

Open

Planning Committee

Agenda

6 pm
Monday, 28th May 2012
The Earl Baldwin Suite
Duke House
Kidderminster



Planning Committee

Members of Committee:

To be advised following the meeting of Annual Council to be held on 23rd May 2012.

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

Monday, 28th May 2012

The Earl Baldwin Suite, Duke House, 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 18 th April 2012.	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	16
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	46

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.</p>	68
8.	<p>Monthly Progress Report on performance against NI157 (BV109) 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>	72
9.	<p>Department for Communities and Local Government (DCLG) – Planning Performance Statistics</p> <p>To consider a report from the Director of Economic Prosperity & Place that informs Members of the published performance statistics relating to Development Control.</p>	77
10.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	80
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

13.	<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>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

18TH APRIL 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, M J Hart, H J Martin, C D Nicholls, F M Oborski, J W Parish, M Price and M A Salter.

Observers:

Councillor P V Hayward.

PL.118 Apologies for Absence

Apologies for absence were received from Councillor D R Godwin.

PL.119 Appointment of Substitutes

Councillor P B Harrison was appointed as a substitute for Councillor D R Godwin.

PL.120 Declaration of Interests

There were no declarations of interests.

PL.121 Minutes

Decision: The minutes of the meeting held on 13th March 2012 be confirmed as a correct record and signed by the Chairman.

PL.122 Applications to be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 496 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 496 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.123 Applications Pending Decision

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

Decision: The schedule be noted.

PL.124 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.125 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.

PL.126 Land at 8 Bala Close, Stourport-on-Severn

The Committee considered a report from the Director of Economic Prosperity and Place regarding a Tree Preservation Order No. 366 (2011) which related to a tree on land at 8 Bala Close, Stourport-on-Severn.

Decision: The Tree Preservation Order (TPO) be confirmed without modification. The TOP to include 1 x No. Austrian Pine (Pinus nigra Austriaca (T1), as this tree contributed to the amenity of the locality and was considered to be worthy of protection.

PL.127 The List of Buildings of Local Architectural and/or Historic Interest (The Local List) – Draft Proposals for Churchill and Blakedown

The Committee considered a report from the Director of Economic Prosperity and Place which provided Members of the List of Buildings of Local Architectural and/or Historic Interest (The Local List) for the Parish of Churchill and Blakedown.

Decision:

- 1. The adoption of the revised selection criteria and methodology for inclusion on the Local Heritage List as outlined in Appendix 1 of the report to Planning Committee, be endorsed.**
- 2. A public consultation be undertaken on the draft Local Heritage List for the Parish of Churchill and Blakedown as identified in Appendix 2 of the report to Planning Committee. The purpose of the 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.**
- 3. The revised advice leaflet as Appendix 3 of the report to Planning Committee be endorsed.**

PL.128 Exclusion of the Press and Public

Decision: 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.

PL.129 New Enforcement Case

The Committee considered a report from the Director of Economic Prosperity and Place on a new enforcement case.

Decision: The Director of Community Assets and Localism be granted delegated authority to serve or withhold an enforcement notice to remove the raised area of decking and balcony in the event that no valid application be received by 10th May 2012.

PL.130 Live Enforcement Cases

The Committee considered a report which listed live enforcement cases as at the 4th April 2012.

Decision: The report be noted.

The meeting ended at 7.38 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18th April 2012 Schedule 496 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 Planning and Regulatory Services, Duke House, Clensmore Street, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 12/0087/ADVE
Site Address: UNIT 9, EASTER PARK, WORCESTER ROAD, SUMMERFIELD, KIDDERMINSTER, DY11 7AR
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. L1 (Standard advertisement condition). 2. L9 (Standard time). 3. Illumination of sign on side elevation of building be turned off between 22:00 hours and 07:00 hours each day.
Note
HN13 (Brightness of illuminated signs).

Application Reference: 11/0664/FULL
Site Address: NEW HOUSE FARM, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH
APPLICATION DEFERRED PENDING A SITE VISIT. APPLICATION TO BE RECONSIDERED AS A PART A REPORT WITH A FICHE AT THE NEXT MEETING OF THE COMMITTEE.

Application Reference: 11/0534/RESE
Site Address: FORMER CARPETS OF WORTH, SEVERN ROAD, STOURPORT-ON-SEVERN, DY13 9EX
DELEGATED APPROVAL subject to the following:
<ol style="list-style-type: none"> 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) Consultation with Stourport on Severn Town Council and no new grounds for objection relevant to the reserved matters application.

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. The application is considered to be in accordance with 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 of the Adopted Wyre Forest District Local Plan, DS01, DS03, DS05, CP01, CP02, CP03, CP04, CP05, CP07, CP08, CP09, CP11, CP13, CP14, CP15 of the Adopted Wyre Forest Core Strategy, CTC.9, CTC.20, CTC.21, T.4, T.11 of the Worcestershire County Structure Plan, National Planning Policy Framework (Sections 1, 2, 4, 6, 7, 8, 10, 11, 12), Design Quality Supplementary Planning Guidance (2004), Supplementary Planning Document – Planning Obligations (2007) and Severn Road Development Brief – Supplementary Planning Guidance (2001) .

Application Reference: 12/0096/FULL

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

APPROVED subject to the following conditions:

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 GB.1, GB.6, LB.1, LB.5, D.10, D.4 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, D.39, CTC.19 of the Worcestershire County Structure Plan, QE5 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Section 9, 11 of the National Planning Policy Framework.

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<p>Application Reference: 11/0458/FULL & 11/0460/LIST</p>
<p>Site Address: THE SALON, BROUGHTON COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA</p>
<p>11/0458/FULL - APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 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. <p>Notes</p> <p>A No approval is given for any new external flues or vents which will require separate planning permission and Listed Building consent.</p> <p>B Public footpath.</p> <p><u>Reason for Approval</u></p> <p>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. The application is considered to be in accordance with GB.1, LB.1, LB.2, LB.3, CA.1, RT.6, TR.17, D.18 of the Adopted Wyre Forest District Local Plan, CP03 of the Adopted Wyre Forest Core Strategy, QE5 of the West Midlands Regional Spatial Strategy and Sections 3, 4, 6, 7, 9 and 12 of the National Planning Policy Framework.</p> <p>11/0460/LIST - APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 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. <p>Note</p> <p>No approval is given for any new external flues or vents which will require separate planning permission and Listed Building Consent.</p> <p><u>Reason for Approval</u></p> <p>The proposal 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, RT.6, TR.17, D.18 of the Adopted Wyre Forest District Local Plan, CP03 of the Adopted Wyre Forest Core Strategy, QE5 of the West Midlands Regional Spatial Strategy and Sections 3, 4, 6, 7, 9 and 12 of the National Planning Policy Framework.</p>

Application Reference: 12/0074/FULL
Site Address: FIR LODGE, BRAKE MILL, HAGLEY, STOURBRIDGE, DY8 2XY
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans).
<u>Reason for Approval</u>
<p>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 the application is considered to be in accordance with D.17, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, CP11, CP12 of the Adopted Wyre Forest Core Strategy and Section 9 of the National Planning Policy Framework.</p>

Application Reference: 12/0099/FULL
Site Address: FERNHALLS FARM, GREENWAY, ROCK, KIDDERMINSTER, DY14 9SH
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 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).
- 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. The application is considered to be in accordance with RB.1, RB.2, RB.3, TR.17 of the Adopted Wyre Forest District Local Plan, DS04, CP01, CP02, CP03, CP11, CP12 of the Adopted Wyre Forest Core Strategy, CTC21 of the Worcestershire Core Strategy Policy and QE6 of the West Midlands Regional Spatial Strategy.

Application Reference: 12/0101/FULL

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

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. The application is considered to be in accordance with GB.1, GB.2, GB.6, LR.9, LR.10 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, WE6 of the West Midlands Regional Spatial Strategy and Sections 3, 7, 8, 9 and 11 of the National Planning Policy Framework.

Application Reference: 12/0106/FULL

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

DELEGATED APPROVAL subject to the following:

- i. No new objections raised by neighbours during the reconsultation process;
- ii. 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. The application is considered to be in accordance with H.2, H.13, D.4, D.10, D.11, D.15, NR.11, NR.12, LB.1, LB.5, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP03, CP05 of the Adopted Wyre Forest Core Strategy, QE.2, QE.3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Sections 4, 6, 7 and 12 of the National Planning Policy.

Application Reference: 12/0190/LIST

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

DELEGATED APPROVAL subject to the following:

- 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. The application is in accordance with LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004), CP11 of the Adopted Core Strategy (2010) and Section 12 of the National Planning Policy Framework (2012).

Application Reference: 12/3004/TE

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

APPROVAL to 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

28/05/2012

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0016/FULL	CONVEYOR UNITS LTD SANDY LANE TITTON STOURPORT-ON-SEVERN	APPROVAL	17
12/0035/FULL	THE HAULAGE YARD RIBBESFORD ROAD STOURPORT-ON-SEVERN	APPROVAL	30

PART B

Reports

Ref.	Address of Site	Recommendation	Page No.
12/0125/FULL	8 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	38
12/0204/FULL	WILLOW LODGE HOARSTONE COURT HOARSTONE LANE BEWDLEY	APPROVAL	42
12/0205/LIST	WILLOW LODGE HOARSTONE COURT HOARSTONE LANE BEWDLEY	APPROVAL	42

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

28TH MAY 2012

PART A

Application Reference:	12/0016/FULL	Date Received:	12/01/2012
Ord Sheet:	381797 270184	Expiry Date:	12/04/2012
Case Officer:	Julia Mellor	Ward:	Mitton

Proposal: Extension to existing buildings to provide workshop and store (Use Class B2/B8); Detached covered store (Use Class B8); 5m highwall to boundary (re-submission of 11/0109/FULL)

Site Address: CONVEYOR UNITS LTD, SANDY LANE, TITTON, STOURPORT-ON-SEVERN, DY13 9PT

Applicant: CONVEYOR UNITS LTD

Summary of Policy	D.10, D.18, NR.2, NR.11, NR.12, NC.1, NC.2, NC.7, TR.17 (AWFDLP) DS01, CP01, CP02, CP08, CP11, CP13, CP14 (AWFCS) T4, D25, CTC8, RST3 (WCSP) T7, PA1, PA5, PA6, QE9 (WMRSS) 9, 14, 15, 23, 25, 26, Site Allocations & Policies Preferred Options Paper Sections 1, 7, 10, 11 (NPPF)
Reason for Referral to Committee	'Major' planning application Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site encompasses 1.865 hectares in area and is part of the Sandy Lane Industrial Estate. It is sited on land between Sandy Lane to the south and Hartlebury Common and Hillditch Coppice Site of Special Scientific Interest (SSSI) to the north. The site is occupied by Conveyor Units who manufacture roller conveyors, belt conveyors and other conveyor systems. The existing premises are accessed to the front via Sandy Lane and to the rear via Heathfield Road.

12/0016/FULL

1.2 The current application seeks consent for the following:

- (i) an extension to existing buildings within the centre of the site with a floorspace of approximately 790 sq.m and ridge height of approximately 8.2m to provide a workshop and store (use classes B2 and B8);
- (ii) a detached lean to covered storage building with a floorspace of approximately 1272 sq.m, ridge height of approximately 8.6m (use class B8); and
- (iii) a 5 metre high wall along the boundary to Saiwen and Meadow Caravan Park both of which are permanent residential traveller sites.

1.3 An application for development at this site was reported to Members in June, August and, following a Committee site visit, in September 2011. The differences between the current and the previous proposals (Ref. 11/0109/FULL) are as follows:

- An extension to the existing buildings in the centre of the site rather than a building along the common boundary to Saiwen. However the proposed extension is for a mixed B2 / B8 workshop / storage use, whereas the previous building along the boundary was for a proposed B8 storage use; and
- A 5 metre high concrete wall is proposed along the common boundary to Saiwen to replace the previously proposed storage building.

