic metres, a very slight reduction in what currently exists on site.
- 4.3 The policies contained in the Local Plan relating to residential extensions such as this proposal that lies within the Green Belt, dictate that extensions and alterations should be in scale and harmonise with their surroundings.
- 4.4 Within the criteria set out in Policy D.17, extensions can cross the threshold of acceptability, not necessarily on their impact alone but cumulatively with those approved in the past. The proposal would need to comply with the local plan and core strategy policies as listed above.

12/0074/FULL

- 4.5 Section 9 of the newly adopted National Planning Policy Framework advises that where the accumulation of extensions is found to be disproportionate, it is considered to be inappropriate development in the Green Belt and therefore harmful to it unless very special circumstances are put forward to outweigh this harm. However, in this instance the proposal relates to a replacement extension rather than a completely new addition.
- 4.6 Overall in terms of aesthetics, the resulting extension and pitched roof would have a better relationship with the main house, ultimately lessening its impact on the Green Belt. As the proposed extension and new roof would not add any additional volume to the existing property, it is considered that the current proposals can be supported.
- 4.7 Regarding the comments received from Churchill and Blakedown Parish Council. The plans as submitted give no indication that the extension is to be used as a separate unit of accommodation. If this were to occur in the future, a planning application would be required and determined on the policies in place at the time (at present Green Belt policies would not favour a new dwelling in this location). There are no reasonable grounds for imposing a condition relating to the conversion of the unit.

5.0 Conclusions and Recommendations

- 5.1 The overall impact of the extensions at the property would not have a detrimental impact on the dwelling itself or significantly harm the openness of the Green Belt. The proposed development is capable of implementation without creating an unacceptable or adverse impact upon the amenity of nearby residents, the character or appearance of open Countryside, Green Belt.
- 5.2 The application is therefore recommended for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).

Reason for Approval

The proposed development is capable of implementation without creating an unacceptable or adverse impact upon the amenity of nearby residents, the character or appearance of open countryside or Green Belt and therefore it accords with the policies listed above

Application Reference: 12/0099/FULL **Date Received:** 22/02/2012
Ord Sheet: 374394 270864 **Expiry Date:** 18/04/2012
Case Officer: Paul Round **Ward:** Rock

Proposal: Conversion and extension of existing building to form 2 No. dwellings and garaging with associated works

Site Address: FERNHALLS FARM, GREENWAY, ROCK, KIDDERMINSTER, DY14 9SH

Applicant: T J Preece and Associates

| | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Summary of Policy | RB.1, RB.2, RB.3, TR.17 (AWFDLP) DS04, CP01, CP02, CP03, CP11, CP12 (AWFCS) CTC21 (WCSP) QE6 (WMRSS) |
| Reason for Referral to Committee | Planning application represents departure from the Development Plan |
| Recommendation | APPROVAL |

1.0 Site Location and Description

- 1.1 Fernhalls Farm is situated on the Greenway just outside the settlement of Rock. It sits in between two residential properties and contains a large number of agricultural buildings and silos, although the majority of these have been removed.
- 1.2 The site lies outside the settlement boundary, in the open countryside within the Timbered Plateau Farmlands Landscape Character Type.

2.0 Planning History (of relevance)

- 2.1 09/0325/FULL – Conversion and extension of buildings to form three dwellings ; 25/6/09.

3.0 Consultations and Representations

- 3.1 Rock Parish Council – No objection and recommend approval.
- 3.2 Highway Authority – No objection subject to condition.
- 3.3 Severn Trent Water – No objections subject to conditions.

12/0099/FULL

3.4 Conservation Officer - No objections subject to condition.

The principle of conversion of these barns has been established in permission 09/0325. This permission also covers the reconfiguration of some of the roof slopes to better accommodate the residential units.

Whilst the scheme currently under consideration does not comply as fully with the RB policies contained within the Adopted Local Plan, in many ways it improves upon the scheme approved in 09/0325.

The subdivision of the site to create curtilage for two instead of three dwellings immediately enhances the setting of the buildings, particularly Barn B, and the impact of these boundaries on the character of the wider countryside beyond the site will be negligible. In this respect the proposal better complies with Policy RB.4.

Barn A is formed from a group of three structures, requiring only minimal linkage to create a large single-storey dwelling. The external materials and fenestration proposed appear entirely compatible with the character of the existing buildings which will be somewhat enhanced by the proposals.

In order to provide five bathrooms/toilets (which does seem a trifle excessive for a 4 bedroom barn conversion) the internal layout is inevitably compromised somewhat. The procession of spaces is good, however and, as much of the internal subdivision appears non-structural, I would imagine that if sold "off-plan" that the final internal layout might be less cluttered. (There is clearly potential to create a much larger sitting room by the omission of bedroom 3 for example).

I think that this proposal largely complies with Policy RB.1 and I have no objections to it.

Barn B is created from two parallel single storey agricultural buildings. It involves the provision of a very minimal lightweight structural link. Strictly speaking this is at variance Policy RB.2 (ii) , however the impact on both the site and the open countryside will be absolutely minimal. These two buildings read together and the whereas the previous approval permitted the creation of a new boundary between the two this proposal maintains their relationship to each other and is aesthetically more successful.

Again the external materials and fenestration proposed appear entirely compatible with the character of the existing buildings which will be somewhat enhanced by the proposals. I do think that non-reflective glass ought to be specified for the north elevation to reduce glare from early morning or late evening sunlight during the summer months.

12/0099/FULL

In contrast to Barn A, the interior spaces within Barn B appear less cramped, although there is again some scope for internal remodelling at a later date as the internal subdivision appears largely non-structural.

On the whole I would have no objections to the proposal, notwithstanding there will need to be a departure from Policy RB.1 to accommodate the glazed link.

Garaging

This does represent a substantial reduction in scale from the existing structure. The advantage of the proposal is that the generous accommodation removes the need for external storage of any kind. The provision of bin storage is also to be welcomed so the garaging complies with Policy RB.5.

In summary I think this scheme will serve to enhance these redundant agricultural buildings. The benefit to the site of a more sympathetic scheme with only two dwellings results in less subdivision of the original curtilage, and for this reason I think that better compliance with Policy RB.4 should outweigh the need for a slight departure from Policy RB.1

- 3.5 Planning Policy Manager - There is currently an extant permission relating to the conversion of these barns to residential development and as such, the principle has been established. Policy RB.1 of the Adopted Local Plan sets out criteria for the conversion of rural buildings and as such is relevant to this application. This application differs from the extant permission both in terms of the number of dwelling to be created and the design. Having established through the extant permission that the barns are in principle suitable for residential conversion, the relevant clauses to this application are ii) and iv).

Clause ii) states that the building must be of a suitable size for re-use without extensions or extensive alterations, or the addition of new buildings within the curtilage. The application relates to three barns and the extant permission is for the conversion of each into a detached residential unit. This application seeks to convert the three barns to two residential units by putting a glazed link between two of them to create a single dwelling. Consideration needs to be given as to whether or not the glazed link constitutes a "extensive alteration" to the two barns concerned.

Clause iv) states that the conversion works should have no significant detrimental effect on the fabric, character or setting of the building. Consideration therefore needs to be given as to whether or not the glazed link has a significant detrimental impact on the buildings or their setting.

In conclusion, whilst the precedent of converting these barns has been established through the extant permission, consideration needs to be given as to whether the glazed link constitutes an extensive alteration and whether it will have a significant detrimental effect on the fabric, character or setting of the building.

12/0099/FULL

3.6 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 Planning permission was given in 2009 for conversion of the block work agricultural buildings on the site into three dwellings. This involved a small link extension to the buildings closest to the Greenway and a large amount of alterations to the block built buildings. However in view of the large amount of demolition that would be achieved by the permission and the enhancement to the landscape, approval was given on this basis.
- 4.2 This current application seeks a revised scheme for two dwellings instead of three and seeks the retention of a further two buildings and a link extension to the buildings to the rear of the site.
- 4.3 The principle of residential development on the site has been established by the previous permission as has the amount of re-building works sought. The additional buildings to be retained provide additional space for Barn A, through the retention of a further substantial stone building, and the garaging/storage. The conversions, through the retention of a Dutch Barn. The stone building will need little alteration and is acceptable to retain. The Dutch barn will be modified in order to reduce its height and make it more fitting for the development as a whole, providing space for storage, cycles and undercover parking which were omitted from the previous scheme.
- 4.4 The main change is to the two buildings to the rear of the site. These were approved for two dwellings and whilst acceptable did provide small dwellings with awkward division of amenity space. The proposal for a single dwelling provides a more cohesive development and further enhances the appearance of the area. To achieve this, a small (2.8m x 6.5m) link needs to be provided to bridge the gap between the two buildings. The link is glazed in nature sitting under the eaves of the buildings and providing an entrance hall to the dwelling. Strictly speaking this is contrary to Policy RB.1 of the Local Plan which seeks to allow conversions that “...are of a size suitable for re-use without extensions...”. However the proposal is purely a link rather than an extension and it is not required to achieve the conversions but to allow a more in the strict sense of the meaning of the word development as a whole.
- 4.5 It is considered that the totality of the development provides a significant enhancement to the character of the landscape which is in accordance with the principles and policies of the Core Strategy and the National Planning Policy Framework, and the slight deviation from the Local Plan Policy is acceptable on this occasion.

12/0099/FULL

5.0 Conclusions and Recommendations

- 5.1 The conversion of these buildings is considered to be appropriate in conjunction with the visual improvements to the site resulting in an enhancement to the landscape character of the area. Matters of highway safety and neighbouring uses have been considered and found to be acceptable.
- 5.2 It is therefore recommended that **APPROVAL** be granted subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B1(a) (Samples/details of materials).
 4. This consent does not authorise the total or partial demolition of any building other than those shown on the approved plan. No demolition shall take place without prior written consent of the Local Planning Authority.
 5. B9 (Details of windows and doors).
 6. B15 (Owl/bat box).
 7. J1 (Removal of permitted development – residential).
 8. E2 (Foul and surface water).
 9. C6 (Landscaping – small scheme).
 10. C8 (Landscape implementation).
 11. Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.
 12. Prior to the occupation of the development hereby approved the driveway and/or vehicular turning area shall be consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority at a gradient not steeper than 1 in 8.
 13. Prior to the first occupation of any dwelling hereby approved space shall be laid out within the application site for 2 cars to be parked and for a vehicle to turn so that it may enter and leave the application site in a forward gear. The parking area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.
 14. Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Notes

- A. SN1 (Removal of permitted development rights <Condition 7>).
- B. SN3 (Protection of species).
- C. SN13 (Landscape/planning works).

12/0099/FULL

- D. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor following the issue of a licence under Section 184 and 278 of the Highways Act, 1980.

The applicant should contact Worcestershire County Council's Highways Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary licence authorising the access works to be carried out by the County Council's Approved Contractor at the applicant's expense.

Reason for Approval

The conversion of these buildings is considered to be appropriate in conjunction with the visual improvements to the site resulting in no adverse harm to the landscape character of the area. Matters of highway safety and neighbouring uses have been considered and found to be acceptable.

Application Reference: 12/0101/FULL **Date Received:** 23/02/2012
Ord Sheet: 381242 272989 **Expiry Date:** 19/04/2012
Case Officer: Paul Round **Ward:** Lickhill

Proposal: Construction of an all weather surface synthetic hockey pitch and associated lighting and fencing

Site Address: STOURPORT SPORTS CLUB LTD, KINGSWAY,
 STOURPORT-ON-SEVERN, DY13 8BQ

Applicant: STOURPORT SPORTS CLUB LTD

| | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Summary of Policy | GB.1, GB.2, GB.6, LR.9, LR.10 (AWFDLP) DS04, CP07, CP11, CP12 (AWFCS) D.39 (WCSP) WE6 (WMRSS) Sections 3, 7, 8, 9 and 11 (NPPF) |
| Reason for Referral to Committee | The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council |
| Recommendation | DELEGATED APPROVAL |

1.0 Site Location and Description

- 1.1 The application site being the Stourport Sports Club forms a triangular piece of land bounded by Kingsway, Minster Road and the Wyre Forest Golf Course. The land is owned by Wyre Forest District Council and leased to the Sports Club. The site has in part been subject to in-filling via a lease to Wyre Forest Golf Club.
- 1.2 The site is located within the Green Belt and is allocated within the Local Plan as part of the Minster Road outdoor sports area. Within the Landscape Character Assessment the area falls within the Sandstone Estatelands Landscape Character Type.

2.0 Planning History

- 2.1 09/0642/FULL Erection of new changing facilities and new fitness suite with associated car parking, storage facilities and floodlighting to sports pitch – Approved.
- 09/0639/FULL Installation of new 1.5km long tarmac surfaced cycle track and associated landscaping works. – Approved.

12/0101/FULL

3.0 Consultations and Representations

- 3.1 Stourport on Severn Town Council – No objection and recommend Approval.
- 3.2 Highway Authority – No objection.
- 3.3 Worcestershire Regulatory Services (Contaminated Land) – No objections.
- 3.4 Countryside Conservation Officer – Some concerns over protected species and skylarks. Will need survey and mitigation.
- 3.5 Cultural Services Manager - From a strategic sports perspective I support this development which has also been awarded external funding. Wyre Forest District Council are partners in this project and will enable SSC to become a centre of excellence for hockey. It is also supported by the Playing Pitch Strategy and will enable Kidderminster Hockey Club to relocate there when they lose the facility at King Charles.
- 3.6 Watercourse Officer – I am happy that it is proposed that the drainage for the site utilises SuDS techniques. However, I believe further details regarding the drainage system for the proposed development are needed. These details should include a location plan, information regarding the design criteria used and results of the (model) check on the functionality. Special attention needs to be given to the contamination risk. If you are inclined to approve the application then I recommend a planning condition "No development shall take place until a scheme of surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is brought into use."
- 3.7 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The site falls within the Green Belt where particular attention must be given to all development. Policy GB.1 and the National Planning Policy Framework (NPPF) both allow recreational facilities within the Green Belt provided that the Green Belt is not harmed.
- 4.2 Planning Permission was given in 2009 for the provision of three sports pitches, ancillary buildings and a cycle track. These applications included the whole site within the boundary and as such it is considered that the change of use of land has already occurred.

12/0101/FULL

- 4.3 The proposal seeks to provide one pitch, rather than the three previously approved, located to the north of the main Sports Club building. There is potentially space for a further sports pitch to the north-west, should it be required at a later date. The pitch measures approximately 200 metres by 126 metres including run-off areas.
- 4.4 Whilst the engineering operation to create the hockey pitch can constitute appropriate development as it maintains openness, it is considered that the ancillary fencing and floodlights would have a material loss of openness to the Green Belt and as such the development as a whole has to constitute appropriate development in the Green Belt. The NPPF is clear that *“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”* The following paragraphs will deal with the circumstances that support the need of the development as a whole and also the individual elements.

FENCING

- 4.5 The fencing proposed is black PVC coated chain link fencing at a height of 5 metres behind each goal and 3 metres elsewhere. Whilst this will be intrusive within this open landscape it is clear that this is the minimum requirement for the operation of a hockey pitch under England Hockey and International Hockey Federation (FIH) guidance. On this basis I consider that the fencing is genuinely required and without it the pitch could not be used.

4.6 FLOODLIGHTS

The FIH state that *“...unless played in good daylight, hockey like all other sports requires good lighting for it to be played safely and enjoyably.”* It is evident that to maximise the use of the pitch for sports use for all users that artificial lighting is required. Under the 2009 permission one of the pitches was to be floodlit (by 6no. 15m high floodlights) although this was sited adjacent to the athletics track where lighting exists. In comparison the current proposal proposes 8no. 15 metres high floodlights; however, there would only be one floodlit pitch as both pitches could not be implemented. The lighting design has been designed wholly in accordance with the FIH’s Guide to the Artificial Lighting of Hockey Pitches, which specifies the number, height and luminance of any lighting columns, so as to provide effective lighting for the pitch.

12/0101/FULL

NEED FOR THE DEVELOPMENT

- 4.7 Members may be aware that the current astro turf provision for Hockey is provided at King Charles I High School; however, following its replacement with a third generation football pitch later this year, existing hockey users and the Kidderminster and Chaddesley Hockey Club will be displaced. This proposed provision, will replace the provision for Hockey that cannot be provided elsewhere in the District. The high level surface is essential to ensure the continued development of hockey in the area, help the growth of Stourport Hockey Club, sustain elite level hockey and players in the area and to help create a 'Hockey Super Hub' Centre of Excellence at this location.

VERY SPECIAL CIRCUMSTANCES

- 4.8 Having considered all the points raised in respect of the specific elements and need for the development, it is considered that Very Special Circumstances do exist to support the application as the material circumstances in this case clearly outweigh the harm by reason of inappropriateness and loss of openness.

4.9 OTHER IMPACTS

Whilst it is acknowledged that there will be some impact on the character of the Landscape by virtue of this provision, it is considered that the facility will be seen in the context of the other sports facilities and will not be isolated. As such, it is considered that any impact is outweighed by the circumstances set out above.

- 4.10 There are no residential properties in close proximity that would be affected by light or noise pollution. Although it is considered that due to the rural nature of the location, light spillage should be kept to a minimum. Full details of the lighting have not been provided with the application as the provider has not yet been sourced. Such details can form an appropriately worded condition.
- 4.11 Concerns have been raised by the Countryside Conservation Officer about the impact on biodiversity. These issues have been taken up by the Applicant and it is anticipated that the necessary information and mitigation proposals will be available to be updated via the Addenda and Corrections Sheet.
- 4.12 Contaminated land surveys have been undertaken and have found to be acceptable for provision of the sports pitch and the use by spectators. Worcestershire Regulatory Services have no objections.
- 4.13 There is no highway access or parking issues associated with this application.

12/0101/FULL

5.0 Conclusions and Recommendations

5.1 Whilst being inappropriate development in the Green Belt the material circumstances in the case weigh heavily in favour of the development and outweighing any harm that would be created, as such very special circumstances do exist. The development is considered acceptable in other aspects and there are no issues of acknowledged importance that would be against the application.

5.2 I therefore recommend **delegated APPROVAL** subject to the following:

- a) Additional information being supplied in respect of Biodiversity and a 'no objection' response being received from the Countryside Conservation Officer; and,
- b) The following conditions:
 - 1. A6 (Full with no reserved matters).
 - 2. A11 (Approved plans).
 - 3. B6 (External details – approved plan).
 - 4. Details of Floodlighting.
 - 5. Biodiversity.

Reason for Approval

Whilst being inappropriate development in the Green Belt the material circumstances in the case weigh heavily in favour of the development and outweighing any harm that would be created, as such very special circumstances do exist. The development is considered acceptable in other aspects and there are no issues of acknowledged importance that would be against the application. For these reasons the proposal is compliant with the policies listed above.

Application Reference: 12/0106/FULL **Date Received:** 27/02/2012
Ord Sheet: 381406 272169 **Expiry Date:** 28/05/2012
Case Officer: Julia Mellor **Ward:** Lickhill

Proposal: FULL: Construction of 67 Bed Care Homse (Use Class C2) with associatewd parking and access (Re-submission of 11/0511/FULL)

Site Address: NEW MANOR PUBLIC HOUSE, 76 MINSTER ROAD, STOURPORT-ON-SEVERN, DY13 8AP

Applicant: Stourport on Severn Care Limited, C/o KD Design

| | |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Summary of Policy | H.2, H.13, D.4, D.10, D.11, D.15, NR.11, NR.12, LB.1, LB.5, TR.17 (AWFDLP) DS01, CP01, CP02, CP03, CP05 (AWFCS) QE.2, QE.3 (WMRSS) Design Quality (SPG) Sections 4, 6, 7, 12 (NPPF) |
| Reason for Referral to Committee | 'Major' planning application |
| Recommendation | DELEGATED APPROVAL |

1.0 Site Location and Description

- 1.1 The application site which is rectangular in shape lies at the junction of Minster Road and Manor Road in Stourport on Severn. The site previously accommodated the New Manor Public House and its associated 49 space car park. The Public House, which was locally listed, ceased trading on 16 July 2009 and was demolished in September 2011.
- 1.2 The site has a frontage of approximately 73m to Minster Road and to 53m Manor Road. It is approximately 0.36 hectares in area.
- 1.3 The application seeks consent for a 67 bed care home for nursing, residential and dementia care. The proposed building would be part three, part two and a half and part two storeys in height. Access would be from Minster Road leading to a 24 space car park to the rear. A separate exit onto Manor Road is proposed for refuse and delivery vehicles only.
- 1.4 The application has been submitted together with a Design and Access Statement, a Tree Survey, a Transport Assessment and a Phase One Habitat Survey.