1.4 The reason for the revised application is to achieve a more spacious and efficient layout for manufacturing purposes.

1.5 Footpath No.573 runs through the site connecting Sandy Lane to the south to Hartlebury Common to the north.

2.0 Planning History (Recent)

2.1 WF.183/99 – Erection of extension to form cupboard loading bay : Approved 20.4.99.

2.2 WF.301/99 – Erection of single storey office and toilet extension : Approved 18.5.99.

2.3 WF.907/99 – Erection of extensions to form additional workshop, storage and dispatch areas and new compression house : Approved 10.12.99.

2.4 WF.321/01 – Erection of extension to existing workshops : Approved 19.6.01.

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- 2.5 WF.48/03 – Extension to existing workshop : Approved 11.3.03.
- 2.6 WF.583/03 – Erection of office extension : Approved 11.8.03.
- 2.7 07/0057/FULL - Extensions to side & rear of unit 1; provision of new car park; new access off Sandy Lane : Approved 19.3.07.
- 2.8 08/0919/FULL - Proposed extension to form materials store : Approved 14.1.09.
- 2.9 11/0109/FULL - Proposed covered store for use in association with Conveyor Units (use Class B8): Approved 24.10.11.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No objections.
- 3.2 Highway Authority – No objections subject to condition to ensure that the proposed parking is laid out.
- 3.3 Environment Agency – Flood Risk standing advice to Local Planning Authorities is applicable which indicates that a Flood Risk Assessment with minimum requirements should accompany the application to the Local Planning Authority for their consideration. To be acceptable the Flood Risk Assessment by the applicant should confirm as a minimum (1) a level survey to Ordnance Datum/GPS showing the known or modelled 1% (1 in 100 chance each year) river flood level including climate change; (2) an assessment of the risks posed to the site including that based on 1% modelled flooding (including climate change), on any documented historical flooding and risks associated with the surface water run-off from the site (including climate change); (3) proposed mitigation measures to control those risks for the life-time of the development; (4) residual risks after mitigation including risk during an extreme 1:1000 year event incorporating climate change.
- 3.4 Natural England (*Previous comments to 11/01069/FULL*) - We have no objection to this proposal, subject to it being carried out in strict accordance with the information submitted. We would like to thank the Council for taking the time to visit the site and evaluate the potential for impacts on Hartlebury Common & Hillditch Coppice SSSI and the need for protected species surveys. We are satisfied that these potential risks have been given due consideration and that no further investigation is needed.

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Based on the information provided in your letter dated 13 May 2011, we do not consider Hartlebury Common & Hill Ditch Coppice SSSI to be at risk of impacts. We accept that the risk of protected species being impacted is low due to the industrial nature of the site and we welcome the Council's proposed condition to require an ecologist to be present during site clearance. Should any protected species be found then work should cease and an appropriate expert should be consulted

(Recently received comments) - The advice provided in our previous response applies equally to this resubmission although we made no objection to the original proposal. This resubmission is unlikely to have significantly different impacts on the natural environment than the original proposal.

- 3.5 Countryside Conservation Officer - As with the previous application, even though the application is bordering the SSSI it is felt that the application will only be effecting the application site and will not have a detrimental effect on the SSSI. The area of SSSI the application is abutting is already heavily disturbed and any additional disturbance caused by the application would be negligible and confined to the duration of the construction period. The site is heavily used and the buildings of a design which would have little appeal for bats hence I feel that little will have changed from a protected species point of view and this application is of negligible risk to protected species
- 3.6 Wychavon District Council – I can confirm on behalf of the Council that we have no comments to make on this planning application.
- 3.7 Worcestershire County Council (Public Path Orders Officer) – The proposal affects public rights of way as recorded on the Definitive Map. The public rights of way are Stourport footpath 573 and Hartlebury footpath 670. I note from the application, that the proposal requires alterations to public rights of way. If it is necessary to divert / extinguish / create public rights of way in order for the permitted development to take place, this should be completed to confirmation stage before any development affecting the public rights of way is started. We expect the District Council to ensure that any planning conditions concerning the public rights of way are fully complied with. Please ensure that these matters are drawn to the attention of the applicant and make clear to them that the granting of planning consent does not authorise the obstruction or diversion of a public right of way.

(Previous comment to 11/0109/FULL) - We have no objections to the latest proposal to extinguish footpath 573 in Stourport on Severn and footpath 670 in Hartlebury (this links to footpath 573).

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- 3.8 Worcestershire Regulatory Services (Environmental Health) *Original comments* - The proposed development is neighbouring existing residential uses and proposed residential use at the Saiwen site and therefore there is a possibility that nuisance and loss of amenity may be caused. I would therefore recommend that a noise impact assessment is carried out, to assess the cumulative impact of proposed noise emitting plant and machinery on noise sensitive premises.

It is recommended that the noise impact assessment be carried out in accordance with the main procedural requirements of British Standard BS 4142: 1997 Rating industrial noise affecting mixed residential and industrial areas. The assessment should include the existing background (LA90,T) and residual (LAeq,T) noise levels which are required to quantify the nature and levels of background noise at the nearest noise sensitive premises. Any background assessment should cover the quietest/most sensitive hours where proposed operations may impact on nearby noise sensitive commercial and residential premises.

Due to the close proximity of existing residential properties to the proposed development care should be taken during the demolition and construction phase to reduce any adverse impacts caused to local residents. I would therefore recommend that the applicant follow Worcestershire Regulatory Service's Code of Best Practice for Demolition and Construction Sites.

(Follow up comments following receipt of noise assessment) - In reference to the submitted noise assessment I disagree with the consultant that a 5 dB penalty should not be applied. Due to the type of activity and machinery being proposed it is likely in my opinion that the noise from the development would contain tonal characteristics and/or the noise would have a distinct impulsive character. With this 5dB penalty being applied with the doors closed at ground level the projected noise levels would still be below the measured background noise levels. However, with the doors open and the 5dB penalty being applied this would result in the projected levels being between 3 and 4dB above the measured background levels. Although BS4142 advises that this would only be of marginal significance any increase in the background noise level may result in an increase in the prevailing noise climate of the area and this is why we recommend that projected noise levels should be at or below the current background levels. Furthermore, predicted levels at the roof light window of the nearest residential property would be between 11 and 12dB above background and therefore complaints would be highly likely.

In conclusion with the doors closed the impact on the nearest residential premises from the proposed development is minimal. However, with the doors open the impact may be significant. I would therefore recommend that without any further mitigation measures a condition should be imposed requiring that the doors should be kept closed accept for access.

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3.9 The Ramblers Association – No comments received.

(Previous comments) - Given that the path is already lost to all intents and purposes we are prepared to withdraw our objections.

3.10 Worcestershire Wildlife Trust – No comments received.

3.11 Hartlebury Parish Council – No comments received.

3.12 Crime Risk Advisor - Over the years these premises have been subjected to numerous incidents of crime including burglary theft and damage. I feel sure that because of their past experiences the company will ensure that the security of the workshop is good. I do think that the new boundary wall is an essential addition to improve security and it is a measure that I have recommended to the company in the past.

3.13 Neighbour/Site Notice/Press Notice : 7 letters of objection have been received from residents living near to the site. They raise the following concerns:-

- Please inform me whether the footpath next to Saiwen is going to be unblocked and be opened? If it isn't could you please inform me of how to go about appealing the closure of the footpath?
- I feel that considering 5m being the eaves height or approaching the eaves height of most two storey residential houses, that to live in the shadow of such a structure would be extremely oppressive;
- I am concerned that my right to natural light would be possibly compromised even if calculations may prove to the contrary;
- Having resided at my current address for some 47 years I am aware that the quality of the ground in relation to its load bearing characteristics and cannot imagine that anything other than fairly specialised foundations would be sufficient to make the wall safe;
- I am aware that at some juncture in the future a planning application for a lean to structure may be made on the basis that a 5 metre wall already exists. We have in the past objected strongly to any working space along our boundary being created as we will undoubtedly suffer the nuisance of noise and pollution;
- All of the residents in the area of Conveyor Units are against such enormous buildings and heavy industry and we are all concerned that this will impact upon the beauty and nature of the common.

4.0 Officer Comments

4.1 As stated previously the current application seeks consent for:

- i. A detached storage building to align the entire boundary which the application site shares with the Hartlebury Common and Hillditch Coppice Site of Special Scientific Interest (SSSI), measuring approximately 120m in length;

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- ii. An extension to existing buildings in the centre of the site to provide a workshop and store; and
- iii. a 5 metre high wall along the boundary to Saiwen and Meadow Caravan Park.

4.2 A small part of the proposed detached store would lie within the administrative area of Wychavon District Council and further information with respect to the impact that this has on the decision making procedure is explained later.

PRINCIPLE OF THE DEVELOPMENT

4.3 The proposed development would be sited within an existing employment area. Notably Policy CP08 of the Adopted Core Strategy states that, *“Applications for expansion, updating and intensification of employment uses on existing sites will be supported where they do not compromise the activities of the employment area or conflict with other policy objectives in the Local Development Framework.”* Furthermore the Draft Site Allocations and Policies Development Plan Document identifies the Sandy Lane Industrial Estate as a site to be retained for employment purposes. Therefore the principle of the proposed development on this brownfield site is acceptable.

IMPACT UPON THE AMENITY OF RESIDENTIAL NEIGHBOURS

4.4 It should however be acknowledged that the proposed wall would be sited along the common boundary to the adjacent site known as Saiwen where there is an existing recently refurbished residential property and a lawful planning consent for a gypsy and traveller site. It is therefore considered that the impact upon the outlook currently enjoyed by the residential occupiers should be considered. It is clear that the residents of this adjacent site consider that the proposed 5m high wall would be oppressive and an obstruction of natural light. It is acknowledged that the siting of the proposed wall along the common boundary would only leave a separation distance of approximately 10m between the existing bungalow and the 5m high structure. Furthermore this distance combined with a difference in levels with the application site being located on higher ground would mean that the proposed wall would not meet the 45 degree code.

4.5 However, as the code suggests it should be applied flexibly and in this instance due to the location of Saiwen within a long standing industrial estate, it is considered that the expectations regarding outlook should not be so great as to restrict the expansion of existing businesses and, as such, in this case whilst taking the concerns of residential neighbours into account it is concluded that the 45 degree code should not be rigorously applied. Furthermore the fall back position of the existing extant permission should also be acknowledged. By virtue of planning application 11/0109/FULL planning consent for a building with an eaves height of 6.2m has been granted along the common boundary.

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- 4.6 In addition to the potential for the obstruction of light there is also the assessment of additional noise upon the existing adjacent residential occupiers. The current application differs to the previous proposals as part of the scheme proposes a mixed B2/B8 use. This is because a workshop is proposed for the cutting and processing of tubes. It is intended that the workshop would accommodate tube cutting saws, four 15/20 tonne Hare hydraulic swaging presses, two pedestal drills, four lathes of various types, two power presses (20/30 tonne capacity) and a hand operated chop saw. The unit would also be equipped with an overhead crane.
- 4.7 In addition the extension would also incorporate a roller shutter door within the elevation facing towards Saiwen for access by a forklift truck to move finished products. The separation distance between this elevation and the common boundary to Saiwen at its closest point where there is no intervening building is approximately 27m.
- 4.8 At the request of Worcestershire Regulatory Services a noise assessment has been submitted which indicates that the predicted noise emissions, *“....even at times when the roller shutter door in the extension building is open, comparable in level with, or at a level below the typical daytime background L_{A90} noise levels that are experienced in the area. The noise emissions are predicted to be significantly lower than the level of existing noise emissions from activities on-going within the existing Conveyor Units premises, where existing levels are considered not to represent any nuisance or to cause disturbance to the residents at ‘SaiWen’ and the adjoining caravan park.*
- Noise emissions through doorways proposed in the north west wall of the new extension building have been considered, and it is concluded that a very slight increase in the level of noise emission during periods when the large roller shutter door is necessarily opened will not represent a problem during the proposed working hours.”*
- 4.9 Having considered the assessment officers from Worcestershire Regulatory Services do not concur with all of the conclusions made in the assessment but would be satisfied provided that a suitably worded condition is imposed to ensure that the roller shutter door is closed all times except when needed for access.
- PARKING
- 4.10 The application site has three areas of parking, two car parks are accessed off Sandy Lane and a third off Heathfield Road.

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- 4.11 It is proposed to increase the number of parking spaces from an existing total of 79 to 110. The increase in the number of spaces would be achieved by providing additional spaces within the rear yard area. The proposed total of 110 spaces however is significantly below the Adopted Local Plan standard of 173 spaces required for the existing and proposed B2 and B8 uses on site.
- 4.12 However, whilst the proposed development is significant in terms of floorspace, the increase in the number of employees is not. Officers have been advised that the number of employees would only increase by approximately 6 employees. The existing number of spaces adequately serves employees at present and it is considered that the proposed storage building would not create a requirement for a significant number of additional spaces. The Highway Authority has raised no objections

FOOTPATH

- 4.13 An existing footpath (no. 573) runs through the middle of this existing industrial site, from Sandy Lane to the south to Hartlebury Common to the north. The siting of the two buildings would further obstruct the route of this footpath which is currently inaccessible at either end by the public and already obstructed in two places within the application site.
- 4.14 When the previous application was reported to Committee last summer the applicants indicated that some years ago they had applied to divert the footpath via Heathfield Road. However due to the submission of numerous objections this option was replaced by the intention to extinguish the footpath instead. Subsequently in 2005 the applicants submitted an application to extinguish the footpath under Section 116 of the Highways Act 1980. The applicants previously explained that, *"It was only this year [2011] when I again called to progress that I was told that the County Council had decided not to pursue the matter through the courts due to it having a very low chance of success."* Hence, the applicants were, until recently, unaware that footpath No. 573 is still on the Definitive Footpath Map. It has become apparent that, on the basis that the applicants considered that their application to the County Council to extinguish the footpath had been successful, two buildings have already been constructed which obstruct the route of the footpath.
- 4.15 The effect of development on a public right of way is a material planning consideration. Public footpaths are described as an important recreational resource and are required in order for people to get from one place to another. In this particular case however, whilst the route has existed it has not been readily in use for over eight years, hence for security reasons it has been blocked at either end. Its route has always been impractical, passing through the centre of this industrial site where health and safety implications would have arisen. It is not a route that could in the future be envisaged as being used for recreational purposes. Whilst it provides access from Sandy Lane to Hartlebury Common, there is an existing alternative route (via footpath No. 608) approximately 210m to the east, again off Sandy Lane.

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- 4.16 Should the current planning application be approved, the applicants would then need to extinguish footpath No. 573 under Section 257 of the Town and Country Planning Act 1990. This Section confers on Local Planning Authorities the power to make Orders authorising the stopping of a footpath where it is satisfied that an alternative right of way has been or will be provided or that an alternative is not undertaken. This process would be the subject of a separate application under that part of the Act by the applicants, for which further consultation would be required. The County Council and the Ramblers Association have previously indicated that they would raise no objections to the extinguishment of the right of way.

BIODIVERSITY

- 4.17 The application site lies immediately adjacent to the Hartlebury Common and Hillditch Coppice SSSI, however both Natural England and the Council's Conservation and Countryside Officer have raised no objections subject to a suitably worded condition.

FLOODING

- 4.18 The site lies in Flood Zone 2. The plans submitted indicate that floor levels would satisfy the flood risk requirements. Furthermore, the Agent has previously advised that the site has not flooded within the last 40 years during which it has been in the ownership of the current applicants, Conveyor Units.

WYCHAVON DISTRICT COUNCIL

- 4.19 As stated previously, a small part of the detached building (approximately 260 sq.m.) which equates to just over 10% of the total floorspace proposed within this application lies within the administrative area of Wychavon District Council. In the circumstances where an application site crosses the administrative boundary between two Local Planning Authorities two identical applications should be submitted, one to each Authority seeking planning permission for the development of land falling within each Authority's administrative area.
- 4.20 In this case the applicants have submitted an identical application to Wychavon District Council (reference W/11/02865/PN). In accordance with Circular 04/2008 the planning fee is payable solely to the Authority of whichever area contains the larger or largest part of the whole of the application site. Therefore, in this case the fee has been paid to Wyre Forest District Council.
- 4.21 Each planning application should be determined by the Local Planning Authority in whose administrative area the development is proposed to be carried out. In the case of cross-boundary applications such as this, this can lead to two Authorities making individual determinations, imposing different conditions on the permissions and entering into separate Section 106 Agreements. This does not however promote a co-ordinated approach to development control and the permissions granted by each Local Planning Authority may be inconsistent.

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- 4.22 However, Section 101(1) of the Local Government Act 1972 authorises a Local Authority to arrange for the discharge of functions by any other Local Authority. This provision could be relied on by a Local Planning Authority to delegate its development control function to another Local Authority in respect of a specific cross-boundary planning application.
- 4.23 In February 2012 Members of the Development Control Committee at Wychavon District Council resolved to delegate its decision-making powers regarding application reference W/11/02865/PN for the part of the development lying within its administrative area to Wyre Forest District Council.

5.0 Conclusions and Recommendations

- 5.1 It is considered that the principle of the development at this location is acceptable. Whilst the proposed stopping up of the footpath is a material consideration, it is concluded that there would be no significant disadvantage to the public arising from its extinguishment.
- 5.2 With reference to issues of privacy and amenity, the rights enjoyed by the occupiers of the neighbouring 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. No potential breach has been identified, which is also the case in relation to the appropriate planning policy.
- 5.3 It is therefore recommended that the proposed development be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Details of materials to be submitted
 4. Floor levels in accordance with approved drawing
 5. Access, turning area and parking facilities to be consolidated, surfaced and drained in accordance with details to be agreed
 6. All site clearance works to be undertaken in the presence of a suitably qualified ecologist
 7. No use of extension hereby approved for B2 uses until completion of 5m high wall in accordance with plans
 8. Open storage building hereby approved only to be used for B8 use
 9. Roller shutter door to extension hereby approved facing boundary to Saiwen to be kept closed at all times except when required for access and egress
 10. Roof lights within the extension hereby approved to be kept closed at all times

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Note

Footpath No. 573

- 5.4 There is however a second recommendation regarding application reference W/11/02865/PN for which Wyre Forest District Council has received delegated powers to determine under Section 101(1) of the Local Government Act 1972.
- 5.5 The second recommendation is for **APPROVAL** to be given to application W/11/02865/PN made to Wychavon District Council **subject to the conditions listed under paragraph 5.3 above.**

Reason for Approval

The application site is located in an existing employment area. The principle of expanding the existing commercial premises is therefore acceptable. The impact upon biodiversity, flooding and the amenity enjoyed by adjacent residential occupiers has been considered and it has been concluded that the proposed scheme complies with planning policy. Whilst the proposed parking provision does not meet Adopted Local Plan parking standards it is considered that in this instance there are sufficient reasons to outweigh the policy guidance. The obstruction of footpath No. 573 has also been taken into account and it is also considered that its proposed extinguishment is appropriate in this instance. For these reasons the proposal is considered to comply with the policies listed at the top of the report.

PLANNING COMMITTEE

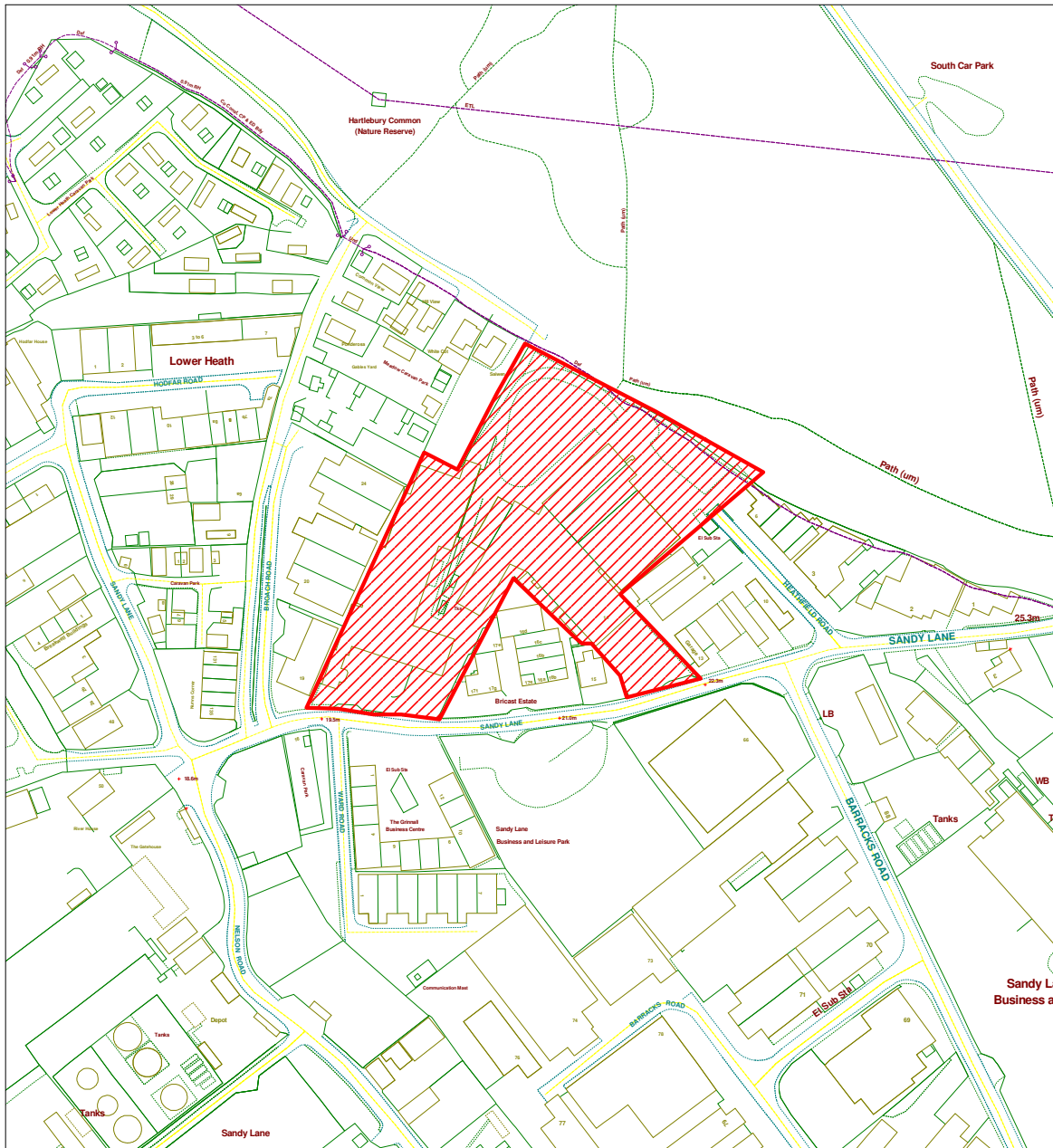
12/0016

Date:- 03 April 2012

OS sheet:- SO8170SE

Scale:- 1:2500

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ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Conveyor Units Ltd.
Sandy Lane, Titton
Stourport. DY13 9QB



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

Application Reference: 12/0035/FULL **Date Received:** 23/01/2012
Ord Sheet: 379444 270660 **Expiry Date:** 19/03/2012
Case Officer: Stuart Allum **Ward:** Areley Kings

Proposal: Removal of existing buildings and erection of two commercial buildings

Site Address: THE HAULAGE YARD, RIBBESFORD ROAD, STOURPORT-ON-SEVERN, DY13 0TF

Applicant: Grinnall Specialist Cars

Summary of Policy	D.4, D.10, D.11, D.15, NR.11, NR.12, NC.7, TR.17 (AWFDLP) DS04, CP02, CP03, CP08, CP11, CP12, CP13, CP14 (AWFCS) Sections 1, 4, 7, 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 The site, of 0.6 ha in total, is located adjacent to Ribbesford Road (B4194) to the south west of Stourport on Severn town centre.
- 1.2 The rural Burnthorne Lane runs behind the existing buildings and makes a junction with Ribbesford Road just to the north of the site. This is an open rural area of predominantly undulating fields with varying degrees of tree cover.
- 1.3 Opposite, and slightly to the south of the yard, are located four residential dwellings known as Whitehill Farm Cottages. These are set within fairly large individual plots.
- 1.4 The layout and appearance of the yard gives an initial impression of a former agricultural use. If this area was in use as a 'haulage yard' as such, there is no evidence from the planning record that this use was ever applied for formally, either by way of a planning application or use certificate.
- 1.5 The site is bisected by the Burnthorne Brook, which runs in a cutting from south west to north east to emerge on the east side of Ribbesford Road via a culvert under the highway.
- 1.6 The existing buildings on site are of varying age and condition. They have remain unused for many years.