12/0106/FULL

2.0 Planning History (or relevance)

- 2.1 WF/0862/03/O – Residential Development : Withdrawn.
- 2.2 10/0125/FULL - Demolition of public house and erection of 14 dwellings with associated access and parking : Approved 11/06/10.
- 2.3 11/0511/FULL - Construction of a 70 bed Care Home (Use Class 2) with associated parking (after demolition of existing building) – Withdrawn.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Awaiting comments.
- 3.2 Highway Authority – No objections subject to conditions (details of construction of vehicular access to Minster Road; details of the means of closure and reinstatement of this existing access to Minster Road; turning area and parking facilities to be properly consolidated, surfaced, drained; provision of secure parking for 6 cycles).
- 3.3 Conservation Officer - The principle of redeveloping this site was established by consent 10/0125/FULL and the locally listed building SS146 was demolished in autumn 2011. I will therefore restrict my comments to the design of the replacement building in respect of Policy LB.5.

This requires new buildings affecting the setting of non-statutorily listed buildings to relate well to them in terms of design, style, materials, proportion and plan; and otherwise harmonise with the building its curtilage and setting.

The proposed building as indicated on drawing KD0951.03.02A has a somewhat institutional feel, and is considerably larger in footprint than the Manor Inn which it replaces.

Since the previous application there have been some attempts to reduce the massing of the building, so that it relates better to the adjacent housing along Minster Road to the south of the site, following my comments:

I feel that the roof should be re-designed to feature a reduced eaves line with the dormer windows accommodated within the roof slope. The ridge line should be lower and if possible the ridge height should vary. Although the footprint of the building would remain of institutional scale this approach could result in more domestic scaled elevations, akin to a large house, which would better relate to its neighbours.

12/0106/FULL

However the scale of the building still serves to dominate the listed building at 75 Minster Road and is considerably taller than the locally listed buildings on the opposite side of Minster Road.

No changes have been made to the featureless east elevation gable end which I think will impact on numbers 2, 4, 6 and 8 North Road.

I understand there is an operational need to have the access to the building at the rear and in such a way that residents and staff do not need to cross the foyer when moving from one part of the building to the other. Unfortunately this does lead to there being no focal point at the corner of Minster Road and Manor Road. I think there is still very little active relationship with Minster Road at this prominent corner site.

The scheme in application 11/0511/FULL (withdrawn application) indicated that some of the existing architectural features of the New Manor would be incorporated into the new design, particularly the re-use of the relief panels. However it appears these were lost during its demolition and will not now feature in the new building.

As currently submitted the design does not relate well to the adjacent locally listed buildings in terms of design, style, materials, proportion or plan (see policy LB.5).

Its form serves to dominate the locality and fails to address this prominent corner location in a positive and sensitive way.

Refuse – failure to comply with Policy LB.5

- 3.4 Arboricultural Officer –, I can confirm that I have no objections to the proposed development as long as all the recommendations within the submitted tree report and plan are adhered to. In addition I would like to see a condition requiring plans and details for a landscaping scheme for the site.
- 3.5 Community, Well-being and Environment – We have an appropriate biodiversity assessment that has identified a couple of points. (1) The applicant will need to employ an ecological clerk of works to oversee the removal of the roof. If this is not done by August 2012 then the site will require an ecological reassessment. (2) Some mitigation in the form of 2 x Schwegler bat boxes are proposed, we need to confirm the location of these. (*Officer Comments – the building has already been demolished*)
- 3.6 Crime Risk Advisor – Awaiting comments.

12/0106/FULL

- 3.7 Planning Policy Manager – This application is for a residential home and as such, policy H.13 of the Adopted Local Plan is of relevance. Policy H.13 requires that proposals for such development are within an established residential area as defined by policy H.2 i). This site is within such an area. H.13 also sets out a number of other criteria which the development should meet and each of these should be considered. In terms of criteria viii), the site lies on a high frequency bus corridor which serves both Kidderminster and Stourport-on-Severn. In terms of criteria ix) there is a local shop within walking distance of the site.

Consideration should be given to policy CP11: Design Quality and Local Distinctiveness of the Adopted Core Strategy and also to the policies within the Design Quality SPG.

The development should also meet the standards set out in policy CP01: Adapting to and Mitigating against Climate Change and CP02: Water Management of the Adopted Core Strategy.

- 3.8 Worcestershire County Council (Archive & Archaeology Service) - The building proposed for demolition dates from the 1930s and is a locally listed building. Built in the popular style of the 1930's the public house opened in 1938 and was originally known as The Manor to commemorate the old Manor House which stood nearby. Without prejudice to the comments of the District Conservation Officer, I advise that prior to demolition a basic photographic record be made. These comments are the same as for WF/11/0511. In this particular instance it has been deemed that the building is of insufficient complexity to require formal archaeological recording, and that the applicant or their agent may provide the required record independently, but must follow the guidelines on photographing the building that have been provided. *(Officer Comments – the building has already been demolished)*
- 3.9 Strategic Housing Services Manager – The Worcestershire Extra Care Strategy shows that there is a need for residential care in Wyre Forest as there is an expected increase in older people with significant care needs (due to health conditions such as dementia). However, saying that public revenue for this care is decreasing and there is much greater reliance upon self funding.
- 3.10 Environment Agency – Standing advice regarding surface water management good practice and standards.
- 3.11 Worcestershire Regulatory Services – No comments received.
- 3.12 Worcestershire Wildlife Trust – No comments received.
- 3.13 Environmental Services Manager – Please ensure that there is adequate space for bins.

12/0106/FULL

3.14 Neighbour/Site Notice – 1 letter of objection received raising the following concerns:

We are disturbed to note that this new version of the application (which we do not object to overall) shows a road which will run right behind our back fence. The previous version of this application had a garden for residents here, which we had no objection to. We note that the road is expected to have most traffic at very anti-social hours (5-7am and 11-12pm) and that it will also be used by large vehicles such as refuse lorries (which arrive early on a Wednesday morning and will, by definition, create a high volume of noise) and as our bedroom is at the rear of the house, we expect this to disturb our sleep.

Our other concerns about the proposed road are a) that it will be hidden from the main road by the main building – and it will therefore be all too easy for anyone to climb over our back fence (this has already occurred several times before the car park was fenced off) and to enter the rear of our property unobserved and b) that it is an invitation to people to use as a ‘cut-through’ to avoid traffic on the main road. All of these matters cause us grave concern, and we wish to object most strongly to the siting of this road.

4.0 Officer Comments

4.1 Policy H13 from the Adopted Local Plan of 2004 is specific to the provision of care homes. Its first criteria require that such developments be located within an area allocated under Policy H2 for residential development. Furthermore Policy DS01 of the Adopted Core Strategy advises that new development be concentrated on brownfield sites within urban locations. The location of the application site meets this guidance. The principle of the loss of the public house, which ceased trading in 2009, has been approved previously in 2010 when consent was granted for the redevelopment of the site for 14 dwellings.

4.2 The second criterion of Policy H13 seeks to ensure that care homes are integrated into an area without unreasonably affecting adjacent occupiers. The proposed layout indicates that the 24 space car park would be positioned to the rear of the site where there was previously an area of outdoor space. Furthermore, also to the rear a new access road is proposed to allow refuse and delivery vehicles to exit the site onto Manor Road. This would follow the rear boundary of the site at the end of the back gardens to numbers 2 to 8 North Road. The common boundary is defined by a 1.8m high fence. The proposed care home would provide all year round residential care with up to 25 carers working at any one time. The proposed shift pattern is 07:00 – 14:00 (20 staff) / 14:00 – 22:00 (20 staff) / 22:00 – 07:00 (10 staff) and 09:00 – 17:00 (5 staff).

4.3 Concern has been expressed by a neighbour with respect to the siting of the secondary access due to additional traffic at anti-social hours, its lack of visibility making the adjacent rear gardens susceptible to crime and its potential use as a short cut between Minster Road and Manor Road.

12/0106/FULL

- 4.4 In response recognition has to be given to the previous use of the site as a public house located adjacent to Minster Road, a regional strategic highway with large expanses of car parking to the front and side of the site. In addition there was an access to the car park off Manor Road, although it was sited approximately 10m closer to the junction with Minster Road. Whilst the comments of Worcestershire Regulatory Services are awaited it is not anticipated that the proposed use would have such a detrimental impact upon the amenity of neighbours as to provide a robust reason for refusal.
- 4.5 Two areas of private garden are proposed to the rear of the building where they would be sheltered from the main road. The largest, would measure approximately 27m in length at its longest point. These two areas are proposed to be accessed directly from the three communal lounges at ground floor and six of the 67 bedrooms. It is considered that this provision would meet part (iii) of Policy H13 which requires adequate amenity space.
- 4.6 Parts (iv) and (v) of the Policy refer to the potential impact upon highways in terms of traffic generation and requires good pedestrian and disabled access. The submitted Transport Assessment (TA) refers to the personal injury collision statistics on the road network within the vicinity of the site; compares the existing and proposed trip generation rates; and the proposed parking requirements. The TA notes that the footways along Minster Road measure on average 1.5m in width and have tactile paving and dropped kerbs. There is also a signalised pedestrian crossing immediately in front of the site. Two disabled parking spaces are proposed. The Highways Authority has considered the TA and has raised no objections.
- 4.7 The next criterion seeks to ensure that the proposed building is of a sufficient size to accommodate the requisite number of supervisory staff as well as the residents. Whilst it is accepted that the footprint of the proposed development is significantly larger than the previous public house, it is considered that the proposed scheme would not over develop the application site.
- 4.8 Part (vii) refers to applications for the change of use of buildings. This part is not relevant to the current application.
- 4.9 Part (viii) refers to the proximity to public transport. The application site is considered to be well located with respect to travel by bus as there is an existing bus stop sited immediately adjacent to the main site access on Minster Road which serves the main route between Kidderminster and Stourport.

12/0106/FULL

- 4.10 The final part of the Policy H13 promotes locations with shops and local community facilities close by. Likewise Policy CP05 of the Adopted Core Strategy supports schemes which assist older and vulnerable people to live securely and independently in sustainable locations with access to local services. The submitted Design and Access statement indicates that each resident will have differing needs and whilst some residents will require nursing care others will have the ability to stroll into the town centre. It is considered that the site is in an acceptable location to meet the needs of the residents and policy guidance.
- 4.11 The now demolished New Manor Public House was a locally listed building with its listing description acknowledging that it was a mid-twentieth century building constructed prior to the second world war included on the local list for its location and position in the street scene as much for its social usage and architectural detailing. The previous layout of the site provided a public house set back approximately 13 metres from the site frontage surrounded by extensive hard standing with an area of open ground to the rear.
- 4.12 According to Policy LB.1 a locally listed should only be replaced by a scheme which offers the same quality of design. Furthermore new developments should not adversely affect the setting of existing locally listed buildings of which there are examples at No.75 Minster Road and opposite the site.
- 4.13 Obviously the design of the scheme is important. Not only is there the reference to the locally listed building as explained above but the location of the site is such that it is prominently positioned on one of the strategic routes into and out of Stourport.
- 4.14 The proposed layout shows a building which wraps around the front of the site to address the frontages of Minster Road and Manor Road. With 67 bedrooms and additional administrative and communal facilities it is a large building, however its siting respects the existing building lines. The scale is such that it reaches a height of three storeys at the corner of the site close to the junction of Minster Road and Manor Road; however the massing has been reduced as it steps down in height to two and a half storeys then two storeys at either end of the building.
- 4.15 At the time of report preparation the Conservation Officer has submitted an objection. Concern has been raised at the scale of the building and its domination of the locally listed building which lies adjacent to the site and opposite. Contrary to this opinion it is considered that, in recognition of the existing width that Minster Road provides the scale is acceptable, and whilst it is acknowledged that there would be a difference of approximately 4.5m between the ridge heights of the proposed building and No.75 Minster Road the separation distance is such that it would be acceptable.

12/0106/FULL

- 4.16 Again the separation distance of approximately 17m, at its closest point, between the two storey end gable elevation and the properties to the rear fronting North Road is such that the impact upon their outlook is considered to be acceptable.
- 4.17 There is also concern that the development would not provide a focal point at the junction of the Minster Road and Manor Road. By virtue of its height, the design of its roof and fenestration it is considered that it would provide a prominent feature at this corner location.
- 4.18 Prior to the date of the meeting the submission of amended plans are anticipated indicating a revision to the elevations by providing additional protruding bay windows to break up them up and provide more architectural interest. The drawings will also illustrate the proposed range of materials which would again give more definition to the three storey corner feature and interest to the frontages.
- 4.19 The submitted tree survey indicates that the site accommodates a mix of individual trees, groups of trees, hedges and shrubs. Of note are the five London Planes positioned in the centre of the site which are notable due to their height which ranges from 18 to 19 metres.
- 4.20 The Arboricultural Officer considers that the existing vegetation is not of such quality and amenity value to retain and that a suitably worded condition requiring a landscaping scheme would be acceptable.
- 4.21 The submitted habitat survey indicates that the site is of low ecological interest and recommends mitigation via a suitably worded condition to protect breeding birds. It also recommends biodiversity enhancement via two bat boxes, bat brick or raised ridge tiles.
- 4.22 According to the Planning Obligations SPD no section 106 Agreement is required.

5.0 Conclusions and Recommendations

- 5.1 It is considered that the proposed use of the land is appropriate at this location and meets the guidance of Policies H13, DS01 and CP05. The potential impacts on highways, the amenity of neighbours, existing landscaping and biodiversity have all been considered and it is concluded that there would be no significant harm. The proposed layout of the site and design of the building is considered to be of sufficient quality to mitigate for the loss of the previous locally listed building and would not significantly affect the setting of the adjacent locally listed buildings.

12/0106/FULL

5.2 Amended plans are anticipated which will indicate some amendments to the proposed elevations. These will be subject to consultation with neighbours. I therefore recommend **delegated APPROVAL** subject to:

- i. the submission of satisfactory revised plans indicating alterations to the proposed elevations and no new objections raised by neighbours during the reconsultation process;
- ii. no objections from Worcestershire Regulatory Services;
- iii. the following conditions:
 - 1) A6 (Full with No Reserved Matters).
 - 2) A11 (Approved Plans).
 - 3) B1 (Samples/Details of Materials).
 - 4) B11 (Details of Enclosure).
 - 5) B13 (Levels Details).
 - 6) C2 (Retention of Existing Trees).
 - 7) C3 (Tree Protection During Construction).
 - 8) C6 (Landscaping – small scheme).
 - 9) C8 (Landscape Implementation).
 - 10) Work to existing trees and shrubs to take place outside February to August. If between these months then a suitably qualified ecologist must be engaged prior to commencement in order to check for nesting birds and a methodology including timescale shall be submitted and agreed.
 - 11) Location of biodiversity enhancement to be agreed.
 - 12) Details of cycle parking for 6 cycles.
 - 13) Details of construction of vehicular access to minster road.
 - 14) Details of the means of closure and reinstatement of this existing access to minster road.
 - 15) Turning area and parking facilities to be properly consolidated, surfaced and drained.
 - 16) Proposed foul and surface water drainage.

Notes

- A. Section 278 Agreement.
- B. Design of Street Lighting for Section 278.
- C. Need to stop up highway land.
- D. Standing advice from Environment Agency .

Reason for Approval

The proposed use of the land for a care home accords with Policy whilst the proposed design of the building, the impact upon trees, ecology, the setting of the adjacent locally listed buildings and highway safety is considered satisfactory. The impact upon neighbours has also been carefully assessed and it is considered that there would not be any significant harm. For these reasons the proposed scheme is considered to conform with national, Adopted Local Plan Policy, Adopted Core Strategy and emerging Local Development Framework guidance.

Application Reference: 12/0190/LIST **Date Received:** 30/03/2012
Ord Sheet: 383032 276912 **Expiry Date:** 25/05/2012
Case Officer: James Houghton **Ward:** Broadwaters

Proposal: To add inscription to the 'Angel of Peace' statue

Site Address: ANGEL OF PEACE, ST MARY'S RINGWAY,
 KIDDERMINSTER, DY10 2JN

Applicant: Kidderminster Charter Trustees

| | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------|
| Summary of Policy | LB.1, LB.2, LB.3 (AWFDLP) CP11 (AWFCS) Section 12 (NPPF) |
| Reason for Referral to Committee | The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council. |
| Recommendation | DELEGATED APPROVAL |

1.0 Site Location and Description

1.1 The application relates to a Grade II Listed War Memorial located to the front of St. Mary and All Saints Church.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Conservation Officer – No objections.

3.2 Kidderminster Civic Society – No comments received.

3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks approval for the addition of an inscription on the base of the memorial stating “1939 – 1945 and all other conflicts we will remember them”.

12/0190/LIST

- 4.2 The inscription would be into the existing stone base of the memorial and the proportions and design of the additional text would harmonise seamlessly with the original memorial causing no detriment to the appearance and setting of the listed structure in accordance with Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004).

5.0 Conclusions and Recommendations

- 5.1 The proposed development is considered appropriate in terms of scale, proportion and design and would be compatible with the historic fabric of the memorial and utilise materials appropriate to the existing structure. As such the proposals are in accordance accord with the requirements of Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004).

- 5.2 It is recommended that **delegated** authority be given to **APPROVE** this application subject to:

- a) the decision of the Secretary of State not to call in the application, and
- b) the following conditions:
 - 1. A7 (Listed Building/Conservation Area consent).
 - 2. A11 (Approved plans).
 - 3. B6 (External details – approved plans).

Reason for Approval

The proposed development is considered appropriate in terms of scale, proportion and design, and would be compatible with the historic fabric of the memorial and utilise materials appropriate to the existing structure. As such, the proposals are in accordance with the requirements of Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Core Strategy (2010) and Section 12 of the National Planning Policy Framework (2012).

| | | | |
|-------------------------------|----------------------|-----------------------|------------|
| Application Reference: | 12/3004/TE | Date Received: | 29/02/2012 |
| Ord Sheet: | 383191 276188 | Expiry Date: | 25/04/2012 |
| Case Officer: | Julia McKenzie-Watts | Ward: | Greenhill |

Proposal: Installation of one equipment cabinet for BT Openreach [dimensions 750mm(W) x 407mm(D) x 1308mm(H)]

Site Address: OUTSIDE PADDINGTON HOUSE, DIXON STREET, NEW ROAD, KIDDERMINSTER, DY10 1AL

Applicant: BT Openreach

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Summary of Policy | LB.5, CA.1, TR.20 (AWFDLP) CP11 (AWFCS) CTC19, CTC20 (WCSP) QE5 (WMRSS) Section 12 (NPPF - 2012) |
| Reason for Referral to Committee | Application/notifications for telecommunications equipment where the recommendation is to approve |
| Recommendation | APPROVAL |

1.0 Site Location and Description

- 1.1 The site forms the pavement area outside Paddington House in Kidderminster.
- 1.2 The building itself is Grade II Listed and located within the newly designated Green Street Conservation Area
- 1.3 The proposal seeks to erect a telecommunications cabinet measuring 0.75m x 0.407m x 1.308m in height. It would be dark green in colour and located immediately adjacent to two other similar British Telecom cabinets.

2.0 Planning History

- 2.1 None.

3.0 Consultations and Representations

- 3.1 Conservation Officer - The proposal in this application sites the cabinet against the boundary wall and railings of a listed building and within the newly designated Green Street Conservation Area.

12/3004/TE

Unfortunately two other telecommunications cabinets have already been sited at this location. Whilst the proposal to site a third will doubtless impact on the listed building it is perhaps better that all the cabinets are sited in one place.

Proposals for development in Conservation Areas must preserve or enhance the character of that area. I do not think the installation of a third cabinet will enhance the character of the area. However, it must be conceded in this case that the existing cabinets pre-date the designation of the Conservation Area and therefore they contribute to its existing character.

The addition of a third cabinet, it could be argued, will not greatly alter the character of the Conservation Area as existing.

I can see no valid reason, therefore, to object to the proposal.

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 Under Part 24 of the General Permitted Development Order 1995, telecommunications companies can erect telecommunications apparatus without the need for planning permission subject to various conditions. Whilst development may be permitted under this Order, all proposals within Conservation Areas must be notified to the Local Planning Authority for prior approval of siting and design of the apparatus proposed. Other matters cannot be taken into account, specifically the need for the development.
- 4.2 The proposed cabinet measuring 0.3 sq.m in area and 1.3m in height is proposed to be located within the pavement area immediately adjacent to two other existing BT cabinets located on Dixon Street. The additional cabinet is required by BT Openreach in order to roll out high-speed broadband services to residents and businesses.
- 4.3 The cabinet would be located against the boundary wall and railings of a listed building and within the newly designated Green Street Conservation Area. The chosen location will allow the cabinet to sit comfortably within this historic environment without comprising the historic nature of surrounding buildings.
- 4.4 The design is simplistic and does not create an obtrusive feature in this location. The dark green colour helps blend the cabinet as a utilitarian structure in this environment.