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2.0 Planning History

- 2.1 SU.117/61 – New cattle yard, milking parlour and diary : Approved.
- 2.2 SU.122/62 – Wider access : Approved.
- 2.3 WF.1277/88 – New potato storage complex to include bulk potato store, box potato store and packing shed : Approved 17/1/89.
- 2.4 WF.857/98 - Erection of 3 detached dwellings, a garage building and 1.8m roadside wall, after demolition of all existing buildings, construct new vehicular access with flanking walls and gates, close existing access and new sewerage treatment plant : Withdrawn 15/3/99.
- 2.5 WF.266/99 - Erection of two detached dwellings, garage building, 1.8m roadside wall after demolition of all existing buildings, construction new gated vehicular access with flanking walls to Burnthorne Lane, close existing access to Ribbesford Road and new sewage treatment plant : Refused 20/5/99
Appeal Dismissed 18/11/99.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited.
- 3.2 Highway Authority – No objections subject to conditions and notes.
- 3.3 Planning Policy Manager – This application seeks to remove existing buildings, identified by the applicant as a haulage yard, and replace these with two commercial buildings. Given the fact that the proposal falls within a rural area of the District the following policies are considered to be pertinent to its determination:
 - DS04: Rural Regeneration (Adopted Core Strategy).
 - CP08: A Diverse Local Economy (Adopted Core Strategy).
 - National Planning Policy Framework.

Policy DS04 of the Adopted Core Strategy identifies support for enhancing the economy of the District's rural area. The policy specifically identifies that *"The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area...Priority will be placed on the re-use of replacement of existing rural buildings."* Given that the proposal seeks to replace existing, fairly unsympathetic, rural buildings with a relatively small scale workspace it is considered that it is broadly in line with the thrust of this policy, which seeks to promote new economic development in the District's rural areas.

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This commitment to ensuring that rural employment proposals are carefully considered is reaffirmed through policy CP08, which identifies that *“Applications for small scale employment proposals in the rural areas will be assessed on their merits.”* Given the proposed location it will be important to ensure that the character and landscape of the area will not be adversely affected. It is considered that this should be viewed in the context that there is an existing built footprint already established and a redevelopment of the site may not cause any further harm to the character of the area and could, if designed appropriately, provide visual betterment to the area.

The National Planning Policy Framework (NPPF) was published on 28th March 2012. The NPPF retains a number of key elements of planning policy, and it is considered that paragraphs 19 and 28 of the NPPF are particularly relevant to the determination of this particular application. Paragraph 19 of the NPPF identifies that *“Planning should operate to encourage and not act as an impediment to sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”* This proposal would provide for economic growth, and meet the aims of the Council’s Adopted Core Strategy and therefore would appear to be in conformity with the guidance issued through the NPPF.

Given the sites rural location Policy 28 of the NPPF should also be considered. Paragraph 28 identifies the following:

“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *Support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well deigned new buildings.*

The proposals would also appear to accord with the NPPF’s focus on ensuring that a prosperous local economy is supported by planning, and not *act as an impediment* to sustainable growth.

Overall, the application seeks to provide economic development within the local rural area through the redevelopment of an existing site. There is broad policy support for this type of development, as identified by national and local planning policy. However, given the sites location, regard should also be had to the potential affect that the development may have on landscape, character and wildlife within the area.

3.4 Watercourse Officer – No objections subject to conditions.

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- 3.5 Worcestershire Regulatory Services (Contaminated land) – Recommends standard precautionary condition.
- 3.6 Worcestershire Regulatory Services (Noise/Pollution) – In reference to the above application I am concerned that the proposed development may result in noise impact to nearby residents. The site is largely in an agricultural setting with a residential property fairly close by. I would therefore recommend that if permission is granted no development should take place until a noise impact assessment is carried out, to assess the cumulative impact of proposed noise emitting plant and machinery on noise sensitive premises. However, it would be preferable for this to be undertaken before permission is granted to be able to assess the impact this development would have on nearby residents.

The noise impact assessment should be carried out in accordance with the main procedural requirements of British Standard BS 4142: 1997 Rating industrial noise affecting mixed residential and industrial areas. The assessment should include an assessment of the existing background (LA90,T) and residual (LAeq,T) noise levels which are required to quantify the nature and levels of background noise at the nearest noise sensitive premises. Any background assessment should cover the quietest/most sensitive hours where proposed operations may impact on nearby noise sensitive commercial and residential premises. Before the development commences a scheme should also be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site. The use should be carried out in accordance with the approved details.

Due to the sensitive location of the proposed development I would also recommend that the hours during which working may take place, including the loading and unloading of service and delivery vehicles together with their arrival and departure from the site, should be restricted to 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays. There should be no such working on Sundays, Bank or Public Holidays. There should also be no open air operation of plant, machinery or equipment within the application site.

Due to the close proximity of existing residential properties to the proposed development care should be taken during the demolition and construction phase to reduce any adverse impacts caused to local residents. I would therefore recommend that the applicant follow Worcestershire Regulatory Service's Code of Best Practice for Demolition and Construction Sites.

- 3.7 Malvern Hills District Council (Adjoining Authority) – Views awaited.
- 3.8 Countryside Conservation Officer – Views awaited.

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3.9 Neighbour/Site Notice : 6 letters of objection received raising the following concerns:

- Proposed access on the bend is extremely dangerous to vehicles travelling north to Bewdley with speeds in excess of 60 mph – alternative access via Burnthorne Lane. Applicant states that the access to the site will not be new, I believe this is a false statement as drawing indicates that the new entrance is through a collapsed blockwork wall into a livestock enclosure; the small steel gate adjacent to this wall is too small to accept large vehicles associated with deliveries and collections for manufacturing processes, any splay in the entrance for visibility purposes would have to entail the re-routing of the adjacent water course which is already prone to flood. Proposal would result in increased traffic along the B3194 Ribbesford Road to and through Bewdley. This road is a nominated cycle route and is unsuitable for increases in traffic, especially commercial traffic. The routing of vehicles to and from the proposal cannot be controlled by condition. The communal exit from the rear of 2-4 Ribbesford Road emerges just above the proposed entrance for the proposed site, to add to the aspect of danger.
- Permission for haulage yard and light industrial use disputed – haulage was in association with agricultural storage and distribution.
- No grounds for the development of 573m² of light industrial floorspace in an area of rural beauty bounded only by rural hamlets (5 within ¼ mile of the site) for the creation of one additional part time job. Small development of houses would be more appropriate. Industrial development would impact on the standard of living of the immediately adjacent residents, especially during the weekend. How can a manufacturing plant add to the surrounding rural area, which was previously a dairy farm – a ‘brownfield’ site would be more suitable. Have the planning committee been out to site to look at the proposed plans?
- Concern regarding noise/smells/fumes especially when paints (cellulose based/lacquer and resins are being used).

4.0 Officer Comments

4.1 This application stands to be determined principally against those policies concerned with rural regeneration.

4.2 The consultation response from the Planning Policy Manager summarises the policy background as it has evolved in the Wyre Forest Core Strategy and the National Planning Policy Framework.

12/0035/FULL

- 4.3 Such policies and guidance indicate that proposals for economic development in rural areas should receive support 'in principle' subject to other balancing factors, such as the landscape setting, wildlife protection and neighbour amenity.

LOCAL LANDSCAPE CHARACTER

- 4.4 The site is located on the lower slopes of the Severn Valley, and the surroundings are gently undulating with open fields and varying levels of tree cover. The proposal would lead to a rationalisation of the current spread of buildings across the site, with the new structures being no higher than existing, and the proposed external timber finishes would improve integration with the setting, and provide an enhanced appearance to this part of the rural landscape.

WILDLIFE PROTECTION

- 4.5 A Phase 1 habitat survey and protected species survey assessment has been carried out on site. The conclusion is that the site comprises predominantly hardstanding and buildings and consequently is of low ecological interest. There was no evidence of the presence of any protected species. Accordingly, there appears to be no obvious and immediate implications for this development with regard to any species protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 or the Protection of Badgers Act 1992 and therefore no further dedicated surveys for any protected species are recommended.

NEIGHBOUR AMENITY

- 4.6 Due to the location of the proposed development, the physical building will not directly impact on nearby residential dwellings. In respect of concerns over noise, various conditions are recommended to regulate working times and to provide a noise control scheme and noise impact assessment. A working pattern of 8.00 a.m. – 6.00 p.m. Mondays to Fridays and 8.00 a.m. – 1.00 p.m. on Saturdays is recommended. No working shall take place on Sundays, Bank or Public Holidays and no open air operation of plant machinery or equipment within the application site is to take place. The comments of the Worcestershire Regulatory Services are noted in this respect.

HIGHWAYS SAFETY

- 4.7 Whilst there is concern over highways access, the proposals has been scrutinised by Worcestershire County Council as Highway Authority, and its response indicates 'no objection subject to conditions and notes'.

12/0035/FULL

5.0 Conclusions and Recommendations

5.1 This proposal, in its concept and execution, is considered to be sufficiently 'low key' to be able to fit comfortably into the local environment, and is encouraged within the Core Strategy and National Planning Policy Framework. Any perceived impact on the current character of the surroundings and residential property could be successfully mitigated by suitable conditions.

5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Materials/samples to be submitted.
4. Noise impact assessment and noise containment scheme to be submitted.
5. Working hours limitations.
6. Highway conditions.
7. Highway conditions.
8. Highway conditions.
9. Highway conditions.
10. Highway conditions.
11. Highway conditions.
12. Highway conditions.
13. Highway conditions.
14. Highway conditions.
15. Contaminated land precautionary condition.
16. Surface/foul drainage details to be submitted.
17. No external storage.

Reason for Approval

The proposal for rural based employment development is capable of being assimilated into this rural setting without creating an unacceptable or unsustainable impact on interests of landscape quality, wildlife habitat, neighbour amenity or highways safety. For the reasons the proposal is considered to accord with the above policies.

PLANNING COMMITTEE

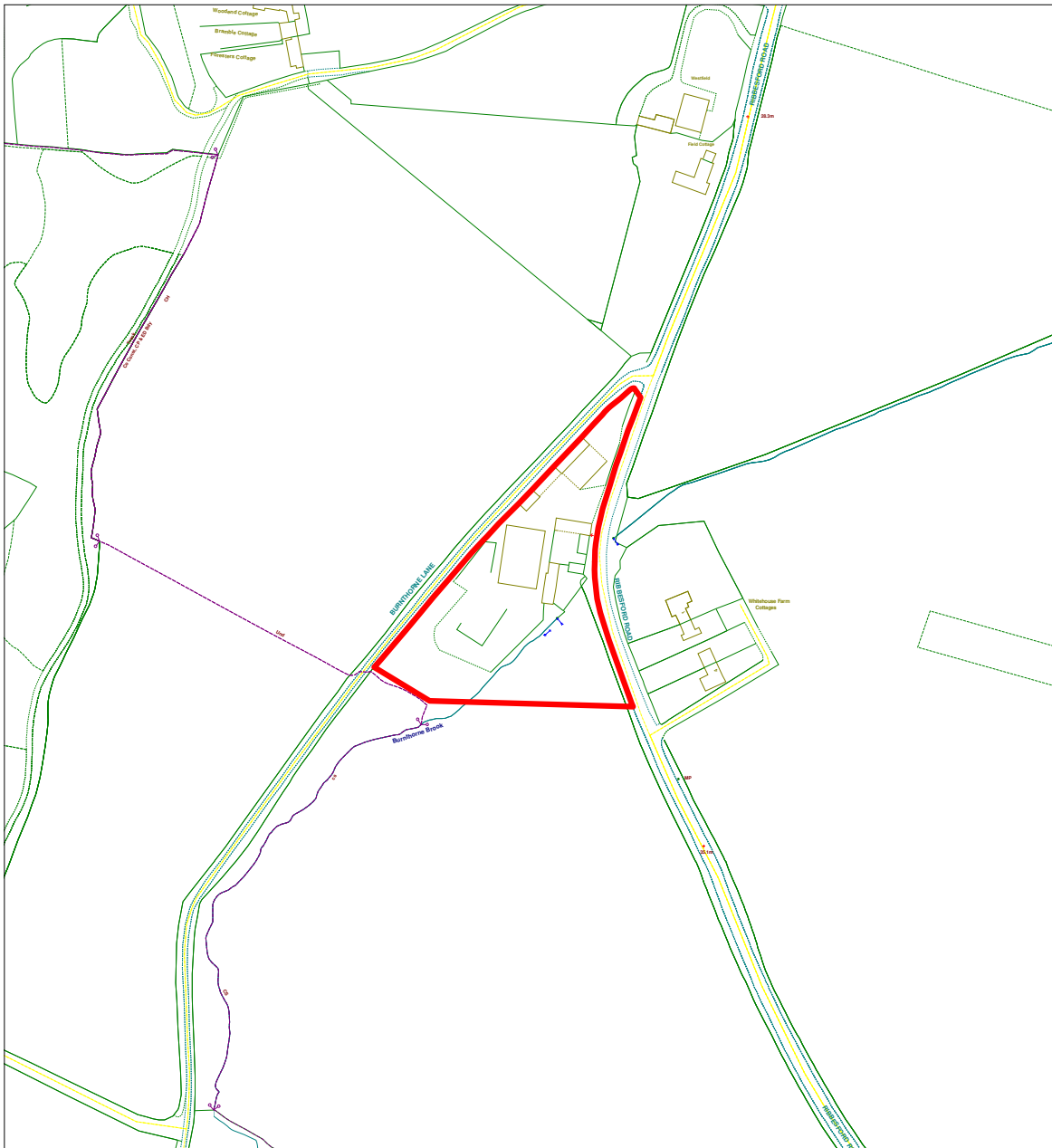
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Date:- 15 May 2012

OS sheet:- SO7970NW

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ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**The Haulage Yard
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

28TH MAY 2012

PART B

Application Reference:	12/0125/FULL	Date Received:	28/02/2012
Ord Sheet:	389331 274054	Expiry Date:	24/04/2012
Case Officer:	James Houghton	Ward:	Blakedown and Chaddesley

Proposal: Proposed single storey extension and alterations to existing access to create improved parking.

Site Address: 8 BRIAR HILL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SQ

Applicant: Mr & Mrs D Warren

Summary of Policy	D.17, GB.1, GB.2, GB.6 (AWFDLP) CP.11 (AWFCS) D.38, D.39 (WCSP) QE3 (WMRSS) Design Quality SPG Sections 7 and 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 property consists of a modestly sized semi-detached dwelling located on the eastern side of Briar Hill, to the north of Chaddesley Green village centre, located within the Green Belt. The property forms part of a development of post war semi-detached properties which appear to have been built by the relevant local authority at that time. The properties are generally positioned within generous plots. Most, if not all, of the properties now appear to be in private ownership. The application property, as with all properties on the eastern side of Briar Hill, backs onto open agricultural land, which falls away to the rear.

12/0125/FULL

- 1.2 The original property consisted of two bedrooms, but now benefits from a third bedroom following the erection of a two storey extension to the rear of the property in accordance with planning permission 11/0179/FULL, which followed the granting, on appeal, of a Certificate of Lawfulness (08/1056/CERTP). The property benefits from a sizeable rear garden as well as land to the side of the property which accommodates a driveway and further garden area.
- 1.3 Briar Hill rises from the south to north, and as such the rear elevations of the properties in this area appear elevated and are clearly visible when viewed from land to the east.

2.0 Planning History

- 2.1 08/0469/OUTL - Erection of a detached dwelling (reserved matters of appearance, landscaping & scale) with access/parking arrangements : Refused 02/07/08.
- 2.2 08/0856/FULL - Erection of two storey extension to the rear; front porch; and, storage container : Refused 31/10/08.
- 2.3 08/1056/CERTP - Certificate of Lawfulness for proposed rear extension : Refused 27/01/09 (but allowed on Appeal 01/02/11).
- 2.4 09/0341/FULL - Reduction in roof height and design to existing extension constructed under permitted development : Withdrawn 25/06/09.
- 2.5 11/0179/FULL - Two storey rear extension and retention of front porch : Approved 01/07/11.
- 2.6 11/0428/FULL - Two storey side extension : Refused 12/09/11 (Appeal dismissed 05/01/12).

3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – The existing property has already been overdeveloped and is out of keeping with similar properties in the area. We believe that any further development would be detrimental to the rural nature of the properties. It is noted that a hedge has already been removed from the front of the property and we feel that creating space for four cars on the front of the property is excessive. The porch, which extends the building line at the front is also unacceptable.
- 3.2 Highway Authority – No objections.

12/0125/FULL

3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The applicant seeks approval for the erection of a single storey side extension and a porch extension. The side extension would provide a hallway and would be finished with a monopitch roof. The porch would provide both an entrance and a wc. Following the submission of revised plans the porch proposed would be gable fronted referencing the gable front of the original property. The application has also been amended to omit alterations to the parking layout originally proposed.
- 4.2 Previous application 11/0428/FULL for a substantial two storey side extension (3.9m wide, ridge at 8.3m) was refused due to the impact of the proposed extension and existing extensions on the original dwelling. The extension proposed, in addition to existing extensions, would have increased the floor space of the building by 131%. It was considered that the cumulative addition of volume to the building would be excessive which was contrary to the guidance laid out in the national policy at that time, Planning Policy Guidance Note 2: Green Belts, as well as the local policy reflecting this national guidance. In addition the size, location, design and cumulative impact of the proposed extension was considered to overwhelm the original dwelling and as such would be contrary to Policies relating to design.
- 4.3 An appeal was made under section 78 of the Town and Country Planning Act 1990 against the decision made by the Local Planning Authority. The Inspector dismissed the appeal as “the proposal would harm the character and openness of the Green Belt and the character and appearance of the existing dwelling and streetscene.”
- 4.4 The proposed extension is considered appropriate in terms of scale. Whilst it is acknowledged that the property benefits from a large rear extension the proposed extensions are relatively small and would be positioned to the front and side, the cumulative impact of the extension on the original building is considered acceptable. The proposed extensions would create additional floorspace tot he ground floor of approximately 14.8m². Approximately 26.5m² has already been added through the previous rear extension. The cumulative floorspace representing an increase of 56.6% over the buildings original floorspace of 73m². Due to its size and position, the extension would offer no detriment to the amenity enjoyed by the occupants of neighbouring dwellings in terms of light, privacy or outlook.
- 4.5 The design of the proposed extension is considered appropriate. The porch draws design cues from the original front elevation of the building and although being of a bulky form, it is considered that its design would offer no significant detriment to the appearance of the property or to the street scene.

12/0125/FULL

- 4.6 The Parish Council objects to the development on the grounds that the porch would breach the building line and would appear atypical given the regular appearance of dwelling in the immediate locality. It should be noted that the erection of the existing porch was approved last year. The proposed porch would not project greater than that already approved and although of a large design is considered acceptable. In addition, there is not a regular building line in this location and due to the separation of the pairs of semi-detached dwellings, each pair is viewed in its own context. On this basis the porch is considered to be acceptable.

5.0 Conclusions and Recommendations

- 5.1 It is recommended that **APPROVAL** be granted subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B3 (Finishing materials to match)

Reason for Approval

The extensions are considered appropriate in terms of scale and design. The development offers no detriment to the character of the area or the street scene and the impact on the amenity currently enjoyed by the occupants of neighbouring properties is minimal. The extension would accord with the provisions of Policy D.17 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) and Sections 7 and 9 of the National Planning Policy Framework (2012).

Application Reference: 12/0204/FULL and 12/0205/LIST **Date Received:** 04/04/2012
Ord Sheet: 379344 276729 **Expiry Date:** 30/05/2012
Case Officer: James Houghton **Ward:** Wribbenhall

Proposal: Alterations and extension of existing barn conversion to create sun lounge

Site Address: WILLOW LODGE, HOARSTONE COURT, HOARSTONE LANE, BEWDLEY, DY12 1RB

Applicant: Mr D Sherwood

Summary of Policy	D.17, GB.1, GB.2, GB.6, RB.1, RB.5, LB.1, LB.2, LB.5 (AWFDLP) CP11 (AWFCS) CTC.19, CTC.21, D.39 (WCSP) QE.3, QE.5, QE.6 (WMRSS) Sections 7, 9, 12 (NPPF)
Reason for Referral to Committee	Planning application represents departure from the Development Plan
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application property is Grade II listed barn converted to residential use. The property is on land washed over by the West Midlands Green Belt. The building itself is a late seventeenth century building with some twentieth century repairs. It is listed due to its contribution to the group of buildings relating to Hoarstone Farm.
- 1.2 The extension is proposed within a single storey, timber finished part of the building adjacent to the two storey, stone built barn.

2.0 Planning History

- 2.1 WF/0534/99 - Listed Building Consent: Installation of a flue pipe and cowl from wood burning stove in breakfast room : Approved 06/08/99.

3.0 Consultations and Representations

- 3.1 Kidderminster Foreign Parish Council – No objection and recommend approval.

12/0204/FULL and 12/0205/LIST

- 3.2 Conservation Officer – The stone barn was listed in 1987. At that time it was attached to a large open-fronted shed, constructed of timber columns supporting a tin roof and set on a stone plinth. As this shed dated from around 1900 it too was covered by the listing as a curtilage structure.

When conversion of the barn to create one residential unit took place in the early 1990's the shed was effectively demolished and replaced with the present structure on the same footprint. A curious feature of this scheme was the creation of an outdoor patio area, which occupied a footprint of approximately one quarter of the former shed.

This proposal will reinstate the roof over the patio area, which will return the form of the barn and adjacent shed to that which existed at the time of listing. Instead of infilling with masonry walls these will be glazed using very large aluminium framed windows.

Although the proposal does not comply entirely with the policies for adaptation and re-use of rural buildings, I support it. This is because I believe the reinstatement of the roof will serve to better preserve the integrity of the barn and adjacent building.

The large glazed panels will I think be almost transparent and much less visible than the application drawings suggest. The use of powder coated aluminium profiles allows very slim but strong profiles and the modern material does not sit uncomfortably against the stone of the barn.

The proposed roof-light is of a more industrial scale and lights of this type can be found on agricultural buildings of the early 20th century. Certainly smaller domestic-type roof-lights would appear out of place here, and indeed a similar roof-light has been employed to good effect on the north elevation already.

In consideration of the relevant policies, LB.5 is perhaps the most relevant. I think the proposal relates well to the barn in terms of proportion and plan, and the contemporary detailing is an improvement on the timber clad walls facing the sun deck.

The proposal does not strictly comply with Policy RB.5, however given that the proposal does reinstate the original form of the listed buildings and does not extend the original footprint at all, I would suggest that in this case a departure from the policy is considered appropriate.