12/3004/TE

5.0 Conclusions and Recommendations

- 5.1 The cabinet of the design and siting proposed is considered to be sensitively sited within this historic environment and would not cause undue harm to the character or setting of the Listed Building or the Conservation Area.

- 5.2 I therefore recommend **APPROVAL** to the siting and design of the telecommunications equipment proposed under Part 24 of the General Permitted Development Order 1995.

Wyre Forest District Council

Planning Committee Meeting 18 April 2012

List of Pending Applications

NB This list includes all applications upon which no decision has been issued, including applications proposed to be determined at this Committee

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|--------------|------------|-------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------|
| WF/0469/05 | 29/04/2005 | 24/06/2005 | 1 OX BOW WAY KIDDERMINSTER DY102LB | Full : Change of use of 3m strip of land, enclosure with timber fence - Variation to Conditions 11 and 12 of WF.222/94; Variation to Section 106 Agreement, 3 metre strip of land to rear of | The Owners of, | Paul Round |
| 08/0034/LIST | 17/01/2008 | 13/03/2008 | 20, 21 & 22 HORSEFAIR KIDDERMINSTER DY102EN | Demolition of 20, 21 & 22 Horsefair | Wyre Forest Community Housing | Paul Wrigglesworth |
| 08/0035/FULL | 17/01/2008 | 13/03/2008 | 20,21,22 & 23 HORSEFAIR KIDDERMINSTER DY102EN | Demolition of existing buildings and erection of 5 No affordable dwellings | Wyre Forest Community Housing | Paul Wrigglesworth |

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|---------------|------------|-------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------|
| 08/0445/S106 | 01/05/2008 | 26/06/2008 | FORMER STOURVALE WORKS DEVELOPMENT OFF OXBOW WAY KIDDERMINSTER DY102LB | Variation of S106 Agreement to allow alternative access arrangements to Puxton Marsh and non-provision of on site play area. | Cofton Ltd | Paul Round |
| 08/0495/FULL | 19/05/2008 | 18/08/2008 | THE OLD POST OFFICE SITE BLACKWELL STREET KIDDERMINSTER DY102DY | Retention/Refurbishment of Old Post Office frontage building, demolition to rear and construction of 54 apartments with undercroft parking. | Regal Executive Homes | Paul Wrigglesworth |
| 08/0500/FULL | 22/05/2008 | 21/08/2008 | LAND AT CORNER OF THE TERRACE/TENBURY ROAD CLOWS TOP KIDDERMINSTER DY14 9HG | Erection of 12 dwellings with associated parking & access | Marcity Developments Ltd | Paul Round |
| 09/0156/S106 | 03/03/2009 | 28/04/2009 | TARN 1-16 SEVERN ROAD STOURPORT-ON-SEVERN | Variation of S.106 agreement attached to WF1208/04 to change tenure of affordable housing units | West Mercia Housing Group | Paul Round |
| 09/0181/FULL | 13/03/2009 | 08/05/2009 | LOWER HOUSE BARN ARELEY LANE STOURPORT-ON-SEVERN DY130TA | Retrospective application for the retention of the use of land for inclusion within the residential curtilage including retention of the shed and decking | Mr B Young | Stuart Allum |
| 09/0575/CERTE | 12/08/2009 | 07/10/2009 | 30 MALHAM ROAD STOURPORT-ON-SEVERN DY138NR | Storage of motorcycles in own garage for use as motorcycle training establishment | Mr T Meola | Paul Round |
| 09/0598/CERTE | 21/08/2009 | 16/10/2009 | STABLE COTTAGE FOXMEAD CALLOW HILL ROCK KIDDERMINSTER DY149XW | Use of existing former stable block building as a dwelling. | Mr & Mrs M Kent | Julia Mellor |
| 10/0121/CERTE | 10/03/2010 | 05/05/2010 | THE ORCHARD WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LY | Use part of site for the storage and sale of motor vehicles | MR N PERRINS | Paul Round |

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| 10/0181/CERTE | 30/03/2010 | 25/05/2010 | DOVEYS COTTAGE ROCK KIDDERMINSTER DY149DR | Use of land as residential curtilage associated with Doveys Cottage for a period in excess of ten years. | Mr Keith Billingsley | Paul Round |
| 10/0472/CERTP | 17/08/2010 | 12/10/2010 | HORSELEY COTTAGE HOBRO WOLVERLEY KIDDERMINSTER DY115TA | Conversion of existing garage to form ancillary accommodation. Proposed garden store | Mr C Fortnam | Paul Round |
| 10/0598/FULL | 07/10/2010 | 02/12/2010 | LAND ADJACENT TO 35 LONG ACRE KIDDERMINSTER DY102HA | Renewal of Planning Permission 07/0823 to erect a 3 No. bedroom dwelling | Mr S Milward | Paul Wrigglesworth |
| 11/0146/FULL | 10/03/2011 | 05/05/2011 | 50 STOURPORT ROAD BEWDLEY DY121BL | Part change of use of domestic property to day nursery for up to 16 children | Mrs K Hopkins | James Houghton |
| 11/0309/FULL | 25/05/2011 | 24/08/2011 | 1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA | Change of use from wholesale cash and carry and storage and distribution use (Class B8) to bulky goods retail (Class A1), creation of egress onto Edwin Avenue and associated works | Arrowcroft (JB) Limited | Paul Wrigglesworth |
| 11/0310/FULL | 25/05/2011 | 24/08/2011 | UNIT 1 FREDERICK ROAD AND LAND TO THE WEST HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA | Change of use from wholesale cash and carry (Class B8) to bulky goods retail (Class A1) and associated works | Arrowcroft (JB) Limited | Paul Wrigglesworth |
| 11/0359/FULL | 13/06/2011 | 08/08/2011 | 90 ST. JOHNS AVENUE KIDDERMINSTER DY116AZ | Rear first floor extension | Ms JULIE HOPKINS | Stuart Allum |
| 11/0449/FULL | 21/07/2011 | 15/09/2011 | 2 QUEENS ROAD STOURPORT- ON-SEVERN DY130BH | Variation of condition 3 of Planning Permission 10/0745/FULL to allow alternative extraction scheme to be installed | Mr S Gogna | Stuart Allum |

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| 11/0458/FULL | 27/07/2011 | 21/09/2011 | THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA | Single storey extension to rear with internal modifications to create separate living accommodation; replacement of rear flat roof with pitched truss gable roof; single storey extension to side to provide entrance to flats | MISS V PAVLOVIC | Stuart Allum |
| 11/0460/LIST | 27/07/2011 | 21/09/2011 | THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA | Single storey extension to rear with internal modifications to create separate living accommodation; replacement of rear flat roof with pitched truss gable roof; single storey extension to side to provide entrance to flats | MISS V PAVLOVIC | Stuart Allum |
| 11/0464/LIST | 29/07/2011 | 23/09/2011 | 236 WESTBOURNE STREET BEWDLEY DY121BS | Installation of satellite dish on chimney | Mrs J B Roberts | James Houghton |
| 11/0534/RESE | 23/08/2011 | 22/11/2011 | FORMER CARPETS OF WORTH SEVERN ROAD STOURPORT-ON- SEVERN DY139EX | Redevelopment of the site to provide a mix of uses including Residential, Class A Retail Uses, Class B Employment, Class C Hotel and Class D Assembly and Leisure (Reserved Matters following Outline Approval 09/0588/OUTL - Access, Appearance Landscaping, Layout and Scale to be considered) | STOURPORT CORPORATION NV | John Baggott |
| 11/0543/CERTE | 31/08/2011 | 26/10/2011 | SMITHS TURNING 5A WHITEHILL ROAD KIDDERMINSTER DY116JH | The use of an area of land as garden land | MR J CADDICK | Paul Wigglesworth |
| 11/0596/FULL | 05/10/2011 | 30/11/2011 | LAND OFF RIBBESFORD ROAD BEWDLEY | Change of use of land to commercial stud farm and erection of stabling | Mr & Mrs P Parker | James Houghton |

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| 11/0647/S106 | 02/11/2011 | 28/12/2011 | SEVERN ROAD STOURPORT-ON-SEVERN | Variation of Section 106 agreement to enable a change to the timescale relating to the approval and implementation of Public Art | Tesco Stores Ltd | Julia Mellor |
| 11/0664/FULL | 14/11/2011 | 09/01/2012 | NEW HOUSE FARM BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JH | Variation of Condition 5 of Planning Permission WF/0193/01(Restricting floodlighting) to now read "Floodlighting of the manege hereby approved shall be limited to three lights, fitted with cowls or hoods, fixed at height of 4.3m to the south elevation of the adjacent stable building (identified as Stable 1 on plan 3149/200) and shall not be operated during night-time hours 21:00 to 06:30" (Retrospective) | Mr J Raggett | James Houghton |
| 11/0696/FULL | 28/11/2011 | 23/01/2012 | PARWELD LTD BEWDLEY BUSINESS PARK LONG BANK BEWDLEY DY122TZ | Proposed warehouse extension to existing factory (B8). New industrial unit (B1) and associated car parking | C PARKER INVESTMENTS LTD | Julia McKenzie-Watts |
| 11/0724/FULL | 13/12/2011 | 07/02/2012 | 28 MITTON STREET STOURPORT-ON-SEVERN DY139AG | Part demolition, construction of extension and conversion to two 2-bedroom dwellings with rear access and parking from Mitton Close | Mr P Arnold | Stuart Allum |
| 11/0740/CERTE | 16/12/2011 | 10/02/2012 | 44 ROUSBINE CARAVAN PARK CALLOW HILL ROCK KIDDERMINSTER DY149DD | Residential occupation of unit 44 by Site Warden | Mr & Mrs Lunnon | Paul Round |
| 12/0059/FULL | 04/01/2012 | 29/02/2012 | 102 ST. JOHNS AVENUE KIDDERMINSTER DY116AX | Garage and study extension at ground floor with bedrooms above | Mr & Mrs D Pearsall | Julia McKenzie-Watts |
| 12/0007/CERTE | 06/01/2012 | 02/03/2012 | NASH ELM BUNGALOW ARLEY BEWDLEY DY121SS | Use of property in breach of agricultural occupancy condition for over 10 years | Mr A Price | Paul Round |

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| 12/0009/FULL | 09/01/2012 | 09/04/2012 | WOLVERLEY CARAVAN & CAMPING CLUB BROWN WESTHEAD PARK WOLVERLEY KIDDERMINSTER DY103PX | Creation of 36 hardstanding pitches, resurfacing of access roads and car parking area, new entrance/exit barriers and extension to opening season from 16th February to 5th January | The Camping & Caravanning Club | Julia McKenzie-Watts |
| 12/0016/FULL | 12/01/2012 | 12/04/2012 | CONVEYOR UNITS LTD SANDY LANE TITTON STOURPORT-ON-SEVERN DY139PT | Extension to existing buildings to provide workshop and store (Use class B2/B8; Detached covered store (Use class B8); 5m high wall to boundary (Re-submission of 11/0109/FULL) | CONVEYOR UNITS LTD | Julia Mellor |
| 12/0019/TREE | 16/01/2012 | 12/03/2012 | 8 CAMPION WAY BEWDLEY DY121HW | Fell Lime Tree | Mrs C Lewis | Alvan Kingston |
| 12/0028/FULL | 16/01/2012 | 12/03/2012 | LAND ADJACENT TO 32 PARK LANE KIDDERMINSTER DY116TG | Erection of two dwellings (Variation of to Approved scheme under 09/0376/FULL) | Doolittle & Dalley - Mr D Hall | Julia McKenzie-Watts |
| 12/0035/FULL | 23/01/2012 | 19/03/2012 | THE HAULAGE YARD RIBBESFORD ROAD STOURPORT-ON-SEVERN DY130TF | Removal of existing buildings and erection of two commercial buildings | Grinnall Specialist Cars | Stuart Allum |
| 12/0043/CERTE | 23/01/2012 | 19/03/2012 | GLENWOOD (ADJACENT INNISCARRA) PLOUGH LANE ROCK KIDDERMINSTER DY149UX | Use of land and occupation of caravan for separate residential use for more than 10 years | Mr P Ray | Paul Round |
| 12/0049/FULL | 23/01/2012 | 19/03/2012 | 131 SUTTON PARK ROAD KIDDERMINSTER DY116JG | Proposed rear extension, replacement garage, alterations, porch | Mr & Mrs J Hastings | Stuart Allum |
| 12/0067/FULL | 07/02/2012 | 03/04/2012 | THE PARK INN 409 STOURPORT ROAD KIDDERMINSTER DY117BG | Demolition of existing public house and proposed development of pet store (A1) and veterinary surgery (D1) with 2No two bed flats over | Worcester & Regional Properties Ltd | Paul Wrigglesworth |

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| 12/0072/FULL | 08/02/2012 | 04/04/2012 | 20 MILL CLOSE STOURPORT-ON-SEVERN DY139BU | Erection of conservatory | Mr Hubbard | Julia McKenzie-Watts |
| 12/0074/FULL | 08/02/2012 | 04/04/2012 | FIR LODGE BRAKE MILL HAGLEY STOURBRIDGE DY8 2XY | Single storey side extension | Mr M Neale | Julia McKenzie-Watts |
| 12/0075/FULL | 09/02/2012 | 05/04/2012 | THE SHRUBBERY NURSING HOME BIRMINGHAM ROAD KIDDERMINSTER DY102JZ | Erection of second and third floor extension over main building with first floor right side extension, reinstate front access/drive and associated car parking | Mr R Ephraims | Stuart Allum |
| 12/0076/LIST | 09/02/2012 | 05/04/2012 | THE SHRUBBERY NURSING HOME BIRMINGHAM ROAD KIDDERMINSTER DY102JZ | Erection of second and third floor extension over main building with first floor right side extension, reinstate front access/drive and associated car parking | Mr R Ephraims | Stuart Allum |
| 12/0078/FULL | 09/02/2012 | 05/04/2012 | ALMA COTTAGE 36 ARELEY COMMON STOURPORT-ON-SEVERN DY130NB | Proposed first floor side extension | Mr G Davis | Julia McKenzie-Watts |
| 12/0081/FULL | 09/02/2012 | 05/04/2012 | UNIT 1 & 2, MILLBRIDGE BARN REAR OF MILLBRIDGE HOUSE BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PR | Proposed change of use of existing agricultural buildings into two semi-detached residential units with access alterations and boundary treatment | Mr J Swift | Paul Wrigglesworth |
| 12/0083/LIST | 10/02/2012 | 06/04/2012 | LEYLANDS FARM CLATTERCUT LANE RUSHOCK DROITWICH WR9 0NN | Alteration to the roof pitch and finish of the garden room approved under Listed Building Consent Ref: 10/0422/LIST | Professor S Croft & Ms J Usherwood | Paul Wrigglesworth |
| 12/0087/ADVE | 13/02/2012 | 09/04/2012 | UNIT 9 EASTER PARK WORCESTER ROAD SUMMERFIELD KIDDERMINSTER DY117AR | 2 x internally illuminated flex face panels | Bromsgrove Motor Factors | Stuart Allum |

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| 12/0088/CERTP | 13/02/2012 | 09/04/2012 | 84 MOSTYN ROAD STOURPORT- ON-SEVERN DY138PN | Infill below existing carport | Mr L Jones | Paul Wrigglesworth |
| 12/0089/FULL | 14/02/2012 | 10/04/2012 | NASH END FARM ARLEY BEWDLEY DY121SR | Conversion and change of use of vacant farm buildings to form 3No residential units | Mr J & P Lawley | Paul Round |
| 12/0091/FULL | 16/02/2012 | 12/04/2012 | CHERRY WOOD NORTHWOOD LANE BEWDLEY DY121AS | Proposed replacement chalet bungalow | MR M HAWES | James Houghton |
| 12/0094/FULL | 16/02/2012 | 12/04/2012 | WINDY WILLOWS TENBURY ROAD CLOWS TOP KIDDERMINSTER DY149HA | Replacement storage building (Retrospective) | Mr G Ruston | James Houghton |
| 12/0093/FULL | 20/02/2012 | 16/04/2012 | THE UKRANIAN CLUB REAR OF 2 SION HILL KIDDERMINSTER DY102XS | Conversion of former licensed club building to two flats and the construction of a pair of two bed houses Conversion of existing building to bin and bicycle store | R Tomkins | James Houghton |
| 12/0096/FULL | 20/02/2012 | 16/04/2012 | TOP FARM YIELDINGTREE BROOME STOURBRIDGE DY9 0EJ | Construction of a swimming pool and enclosure building to the rear of Top Farm (Re-application of 11/0165/FULL submitted 17/03/11 - withdrawn 12/05/11) | Mrs V Clinton | Paul Wrigglesworth |
| 12/0098/FULL | 21/02/2012 | 17/04/2012 | 12 HIGH CLERE DRIVE BEWDLEY DY122EZ | Retrospective application for detached Garden Room | Mrs J Wingrove | James Houghton |
| 12/0097/FULL | 22/02/2012 | 18/04/2012 | 84 WORCESTER STREET & 17-18 HIGH STREET KIDDERMINSTER DY101EH | Change of use from A1 (Shop) to A3 (Café/Restaurant) | Zurich Assurance Life Ltd | James Houghton |
| 12/0099/FULL | 22/02/2012 | 18/04/2012 | FERNHALLS FARM GREENWAY ROCK KIDDERMINSTER DY149SH | Conversion and extension of existing building to form 2 No. dwellings and garaging with associated works | T J Preece and Associates | Paul Round |

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| 12/0102/FULL | 22/02/2012 | 18/04/2012 | 257 TENNYSON WAY KIDDERMINSTER DY103XH | First floor bedroom side extension over existing ground floor garage | Mr & Mrs Bayliss | Stuart Allum |
| 12/0101/FULL | 23/02/2012 | 19/04/2012 | STOURPORT SPORTS CLUB LTD KINGSWAY STOURPORT-ON- SEVERN DY138BQ | Construction of an all weather surface synthetic hockey pitch and associated lighting and fencing | STOURPORT SPORTS CLUB LTD | Paul Round |
| 12/0103/FULL | 24/02/2012 | 20/04/2012 | THE DOG HOUSE DOG LANE BEWDLEY DY122EF | Change of use of first floor from offices (B1) to two dwellings (C3) | Mr M R Haywood | Paul Round |
| 12/0105/FULL | 27/02/2012 | 23/04/2012 | LEYLANDS FARM RUSHOCK DROITWICH WR9 0NN | Erection of double garage incorporating a log store reinstatement of garden wall | Professor S Croft & Ms J Usherwood | Paul Wrigglesworth |
| 12/0106/FULL | 27/02/2012 | 28/05/2012 | MANOR INN 76 MINSTER ROAD STOURPORT-ON-SEVERN DY138AP | Construction of 67 bed care home (Use class C2) with associated parking and access (Re-submission of 11/0511/FULL) | Stourport on Severn Care Ltd | Julia Mellor |
| 12/0107/FULL | 27/02/2012 | 23/04/2012 | SOUTHCOTE FARM TRIMPLEY BEWDLEY DY121PD | Proposed rear lounge and study extension | Mr P Smith | Stuart Allum |
| 12/0108/FULL | 27/02/2012 | 23/04/2012 | 39 WOODTHORPE DRIVE BEWDLEY DY122RH | Proposed front extension, rebuilding rear section of garage and roof alterations | Mr L Gore | Stuart Allum |
| 12/0109/FULL | 27/02/2012 | 23/04/2012 | KIDDERMINSTER FIRE STATION CASTLE ROAD KIDDERMINSTER DY116TH | First floor extension to training facilities block with pitched roof and other alterations including a galvanised steel framework for training purposes | Hereford & Worcester Fire & Rescue Authority | Paul Wrigglesworth |
| 12/0110/FULL | 27/02/2012 | 23/04/2012 | 21A BOWPATCH ROAD STOURPORT-ON-SEVERN DY130ND | Proposed rear sun lounge extension | Mr D Parkes | James Houghton |
| 12/0111/FULL | 28/02/2012 | 24/04/2012 | 81 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JJ | First floor side extension and alterations | Mr & Mrs D Knowlton | Stuart Allum |