- 3.3 Neighbour/Site Notice – No representations received.

12/0204/FULL and 12/0205/LIST

4.0 Officer Comments

- 4.1 The applicant seeks approval for the erection of a sun lounge. The sun lounge would be formed by large aluminium framed windows and the roof would be in tile to match the remainder of the property and would feature a substantial roof window. The eaves and ridge heights of the development would match those of the single storey element of the application property.
- 4.2 Adopted Wyre Forest District Local Plan Policy GB.1 and Section 9 of the National Planning Policy Framework both state that within the Green Belt the extension of a dwelling, providing that it does not result in disproportionate addition over and above the size of the original dwelling, would not be considered inappropriate. In this case the proposed extension would enclose space within the listed structure which was previously within the building and as such the extension would have no impact on the character appearance or openness of the Green Belt and as such the development would accord with Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan and Section 9 of the National Planning Policy Framework.
- 4.3 Policy RB.1 of the Adopted Wyre Forest District Local Plan sets out the criteria for the conversion of rural buildings. Part ii) of the policy states that a building should be of a size suitable for re-use without extensions or extensive alterations and Policy RB.5 states that applications for the erection of extensions to converted rural buildings will not be permitted. The intention of these policies is to ensure that the architectural, historic and cultural value of the building is not diminished. In this case the proposed structure would infill a previously demolished section of the single storey element adjacent to the main barn. The erection of the proposed development would essentially return the building to a similar form to that originally listed, in a form that is wholly supported by the Conservation Officer.
- 4.4 The scale and design of the proposed extension is therefore considered acceptable as the structure would offer no detriment to the appearance of the building, or to the character of the area. The extension would have no impact on the amenity enjoyed by the occupants of neighbouring dwellings. The design of the development and the materials proposed would not harm the character, setting or appearance of the Listed Building and the extension would enhance the architectural, historic or cultural value of converted barn. Whilst being contrary to Policy RB.5, it is considered that the extension would accord with the requirements of the Adopted Wyre Forest District Local Plan (2004), the Adopted Wyre Forest Core Strategy and the National Planning Policy Framework.

12/0204/FULL and 12/0205/LIST

5.0 Conclusions and Recommendations

- 5.1 The proposed development has been carefully considered in terms of the principle; scale; design; impact upon the Green Belt and intended use, with particular reference to Policies D.17, GB.1, GB.2, GB.6, RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan. It is considered that, in this instance, material considerations exist which outweigh Policies RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan, these material considerations being; the restoration of the form and extent of the building as originally listed, the relatively minimal dimensions and proportions of the development when viewed against the existing property; the sympathetic and complementary design of the development which would enhance, rather than detract, from the original property; and, the lack of harm the development would have on the openness, visual appearance and visual amenity of the Green Belt.
- 5.2 It is therefore recommended that **APPROVAL** be granted to application reference **12/0204/FULL** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B1 (Samples/details of materials)

Reason for Approval

The proposed development has been carefully considered in terms of the principle; scale; design; impact upon the Green Belt and intended use, with particular reference to Policies D.17, GB.1, GB.2, GB.6, RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan. It is considered that, in this instance, material considerations exist which outweigh Policies RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan, these material considerations being; the restoration of the form and extent of the building as originally listed, the relatively minimal dimensions and proportions of the development when viewed against the existing property; the sympathetic and complementary design of the development which would enhance, rather than detract, from the original property; and, the lack of harm the development would have on the openness, visual appearance and visual amenity of the Green Belt. The extension would accord with the provisions of Policies D.17, GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan, Policy CP11 of the Adopted Wyre Forest Core Strategy and Sections 7 and 9 of the National Planning Policy Framework.

- 5.3 It is also recommended that **APPROVAL** be granted to application reference **12/0205/LIST** subject to the following conditions:
1. A7 (Listed Building/Conservation Area consent)
 2. A11 (Approved plans)
 3. B1 (Samples/details of materials)

Reason for Approval

The proposed extension is considered to be an appropriate addition to this Listed Building not harming the character, setting or integrity of the structure. For these reasons the proposal is compliant with Policies LB.1 and LB.5 of the Adopted Wyre Forest District Local Plan and Section 12 of the National Planning Policy Framework.

Wyre Forest District Council

Planning Committee Meeting 28 May 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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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 and Class B Employment (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 Wrigglesworth
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0007/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0067/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
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

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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
12/0088/CERTP	13/02/2012	09/04/2012	84 MOSTYN ROAD STOURPORT- ON-SEVERN DY138PN	Infill below existing carport	Mr L Jones	Paul Wrigglesworth
12/0093/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
12/0097/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
12/0102/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
12/0107/FULL	27/02/2012	23/04/2012	SOUTHCOTE FARM TRIMPLEY BEWDLEY DY121PD	Proposed rear lounge and study extension	Mr P Smith	Stuart Allum
12/0125/FULL	28/02/2012	24/04/2012	8 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SQ	Proposed single storey front/side extension.	Mr & Mrs D Warren	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

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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
12/0121/ADVE	02/03/2012	27/04/2012	CHAINWIRE SOCIAL CLUB ZORTECH AVENUE KIDDERMINSTER DY117DY	3 No. Directional Signs	STOURBRIDGE COLLEGE	Julia McKenzie-Watts
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
12/0123/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
12/0126/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
12/0127/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 (Lighting Assessment Received)	KING CHARLES HIGH SCHOOL	James Houghton
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

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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
12/0155/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

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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
12/0168/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
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
12/0176/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	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
12/0178/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
12/0179/TREE	27/03/2012	22/05/2012	18 DUNLEY ROAD STOURPORT- ON-SEVERN DY130AX	Removal of 2 cedars, 2 elms, 3 sycamores and one walnut	Mr G Parfitt	Alvan Kingston

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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
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
12/0191/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

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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
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
12/0201/FULL	03/04/2012	29/05/2012	166 BEWDLEY HILL KIDDERMINSTER DY116BS	Internal conversion of three storey house into 3 x one bedroom flats (no external alterations) conversion of three garages to provide 3 x off road parking spaces at garages at 3 Pineridge Drive, Kidderminster	Mr & Mrs Barstow	Stuart Allum

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12/0204/FULL	04/04/2012	30/05/2012	WILLOW LODGE HOARSTONE COURT HOARSTONE LANE BEWDLEY DY121RB	Alterations and extension of existing barn conversion to create sun lounge	Mr D Sherwood	James Houghton
12/0205/LIST	04/04/2012	30/05/2012	WILLOW LODGE HOARSTONE COURT HOARSTONE LANE BEWDLEY DY121RB	Alterations of existing barn conversion to create sun lounge	Mr D Sherwood	James Houghton
12/0203/FULL	05/04/2012	31/05/2012	CHANTERS HOLLOW 26 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Extension to existing garage with games room and study in loft	Mr J Bowen	Stuart Allum
12/0206/FULL	05/04/2012	31/05/2012	22 LARCHES ROAD KIDDERMINSTER DY117AB	Proposed rear extension	Mr & Mrs J Brooks	Julia McKenzie-Watts
12/0207/FULL	05/04/2012	31/05/2012	FLAT ABOVE 6 LOMBARD STREET STOURPORT-ON-SEVERN DY138DT	External staircase to first floor flat	K Darby	James Houghton
12/0202/TREE	10/04/2012	05/06/2012	6 HIGHGATE CLOSE KIDDERMINSTER DY116JL	Fell a sycamore	Mr P Marsh	Alvan Kingston
12/0208/FULL	10/04/2012	05/06/2012	OLD SCHOOL HOUSE NEW ROAD FAR FOREST KIDDERMINSTER DY149TQ	Two storey rear extension	Mr A Hoare	Stuart Allum
12/0209/FULL	10/04/2012	05/06/2012	16 NURSERY ROAD BEWDLEY DY121AL	Front porch extension	Mr S Lyon	Julia McKenzie-Watts
12/0210/FULL	10/04/2012	05/06/2012	23 PINEDENE STOURPORT-ON-SEVERN DY139NG	Proposed side extension and conversion of garage to create kitchen/utility extension	Mr A Rutter	Julia McKenzie-Watts
12/0212/FULL	10/04/2012	05/06/2012	6 LOWER PARK BEWDLEY DY122DP	Extension to rear, modification and renovation	Mr R Bateman	Stuart Allum
12/0213/LIST	10/04/2012	05/06/2012	6 LOWER PARK BEWDLEY DY122DP	Extension to rear, modification and renovation	Mr R Bateman	Stuart Allum

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12/0215/ADVE	10/04/2012	05/06/2012	S C S UNIT E CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	1 No. internally illuminated sign (11.5m x 5.11m)	A Share & Sons Ltd	Julia McKenzie-Watts
12/0211/FULL	11/04/2012	06/06/2012	41 LOW HABBERLEY KIDDERMINSTER DY115RA	Demolish existing single storey extension and erect two storey side extension	MR J FORD	James Houghton
12/0214/FULL	11/04/2012	06/06/2012	JOANS HOLE DUNLEY STOURPORT-ON-SEVERN DY130UJ	Proposed extensions and alterations	Mr T Newbold	Paul Round
12/0216/FULL	11/04/2012	06/06/2012	40 RICHMOND ROAD BEWDLEY DY122BG	Extension to side of bungalow to form bedrooms	Mr G Thomas	Julia McKenzie-Watts
12/0217/FULL	12/04/2012	07/06/2012	27A DOG LANE BEWDLEY DY122EF	Change of use to Pet Shop and Consultancy Veterinary Practice	Severn Edge Veterinary Group	Paul Round
12/0218/FULL	12/04/2012	07/06/2012	49 STAGBOROUGH WAY STOURPORT-ON-SEVERN DY138SY	Rear conservatory following removal of existing rear extension	Mr A Westwood	James Houghton
12/0219/FULL	13/04/2012	08/06/2012	10 BRIDGE STREET KIDDERMINSTER DY101BN	Erection of new entrance steps	Raj Thakerar	Julia McKenzie-Watts
12/0220/ADVE	13/04/2012	08/06/2012	10 BRIDGE STREET KIDDERMINSTER DY101BN	2 no. internally illuminated signs, one on the building, one hanging double sided from ceiling of walkway	Raj Thakerar	Julia McKenzie-Watts
12/0221/FULL	13/04/2012	08/06/2012	17 LANSDOWN GREEN KIDDERMINSTER DY116PX	First floor side extension to side of dwelling to provide additional bedroom	Mr & Mrs Littleton	Stuart Allum
12/0222/FULL	16/04/2012	11/06/2012	11 CLAUGHTON COURT KIDDERMINSTER DY116BL	Two storey extension to the side	Mr & Mrs Livesey	Julia McKenzie-Watts
12/0223/FULL	16/04/2012	11/06/2012	ICE ALPINES LYE HEAD BEWDLEY DY122UW	Retention of ground mounted solar photovoltaic panels	MR M LAGOMARSINO	Paul Round