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| 12/0125/FULL | 28/02/2012 | 24/04/2012 | 8 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SQ | Proposed single storey extension and alterations to existing access to create improved parking | Mr & Mrs D Warren | James Houghton |
| 12/0113/LIST | 29/02/2012 | 25/04/2012 | WOODHOUSE FARM POUND GREEN ARLEY BEWDLEY DY123LD | Installation of Solar Panels on barn | Mr E H Gatehouse | James Houghton |
| 12/0114/FULL | 29/02/2012 | 30/05/2012 | FORMER BLAKEDOWN NURSERIES BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JH | Proposed change of use from former Garden Centre / Nurseries with shop and office accommodation to residential use with 42 No. dwellings comprising of 7 bungalows, 33 houses and 2 flats together with parking | Barratt West Midlands | Julia Mellor |
| 12/0115/TREE | 29/02/2012 | 25/04/2012 | 11A WANNERTON ROAD BLAKEDOWN KIDDERMINSTER DY103NG | Fell a beech in rear garden; fell 3 pine trees in front garden | Mr M Buthlay | Alvan Kingston |
| 12/0116/FULL | 29/02/2012 | 25/04/2012 | 1 AMBLECOTE ROAD KIDDERMINSTER DY103BB | Side extension for garage and front extension for a w.c | Mr & Mrs Wilkes | Stuart Allum |
| 12/3004/TE | 29/02/2012 | 25/04/2012 | OUTSIDE PADDINGTON HOUSE DIXON STREET NEW ROAD KIDDERMINSTER DY101AL | Installation of one equipment cabinet for BT Openreach [dimensions 750mm(W) x 407mm(D) x 1308mm(H)] | BT Openreach | Julia McKenzie-Watts |
| 12/3006/DEM | 29/02/2012 | 28/03/2012 | BLAKEDOWN SIGNAL BOX MILL LANE BLAKEDOWN KIDDERMINSTER DY103LF | Demolition of Blakedown signal box | Network Rail Infrastructure Ltd | Stuart Allum |
| 12/0117/TREE | 01/03/2012 | 26/04/2012 | 1 NEWLANDS CLOSE KIDDERMINSTER DY115AR | Cut back branches of two cedars | Mrs M Lacy | Alvan Kingston |
| 12/0121/ADVE | 02/03/2012 | 27/04/2012 | CHAINWIRE SOCIAL CLUB ZORTECH AVENUE KIDDERMINSTER DY117DY | 3 No. Directional Signs | STOURBRIDGE COLLEGE | Julia McKenzie-Watts |

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| 12/0118/TREE | 05/03/2012 | 30/04/2012 | 4 DUNLEY ROAD STOURPORT-ON-SEVERN DY130AX | Trim hedge to front boundary; reshape crown of flowering cherry. | Mr W Davies | Alvan Kingston |
| 12/0119/TREE | 05/03/2012 | 30/04/2012 | 6 DUNLEY ROAD STOURPORT-ON-SEVERN DY130AX | Removal of two copper beech | Mr J Datson | Alvan Kingston |
| 12/0120/TREE | 05/03/2012 | 30/04/2012 | 8 DUNLEY ROAD STOURPORT-ON-SEVERN DY130AX | Fell horse chestnut | Mr J Hale | Alvan Kingston |
| 12/0122/FULL | 05/03/2012 | 30/04/2012 | POUND BUNGALOW DOWLES ROAD BEWDLEY DY122RD | Replacement dwelling with integral garage | N & A Guildford Ltd | Stuart Allum |
| 12/3007/TE | 05/03/2012 | 30/04/2012 | OPPOSITE 3 WESTBOURNE STREET BEWDLEY DY121BS | Installation of telecommunication equipment cabinet | BT Openreach | James Houghton |
| 12/0123/FULL | 06/03/2012 | 01/05/2012 | 11 YORK STREET STOURPORT-ON-SEVERN DY139EF | Conversion of upper floor to form 2 No. flats | Mr M Crump | Stuart Allum |
| 12/0124/FULL | 06/03/2012 | 01/05/2012 | AUSTCLIFFE FARM AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER DY103UR | Upgrade and reclad existing storage/garage building and internal separation and provision of mezzanine floor (Resubmission of withdrawn Application 11/0735/FULL) | Mr W J Fletcher | Julia McKenzie-Watts |
| 12/0126/FULL | 06/03/2012 | 01/05/2012 | OAK TREE FARM KINLET ROAD FAR FOREST KIDDERMINSTER DY149UE | Proposed temporary dwelling/office | Mrs S Dayus | Julia McKenzie-Watts |
| 12/0129/FULL | 07/03/2012 | 02/05/2012 | 69 TRIMPLEY DRIVE KIDDERMINSTER DY115LB | Proposed two storey side extension to provide extension to kitchen , bedroom/en-suite | Mr M Stanton | Stuart Allum |
| 12/0130/FULL | 07/03/2012 | 02/05/2012 | 146 STOURPORT ROAD KIDDERMINSTER DY117BW | Proposed single storey extensions and internal alterations | Mr M Dixon | Julia McKenzie-Watts |

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| 12/0131/FULL | 07/03/2012 | 02/05/2012 | 18 BATHAM ROAD KIDDERMINSTER DY102TN | Proposed first floor extension | Mr P Vaccaro | Julia McKenzie-Watts |
| 12/0127/FULL | 08/03/2012 | 03/05/2012 | KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA | Up grade of existing facility to include new floodlighting and fencing to pitch | KING CHARLES HIGH SCHOOL | James Houghton |
| 12/0133/FULL | 09/03/2012 | 04/05/2012 | FORMER OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR | Installation of automatic teller machine (ATM) and 6no. anti-ram raid bollards | Tesco Stores Ltd | James Houghton |
| 12/0134/FULL | 09/03/2012 | 04/05/2012 | FORMER OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR | External alterations and installation of shop front and associated works | Tesco Stores Ltd | James Houghton |
| 12/0135/FULL | 09/03/2012 | 04/05/2012 | FORMER OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR | Installation of 3no. air conditioning units and a condenser unit, plant fencing and associated works | Tesco Stores Ltd | James Houghton |
| 12/0136/ADVE | 09/03/2012 | 04/05/2012 | FORMER OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR | Installation of 5no. externally illuminated fascia signs and 1externally illuminated projecting sign | Tesco Stores Ltd | James Houghton |
| 12/0137/ADVE | 09/03/2012 | 04/05/2012 | FORMER OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR | Installation of externally illuminated gantry sign and 4 non-illuminated car park signs | Tesco Stores Ltd | James Houghton |
| 12/0138/TREE | 09/03/2012 | 04/05/2012 | 11 COLLEGE ROAD KIDDERMINSTER DY101LU | Reduce Lime Tree by 8-10ft | Mr P Jeavons | Alvan Kingston |

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| 12/0175/FULL | 09/03/2012 | 04/05/2012 | BROCKENCOTE HALL HOTEL BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PY | Internal alterations and refurbishment works to public areas and bedroom accommodation. Additional alterations to ground floor conservatory structure and north and west facing windows of the west wing bedroom accommodation at roof level. New Balustrade and handrail to existing access ramp. Conversion of existing staff changing and storage area into staff accommodation. | Serenity Hotels Ltd | Paul Wrigglesworth |
| 12/0140/FULL | 12/03/2012 | 11/06/2012 | THE BREDONS HEIGHTINGTON BEWDLEY DY122XT | Single storey extension to front | Mr R Lewis | James Houghton |
| 12/0141/FULL | 12/03/2012 | 07/05/2012 | UNIT 1 WORCESTER ROAD EASTER PARK SUMMERFIELD KIDDERMINSTER DY117AR | Installation of cycle shelter and 2.4m high perimeter security fencing | Mr J Walker | Paul Wrigglesworth |
| 12/0142/FULL | 12/03/2012 | 07/05/2012 | 8 BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103JE | Removal of single storey conservatory and erection of a single storey rear extension with mono pitch roof | Mr R Dymott | Julia McKenzie-Watts |
| 12/0143/FULL | 12/03/2012 | 07/05/2012 | CAMBRIAN HOUSE RESIDENTIAL HOME 294-295 CHESTER ROAD NORTH KIDDERMINSTER DY102RR | Extension to existing care home to provide additional lounge space at ground floor and 4 No. bedrooms over at first floor | Mr S Pawar | Stuart Allum |
| 12/0144/FULL | 12/03/2012 | 07/05/2012 | LAND ADJACENT TO 29 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TH | Erection of wooden buildings for housing goats and hay and food store | Ms K Dalloway | James Houghton |
| 12/0147/ADVE | 12/03/2012 | 07/05/2012 | MARKS & SPENCER PLC LOWER MILL STREET KIDDERMINSTER DY116UU | Alteration to existing totem sign, alteration of car park trolley bay signs, addition of trolley bay sign to side of store, permanent digital merchandising TV to window display | Marks & Spencer PLC | Stuart Allum |

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| 12/0148/FULL | 12/03/2012 | 07/05/2012 | 90 BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY138PS | Single storey rear extension | Mr & Mrs Calder | James Houghton |
| 12/0145/ADVE | 13/03/2012 | 08/05/2012 | 59-60 LOAD STREET BEWDLEY DY122AP | Two externally illuminated fascia signs | St Richards Hospice Trading Ltd | Stuart Allum |
| 12/0146/EIA | 13/03/2012 | 03/07/2012 | FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER | An outline application for the redevelopment of the British Sugar Factory (phase 1), including access and Phase 1 link road with all other matters reserved, comprising: demolition of any remaining existing structures on site; residential development up to a maximum of 250 dwellings (class C3); employment development of up to 4 hectares (class B1, B2 and B8); retail development (class A1); restaurant/café/drinking establishment/hot food take away (class A3, A4 and A5); hotel (class C1); care home (class C2); extra care facility (class C2); crèche (class D1); a railway halt; access into site, ancillary roads, footpaths and cycleways; and open space | St Francis Group | Julia Mellor |
| 12/0149/CERTP | 14/03/2012 | 09/05/2012 | GREENWOOD PLOUGH LANE FAR FOREST KIDDERMINSTER DY149UU | Proposed single storey side extension | Mr R Williams | Paul Round |
| 12/0150/FULL | 14/03/2012 | 09/05/2012 | 6 COMMONSIDE STOURPORT-ON- SEVERN DY130RB | Extension and conversion of existing garage to create a kitchen | Miss J Tesh | Julia McKenzie-Watts |
| 12/0151/FULL | 14/03/2012 | 09/05/2012 | 23 ISMERE WAY KIDDERMINSTER DY102YG | Single storey rear extension | Miss D Bain | Julia McKenzie-Watts |
| 12/0152/FULL | 14/03/2012 | 09/05/2012 | 4 OAK GROVE KIDDERMINSTER DY103AL | Two storey side extension | Mr T White | James Houghton |

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|--------------|------------|-------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------|
| 12/0153/FULL | 15/03/2012 | 10/05/2012 | GOODSGREEN COTTAGE ARLEY LANE SHATTERFORD BEWDLEY DY121RY | Tiled sunroom extension to the side elevation | Mr R Robinson | Julia McKenzie-Watts |
| 12/0154/FULL | 15/03/2012 | 10/05/2012 | 11 KINGS ROAD KIDDERMINSTER DY116YU | Proposed first floor bedroom extension to front elevation and kitchen and dining room extension to rear | Mr P Lofthouse | James Houghton |
| 12/0155/FULL | 15/03/2012 | 10/05/2012 | LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG | Conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats | Mr D Allcock | Julia Mellor |
| 12/0156/LIST | 15/03/2012 | 10/05/2012 | LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG | Internal and external alterations for the proposed conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats | Mr D Allcock | Julia Mellor |
| 12/0172/FULL | 15/03/2012 | 10/05/2012 | ASHFIELD HOUSE SUGAR LOAF LANE IVERLEY KIDDERMINSTER DY103PB | Proposed Car Park at Ashfield House, Sugar Loaf Lane, Iverley, Kidderminster. Change of use from grassed area | Mr J Keown | Stuart Allum |
| 12/0157/FULL | 16/03/2012 | 11/05/2012 | 4 HIGH STREET BEWDLEY DY122DH | Change of use of domestic dwelling to form tearoom and use of courtyard as external seating area | Mrs G Mills | Paul Round |
| 12/0158/LIST | 16/03/2012 | 11/05/2012 | 4 HIGH STREET BEWDLEY DY122DH | Internal alterations to facilitate the change of use of domestic dwelling to form tearoom | Mrs G Mills | Paul Round |
| 12/0159/FULL | 16/03/2012 | 11/05/2012 | 10 LIME TREE WALK STOURPORT-ON-SEVERN DY138TY | First floor side and single storey rear extension and garage conversion | Mr C Jones | James Houghton |

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|--------------|------------|-------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------|
| 12/0161/FULL | 19/03/2012 | 14/05/2012 | 15-17 COVENTRY STREET KIDDERMINSTER DY102BG | Change of use from A2 to A3 restaurant with external flue to rear | Mr T Gandhi | James Houghton |
| 12/0162/ADVE | 19/03/2012 | 14/05/2012 | UNIT 13 WEAVERS WHARF KIDDERMINSTER DY101AA | 2 No. internally illuminated fascia signs and 1 no. internally illuminated projecting sign | NBTY Europe | Stuart Allum |
| 12/0167/FULL | 19/03/2012 | 14/05/2012 | PARKHALL BIRMINGHAM ROAD KIDDERMINSTER DY103NL | Erection of timber framed building for storage of marquees and associated fixtures and fittings | Mr R Stevens | Paul Wrigglesworth |
| 12/0163/FULL | 20/03/2012 | 15/05/2012 | THE OLD CHURCH FARMHOUSE CHURCHILL KIDDERMINSTER DY103LY | Single storey extension and alterations | Mr J Tibbetts | James Houghton |
| 12/0164/FULL | 20/03/2012 | 15/05/2012 | PARKGATE COTTAGE PARKGATE ROAD WOLVERLEY KIDDERMINSTER DY103PU | Re-sited vehicular access, new wall and railings to frontage | Mr H Sanghera | Julia McKenzie-Watts |
| 12/0165/FULL | 20/03/2012 | 15/05/2012 | ALPHA ADHESIVES & SEALANTS LTD LLEWELLYN CLOSE SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN DY139RH | Extension to existing general industrial building for the continued purpose of manufacturing, storage and consignment | ALPHA ADHESIVES & SEALANTS LTD | James Houghton |
| 12/0166/FULL | 20/03/2012 | 15/05/2012 | 88 BIRMINGHAM ROAD KIDDERMINSTER DY102SR | Proposed single storey side and rear extensions | Dr J Winter | James Houghton |
| 12/3008/TE | 20/03/2012 | 15/05/2012 | VERGE ADJACENT TO DUNLEY ROAD STOURPORT-ON-SEVERN DY130AZ | 15m high street works telecommunications pole accommodating antennas within AGRP Shroud, 2 No. equipment cabinets, 1 No. meter pillar and ancillary equipment | Vodafone Ltd | Paul Round |
| 12/0168/FULL | 21/03/2012 | 16/05/2012 | 34 BIRMINGHAM ROAD KIDDERMINSTER DY102DA | Second floor rear extension to form additional bedrooms | Mr A McAdam | Stuart Allum |

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|--------------|------------|-------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------|
| 12/0169/WCCR | 21/03/2012 | 11/04/2012 | KIDDERMINSTER LIBRARY MARKET STREET KIDDERMINSTER DY101AB | Change of use of second floor of existing library to office accommodation and provision of covered cycle racks | Worcestershire County Council | Stuart Allum |
| 12/0170/FULL | 22/03/2012 | 17/05/2012 | SWANCOTE BUNGALOW TANWOOD LANE BLUNTINGTON CHADDESLEY CORBETT KIDDERMINSTER DY104NR | Proposed new bungalow and garage | Mr M Titman | Stuart Allum |
| 12/0171/FULL | 22/03/2012 | 17/05/2012 | LAWSONS WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LX | Two storey and single storey side extensions | Mr M Hilton | Stuart Allum |
| 12/0174/FULL | 23/03/2012 | 18/05/2012 | CAUNSALL FARM 100 CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW | Conversion and alterations to existing barns to create 2 No. dwellings and associated parking and access | The Wridgway Family | Paul Round |
| 12/0176/ADVE | 23/03/2012 | 18/05/2012 | LIDL UK GMBH VALE ROAD STOURPORT-ON-SEVERN DY138YJ | 2No. building mounted and 1No. freestanding 48-sheet hoardings | LIDL UK GMBH | Paul Round |
| 12/0182/FULL | 23/03/2012 | 18/05/2012 | KIDDERMINSTER COLLEGE MARKET STREET KIDDERMINSTER DY101AB | Alteration of the existing entrance to Kidderminster College together with the provision of new associated signage | KIDDERMINSTER COLLEGE | Paul Wrigglesworth |
| 12/0183/ADVE | 23/03/2012 | 18/05/2012 | KIDDERMINSTER COLLEGE MARKET STREET KIDDERMINSTER DY101AB | Provision of new associated signage | KIDDERMINSTER COLLEGE | Paul Wrigglesworth |
| 12/0173/FULL | 26/03/2012 | 21/05/2012 | 52 BUTTERMERE ROAD STOURPORT-ON-SEVERN DY138NX | Proposed single storey extension to rear to form shower room | Mr L Warton | James Houghton |
| 12/0177/FULL | 26/03/2012 | 21/05/2012 | THE PLOUGH INN CLEOBURY ROAD FAR FOREST ROCK KIDDERMINSTER DY149TE | New entrance | Nostalgia Inns Ltd - Mr A Giles | James Houghton |

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|--------------|------------|-------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------|
| 12/0178/FULL | 26/03/2012 | 21/05/2012 | 59 WORDSWORTH CRESCENT KIDDERMINSTER DY103EY | Single storey extension to the rear, to provide shower room facility and ground floor bedroom. Ramp to be provided at front of property to enable level access. | Mr J Rollason | Julia McKenzie-Watts |
| 12/0184/FULL | 26/03/2012 | 21/05/2012 | 25 BEECHES ROAD KIDDERMINSTER DY115HE | Proposed conversion of existing garage to study & w.c, addition to existing side roof and new lean-to roof/porch at the front | Mr R Best | James Houghton |
| 12/0185/WCCR | 26/03/2012 | 16/04/2012 | ST. OSWALDS C OF E FIRST SCHOOL SION AVENUE KIDDERMINSTER DY102YL | Variation of condition 14 of planning permission 11/000031/REGS 3 to allow the retention of existing double mobile classrooms until August 2014 | Worcestershire County Council | Julia McKenzie-Watts |
| 12/0179/TREE | 27/03/2012 | 22/05/2012 | 18 DUNLEY ROAD STOURPORT- ON-SEVERN DY130AX | Removal of limbs from 2 cedars; removal of 2 elms, 3 sycamores and one walnut | Mr G Parfitt | Alvan Kingston |
| 12/0180/FULL | 27/03/2012 | 22/05/2012 | 18 JAMES ROAD KIDDERMINSTER DY102TR | Demolish existing rear extension and construct new kitchen/dining/utility extension | Ms Zoe Jones | James Houghton |
| 12/0181/FULL | 27/03/2012 | 22/05/2012 | 57 WILDEN TOP ROAD STOURPORT-ON-SEVERN DY139JQ | Single storey extension to the front of the property to enable a ground floor WC | Mr W Pickett | Stuart Allum |
| 12/0186/FULL | 27/03/2012 | 22/05/2012 | 65 HILLGROVE CRESCENT KIDDERMINSTER DY103AR | Demolition of existing timber garage and erection of new brick built garage on same site | Mr E Price | Stuart Allum |
| 12/0187/ADVE | 27/03/2012 | 22/05/2012 | THE ROYAL BANK OF SCOTLAND PLC 55-56 WORCESTER STREET KIDDERMINSTER DY101EL | Removal of existing signage and installation of replacement, converting the current Royal Bank of Scotland to Santander | The Royal Bank of Scotland Group | Julia McKenzie-Watts |