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12/0224/FULL	16/04/2012	11/06/2012	RYE COTTAGE SPRING GROVE BEWDLEY BYPASS BEWDLEY DY121LQ	Insertion of new doors in brickwork to north elevation of dwelling	Mr & Mrs G MacDougall	Stuart Allum
12/0225/LIST	16/04/2012	11/06/2012	RYE COTTAGE SPRING GROVE BEWDLEY BYPASS BEWDLEY DY121LQ	Insertion of new doors in brickwork to north elevation of dwelling	Mr & Mrs G MacDougall	Stuart Allum
12/0226/FULL	16/04/2012	11/06/2012	SHIPWAYS 4 CARLTON HOUSE MARLBOROUGH STREET KIDDERMINSTER DY101AY	Replacement shopfront	Sequence (UK) Ltd	Paul Wrigglesworth
12/0227/ADVE	16/04/2012	11/06/2012	SHIPWAYS 4 CARLTON HOUSE MARLBOROUGH STREET KIDDERMINSTER DY101AY	Replacement shopfront & New signage to main elevation	Sequence (UK) Ltd	Paul Wrigglesworth
12/0228/FULL	17/04/2012	12/06/2012	FORMER CERAMASPEED SITE ZORTECH AVENUE KIDDERMINSTER DY117DY	Extension of part of low bay factory to line through with existing high bay part of factory, addition of two plant rooms on south elevation in existing service yard (Renewal of Planning Permission 09/0379/FULL)	Revelan Group PLC	Paul Round
12/0229/LIST	17/04/2012	12/06/2012	THE OLD POST OFFICE 13-14 LOAD STREET BEWDLEY DY122AE	Part demolition and re-construction of chimney	Mrs M Tolley	Stuart Allum
12/0230/FULL	19/04/2012	14/06/2012	15 GALAHAD WAY STOURPORT- ON-SEVERN DY138SQ	Single storey rear extension	Mr & Mrs Liggins	Julia McKenzie- Watts
12/0232/FULL	20/04/2012	15/06/2012	WESTLAND 35 BIRMINGHAM ROAD KIDDERMINSTER DY102DA	Provision of new vehicular access and driveway for registered disabled person	Mr J Leavesley	James Houghton
12/0234/FULL	20/04/2012	15/06/2012	UNIT 2 19 STOURBRIDGE ROAD KIDDERMINSTER DY102PN	Change empty vacant shop unit to A5 Hot food Takeaway (To provide Fish & Chip, Pies, Kebab's and Burgers)	Mr S Singh	James Houghton

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12/0240/FULL	20/04/2012	15/06/2012	38 WILLOWFIELD DRIVE KIDDERMINSTER DY115DN	Proposed two storey side extension	Mr & Mrs A Hunt	Julia McKenzie-Watts
12/0233/FULL	23/04/2012	18/06/2012	REAR OF HILLS FORD WORCESTER ROAD KIDDERMINSTER DY101JB	Proposed storage building	MTCR Marketing Ltd	Paul Wrigglesworth
12/0235/FULL	23/04/2012	18/06/2012	OFFMORE ROAD GARAGE 84 OFFMORE ROAD KIDDERMINSTER DY101SU	Demolition of two existing store buildings and rebuild two storage buildings	Mr I Meredith	Stuart Allum
12/0236/FULL	23/04/2012	18/06/2012	KIDDERMINSTER TENNIS CLUB BAXTER GARDENS BIRMINGHAM ROAD KIDDERMINSTER DY102HD	Proposed modification and extension of clubhouse plus installation of outdoor sports lighting	Mr T Hollis	James Houghton
12/0237/FULL	23/04/2012	18/06/2012	THE BUNGALOW ROCK MOOR FARM ROCK KIDDERMINSTER DY14 9SD	Single store rear extension for additional lounge and conservatory with garage conversion for bedroom	Mr J Morton	Stuart Allum
12/0238/FULL	23/04/2012	18/06/2012	97 BEECHFIELD DRIVE KIDDERMINSTER DY115HQ	Conservatory to front elevation	Mr Abbotts	Julia McKenzie-Watts
12/0241/FULL	23/04/2012	18/06/2012	OPPOSITE 3 WESTBOURNE STREET BEWDLEY DY121BS	Retrospective application for the installation of 1 x BT DSLAM telecommunications equipment cabinet	BT PLC	James Houghton
12/0242/FULL	23/04/2012	18/06/2012	GLENHURST PLEASANT HARBOUR BEWDLEY DY121AD	Garden shed and log store	Mr M Thorpe	Stuart Allum
12/0239/FULL	24/04/2012	19/06/2012	44 CHAFFINCH DRIVE KIDDERMINSTER DY104SY	Conversion of ground floor garage and new first floor extension over to create utility room and bedroom with en-suite	Mr M Jones	Stuart Allum

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12/0243/FULL	24/04/2012	19/06/2012	45 ELAN AVENUE STOURPORT-ON-SEVERN DY138LR	Proposed side elevation dormer, front extension and rear conservatory	Mr B Currier	James Houghton
12/0244/FULL	24/04/2012	19/06/2012	11 LARCHES ROAD KIDDERMINSTER DY117AB	Proposed single and two storey rear extension	Mr & Mrs S Reeves	James Houghton
12/0245/TREE	24/04/2012	19/06/2012	THE SPINNEY WAGGON LANE KIDDERMINSTER DY103PN	Remove one oak tree at front of property	Mr C Sharratt	Alvan Kingston
12/0246/TREE	25/04/2012	20/06/2012	LAND ADJACENT TO CAR PARK AND BRIDLE PATH AT THE END OF DUNLIN DRIVE KIDDERMINSTER DY104TL	Cut back or cut down tree	Mrs L Anderson	Alvan Kingston
12/0247/FULL	25/04/2012	25/07/2012	UPPER MOOR SMALLHOLDING TIMBER LANE STOURPORT-ON-SEVERN DY139LU	Change of use to Gypsy Caravan Site to create maximum 15 pitches, amenity blocks and service road.	Mr Loveridge	Paul Round
12/0248/FULL	25/04/2012	20/06/2012	LOWER HOLLIN PENSAX ABBERLEY WORCESTER WR6 6AJ	Retention of playhouse and erection of detached garage. Internal alterations, replacement windows and rainwater goods and repairs to roof	Mr A Cox	James Houghton
12/0249/LIST	25/04/2012	20/06/2012	LOWER HOLLIN PENSAX ABBERLEY WORCESTER WR6 6AJ	Internal alterations, replacement windows and rainwater goods and repairs to roof	Mr A Cox	James Houghton
12/0251/CERTP	25/04/2012	20/06/2012	MANDERVILLE HOUSE 35 LARCHES ROAD KIDDERMINSTER DY117AB	The use of home for mentally handicapped people for use to be changed to home for children in need of care (Children aged 6-18 years old maximum number 7)	Pathways Care Group	Paul Wrigglesworth
12/0250/TREE	26/04/2012	21/06/2012	34 SKYLARK WAY KIDDERMINSTER DY104EN	Reduce size of Oak Tree	Mrs E Goodwin	Alvan Kingston

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12/0260/LIST	27/04/2012	22/06/2012	13 SEVERN SIDE SOUTH BEWDLEY DY122DX	Take down existing brick garden wall adjacent Long Alley and rebuild as traditional brick cavity wall for length of proposed Garden Room Extension [PP Ref 11/0650/FULL & 11/0651/LIST] and addition of new small window to 2nd Floor Landing on rear elevation of main house.	Mr S Kocher	Stuart Allum
12/0266/CERTE	27/04/2012	22/06/2012	THE STABLES AT THE WOODLANDS WORCESTER ROAD CLENT STOURBRIDGE DY9 0HS	Lawful Development Certificate for an existing use or operation: Stables with self contained studio apartment above	Mr P Knowles	Paul Wrigglesworth
12/0252/FULL	30/04/2012	25/06/2012	YEW TREE COTTAGE CLATTERCUT LANE RUSHOCK DROITWICH WR9 0NN	Alterations to existing building to form self contained ancillary accommodation, new pitched roof and associated works	Mr R Kendrick	Stuart Allum
12/0256/FULL	30/04/2012	25/06/2012	11 COLLEGE ROAD KIDDERMINSTER DY101LU	Proposed single storey side extension	Mrs D Jeavons	Julia McKenzie-Watts
12/0261/FULL	30/04/2012	25/06/2012	THE CROFT BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XR	Proposed single storey rear extension	Mr M Thompson	Julia McKenzie-Watts
12/0262/FULL	30/04/2012	25/06/2012	1 WATERLOO ROAD BEWDLEY DY122JL	Convert flat roof to pitched roof, including extensions to bathroom and bedroom	Mr C Mountain	Julia McKenzie-Watts
12/0267/FULL	30/04/2012	25/06/2012	WRIBBENHALL PARISH ROOMS KIDDERMINSTER ROAD BEWDLEY DY121DQ	Reconfigure internal layout to improve toilet facilities, allowing external access from church. Develop redundant exterior yard at rear top provide additional accommodation with glazed roof.	Mr K Young	James Houghton
12/0257/TREE	01/05/2012	26/06/2012	6 PARKLAND AVENUE KIDDERMINSTER DY116BX	Fell oak tree	Mr J Edmonds	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0258/TREE	01/05/2012	26/06/2012	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Various tree works	Miss S Knight	Alvan Kingston
12/0259/EIASC	01/05/2012	05/06/2012	MARINA QUAYS LLEWELLYN CLOSE STOURPORT-ON-SEVERN	Request for an Environmental Impact Assessment Scoping Opinion. New 400 berth marina (including boat storage, dry stack facilities, hoist dock, slipway, fuel storage and waste disposal area); reception building with club house facilities; 100 holiday let units; workshops, chandlery, laundrette and associated car parking	Clive Fletcher Dev/Thomas Vale Construction	Julia Mellor
12/0263/FULL	01/05/2012	26/06/2012	ELFORDS HEIGHTINGTON BEWDLEY DY122XW	Proposed side conservatory and rear utility	Mr A Darley	James Houghton
12/0264/LIST	01/05/2012	26/06/2012	ELFORDS HEIGHTINGTON BEWDLEY DY122XW	Proposed side conservatory and rear utility	Mr A Darley	James Houghton
12/0265/TREE	02/05/2012	27/06/2012	9 CHURCH WALK STOURPORT- ON-SEVERN DY130AL	Remove two lime tree	Mr D Gough	Alvan Kingston
12/3010/TE	02/05/2012	27/06/2012	BEWDLEY CRICKET CLUB LOWER PARK BEWDLEY DY122DP	The proposed development is for a 15m high telecommunications wooden column with 3 no. antennas and 2 no. dishes located at the top of the column and six equipment cabinets and ancillary development thereto.	Everything Everywhere Ltd	Paul Round
12/0269/FULL	03/05/2012	28/06/2012	4 FAIRFIELD LANE WOLVERLEY KIDDERMINSTER DY115QH	Proposed two storey side and rear extension to dwelling	Mr P Lambe	Julia McKenzie-Watts
12/0268/S106	04/05/2012	29/06/2012	MORGANITE ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of S106 to allow revised affordable housing percentage (24%) and mix	Mr M Marsh	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0270/LIST	08/05/2012	03/07/2012	THE HORN & TRUMPET PARK LANE KIDDERMINSTER DY116TQ	Amendment to Listed Building Consent 08/0971/LIST	Mr R Whitehouse	James Houghton
12/0271/FULL	08/05/2012	03/07/2012	101 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LY	Retention of balcony at first floor level	Mr R Bates	James Houghton
12/0272/FULL	08/05/2012	03/07/2012	39 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Rear ground and first floor extension	Mr D Clamp	James Houghton
12/0274/CERTE	08/05/2012	03/07/2012	65 CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YH	Occupation of the dwelling in breach of Agricultural Workers condition (b) of Planning Approval KR 182/65/O	Mr R Lee	Paul Round
12/0275/FULL	08/05/2012	03/07/2012	FAR FOREST TENNIS CLUB CALLOW HILL ROCK KIDDERMINSTER DY149DB	Extension and reorientation of 2 tennis courts including resurfacing and replacement chain link fencing	Mr M Wright	James Houghton
12/3011/AG	08/05/2012	05/06/2012	LAND AT BRICKYARD COTTAGE BLACKSTONE BEWDLEY DY121QD	Storage building	MR M HINKS	Paul Round
12/0273/FULL	09/05/2012	04/07/2012	WALLFLOWERS INTERIORS 28 BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103JN	Change of use of ground floor from A1 (retail) to D2 (personal training studio)	Mr C Gardner	Julia McKenzie- Watts
12/0276/TREE	09/05/2012	04/07/2012	166 SUTTON PARK ROAD KIDDERMINSTER DY116LF	Lop and trim 3 Silver Birch	Mr P Webb	Alvan Kingston
12/0277/FULL	09/05/2012	04/07/2012	THE OLD BAKERY THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Replace existing single storey flat roof extension with larger single storey extension incorporating pitched roof construction.	Mr B Stockford	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0278/LIST	09/05/2012	04/07/2012	THE OLD BAKERY THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Replace existing single storey flat roof extension with larger single storey extension incorporating pitched roof construction.	Mr B Stockford	James Houghton
12/0279/FULL	09/05/2012	04/07/2012	LAND OFF HOLLIES LANE KIDDERMINSTER DY115RW	Erection of wooden storage/amenity building to be used in conjunction with existing land use	Mr P Lawley	James Houghton
12/0280/FULL	10/05/2012	05/07/2012	69 CRUNDALLS LANE BEWDLEY DY121JN	Single storey front extension; first floor side extension with extensions to front and rear dormers; and single storey rear extensions	Miss A Norwood	Stuart Allum
12/0282/FULL	11/05/2012	06/07/2012	83 BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY138PX	Erection of detached outbuilding with basement	Mr M Follett	James Houghton
12/0283/FULL	11/05/2012	06/07/2012	21 BIGBURY LANE STOURPORT- ON-SEVERN DY139JU	Proposed detached garage	Mr M Packer	Julia McKenzie-Watts
12/0284/FULL	14/05/2012	13/08/2012	O G L COMPUTER SERVICES GROUP WORCESTER ROAD STOURPORT-ON-SEVERN DY139AT	Part demolition of existing Customer Services Building and addition of new first floor over the same; Addition of new three storey wing to main office building ; and formation of additional parking areas and bridge link between both buildings.	O G L COMPUTER SERVICES GROUP	Paul Round
12/0285/FULL	14/05/2012	09/07/2012	41 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Single storey ground floor extension and a first floor extension to the rear of the property	Mrs E Handslip	Julia McKenzie-Watts
12/0286/FULL	14/05/2012	09/07/2012	106 LICKHILL ROAD STOURPORT- ON-SEVERN DY138SF	Proposed rear conservatory	Mr Lane	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0287/FULL	14/05/2012	09/07/2012	109 THE GROVE STOURPORT-ON-SEVERN DY139ND	Proposed new roof construction over existing garage and hallway	Mr C Smith	Julia McKenzie-Watts
12/0288/TREE	15/05/2012	10/07/2012	2 SHELDUCK GROVE KIDDERMINSTER DY104EF	Reduce height of holly hedge (adjacent to 18 Greenfinch Close)	Mr S Riley	Alvan Kingston
12/0289/TREE	15/05/2012	10/07/2012	2 KINGFISHER GROVE KIDDERMINSTER DY104AG	Fell one Silver Birch	Mrs J Lynch	Alvan Kingston
12/0290/TREE	15/05/2012	10/07/2012	LAWNWOOD HOUSE CHURCH AVENUE STOURPORT-ON-SEVERN DY139DX	Reduce height and prune a cypress leylandii and a cypress	Miss K Gregory	Alvan Kingston
12/0291/FULL	15/05/2012	10/07/2012	ALMA HOUSE PORCHBROOK ROCK KIDDERMINSTER DY149RZ	Single storey extension	Mr R Plant	Paul Round
12/0292/FULL	15/05/2012	10/07/2012	35 WOODTHORPE DRIVE BEWDLEY DY122RH	Two storey side and single storey rear extensions	Mr & Mrs T Evans	James Houghton
12/0293/FULL	15/05/2012	10/07/2012	LITTLE HOLLOWAY THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Replacement of flat roof to bay window and porch with pitched roof	Mr & Mrs D Hislop	Julia McKenzie-Watts
12/0294/LIST	15/05/2012	10/07/2012	68 KIDDERMINSTER ROAD BEWDLEY DY121BY	Alterations to existing painted timber fixed light window to form painted timber french doors	Mr & Mrs T Willis	Stuart Allum