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|--------------|------------|-------------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------|
| 12/0188/FULL | 27/03/2012 | 22/05/2012 | 10 BOWPATCH ROAD STOURPORT-ON-SEVERN DY130ND | Single Storey side extension, first floor rear extension and rear conservatory | Mr M Tromans | James Houghton |
| 12/0197/FULL | 29/03/2012 | 24/05/2012 | 1 BALDWIN ROAD BEWDLEY DY122BP | Extension and modification, new vehicular access | Mr J Wilkes | Stuart Allum |
| 12/0189/FULL | 30/03/2012 | 25/05/2012 | 8 GROSVENOR AVENUE KIDDERMINSTER DY101SS | Demolition of existing workshop and storage building and construction of a pair of semi-detached dwellings | Mr E Jenns | Paul Wrigglesworth |
| 12/0190/LIST | 30/03/2012 | 25/05/2012 | ANGEL OF PEACE ST MARY'S RINGWAY KIDDERMINSTER DY102JN | To add inscription to the 'Angel of Peace' statue | Kidderminster Charter Trustees | James Houghton |
| 12/0191/FULL | 30/03/2012 | 25/05/2012 | BLAKEMORE FARM ROCK CROSS ROCK KIDDERMINSTER DY149RJ | Rear single storey extension | Mr C Scriven | Julia McKenzie- Watts |
| 12/0192/FULL | 30/03/2012 | 25/05/2012 | BRINTONS CHAINWIRE CLUB ZORTECH AVENUE KIDDERMINSTER DY117DY | Change of use to educational use with associated extension of changing rooms and new greenhouses | Mr C Blake | Paul Round |
| 12/0193/FULL | 30/03/2012 | 25/05/2012 | 15 MERLIN DRIVE KIDDERMINSTER DY104AQ | Extensions and alterations (Resubmission of 11/0746/FULL with revised plans) | Mr & Mrs D Harrison | Stuart Allum |
| 12/0194/FULL | 30/03/2012 | 25/05/2012 | 15 PINWOOD CLOSE KIDDERMINSTER DY115JJ | Proposed two storey side and rear extension | Mr & Mrs Sebastiano | Julia McKenzie- Watts |
| 12/0195/FULL | 02/04/2012 | 28/05/2012 | SEAGARS LAMBSIE LANE SHENSTONE KIDDERMINSTER DY104DA | Reposition approved garage to suit integral porch link and adjust roof profile to suit | Mr J Walls | Paul Wrigglesworth |

| WF No. | Valid Date | Target Date | Address of Site | Description of Proposal | Applicant | Case Officer |
|--------------|------------|-------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------|
| 12/0196/FULL | 02/04/2012 | 28/05/2012 | 6 BRIDGE STREET KIDDERMINSTER DY101BN | Fit a single metal roller shutter to cover the ground floor windows and door of the shop front, with the shop name (The Jewellery Workshop) on the shutter box | Mr S Rogers | Julia McKenzie-Watts |
| 12/0198/FULL | 02/04/2012 | 28/05/2012 | PHILIP LOCKWOOD 71 COVENTRY STREET KIDDERMINSTER DY102BS | Change of use of ground floor office to one bed flat | Mr Philip Lockwood | Stuart Allum |
| 12/0199/ADVE | 03/04/2012 | 29/05/2012 | T K MAXX UNIT 11 WEAVERS WHARF KIDDERMINSTER DY101AA | Change of livery to five signs and change of position of one sign with new livery (Signs internally illuminated) | Henderson Global Investors | Stuart Allum |
| 12/0200/FULL | 03/04/2012 | 29/05/2012 | HORNBEAM BARN WORCESTER ROAD CLOWS TOP KIDDERMINSTER DY149PB | Retention of garden walls/fences and hard-standing area including diversion of public right of way | Mrs S Martyn-Smith | Paul Round |

WYRE FOREST DISTRICT COUNCIL

Planning Committee

18 April 2012

PLANNING AND ENFORCEMENT APPEALS

| Appeal and Application Number | Planning Inspectorate Reference | Appellant | Site (Proposal) | Form of Appeal and Start Date | Written Reps. or Statement Required By | Proof of Evidence required by | Public Inquiry, Hearing or Site Visit date | Decision |
|-------------------------------|---------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------|-------------------------------|--------------------------------------------|------------------------------------------|
| WFA1392 11/0486/ENF | APP/R1845/C/11 /2158124 | Mrs I Harding | 12 STOKESAY CLOSE KIDDERMINSTER DY101YB Unauthorised erection of boundary wall (Enforcement Case No 10/0048/ENF) | WR 10/08/2011 | 21/09/2011 | | | Allowed 09/03/2012 |
| WFA1395 10/0635/FULL | APP/R1845/A/11 /2158862 | Willmar Hire | FIVE ACRES HEIGHTINGTON ROAD BLISS GATE KIDDERMINSTER Replacement storage and agricultural machinery workshop building | HE 01/11/2011 | 13/12/2011 | 27/12/2011 | 24/01/2012 Loom Room, | Allowed With Conditions 16/03/2012 |

| Appeal and Application Number | Planning Inspectorate Reference | Appellant | Site (Proposal) | Form of Appeal and Start Date | Written Reps. or Statement Required By | Proof of Evidence required by | Public Inquiry, Hearing or Site Visit date | Decision |
|-------------------------------|---------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------|-------------------------------|--------------------------------------------|-----------------------------|
| WFA1398 11/0498/FULL | APP/R1845/A/11 /2163375 | Mr T Smith | THE HOLLIES TRIMPLEY LANE SHATTERFORD BEWDLEY DY121RL Change of use of land to site one static caravan for one gypsy family | HE 07/11/2011 | 19/12/2011 | | | Withdrawn 16/03/2012 |
| WFA1401 11/0503/TREE | APP/TPO/R1845 /2214 | Mr L Fisher | 7 LUDGATE AVENUE KIDDERMINSTER DY116JP Remove overhanging branches, thin and balance cedar tree in front garden | HE 01/12/2011 | 12/01/2012 | | 15/02/2012 Earl Baldwin Suite, | Dismissed 09/03/2012 |
| WFA1404 11/0454/FULL | APP/R1845/A/12 /2169009 | MR J GREASLEY | RUSHMERE BLISS GATE ROAD ROCK KIDDERMINSTER DY149XS Use of existing stationary caravan by carer for two(2) years | WR 03/02/2012 | 16/03/2012 | | | |

| Appeal and Application Number | Planning Inspectorate Reference | Appellant | Site (Proposal) | Form of Appeal and Start Date | Written Reps. or Statement Required By | Proof of Evidence required by | Public Inquiry, Hearing or Site Visit date | Decision |
|-------------------------------|---------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------|-------------------------------|--------------------------------------------|----------|
| WFA1405 11/0420/FULL/ | APP/R1845/A/12/2169918 | Asda Stores Ltd | LAND AT CHURCHFIELDS KIDDERMINSTER HYBRID APPLICATION: AREA A - FULL DETAILS: PROPOSED FOODSTORE (USE CLASS A1) AND PETROL FILLING STATION; ASSOCIATED PLANT, MEANS OF ENCLOSURE, RECYCLING, PARKING AND HIGHWAY WORKS INCLUDING NEW LINK ROAD BETWEEN THE RINGWAY AND CHURCHFIELDS; DEMOLITION OF EXISTING BUILDINGS, WITH EXCEPTION OF THE 1902 BUILDING | LI 13/02/2012 | 26/03/2012 | | | |

| Appeal and Application Number | Planning Inspectorate Reference | Appellant | Site (Proposal) | Form of Appeal and Start Date | Written Reps. or Statement Required By | Proof of Evidence required by | Public Inquiry, Hearing or Site Visit date | Decision |
|-------------------------------|---------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------|-------------------------------|--------------------------------------------|----------|
| | | | (PART DEMOLITION PART RETENTION AND CHANGE OF USE TO CAFE, CUSTOMER AND COLLEAGUE FACILITIES) AREA B - OUTLINE: PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 26 UNITS WITH ASSOCIATED ACCESS AND PARKING; DEMOLITION OF EXISTING BUILDINGS. (LAYOUT AND ACCESS TO BE DETERMINED) | | | | | |

| Appeal and Application Number | Planning Inspectorate Reference | Appellant | Site (Proposal) | Form of Appeal and Start Date | Written Reps. or Statement Required By | Proof of Evidence required by | Public Inquiry, Hearing or Site Visit date | Decision |
|-------------------------------|---------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------|-------------------------------|--------------------------------------------|----------|
| WFA1406 12/0104/ENF | APP/R1845/C/12 /2171393 | Nicola Cox | SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER Unauthorised stationing of caravan and portacabin and change of use of the land from agricultural to residential (Enforcement Case 10/0058/ENF) | WR 28/02/2012 | 10/04/2012 | | | |
| WFA1407 11/0398/FULL | APP/R1845/A/11 /2166655 | Mr J Evans | 7 LICKHILL MEADOW MOOR HALL LANE STOURPORT-ON- Modification of Condition No. 3 of Planning Permission reference SU.109/63 to Allow Occupation / Use for 11 months in any one year | WR 02/03/2012 | 13/04/2012 | | | |



Appeal Decision

Site visit made on 21 February 2012

by Roger Clews BA MSc DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 March 2012

Appeal Ref: APP/R1845/C/11/2158124

12 Stokesay Close, Kidderminster, Worcs DY10 1YB

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Isobel Harding against an enforcement notice issued by Wyre Forest District Council.
 - The Council's reference is 11/0486/ENF.
 - The notice was issued on 1 July 2011.
 - The breach of planning control as alleged in the notice is: *Without planning permission, the erection of a wall to the side front boundaries of the land in the positions shown edged blue on the attached plan numbered 2.*
 - The requirements of the notice are:
 - (1) *Remove the wall to ground level, and*
 - (2) *Remove from the land all building materials and rubble arising from compliance with requirement (1) above.*
 - The period for compliance with the requirements is three months.
 - The appeal is proceeding on the grounds set out in section 174(2)(a), (c) & (f) of the Town and Country Planning Act 1990 as amended.
-

Decision

1. The enforcement notice is corrected by inserting the word "and" between the words "side" and "front" in section 3. Subject to this correction, the appeal is allowed and the enforcement notice is quashed. Planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out, namely the erection of a wall to the side and front boundaries of the land at 12 Stokesay Close, Kidderminster, Worcs DY10 1YB in the positions shown edged blue on the plan numbered 2 attached to the enforcement notice, subject to the following condition:
 - 1) The boundary wall hereby permitted shall be demolished to ground level and all materials resulting from the demolition shall be removed within three months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - i) within two months of the date of this decision a scheme for planting inside the wall hereby permitted with a trailing species such as ivy and for training the planted species to grow over the wall shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation and for maintenance of the planting.

- ii) if the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as valid by, the Secretary of State within 10 months of the date of this decision.
- iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- iv) the approved planting scheme shall have been carried out, completed and maintained in accordance with the approved timetable.

Procedural matter

2. In the allegation as it appears in section 3 of the enforcement notice, the word "and" appears to have been mistakenly omitted from between the words "side" and "front". I can make this minor correction without prejudice to the appellant or to the Council.

Reasons

The appeal on ground (c)

3. Planning permission for 12 Stokesay Close and 32 other dwellings, known as "Plots 3/1 – 3/14 and 3/22 – 3/40, Wilden Lane, Phase 3", was granted in May 1985, under Council reference WF.440/85. The permission was subject to 10 conditions, of which four were concerned with landscaping, screen walls and fences. In summary, conditions 3, 4 and 5 required the submission for the Council's approval and the subsequent implementation of a landscaping scheme and of details of proposed screen walls, and the erection of screen fences as shown on the submitted plans. Condition 6 then stated: *With the exception of the screen walls and fences referred to in Conditions 4 and 5 above, no walls, fences or hedges shall be erected at the front or side of the dwellings hereby approved without the formal consent of the Council.*
4. The basis of the appeal on ground (c) is that the erection of the brick boundary wall to the front and sides of No 12 involves no breach of those conditions. However, the appellant does not claim that the boundary wall was put up as part of the original landscaping scheme or is one of the screen walls approved in 1985. Self-evidently, it has been built fairly recently. Consequently it is irrelevant that there used to be fence(s) or hedge(s) along parts of the boundary. Whether or not they were lawful, those fence(s) and hedge(s) no longer exist, and the building of the whole of the new wall must conflict with condition 6 of the 1985 planning permission, because it is not a screen wall or fence referred to in condition 4 or 5 of that permission.
5. For these reasons, I find that the building of the wall did constitute a breach of planning control. The appeal on ground (c) fails.

The appeal on ground (a)

6. The main issues in the ground (a) appeal are the effect of the boundary wall on the character and appearance of the area, and on pedestrian safety. The Council refused planning permission for the retention of the wall in 2010 (Ref WF.10/0249/FULL). In their officer report on the planning application, the Council argued that *the [Wilden Lane] estate has remained open plan in*

character with other properties in the immediate area defining their boundaries with planting. However, I saw during my site visit that there were at least two tall, close-boarded boundary fences at the front or side of other dwellings in Stokesay Close, and several other tall fences in the adjacent Kenilworth Drive. Moreover, other properties in Stokesay Close have defined their front and side boundaries with hedges, to the extent that I do not consider that the Close could still be described as “open plan”.

7. Rather, I would say that it is characterised by a mixture of boundary treatments, predominantly soft but also with a few harder elements. In this context, the fairly low boundary wall at No 12 stands out, not because of the fact that it largely encloses the front garden, but because of the relative starkness of its materials when compared with the predominantly soft character of the other boundary treatments nearby. But this stark appearance could be overcome, as the appellant suggests, by planting a suitable trailing plant, such as ivy, and training it to grow over the wall. This could be required by a condition, if planning permission were to be granted.
8. I find that with the softening effect of the planting, the boundary wall would not harm the character or appearance of the area, and so would not conflict with policy CP11 of the Wyre Forest Core Strategy (2010). This policy seeks to ensure that new development connects sensitively to the surrounding streets and spaces, and demonstrates design quality.
9. The boundary wall fails to comply with the local highway authority’s design guide in respect of pedestrian visibility at the vehicular access to 12 Stokesay Close. However, the footway in front of No 12 leads only to the driveway to Nos 14, 15, 16 and 18. It is therefore likely to be used by only a very small number of people, nearly all of whom will be residents and so will be familiar with the layout of No 12’s access. In these circumstances I find that the boundary wall has no materially harmful effect on pedestrian safety, and does not conflict with relevant guidance in PPG13: *Transport*.
10. Taking all the above points into account, I conclude that the appeal should succeed on ground (a) and retrospective planning permission should be granted. Consequently, there is no need to consider the appeal on ground (f).

Condition

11. The condition at paragraph 1 above requires a planting scheme because, as I have shown in discussing the appeal on ground (a), such a scheme is needed to make the wall acceptable in planning terms. It is necessary to require the appellant to submit details of the scheme for the Council’s approval, in order to ensure that the planting is in keeping with the character of the area and does not harmfully reduce visibility at the access. As the permission is retrospective, it is not possible to require the details to be submitted before the wall is built. It is therefore also necessary to frame the condition in such a way that the wall will be demolished if the requirements are not complied with, and to allow for the possibility of an appeal if the appellant and the Council cannot agree on a scheme. The planting must also be maintained so that its effect is not lost in future. The condition is worded accordingly.

Roger Clews

Inspector



Appeal Decision

Hearing held on 24 January 2012

Site visit made on 24 January 2012

by JP Roberts BSc(Hons), LLB(Hons), MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 March 2012

Appeal Ref: APP/R1845/A/11/2158862

Five Acres, Heightington Road, Bliss Gate, Rock, Kidderminster DY14 9SX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by Willmar Hire against the decision of Wyre Forest District Council.
 - The application Ref 10/0635/FULL, dated 11 October 2010, was approved on 18 February 2011 and planning permission was granted subject to conditions.
 - The development permitted is a replacement storage and agricultural machinery workshop building.
 - The condition in dispute is No 11 which states that:
No operations shall take place within the site or the building, including vehicle movements except between the following hours:
 - Monday to Friday 06:00 and 22:00 and at no other time
 - Saturday 06:00 and 14:00 and at no other time
 - No operation on Sunday
 - The reason given for the condition is: *To minimise noise disturbance to neighbouring residents and to ensure that the development accords with Policy NR11 of the Adopted Wyre Forest District Local Plan.*
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Decision

1. The appeal is allowed and the planning permission Ref 10/0635/FULL for a replacement storage and agricultural machinery workshop building at Five Acres, Heightington Road, Bliss Gate, Rock, Kidderminster DY14 9SX granted on 18 February 2011 by Wyre Forest District Council, is varied by deleting conditions 5, 9 and 11 and substituting for them the following conditions:
 - A. Before the development hereby permitted commences a scheme shall be submitted and agreed in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the site.
 - B. Before the building hereby permitted is occupied, the building located to the south of the building shall be demolished and the materials removed from the site.
 - C. No more than one heavy goods vehicle shall be stored or parked on the site at any one time, and no heavy goods vehicles shall be parked outside between the hours of 18.00 and 07.00 hours on any day.
 - D. There shall be no external storage whatsoever in the location indicated on the approved plan Ref: 201-A and external storage shall only take place in the area indicated on that plan which shall be restricted to no more

than three vehicles and three pieces of equipment or machinery (not being vehicles).

- E. No vehicle repairs shall take place outside of the building.
- F. The fencing provided along the boundary with the bridleway shall be retained at all times.

Procedural matters

- 2. It was confirmed at the hearing that the appellants are Mr and Mrs Godsall, trading as Willmar Hire.
- 3. The appellants challenged the reasons given for a number of conditions. The Council accepted that several conditions referred to erroneously to Landscape Protection Areas and incorrect policies, and instead should refer to Wyre Forest Core Strategy Policy CP12 and the protection of the open countryside. As these errors do not affect the substance of the conditions, which themselves are not challenged, other than noting the correction, I shall take no further action on these matters.

Application for costs

- 4. At the Hearing an application for costs was made by Mr and Mrs Godsall against Wyre Forest District Council. This application is the subject of a separate Decision.

Main Issue

- 5. The effect of removing the condition on the living conditions of nearby residential occupiers, with particular regard to noise and disturbance.

Reasons

- 6. Of direct relevance to this appeal is the lawful development certificate¹ granted by the Council in 2009 for the use of part of the land at Five Acres for the storage of 2 caravans, and the use of a larger area of land and the building on it for the storage of machinery and equipment in association with a plant hire business and the use of the building for agricultural engineering. The certificate is said to be subject to limitations, to which I shall refer below.
- 7. There are two buildings on the site, although the smaller of the two is not referred to in the certificate of lawfulness, despite it being of some age. It is used for storage in connection with the appellants' business, and no issue is taken by anyone about this use.
- 8. The planning permission granted by the Council is for a larger building to replace the existing ones, and it extends the area that can be used. The existing use has no restriction on hours of operation, but the Council argues that the permission would enable additional activity to take place, and that the limitation on hours of use is necessary in order to protect neighbours' living conditions.

¹ LPA Ref:09/0216/CERTE

9. As the planning permission granted by the Council has not been implemented, it is relevant to look at the existing lawful use. The certificated use is subject to the following "limitations":
 - a) no more than three vehicles and three pieces of equipment or machinery (not being vehicles) are to be stored outside the Building
 - b) all other vehicles, machinery and equipment are to be kept stored entirely within the Building provided that no vehicles, machinery or equipment are to be stored in the rear section of the Building which is used in association with the agricultural use of the adjacent land nor is any agricultural engineering to be undertaken in that part of the Building and no more than two thirds of the front section of the Building is to be used for the storage of vehicles, machinery or equipment or for agricultural engineering. In each case reference to the front and rear of the Building shall be as viewed from the public highway.
10. The Council accepted that these limitations are not conditions which can be enforced as such, but set out the precise nature of the use certificated as being lawful. Thus, for example, if more than three vehicles were to be kept outside of the building, it would not necessarily result in a breach of planning control against which the Council could enforce. A breach would only occur if a material change of use occurred, which could be by way of intensification, but for that to happen, the fundamental character of the use would need to change.
11. It is not for me to interpret the limits of what could be undertaken on the site, but it is nevertheless germane that the building and land around it can be used for plant hire and agricultural engineering purposes without any conditions as to when such activities could occur, and that there is scope for the use of the land and building to go beyond the limitations set out in the certificate of lawful use.
12. The appellants argue that the condition would fetter their activities to an unreasonable extent, preventing them from responding to "out of hours" call-outs which they can currently respond to. Although they do not anticipate any change in the way that they currently operate, and that such occasions would be infrequent, the Council and the nearest neighbours are concerned that as the permission runs with the land, a future operator could run a business from the site in a different manner, with many more movements at unsocial times.
13. Wyre Forest District Local Plan Policy NR.11 aims to protect sensitive locations from an adverse degree of disturbance from noise likely to be generated by development. It also promotes the use of appropriate attenuation or other measures to reduce impacts.
14. The two nearest residential properties are Bliss Gate House, a detached house and spacious garden, separated from the site by a bridlepath, and Ivydene, a detached house on the west side of Heightington Road, close to the access to the site. Main bedroom windows of the latter property face the access to the appeal site. Bliss Gate House is positioned on higher ground, and main elevations do not face the appeal site.
15. Even during the day, I noticed that the area is generally a quiet one, with only distant traffic noise being barely audible above the normal countryside

sounds of birds and livestock. Vehicles passing along Heightington Road make some noise, and heavier vehicles are noisier still, but from what I saw on my visits, such traffic is sporadic, and I would expect there to be few movements late at night.

16. I consider that lorries or other heavy motorised plant moving around within the site or entering or leaving it late at night are likely to result in some disturbance to neighbours, especially in warmer weather when windows are more likely to be kept open.
17. A key consideration is whether it is likely that the proposal would give rise to an increase in movements. The appellants explained that late night call outs were irregular occurrences and that the increased floorspace and larger site area is intended to rationalise the current method of operation and enable plant, machinery and other items which are currently stored outside to be kept within the buildings. It is not proposed to expand the business.
18. I was also told of the appellants' attachment to the site, both in practical terms and for family reasons. Even so, as local residents were keen to stress, the permission would run with the land, and whilst I have no reason to doubt the appellants' genuine intentions to stay on the site, things may change in time to come, and it is reasonable to have regard to this. Indeed, the subsequent intensification of uses resulting in greater intrusion is a matter which Planning Policy Guidance Note 24: *Planning and Noise* (PPG24) requires planning authorities to have regard to when granting planning permission with a view to imposing appropriate conditions.
19. At the Hearing, the possibility was discussed of imposing further conditions to regulate activity on the site as a means of ensuring that night time operations were limited. One of these was to prohibit the carrying out of repairs outside of the building, and to allow only one heavy goods vehicle to be parked or stored on the site and another was to restrict parking of heavy goods vehicles in the area between the proposed building and the access between 1800 -0700. A further condition was proposed to carry out sound insulation measures within the building. All of these measures would help to limit the potential for noise disturbance, but I recognise that they would not overcome the objectors' main concern that increased disturbance from late night comings and goings could result from the proposal.
20. However, there are other matters which also need to be weighed in the balance. The proposal would improve the appearance of the site, replacing tired and somewhat ramshackle buildings with one of a better design and finish. The proposed controls on external storage not in dispute would also provide certainty about their enforceability, and would result in an improvement in the appearance of the site. Additional landscaping would help to make the site more attractive.
21. An important consideration is the support given to businesses in PPS4 *Planning for Sustainable Economic Growth* and in the Ministerial Statement *Planning for Growth*. Whilst the appellants do not argue that the proposal is aimed at expanding the business, they say that the condition would make it unviable, as they would not be able to offer the important out of hours service that is valued by their customers. This contribution that the business makes to the local farming community was borne out by what I was told by local people at the Hearing, and in representations.

22. This matter is not clear cut and it requires the balancing of important competing planning objectives, but on the basis of the foregoing assessment, I find that the appellants' arguments are the stronger, and that the condition in dispute would be a disproportionate control. Altering it to provide less restrictive hours would also be unduly restrictive for the reasons I have indicated and therefore it is appropriate that the condition should be removed.

Other conditions

23. As referred to above, a number of conditions were discussed at the Hearing which I consider are necessary to mitigate the effect of the development and the removal of the condition in dispute. These include the restriction on parking to the front of the building, a restriction on external repairs, a limit on the number of heavy goods vehicles and a condition on sound insulation.

24. A condition is also required to secure the removal of the smaller shed to the front of the site, in the interests of appearance and to give effect to the appellants' intentions.

25. It was agreed by the parties at the Hearing that condition 9 is now otiose, as a new fence has been constructed along the boundary with the bridleway, and the condition can be removed, although it needs replacing with another to ensure that the fencing is retained.

26. For the reasons given above, I conclude that the appeal should be allowed.

JP Roberts

INSPECTOR

APPEARANCES

FOR THE APPELLANTS:

| | |
|---------------------|-------------------------------------------|
| Ron Harrison, DipTP | For Land Research and Planning Associates |
| Mark Godsall | Appellant |

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|------------------------------------------|------------------------------|
| John Baggott, MA, MRTPI | Wyre Forest District Council |
| Jane Alexander, LLB (Hons), Solicitor | Wyre Forest District Council |

INTERESTED PERSONS:

| | |
|------------------------------------------|--------------------------------------------|
| Cllr D Godwin | Local member, Wyre Forest District Council |
| Gareth Jones, BSc (Joint Hons), MRTPI | Tyler Parkes |
| Geoffrey Taylor | Local resident |
| Helen Taylor | Local resident |
| Leigh Jackson | Local resident |
| John Turner | Parish Councillor |
| Christopher Hadler | Parish Councillor |
| WR Macdonald | Local resident |

DOCUMENTS

- 1 Notification letter
- 2 Copy of Core Strategy Policy CP14
- 3 Copy of public speaking letter and committee meeting running order



Costs Decision

Hearing held on 24 January 2012

Site visit made on 24 January 2012

by JP Roberts BSc(Hons), LLB(Hons), MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 March 2012

Costs application in relation to Appeal Ref: APP/R1845/A/11/2158862 Five Acres, Heightington Road, Bliss Gate, Rock, Kidderminster DY14 9SX

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mrs and Mrs Godsall trading as Willmar Hire for a full award of costs against Wyre Forest District Council.
 - The hearing was in connection with an appeal against the refusal of planning permission for a replacement storage and agricultural machinery workshop building.
-

Decision

1. The application for an award of costs is refused.

The submissions for Mr and Mrs Godsall

2. The costs application was submitted in writing. The following additional points were made orally. The history and background to the proposal were explained clearly to the Council. The officer's report was also clear; the officers made an assessment and concluded on balance that the application should be approved. Only at Committee, when representations from a neighbour were heard, did the Committee take account of them, and disagreed with their officers by imposing the disputed condition.
3. The officer's report was fair and objective and Members needed proper and justifiable evidence to impose the condition. The existing Certificate of Lawfulness is not conditional as to hours, and that use would continue in any event. The Council failed to make its own objective appraisal – there was no substantive evidence to justify the condition.
4. The appellants dispute the Council's claim that they were offered an opportunity to speak at the first Committee meeting.

The response by Wyre Forest District Council

5. When the application was put before the Committee, both the neighbour and Mrs Godsall registered to speak. On the night, Mrs Godsall decided that she did not wish to speak, but she was nevertheless provided with the opportunity to do so.
6. Following the neighbour's representations, the consideration of the application was deferred. When it came back for decision, the Committee felt it was justified in imposing the condition.

7. The condition is reasonable because of the prospect of intensification, notwithstanding the appellants' current intentions. There can be no guarantee as to future ownership, and in such circumstances, it was reasonable to impose the condition.

Reasons

8. Circular 03/2009 advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary expense in the appeal process.
9. In this case, the condition in dispute was imposed against the advice of the Council's officers. Paragraph B20 of the Circular points out that planning authorities are not bound to accept the recommendations of their officers, but if they do not, they will need to show reasonable planning grounds for taking a contrary decision and to produce relevant evidence on appeal to support the decision in all respects.
10. Paragraph B29 of the Circular also sets out examples of behaviour which may lead to costs being awarded against local planning authorities. One of the examples it gives is imposing a condition that is not necessary, precise, enforceable, relevant to planning, relevant to the development permitted or reasonable, thereby failing to comply with the advice in Circular 11/95 *The Use of Conditions in Planning Permissions*.
11. In this case, I have made it clear in my decision that the need for the condition is finely balanced. The permission could result in an intensification of activity on the site and the close relationship between the site and its access to two nearby dwellings poses a potential risk of added disturbance, which would be especially noticeable during the night. However, I have concluded that on balance, it would be right to remove the condition, when other matters are taken into account.
12. Whilst it follows that I find that the imposition of the condition is unnecessary, this does not necessarily mean that the Council has acted unreasonably. Paragraph B18 of the Circular refers to the position where planning appeals involve matters of judgement, and gives as an example the effect on living conditions of adjoining occupiers. It goes on to say that where the outcome of an appeal turns on an assessment of such issues, it is unlikely that costs will be awarded if realistic and specific evidence is provided about the consequences of the proposed development.
13. The Council's concerns about the prospect of intensification and the relationship between the site and nearby dwellings were based on what I consider to be a realistic assessment of the issues. Whilst these were not overriding factors leading to my decision, the Council has nevertheless put forward a respectable justification for imposing it.
14. I have had regard to the competing accounts of whether the appellants had the opportunity to speak at the first Committee meeting. The Council's letter of 30 December 2010 addressed to Mrs Godsall and its running order for the meeting of 11 January 2011 strongly suggests that an opportunity was provided, but in any event, it does not alter my findings about whether the Council was unreasonable in imposing the condition.

15. I therefore conclude that the Council has not behaved unreasonably leading to the appellants incurring unnecessary expense. The application for an award of costs therefore fails.

JP Roberts

INSPECTOR



Appeal Decision

Hearing held on 15 February 2012

Site visit made on 15 February 2012

by **Richard McCoy BSc, MSc, DipTP, MRTPI, IHBC**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 March 2012

Appeal Ref: APP/ TPO/R1845/2214

7 Ludgate Avenue, Kidderminster DY11 6JP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order.
 - The appeal is made by Mr Laurence Fisher against the decision of Wyre Forest District Council.
 - The application Ref: 11/0503/TREE, dated 9 August 2011, was refused by notice dated 11 October 2011.
 - The work proposed is the removal of branches overhanging the driveway to provide suitable clearance, thin rest of the tree by appropriate percentage and retain balance of tree and natural shape as required.
 - The relevant Tree Preservation Order (TPO) is County of Worcester (Hillcrest, Kidderminster) 1964 (no. 23), which was confirmed on 2 March 1964.
-

Decision

1. I dismiss the appeal.

Main Issues

2. I consider the main issues in respect of this appeal are the effect of the proposed tree works on the character and appearance of the surrounding area, and whether the reasons given for the works to the cedar justify that course of action.

Reasons

The First Issue - Character and appearance

3. The mature cedar is part of a group of trees identified as A1 in the TPO. It is situated in the front garden of No. 7, a detached house located in a predominantly residential area. There is no dispute that it is in good health and vigour and there is nothing before me, or that I saw on site, to indicate that the tree is suffering from any decay or disease that would foreshorten its long life expectancy.
4. The tree's front garden location, gives it significant public amenity value as it is prominently seen, particularly on the approach along Ludgate Avenue from its junction with Northgate Close. It is of sufficient intrinsic value to make a significant contribution to the character and appearance of the area, taking account of its position as part of a group of trees, some of which are subject to the same TPO. I note the appellant's argument that the general area has been

further developed since the tree was planted but this does not negate the important amenity contribution of the tree. It is an integral part of the historic landscape setting of the area, contributing an important element of its skyline.

5. The extent of the branch removal, thinning and reshaping works has not been quantified although it is likely that several live branches from the lower section of the trunk would be removed. In my judgement, such works would disfigure the cedar by causing it to lose its natural shape, notwithstanding it has grown asymmetrically due to the proximity of neighbouring trees.
6. Nevertheless, the tree displays an attractive shape which is apparent from its profile when viewed from the opposite side of Ludgate Avenue. The works would detract from this profile and the amount of foliage cover, to the detriment of the area's wider amenity. In which case, the proposed works to the tree would result in significant harm to the character and appearance of the area.

The second issue – the justification for the proposed works to the tree

7. The appellant is concerned that the tree overshadows the front of the house and deposits tree litter and bird droppings onto the house and the driveway which he wishes to extend. He claimed that the proximity of the tree to the house and driveway has caused eccentric weathering of the roof tiles, has blocked the gutters and soak-away with needles, and has deposited tree litter and bird droppings on the cars in the drive.
8. However, there is nothing before me to indicate that the tree is making any part of the dwelling or neighbouring buildings structurally unsound or uninsurable. Moreover, while there is no dispute that the cedar can give rise to tree litter and bird droppings which affect the driveway, roof and gutters of the dwelling, these are natural phenomena associated with trees and this is something the appellant should reasonably have anticipated when deciding to buy the dwelling.
9. The area around the appeal site is very much defined by its mature sylvan environment. The cedar is an integral part of that environment, and in my judgement, insufficient evidence has been submitted to demonstrate that the proposed works are necessary in order to address the appellant's concerns. Specifically, it has not been sufficiently demonstrated that the cedar is causing or is likely to cause problems with the performance of the roof tiles or that it is not possible to clear any needles from the soak-away to prevent blockages occurring. The appellant claimed that dwellings opposite also experienced drainage problems however these were cleared. While I note they are situated above the level of the road it was not fully explained why a similar approach would not work in this instance.
10. With regard to shading, I note the Council's argument that the tree was crown thinned by around 15%, had lower limbs that were growing towards the house cut back by around 3 metres and the crown was lifted by around 3.5 metres under a consent granted in 2008. From what I observed, there is insufficient need for further such works at the present time as the thinning of the crown has improved day-lighting to the front of the dwelling and the crown has been lifted clear of the area where any driveway extension would be situated.
11. Furthermore, as other methods such as bird deterrents and seeking professional advice on the maintenance of the soak-away have yet to be fully

explored (although I note the appellant's claim that his approach to the Council in this regard went unanswered), I consider that the harm being caused to living conditions does not justify the proposed works to this protected tree. Accordingly, although no development plan policies have been drawn to my attention, I consider the works would conflict with the established planning principle of safeguarding amenity.

12. The appellant also argued that works to the tree should be exempt from the TPO as the tree constituted a nuisance and could be felled and replaced by a tree of a different species. However, insufficient evidence was submitted to demonstrate that the tree was causing a nuisance. In addition, paragraphs 6.9 and 6.10 of *Tree Preservation Orders; A Guide to the Law and Good Practice* advise that the term "nuisance" is used in a legal sense, not its everyday use and that householders cannot claim that the tree in their own garden is the cause of a nuisance to themselves.

Conclusion

13. For the reasons given above, I conclude that the proposed works to the cedar would not be justified.

Richard McCoy

INSPECTOR.

APPEARANCES

FOR THE APPELLANT:

Mr L Fisher BSc Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Mr A Kingston BSc, HND Arbor Arbicultural Officer, Wyre Forest District Council

Mr Rand DipTP, MRTPI Senior Development Control Officer, Wyre Forest District Council

DOCUMENTS

- 1 Council's letter of notification

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18th APRIL 2012

**Monthly progress report on performance against NI 157 targets
for determining planning applications**

| OPEN | |
|-------------------------|--------------------------------------------------------------|
| DIRECTOR: | Director of Economic Prosperity and Place |
| CONTACT OFFICER: | John Baggott – Ext. 2515 John.Baggott@wyreforestdc.gov.uk |
| APPENDICES: | None |

1. PURPOSE OF REPORT

- 1.1 To provide Members with a monthly progress report on performance against national indicators (NI 157, formerly BV 109).

2. RECOMMENDATION

- 2.1 **That the report be noted.**

3. BACKGROUND

- 3.1 At Full Council in May 2006 it was agreed as part of the Recovery Plan that a report on the performance against best value performance indicators (BVPI 109, now NI 157) be reported to the Planning (Development Control) Committee on a monthly basis.

- 3.2 The national targets for determining planning applications are as follows:

| | | |
|-------------------------------|---|----------------------|
| NI 157 a (Major applications) | - | 60% within 13 weeks. |
| NI 157 b (Minor applications) | - | 65% within 8 weeks. |
| NI 157 c (other applications) | - | 80% within 8 weeks. |

3.3

In addition to these national targets there are Local targets set out within the Business Plan for 2011/12. These are as follows:

| | | |
|--------------------|---|----------------------|
| Major applications | - | 65% within 13 weeks. |
| Minor applications | - | 75% within 8 weeks. |
| Other applications | - | 85% within 8 weeks. |

4. PERFORMANCE

Major applications

4.1 The following table shows the quarterly performance figures for major applications for the period from 1st January 2010 to 31st March 2012.

4.2 As previously advised, due to the continued low number of new major applications that have been received over recent months, performance in this area has been affected due to the number of older and more complex major applications which have reached final determination and which have already gone beyond 13 weeks. Whilst every effort has been made to manage these applications effectively, performance in this category is becoming increasingly difficult and has regrettably fallen below the National target. Performance is likely to continue to be affected in the current and future quarters.

| Quarter | No. determined | No. determined within 13 weeks | % determined within 13 weeks |
|------------------------------|----------------|--------------------------------|------------------------------|
| 1 January – 31 March 2010 | 5 | 3 | 60.00% |
| 1 April – 30 June 2010 | 9 | 6 | 66.67% |
| 1 July – 30 September 2010 | 3 | 2 | 66.67% |
| 1 October – 31 December 2010 | 13 | 9 | 69.23% |
| 1 January – 31 March 2011 | 6 | 4 | 66.67% |
| 1 April – 30 June 2011 | 5 | 2 | 40.00% |
| 1 July – 30 September 2011 | 6 | 3 | 50.00% |
| 1 October – 31 December 2011 | 11 | 5 | 45.54% |
| 1 January – 31 March 2012 | 7 | 2 | 28.57% |

Minor applications

4.3 The following table shows the quarterly performance figures for minor applications for the period from 1st January 2010 to 31st March 2012.

4.4 Whilst historically performance within this category has consistently met the national targets, the continued relatively low numbers of new minor applications being received in recent months, added to older more complex applications reaching final determination, has adversely impacted upon

Agenda Item No. 8

performance in this category, which is now proving to be a real challenge. Notwithstanding this, performance during the 4th Quarter of 2011/12 saw an improvement and whilst the local target was not met, the national target was exceeded.

| Quarter | No. determined | No. determined within 8 weeks | % determined within 8 weeks |
|------------------------------|----------------|-------------------------------|-----------------------------|
| 1 January – 31 March 2010 | 33 | 24 | 72.73% |
| 1 April – 30 June 2010 | 29 | 23 | 79.31% |
| 1 July – 30 September 2010 | 36 | 27 | 75.00% |
| 1 October – 31 December 2010 | 36 | 27 | 75.00% |
| 1 January – 31 March 2011 | 26 | 19 | 73.08% |
| 1 April – 30 June 2011 | 39 | 26 | 66.67% |
| 1 July – 30 September 2011 | 27 | 16 | 59.26% |
| 1 October – 31 December 2011 | 34 | 20 | 58.82% |
| 1 January – 31 March 2012 | 47 | 32 | 68.09% |

Other applications

- 4.5 The following table shows the quarterly performance figures for other applications for the period from 1st January 2010 to 31st March 2012.
- 4.6 Performance in this category has consistently met, or been close to meeting, the national targets, but in managing performance during the 1st Quarter of 2011/12 an unusually high number of older applications came to final determination at the end of the Quarter. These had to be suitably managed, with the result being a significant proportion of these applications were determined at the start of the 2nd Quarter of 2011/12, which has had a direct impact upon the performance figures for the 2nd Quarter. This trend continued into 3rd Quarter. The 4th Quarter of 2011/12, however, saw an improvement in performance with the national target exceeded.

| Quarter | No. determined | No. determined within 8 weeks | % determined within 8 weeks |
|----------------------------|----------------|-------------------------------|-----------------------------|
| 1 January – 31 March 2010 | 84 | 72 | 85.71% |
| 1 April – 30 June 2010 | 124 | 111 | 89.52% |
| 1 July – 30 September 2010 | 119 | 94 | 78.99% |

| | | | |
|------------------------------|-----|----|--------|
| 1 October – 31 December 2010 | 109 | 91 | 83.49% |
| 1 January – 31 March 2011 | 97 | 84 | 86.60% |
| 1 April – 30 June 2011 | 109 | 88 | 80.73% |
| 1 July – 30 September 2011 | 112 | 79 | 70.54% |
| 1 October – 31 December 2011 | 105 | 76 | 72.38% |
| 1 January – 31 March 2012 | 86 | 72 | 83.72% |

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications.

6. LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal or policy implications.

7. RISK MANAGEMENT

7.1 There are risk management issues if performance continues to fail to meet the national targets.

8. EQUALITY IMPACT ASSESSMENT

8.1 This report relates to the analysis of performance levels against national and local indicators. There are no equality impact issues to be addressed.

9. CONCLUSION

9.1 Members are advised of continued concerns in respect of the performance against major applications targets, due to the relatively low number of new major applications being received which would offset the older, more complex, major applications which are nearing determination. Every effort is being made, insofar as is possible, to manage new applications within all categories effectively to ensure that performance in all areas shows an improvement during future quarters.

9.2 Members are advised that the number of planning case officers was reduced by 1 FTE, with effect from 1st January 2011. The impact of this lost post is now being felt within Development Control which in turn is having an adverse impact upon performance in all categories of applications. Added to which, the numbers of chargeable pre-application enquiries and applications which are not recorded under the NI 157 (e.g. discharge of conditions and non-material amendments) has shown a marked increase in recent months, which in turn has had an knock-on effect overall performance against NI157.

9.3 The Council has no control over the number and timing of applications being submitted for determination, but undoubtedly the economic climate has had an impact upon the number of new applications, in all categories, which have been received over recent months.

10. CONSULTEES

10.1 None.

11. BACKGROUND PAPERS

- Report on Recovery Plan (Full Council) – May 2006.
- Monthly progress reports – Planning (DC) Committee (June 2006 – May 2009).
- DCLG : Planning Performance Statistics – Planning (DC) Committee (August 2006 – May 2009).
- Monthly progress reports – Planning Committee (June 2009 – March 2012).
- DCLG : Planning Performance Statistics – Planning Committee (August 2009 – May 2011).

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE****18TH APRIL 2012****Land at 8 Bala Close, Stourport-on-Severn**

| OPEN | |
|-------------------------|---------------------------------------------------------------|
| DIRECTOR: | Director of Economic Prosperity and Place |
| CONTACT OFFICER: | Alvan Kingston – Ext 2548 Alvan.Kingston@wyreforest.gov.uk |
| APPENDICES: | Appendix 1 - Location Map |

1. PURPOSE OF REPORT

- 1.1 To determine whether the Tree Preservation Order No 366 (2011) relating to a tree on Land at 8 Bala Close, Stourport on Severn should be confirmed or not.

2. RECOMMENDATION

- 2.1 **That the Tree Preservation Order (TPO) be confirmed without modification. TPO to include:**

- **1 No. Austrian Pine (*Pinus nigra Austriaca*) (T1).**

as this tree contributes to the amenity of the locality and is considered worthy of protection.

3. BACKGROUND

- 3.1 On the week commencing the 5th December 2011, the Council's Arboricultural Officer was contacted by the owner of a mature Austrian Pine (*Pinus nigra Austriaca*), located within the grounds of 8 Bala Close, Stourport-on-Severn, who had been made aware that a neighbour had instructed a local Tree Surgeon to cut back branches that were overhanging their boundary.
- 3.2 The pine is a large spreading tree with around 40 to 50% of its canopy overhanging the neighbour's rear garden. As a result the owner was planning to exercise his Common Law Rights and cut back all branches overhanging his property.
- 3.3 If the planned works had been allowed to be undertaken the tree would have been extremely one-sided and the pruning wounds would have been very large, leaving the tree structurally unsafe and open to decay fungus.
- 3.4 As a result a Tree Preservation Order was made and served on 15th December 2011 to protect the Austrian Pine and prevent planned works.

4. OFFICER COMMENTS

- 4.1 The Austrian Pine is a mature specimen that is visible from Bala Close and Windermere Way and is one of a number of mature pines that add to the amenity of the residential area.
- 4.2 Two objections to the TPO have been received from neighbouring properties.
- 4.3 Objection number one is summarised below:
- Article 1 of the first protocol of the Human Rights Act 1998 to European Convention on Human Rights and Fundamental Freedoms. It provides that every person is entitled to peaceful enjoyment of his or her property.
 - This tree does not allow us to have peaceful enjoyment of our property, for the following reasons:
 - This tree is an Austrian Pine shedding needles and pine cones; the tree height is in excess of 50ft; the tree span over hangs my boundary by 50%; the main trunk is only 1 metre from my boundary; the canopy of the tree overhangs my bungalow by 1 metre.
 - It is shedding all year round causing unnecessary maintenance i.e. roof valleys, gutters. This is happening every 5/6 weeks summer months and 2/3 weeks winter months.
 - Causing soakaways to become blocked - expensive to have unblocked.
 - Birds and pigeons roosting, droppings all over patio and pathways. We have to have patio jet washed as normal hose will not remove stains.
 - Had to reroute washing line due to bird droppings.
 - Wife and grandchildren have been hit by the droppings.
 - Health hazard to humans due to pigeon droppings - 3 known human diseases to be associated with the droppings are Histoplasmosis, Cryptococcosis and Psittacosis.
 - Had large cone graze my face.
 - Reducing natural daylight into the bungalow.
- 4.4 Objection number two summarised below:
- The tree in question does not encompass my property, however considerable debris gets onto my property and surrounds due to strong winds.

- These trees in their natural environment of woodlands and open country are quite beautiful and can enhance the landscape but regrettably do not lend themselves to domestic built up areas and cannot be seen in their true glory.
- If not managed correctly in such built areas they can regularly cause offence to neighbours.
- I do have concerns in regard to the ongoing maintenance that is obviously necessary to bring this tree back to acceptable condition after years of neglect and lack of management. I have lived in this area for thirty years and during that time have not ever seen any evidence of maintenance being undertaken on this specimen or others within.
- Regrettably this species of *Pinus nigra* has a downside in so far as that they are susceptible to fungi infection amongst other problems. Such excessive cone and needle drop usually a sign that the tree is in a situation of stress which requires close inspection and attention on a regular basis.
- Enforcement of a preservation order would I fear prevent access to undertake this annual necessary maintenance. This would appear to have been overlooked in the ultimate decision and could I feel give licence for further future neglect and the owner's obligation to ensure that this tree has the care it so requires.
- Although perhaps not mandatory I consider a more open and transparent approach could have been implemented prior to issue of TPO. Opinions of residents who are all rate payers to be taken into account. A fact which has not apparently been considered to be of any importance. Surely this is a courtesy to be undertaken and quite rightfully can be expected.
- In high winds the debris deposited from this tree is horrific. Huge cones (some close to near 100mm in length) accelerate downwards from a height of around 70ft without warning. Showers of needles and pieces of dead wood all having the potential of creating serious injury not to mention the blocking of house gutters, soakaways, main sewers, street gutters and storm drain grills which does occur on a regular basis. Deposits of sap which exudes from cones falling down on all below - drying washing, pathways and roofs (particularly conservatory). Showers of pollen which is a particular health issue to myself being asthmatic.

4.5 In response to the objections the following observations are made:

4.5.1 A significant aspect to both objections is the excessive needle drop from the tree and how that affects the enjoyment of their property, due to the considerable amounts of maintenance needed to unblock drains, guttering and soakaways and clear needles from paths and lawns.

- It is the case that although evergreen trees do not lose their leaves/needles in the autumn and winter like deciduous trees, they do however shed old leaves/needles throughout the year.
- This obviously means that instead of clearing up needles/leaves during one period of the year (October-January), there is a need to undertake regular maintenance works, to prevent the issues stated above, all year round and at regular intervals.

- Although this can be both costly and time consuming for individuals, when looking at the overall benefits of having large mature evergreen trees within urban areas, it is considered that the benefits outweigh the disbenefits.
- The benefits of having large mature trees within the urban landscape are numerous, including their ability to capture and store carbon, capture some particulate pollutants and provide ecosystems. They also enhance and improve the visual amenity of an area and, with the case of evergreen trees, they can give much needed amenity during the winter months when the deciduous trees are bare.
- In addition, the planned works, prior to the TPO being served, would not have prevented needles from being blown into neighbouring gardens.

4.5.2 A major issue stated within objection number one is with the roosting of pigeons and other birds in the tree and the potential health concerns with the significant amount of droppings landing within his garden.

- Although sympathetic to the issues related to bird droppings, it is considered that this is an issue with birds and not an issue with the tree. There are numerous pest control practitioners in the area who would have solutions to the issues stated within the objection.

4.5.3 Objection number one also refers to a loss of light to his property as a result of the tree.

- The tree is on the west/north west side of the objector's property and will therefore not block direct sunlight until the end of the day.
- In addition there is no automatic right to light.

4.5.4 The suitability of the tree for its location, given that it is a large woodland species growing in an urban area close to dwellings.

- The urban forest would be a considerably different place if large 'woodland' species were not allowed to be close to dwellings or other building. As long as trees are not causing structural damage to built structures all trees species have a place within the urban landscape and are necessary for the reasons given above.

4.5.5 Past and future maintenance of the pine.

- Objector number two states his concern for the lack of maintenance of the tree in the past and the difficulty for undertaking future maintenance if the TPO is confirmed.
- There is a misconception among the general public that trees need regular maintenance. Although it is the case that some trees need to be pruned to fit into the built environment, most tree work is detrimental to the tree and will have a negative effect on the health and longevity of the tree.
- The Arboricultural Officer does not agree that the tree has been 'neglected' in the past.
- The accusation that the owner of the tree has been negligent in her responsibilities as the trees owner is rather unfair and not based in evidence.

- In August 2007 the owner commissioned a full tree survey by Adrian Hope Tree Services, who stated that apart from some deadwood in the tree, the tree was healthy and that the work proposed by the neighbour, to cut back the overhanging branches, would have made the tree unbalanced and unsafe.
- The Order was placed on the tree not to prevent all works from taking place, as there may be minor works that could be carried out to improve the relationship between the nearby properties and the tree, but to prevent the excessive pruning works that were planned as it would have had a detrimental effect on the tree.
- The removal of dead, damaged or dangerous branches are exempt and works to remove them can be undertaken without the need for formal approval.
- Austrian Pines are no more susceptible to fungal disease than any other tree species and there is no evidence that this tree is compromised by any decay species.
- If the tree does succumb to fugal disease it will be exempt from the TPO and can be removed without formal planning permission.

4.5.6 Objector two also suggests that the way in which the TPO was placed on the tree was unfair and that residents should have been consulted prior to the order being made.

- The making of Tree Preservation Orders has to be undertaken in a secretive way, as was the case here; the tree(s) will be in imminent threat of felling or excessive pruning. Advertising the Council's intention to place an Order on the tree(s), will just encourage the owner of the tree(s) to undertake the works before the TPO can be made.
- The TPO procedure is very fair to local residents as all adjoining properties to where the tree(s) is situated receive notification of the TPO and 28 days to submit their objections.
- These objections are considered and presented to the Planning Committee for Members to consider and either confirm the TPO or not.

4.6 The representations and objections to the confirmation of TPO No. 366 (2011) in respect of 1 no. Austrian Pine at 8 Bala Close, Stourport on Severn have been fully assessed but it is considered that they raise no issues which would warrant the removal of the TPO.

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications arising directly as a result of this report.

6. LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal or policy implications arising from this report.

7. EQUALITY IMPACT ASSESSMENT

7.1 There are no issues arising from the equality impact assessment.

8. **RISK MANAGEMENT**

8.1 There are no risk management issues arising directly as a result of this report.

9. **CONCLUSION**

9.1 Officers are of the opinion that the objections and representations have been fully considered and that the Tree Preservation Order should be made without modification.

10. **CONSULTEES**

10.1 None.

11. **BACKGROUND PAPERS**

11.1 Tree Preservation Order No. 366.

TPO LOCATION PLAN

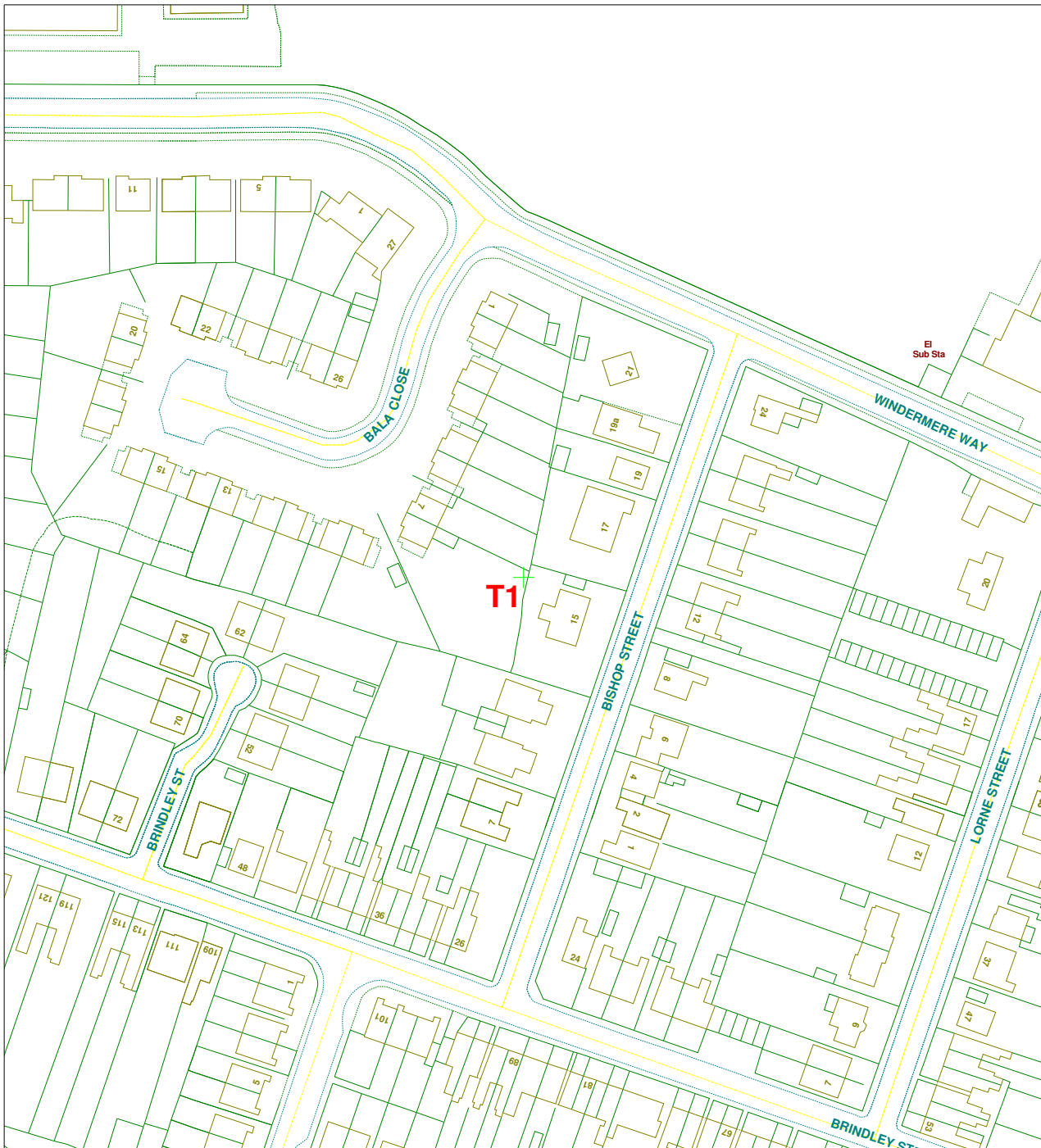
TPO 366 (2011)

Date:- 02 April 2012

OS sheet:- SO8172SW

Scale:- 1:1250

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ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Land at 8 Bala Close
Stourport
DY13 8JJ**



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18th APRIL 2012

**The List of Buildings of Local Architectural and/or Historic Interest
(The Local List) – Draft Proposals for Churchill and Blakedown**

| OPEN | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DIRECTOR: | Director of Economic Prosperity and Place |
| CONTACT OFFICER: | Peter Bassett – Ext. 2536 Peter.Bassett@wyreforestdc.gov.uk |
| APPENDICES: | Appendix 1 - Revised criteria and methodology for the Local Heritage List Appendix 2 - The draft list of heritage assets proposed for inclusion on the Local Heritage List for the Parish of Churchill and Blakedown Appendix 3 - Revised Information Leaflet – A Guide to Local Heritage Lists |

1. PURPOSE OF REPORT

1.1 To inform Members of:

- the draft List of Buildings of Local Architectural and/or Historic Interest (The Local List) for the Parish of Churchill and Blakedown;
- the proposed revisions to the name of the list;
- the arrangements for public consultation following recently revised guidance from English Heritage.

2. RECOMMENDATION

2.1 **Endorse the adoption of the revised selection criteria and methodology for inclusion on the Local Heritage List as outlined in *Appendix 1*,**

and;

2.2 **agree to undertake a public consultation on the draft Local Heritage List for the Parish of Churchill and Blakedown as identified in *Appendix 2*. The purpose of this consultation will be to gauge the opinion of all affected persons. A report back to Committee at the end of the consultation period will indicate the level of public support for the Local Heritage List and its contents**

and;

2.3 endorse the revised advice leaflet as *Appendix 3*.

or

2.4 postpone the consultation and endorsement of the revised selection criteria and methodology for inclusion of Heritage Assets on the Local Heritage List.

3. **BACKGROUND**

3.1 The National Planning Policy Framework published on 27th March 2012 at Section 12 sets out the Government's agenda for Conserving and enhancing the historic environment.

3.2 The NPPF states (at paragraph 126) that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

3.3 The NPPF (at paragraph 128) states that in determining applications [for development], local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

3.4 This means that a local authority may recognise certain heritage assets as having heritage significance meriting consideration in planning matters. So for example where planning permission is being considered, the fact that a heritage asset appears on the Local Heritage List is a valid consideration when determining the outcome of that application.

3.5 The Adopted District Local Plan (2004) stated (in paragraph 8.11), "that it is the District Council's intention to compile a Local List of Buildings and Structures."

3.6 Objective 33 of the Local Plan is to "safeguard the particular characteristics of the District's urban and rural environments that are unique, or commonly associated with the District." This reflects the Council's corporate plan objective of preserving our local heritage to enhance the cultural richness of the District.

4. **PROPOSALS**

Introduction

4.1 The Local List plays an important role in celebrating heritage that is valued by the community at the local level. To reflect the fact that heritage encompasses sites, places, archaeology and landscapes as well as buildings, the current English Heritage advice is that the Local List ought now to be referred to as The Local Heritage List.

4.2 The process of preparing a Local Heritage List allows local people to identify local heritage that they would like recognised and protected. It is also an

opportunity for local authorities and communities to work in partnership to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. Creating a Local Heritage List also helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Heritage Environment Records (HERs).

4.3 A Local Heritage List provides clarity on the location of assets and what it is about them that is significant, guaranteeing that strategic local planning properly takes account of the desirability of their conservation. It is important to note that the Local Heritage List is a non-statutory list.

4.4 The present criteria and methodology for the Local List of Buildings of Architectural and/or Historic Interest, was adopted by Council in October 2004. Since that date further advice and guidance has been published by English Heritage, with the specific aim of encouraging partnership working and engaging with volunteers. This places an emphasis on the development of selection criteria and the identification of potential heritage assets by local authorities in partnership with volunteers.

4.5 With the various changes in terminology and the potential for inclusion of heritage assets other than buildings, it is suggested that the Council will consider a revised set of selection criteria as suggested in the latest English Heritage Good Practice Guide. This is included in Appendix 1.

4.6 It is also suggested that in future when new lists are compiled these are referred to as Local Heritage Lists. The existing Lists of Buildings of Local Architectural and/or Historic Interest (The Local List) will remain until their periodic review when they will also be renamed Local Heritage Lists.

Partnership with Churchill and Blakedown Parish Plan Review Group

4.7 The Churchill and Blakedown Parish Plan has been adopted by Churchill and Blakedown Parish Council. The Parish Plan Review Group (PPRG) to implement the Parish Plan has been set up with their agreement and reports to the Parish Council. The PPRG has held several public meetings in Blakedown to discuss a proposed Local Heritage List. Officers from Wyre Forest Economic Prosperity and Place Directorate were invited to contribute advice and guidance to these meetings. The result is the draft Local Heritage List for the Parish of Churchill and Blakedown which is attached at Appendix 2. This has been compiled using the revised selection criteria outlined in Appendix 1 and as contained in the latest English Heritage guidance.

4.8 There are about 120 heritage assets on the proposed Draft Local Heritage List for Churchill and Blakedown. These range from structures associated with the railway, buildings and structures associated with the local watercourses and their industrial past, historic farms and barns to more typical domestic houses. One of the principle issues is that whilst a heritage asset does not need to meet all criteria, it should meet at least one, and needs to be of a definite quality and character.

The Consultation Process

- 4.9 The consultation period as proposed will be for 6 weeks commencing Monday 30th April 2012 with all comments to be received by Monday, 11th June 2012. A letter and information leaflet will be sent to the owner/occupier at all addresses appearing on the Draft Local Heritage List informing them of the proposed list, the proposed inclusion of the property on it and inviting their comments.
- 4.10 The following will also be consulted: Churchill and Blakedown Parish Council; District and County Councillors; Worcestershire Archaeological Unit and Historic Environment Record; Worcestershire County Council Highway Authority. The consultation will be advertised in the local press.
- 4.11 It is understood that Churchill and Blakedown PPRG will arrange their own event to further advertise the proposals to the local community and invite comments.
- 4.12 It is anticipated that the results of the Consultation will be reported to the July 2012 Planning Committee.

5. FINANCIAL IMPLICATIONS

- 5.1 Arrangements for a public consultation on the draft Local Heritage List for Churchill and Blakedown can be undertaken within existing agreed budgets.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 There are no legal or policy implications arising from this report.

7. RISK MANAGEMENT

- 7.1 There are no risk management issues arising from this report.

8. EQUALITY IMPACT ASSESSMENT

- 8.1 There are no issues arising from the equality impact assessment.

9. CONCLUSION

- 9.1 The draft Local Heritage List for the Parish of Churchill and Blakedown has been compiled following the revised selection criteria and consultation processes in the latest guidance from English Heritage.

10. CONSULTEES

- 10.1 Director of Community Assets and Localism.

11. BACKGROUND PAPERS

- 11.1 None.

**REVISED CRITERIA AND METHODOLOGY FOR INCLUSION ON THE
LOCAL HERITAGE LIST (formerly known as the List of buildings of local
architectural and/or historic interest – The Local List)
WYRE FOREST DISTRICT**

The following criteria should be used for assessing the suitability of a heritage asset for inclusion on the Local Heritage List. A property does not need to meet all criteria, but should be of a definite quality and character. Due to the numbers of undesignated heritage assets within the District, careful selection has to be made, and only the most suitable assets should be included: without this careful selection, the Local Heritage List will become unmanageable, and will defy the point of the exercise. The List should be compiled as a tool for ensuring the more important undesignated heritage assets are retained in as original detail, and as good condition as possible. This can then assist in education, securing the historic essence of the District, and ensuring those assets of higher quality are retained, and thoughtfully integrated in to new schemes.

The National Planning Policy Framework published on 27th March 2012 at Section 12 sets out the Government's agenda for Conserving and enhancing the historic environment.

The NPPF states (at para. 126) that Local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

The NPPF (at para. 128) states that in determining applications [for development], local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

This means that a local authority may recognise certain heritage assets as having heritage significance meriting consideration in planning matters. So for example where planning permission is being considered, the fact that a heritage asset appears on the Local Heritage List is a valid consideration when determining the outcome of that application.

The Adopted Wyre Forest District Local Plan (January 2004) states that the key aim in relation to Heritage is to *safeguard and enhance the distinctive historic environment of the District*. To further this aim, the heritage objectives of the Local Plan, in relation to the Local List, are to safeguard the particular characteristics of the District's urban and rural environments that are unique, and to promote appropriate development which secures the beneficial re-use and enhancement of historic buildings and environments. Policies within the Adopted Wyre Forest District Local Plan (January 2004) that directly relate to

the Local Heritage List assets, commonly referred to as non-statutory designated assets include LB1, LB2, LB3 LB4 and LB5, CA3 and CA6.

Existing Criteria

The following are the established criteria adopted by Council in October 2004:

- Group Value – for example, high quality examples of distinctive terraces and industrial complexes
- Association with well-known local characters or events (i.e. with carpet industries, the postage system, writers, etc)
- Special value within the street-scene, including high quality landmark buildings
- Survival in anything like their original condition (this would exclude properties that have been subjected to unsympathetic extensions and alterations, including the installation of Upvc double glazing and incorrect roof tiles, unless of otherwise outstanding quality).
- Special value in local terms, within certain types of buildings, for planning or architectural reasons (including, for example, churches, schools, industrial buildings and associated buildings, residential terraces, and railway buildings and associated structures)
- Distinctive and high quality examples of specific architectural styles (i.e. Arts & Crafts, Queen Anne Revival, Neo-Georgian, Art Deco, and distinctive vernacular buildings, etc)

Additional Criteria

English Heritage’s Good Practice Guide for Local Heritage Listing (March 2012) suggests commonly applied selection criteria for assessing suitability of assets for local heritage listing as follows:

| Criterion | Description |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age | The age of an asset may be an important criterion and can be adjusted to take into account distinctive local characteristics |
| Rarity | Appropriate for all assets, as judged against local characteristics |
| Aesthetic value | The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics |
| Group value | Groupings of assets with a clear visual, design or historic relationship |
| Evidential value | The significance of a local historic asset of any kind may be enhanced by a significant contemporary or historic written record |
| Historic association | The significance of a local historic asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures |

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| | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Archaeological interest ¹² | This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified |
| Designed landscaping | Relating to the interest attached to locally important designed landscapes, parks and gardens |
| Landmark status | An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene |
| Social and communal value | Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place |

These additional criteria will also be considered when drawing up lists of assets for inclusion in Local Heritage Lists.

Methodology for Inclusion on Local Heritage List

In order to justify the inclusion of a heritage asset on the Local Heritage List, there needs to be a methodology for both the inclusion and for the removal of assets, as and when it is deemed necessary. The following points set out the basis for this.

- An initial survey of the District shall be undertaken to pinpoint and identify likely heritage assets for inclusion on the Local Heritage List, according to the criteria set out above. This has already been undertaken for the urban areas of Stourport-on-Severn, Bewdley, Kidderminster and in the rural areas Wolverley and Cookley. It is proposed to generate further local heritage lists on an annual basis until all parishes within Wyre Forest have had lists drawn up.
- Future surveys should be undertaken in conjunction with the local community as advocated by English Heritage in the Good Practice Guide for Local Heritage Listing (March 2012). This will usually take the form of a local group, such as a Parish Plan Review Group which will be comprised of residents of the parish.
- To assist in this process, recommendations from the public, and from other interested parties, including the Civic Societies and the Town and Parish Councils, will be invited, and considered alongside the results from the surveys.
- Prior to a heritage asset’s inclusion on the Local Heritage List, a period of consultation shall take place, involving the owner, occupier (if different), neighbours, the appropriate Civic Society, and other interested parties. This will involve notification of intent, providing information on relevant policies, and the impact of inclusion on the owner and/or occupier, and identifying support or reticence for inclusion.

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- After consultation, the Conservation officer will recommend to the Planning Committee whether the heritage asset should be included on the List, or not. The consultation will ask for the response from the owner/ occupier on their opinion of inclusion, and this will form part of the decision for inclusion or otherwise. However, it should be noted that, if the heritage asset is considered significant enough within the criteria set out above, then the Council will proceed with inclusion.
- The removal of a heritage asset from the Local Heritage List will be done where it is deemed that the asset has lost its significance in the local scene. This can be, for example, through inappropriate development or unsympathetic material alterations to the asset's fabric. The Conservation Officer will recommend such heritage assets to the Planning Committee for removal from the List.
- A five-year full review of the Local Heritage List will be undertaken, identifying heritage assets that should be included or removed. If, prior to the full review being undertaken, there is a request that a heritage asset should be removed from the List, or if one should be included, this will be in accordance with the arrangements set out in Appendix 5 of this report. Such requests can be made from any interested party, including the owner, occupier, Town or Parish Councils, Civic Society, or neighbour.

Peter Bassett
Conservation Officer
18th April 2012

List of proposed heritage assets for inclusion on the
Local Heritage List for the Parish of Churchill and Blakedown
WYRE FOREST DISTRICT

| C&B Ref | Address |
|--------------------|-----------------------------------------------------------------------------|
| CB001 | Hodge Hill Farm Birmingham Road Kidderminster DY10 3NS |
| CB002 | Hurcott Hall Farm Hurcott Road Kidderminster DY10 3PH |
| CB003 | Woodside Cottage Hurcott Lane Hurcott Kidderminster DY10 3PH |
| CB004 | Hurcott Manor Cottage Hurcott Lane Hurcott Kidderminster DY10 3PH |
| CB005 | Boathouse, Hurcott Wood. Grid ref: 385335, 277991 |
| CB006 | Wannerton Farm Wannerton Blakedown Kidderminster DY10 3NJ |
| CB007 | Wannerton Forge and Pump House Grid ref: 386894, 278151 |
| CB008 | Bissell Lodge Deansford Lane Harvington Kidderminster DY10 3NN |
| CB009 | Duckpen Cottages Birmingham Road Kidderminster DY10 3NP |
| CB010 | Black And White Cottage Birmingham Road Kidderminster DY10 3NL |
| CB011 | Woodland House 2 New Wood Lane Blakedown Kidderminster DY10 3LD |
| CB012 | 19 New Wood Lane Blakedown Kidderminster DY10 3LD |
| CB013 | 21 New Wood Lane Blakedown Kidderminster DY10 3LD |
| CB014 | Garage at Pool House Birmingham Road Blakedown Kidderminster DY10 3LA |
| CB015 | The Swan Public House 9 Birmingham Road Blakedown Kidderminster DY10 3JD |
| CB016 | 16 Birmingham Road Blakedown Kidderminster DY10 3JE |
| CB017 | 18 Birmingham Road Blakedown Kidderminster DY10 3JE |
| CB018 | Castle Ash 20 Birmingham Road Blakedown Kidderminster DY10 3JE |
| CB019 | Old House At Home 26 Birmingham Road Blakedown Kidderminster DY10 3JE |
| CB020 | Village Green, Blakedown Grid ref: 387935, 278426 |
| CB021 | 28 Birmingham Road Blakedown Kidderminster DY10 3JN |
| CB022 | 32 Birmingham Road Blakedown Kidderminster DY10 3JN |
| CB023 | 34 Birmingham Road Blakedown Kidderminster DY10 3JN |
| CB024 | 36 Birmingham Road Blakedown Kidderminster DY10 3JN |
| CB025 | The Old Butcher's Shop 39a Birmingham Road Blakedown Kidderminster DY10 3JB |
| CB026 | Former Abbatoir 39b Birmingham Road Blakedown Kidderminster DY10 3JB |
| CB027 | Blakedown Post Office 41 Birmingham Road Blakedown Kidderminster DY10 3JW |
| CB028 | 'Jack's Cottage' 43 Birmingham Road Blakedown Kidderminster DY10 3JW |
| CB029 | 59 Birmingham Road Blakedown Kidderminster DY10 3JW |
| CB030 | The Old Police House 40 Birmingham Road Blakedown Kidderminster DY10 3JN |
| CB031 | 42 Birmingham Road Blakedown Kidderminster DY10 3JN |
| CB032 | The Old School House Birmingham Road Blakedown Kidderminster DY10 3JN |
| CB033 | Harborough Hill House Birmingham Road Blakedown Kidderminster DY10 3LH |
| CB034 | 1 Harborough Hill Cottages, off Birmingham Road, Hagley DY10 3LH |
| CB035 | 2 Harborough Hill Cottages, off Birmingham Road DY10 3LH |
| CB036 | Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH |
| CB037 | Annexe at Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH |
| CB038 | Broome Mill Birmingham Road Blakedown Kidderminster DY10 3LJ |
| CB039 | The Honey Farm 1a Belbroughton Road Blakedown Kidderminster DY10 3JG |

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| | |
|-------|-------------------------------------------------------------------------------|
| CB040 | 2 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB041 | 4 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB042 | 9 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB043 | 11 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB044 | 16 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB045 | 17 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB046 | 23 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB047 | 33 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB048 | 34 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB049 | 36 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB050 | 43 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB051 | 45 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB052 | Broome Cottage 47 Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB053 | 1 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH |
| | 2 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH |
| | 3 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH |
| | 4 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH |
| | 5 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH |
| | 6 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH |
| | Unit 1 New House Farm Belbroughton Road Blakedown Kidderminster DY10 3JG |
| CB054 | 89 Belbroughton Road Blakedown Kidderminster DY10 3JJ |
| CB055 | 2 Forge Lane Blakedown Kidderminster DY10 3JF2 |
| CB056 | 4 Forge Lane Blakedown Kidderminster DY10 3JF2 |
| CB057 | 6 Forge Lane Blakedown Kidderminster DY10 3JF2 |
| CB058 | Springbrook House Forge Lane Blakedown Kidderminster DY10 3JF |
| CB059 | 1 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF |
| CB060 | 2 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF |
| CB061 | Signal Box Mill Lane Blakedown Kidderminster DY10 3LF |
| CB062 | Sign Blakedown Railway Station Station Drive Blakedown Kidderminster DY10 3LF |
| CB063 | The Avenue, Blakedown |
| CB064 | White Cottage 13 Mill Lane Blakedown Kidderminster DY10 3ND |
| CB065 | 21 Mill Lane Blakedown Kidderminster DY10 3ND |
| CB066 | 38 Mill Lane Blakedown Kidderminster DY10 3ND |
| CB067 | Blakedown Viaduct and Embankment |
| CB068 | The Old Saw Mill Churchill Lane Blakedown Kidderminster DY10 3JA |
| CB069 | Willowbrook Churchill Lane Blakedown Kidderminster DY10 3JA |
| CB070 | 12 Churchill Lane Blakedown Kidderminster DY10 3NA |
| CB071 | Churchill Grange Waggon Lane Ismere Kidderminster DY10 3PZ |
| CB072 | Church Farm Churchill Kidderminster DY10 3LY |
| CB073 | The Old Church Farmhouse Churchill Lane Churchill Kidderminster DY10 3LY |
| CB074 | The Old Barn Churchill Lane Churchill Kidderminster DY10 3LY |
| | The Driftway 40 Churchill Lane Churchill Kidderminster DY10 3LY |
| | Damson Cottage Churchill Lane Churchill Kidderminster DY10 3LY |
| | The Bothy Churchill Lane Churchill Kidderminster DY10 3LY |
| | Crabtree Cottage Churchill Lane Churchill Kidderminster DY10 3LY |
| | Church Farm Cottage Churchill Lane Churchill Kidderminster DY10 3LY |
| | The Granary 50 Churchill Lane Churchill Kidderminster DY10 3LY |

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| | |
|-------|--------------------------------------------------------------------------------------|
| CB075 | Bridge Cottage Churchill Lane Churchill Kidderminster DY10 3LY |
| CB076 | Drybridge House Churchill Lane Churchill Kidderminster DY10 3LY |
| CB077 | Drybridge Churchill Lane Churchill Kidderminster DY10 3LY |
| CB078 | Lacuna 3 Pool Dam Cottages Churchill Lane Churchill Kidderminster DY10 3LX |
| CB079 | House By The Pool Churchill Lane Churchill Kidderminster DY10 3LX |
| CB080 | Rectory View Cottage Churchill Lane Churchill Kidderminster DY10 3LX |
| CB081 | Glebe View Cottage Churchill Lane Churchill Kidderminster DY10 3LX |
| CB082 | Glebe House Churchill Lane Churchill Kidderminster DY10 3LU |
| CB083 | War Memorial, Churchill Cross Grid ref: 388302, 279720 |
| CB084 | Manderley Churchill Kidderminster DY10 3LU |
| CB085 | School House Cottage Churchill Lane Churchill Kidderminster DY10 3LU |
| CB086 | Common Farm House Crown Lane Iverley Stourbridge Worcestershire DY8 2SA |
| CB087 | Common Farm Stables Crown Lane Iverley Stourbridge Worcestershire DY8 2SA |
| CB088 | Hay View Crown Lane Iverley Stourbridge Worcestershire DY8 2SA |
| CB089 | Sunnyside Cottage Crown Lane Iverley Stourbridge Worcestershire DY8 2SA |
| CB090 | Pike Pools Stakenbridge Lane Churchill Kidderminster DY10 3LT |
| CB091 | Old School House Stakenbridge Lane Churchill Kidderminster DY10 3LT |
| CB092 | Churchill House Stakenbridge Lane Churchill Kidderminster DY10 3LT |
| CB093 | Stakenbridge Farm Stakenbridge Lane Churchill Kidderminster DY10 3LT |
| CB094 | Alma Place Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS |
| CB095 | Bluebell Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS |
| CB096 | Bees Nest Stakenbridge Lane Churchill Kidderminster DY10 3LS |
| CB097 | 1 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS |
| CB098 | 2 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS |
| CB099 | Amara Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS |
| CB100 | Railway Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS |
| CB101 | The Woodhouse Hurcott Lane Hurcott Kidderminster DY10 3PR |
| CB102 | Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR |
| CB103 | Annex Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR |
| CB104 | Old Waggon And Horses Inn Stourbridge Road Ismere Kidderminster DY10 3NX |
| CB105 | Railway Bridge at Stakenbridge Lane OWW/114 |
| CB106 | Culvert under Railway at grid ref 388243, 278920 |
| CB107 | Culvert under the A456 at grid ref 388257, 278884 |
| CB108 | Timber footbridge over railway at ref 387296, 278020 |
| CB109 | Railway bridge at Deansford Lane OWW/110 |
| CB110 | Railway Boundary Fence Post at grid ref 386696, 277600 |
| CB111 | Bridge over stream at grid ref 388094, 279464 |
| CB112 | Wall-mounted letterbox Court Cottage Churchill Lane Churchill Kidderminster DY10 3LY |
| CB113 | Telephone Box at grid ref: 387995, 278711 |
| CB114 | 1 The Avenue Blakedown Kidderminster DY10 3JD |

Peter Bassett
Conservation Officer
18th April 2012

APPENDIX 3

REVISED INFORMATION LEAFLET
A GUIDE TO LOCAL HERITAGE LISTS
WYRE FOREST DISTRICT

The following pages contain an electronic version of the leaflet which it is proposed to replace the existing and now out of date Guide to Local Listing.

This leaflet will be circulated to all consultees for the Parish of Churchill and Blakedown Local Heritage List.

Peter Bassett
Conservation Officer
18th April 2012

What is a Local Heritage List?

Local heritage listing is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. The Local Heritage List identifies those heritage assets that are not protected by statutory designations. A Local Heritage List provides clarity on the location of these assets and what it is about them that is significant. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings.

What is a heritage asset?

A heritage asset can be any building, monument, site, place, area or landscape which is a valued component of the historic environment. It may be designated and have statutory protection or it may be included on a Local Heritage List.



Why include a building on the Local Heritage List?

Britain has had a very diverse building history, with each region having different styles and materials, many of which altered dramatically over time. Local Heritage Listing recognises the buildings within Wyre Forest District that help form its character and history and which are not protected by Statutory Designation. In identifying these

buildings, the District Council can encourage sympathetic and appropriate design for extensions, and for any other work that would require planning permission, to ensure that the character and appearance of the best examples of the various styles and types of buildings are retained, both for our enjoyment and education, and for the future.

Heritage assets: not just buildings!

The Local Heritage List is not restricted to buildings. It may comprise sites, places or areas such as village greens or ponds. It may include structures such as bridges and sluices, and historic street furniture such as letterboxes, signposts or telephone boxes.

What is the difference between “Listed Buildings” and buildings included on the Local Heritage List?

Statutorily Listed Buildings are designated by the Government, on the advice of English Heritage. They are graded according to their special architectural or historic significance and are protected by law. Listed Building Consent must be sought prior to undertaking most works. There are policies within the Adopted District Local Plan relating directly to Listed Buildings.

Buildings included on the Local Heritage List have a local significance recognised by the District Council. There is no grading system. They are not given any specific protection through law, but the Adopted Local Plan does contain policies to help safeguard these buildings. No special permission is required when undertaking works, unless planning permission is required, as with any other unlisted property. When planning policies are revised the former terms Locally Listed Building and Local List will be replaced by the terms heritage asset and Local Heritage List.

Repairs

Local Heritage Assets are not protected in the same way as Nationally Designated Heritage Assets and thus special permission is not needed for repairs. The District Council does however encourage the use of appropriate materials and design. The general rule of thumb is that any repairs should be undertaken on a like-for-like basis.



Alterations and Extensions

The inclusion of a building on the Local Heritage List does not affect its Permitted Development Rights. Planning permission only has to be sought in the same circumstances as it would be for a building that is not on that list (a separate leaflet explains about permitted development rights). If an extension is proposed, and requires planning permission, then the design of this will be examined during the planning process, to ensure sympathetic and appropriate design is secured, to protect the character and appearance of the building.



Economic Prosperity and Place Directorate

A Guide to Local Heritage Lists



Identifying heritage assets for inclusion on the Local Heritage List.

The adopted Local List exists for Kidderminster, Stourport on Severn, Bewdley and Wolverley & Cookley. At present Wyre Forest District Council is working with community groups in the rural parishes to identify heritage assets suitable for inclusion on the Local Heritage List. Once this process is complete there will be a review of the existing Local List. Reflecting the diversity of the historic environment, in future the Local List will be known as the Local Heritage List.

Public consultation is a fundamental part of the compilation of the Local Heritage List. Owners and interested groups will be invited to discuss their opinions and views on whether heritage assets which have been identified are suitable, or whether there are other assets which have not been included which should be considered.

Further Information

For further information and advice on Local Heritage Lists or to suggest additions or deletions to the Local Heritage List you can contact the District Council in one of the following ways:

Email: conservation@wyreforestdc.gov.uk

By telephone: Worcestershire Hub: 01562 732928

By fax: 01562 67673

Write to us:

Economic Prosperity and Place Directorate
Duke House, Clensmore Street, Kidderminster,
Worcs. DY10 2JX

Visit us in person:

Find our Wyre Forest Customer Service Centre at:

**Kidderminster Town Hall, Vicar Street,
Kidderminster, DY10 1DB**

You may also visit us online at:

www.wyreforestdc.gov.uk

This leaflet is available in large print on request