WYRE FOREST DISTRICT COUNCIL

Planning Committee

28 May 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
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		14/05/2012	

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	LI 13/02/2012				Withdrawn 12/04/2012
			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					

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		14/05/2012	
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	27/04/2012		14/05/2012	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

28TH MAY 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 – Extension 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. It also shows performance at the time of compiling the report within the 1st Quarter of 2012/13 although the relevant period does not end until 30th June 2012, and as such these figures may be subject to future change.

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%
1 April – 30 June 2012 (figures taken 15 May 2012)	1	1	100%

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. It also shows performance at the time of compiling the report within the 1st Quarter of 2012/13 although the relevant period does not end until 30th June 2012, and as such these figures may be subject to future change.

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 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%
1 April – 30 June 2012 (figures taken 15 May 2012)	18	16	88.89%

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. It also shows performance at the time of compiling the report within the 1st Quarter of 2012/13 although the relevant period does not end until 30th June 2012, and as such these figures may be subject to future change.

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%
1 April – 30 June 2012 (figures taken 15 May 2012)	41	36	87.80%

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 upon 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 – April 2012).
- DCLG : Planning Performance Statistics – Planning Committee (August 2009 – November 2010).

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

28TH MAY 2012

**Department for Communities and Local Government (DCLG)
– Planning Performance Statistics**

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

1. PURPOSE OF THE REPORT

- 1.1 To inform Members of the published performance statistics relating to Development Control.

2. RECOMMENDATION

- 2.1 **That this Report be noted.**

3. BACKGROUND

- 3.1 Previously, Members may recall that this report has been presented to Planning Committee on a quarterly basis. However, in March 2011, DCLG indicated that the statistics relating to numbers, types and speed of decision reached by Local Planning Authorities would only be published annually and as such no such reports have been provided since November 2010. An annual report would have been due in April 2012 following the anticipated publication of annual statistics. However, it now appears that DCLG have reversed the original decision and the statistics are, once more, being provided on a quarterly basis, and will once again be reported as they become available.
- 3.2 This report provides the statistics for the period October to December 2012 based on the Statistical Release published in April 2012.

4. **PERFORMANCE**

4.1 I have reproduced below the figures for the Worcestershire Districts for the period October to December 2012.

	YEAR ENDING 31 DECEMBER 2011					% < 8 weeks
	Total Major Decisions	% < 13 Weeks	Total Minor Decisions	% < 8 weeks	Total other Decisions	
Bromsgrove	22	64	198	73	591	85
Redditch	11	73	88	94	182	97
Worcester	15	67	100	87	451	91
Wychavon	37	54	409	68	914	86
Malvern Hills	23	64	262	83	625	85
WYRE FOREST	29	48	128	64	424	78

	OCTOBER TO DECEMBER 2011					% < 8 weeks
	Total Major Decisions	% < 13 Weeks	Total Minor Decisions	% < 8 weeks	Total other Decisions	
Bromsgrove	5	60	50	60	148	70
Redditch	5	80	17	82	53	94
Worcester	3	33	22	100	100	92
Wychavon	8	63	108	76	245	91
Malvern Hills	1	100	80	81	156	87
WYRE FOREST	11	45	36	58	106	74

SUMMARY BY MAIN CLASS OF DEVELOPMENT		
	Total in this Quarter	% of Decisions within 8 Weeks
Major Development	11	45
Minor Development	36	58
Other Development	106	74
ALL CLASSES	153	

4.2 A separate report is attached to this Agenda setting out the monthly progress against the NI157 (BVPI 109) targets.

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 no risk management issues.

8. **EQUALITY IMPACT ASSESSMENT**

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

9. **CONCLUSION**

- 9.1 Members to note the published performance statistics issued by DCLG relating to Development Control.

10. **CONSULTEES**

- 10.1 None.

11. **BACKGROUND PAPERS**

- 11.1 None.

SECTION 106 OBLIGATION MONITORING

NOTE: THIS LIST IS NOT EXHAUSTIVE BUT DETAILS THE MOST 'CURRENT' OBLIGATIONS, WHICH REQUIRE MONITORING

This list only records applications dating back to 2008 and should Members wish to see records relating to applications before then, they are available on request

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0155/FULL	Land to rear of 10 York Street/ 31 High Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £2,460 • Public Open Space contribution of £1,349.28 	Commencement of development	Draft with applicants
12/0268/S106	Morganite Advanced Ceramics Bewdley Road Stourport on Severn	Variation to allow revised affordable housing percentage (24%)		
11/0309/FULL	1 Frederick Road, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Engrossments with applicant's solicitors for execution
11/310/FULL	Unit 1 Frederick Road, and land to the east, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Engrossments with applicant's solicitors for execution

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1044/FULL	Former Victoria Sports Field, Spennells Valley Road, Kidderminster	<ul style="list-style-type: none"> • Contribution of a £100,000 to Wyre Forest District Council to enhance sporting provision • £10,000 to Worcestershire County Council towards sustainable cycle routes • Sponsorship of Kidderminster Victoria Cricket Club providing £3,500 per annum for 10 years • Sponsorship of Worcestershire Bowling League of £1,500 per annum for 5 years 	<p>Commencement of development</p> <p>Commencement of development</p> <p>Commencement of development & annually thereafter</p> <p>Commencement of development & annually thereafter</p>	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
11/0163/FULL	Churchfields Business Park, Clensmore Street Kidderminster	<ul style="list-style-type: none"> • Affordable housing 22% (49 units – 17 shared ownership / 32 social rented) • Education - £150 000 • AQMA - £29 000 (towards • appropriate traffic management scheme to reduce emissions) • Sustainable Transport - £35 000 (towards refurbishing Limekiln bridge) • Highway Improvements - £284 000 (as indicated in Churchfields Masterplan including but not limited to improving bus services 9/9a) • Open Space £200 000 	<p>Prior to occupation of one third general market dwellings in phase 1 and 50% in phase 2</p> <p>1st dwelling in phase 1 & 106th in Phase 2</p> <p>Commencement of development</p> <p>Commencement of development</p> <p>1st dwelling in phase 1 & 106th in Phase 2</p> <p>On site:5 years after landscaping completed & maintained</p> <p>Offsite: 1st dwelling in phase 1 & 106th in Phase 2</p>	Agreement completed

Agenda Item No. 10

Application Number	Site	Provisions	Triggers for Compliance	Performance
11/0390/FULL	Corner of Hurcott Road and Stourbridge Road Kidderminster	<ul style="list-style-type: none"> Air Quality Monitoring and Management contribution of £10,000 		Agreement completed and contribution paid
11/0471/FULL	Clent Avenue, Kidderminster	<ul style="list-style-type: none"> Open space contribution of £2,023.92 		Agreement completed
11/0469/FULL	Richmond Road Bewdley	<ul style="list-style-type: none"> Open space contribution of £1,779.04 		Engrossment agreements with applicants for signature
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period 	Commencement of development	Completed
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> To prevent implementation of 10/0653/FULL approved 13th December 2010 To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling 	Immediate	Completed
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> Education contribution of £38,224 Highway contribution of £20,000 Affordable housing provision of 25 units (11 Shared Ownership & 14 Rent) 	<ul style="list-style-type: none"> Occupation of one third of dwellings Occupation of first dwelling Before completion of the general market dwellings 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> • Public open space contribution of £3055.92 • Sustainable transport contribution of £90.00 	Commencement of development	Agreement completed
08/0768/OUTL	Former Carpets of Worth Factory, Severn Road, Stourport on Severn	<ul style="list-style-type: none"> • Affordable Housing – 10% without grant assistance/20% with grant assistance • Transport/Highways - £275,000 – broken down as follows: <ul style="list-style-type: none"> £50,000 – Junction Improvements at High Street/Bridge Street/York Street/New Street junction £25,000 – Bus Stop Infrastructure £180,000 – Bus Service Support £20,000 – Marketing of Bus Service • Education - £32, 292 <p>Total Financial Contribution = £307,292.</p> <ul style="list-style-type: none"> • Viability appraisal 	<ul style="list-style-type: none"> • Prior to occupation of one third of general market dwellings • Commencement of Development • Commencement of Development • If reserved matters not granted within 36 months of date of permission 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0558/FULL	Car Parking area at end of Church Street, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £7,408 • Open space provision • Bio diversity contribution • Public realm provision 	First occupation	Completed
10/0446/FULL	Land adjoining 7 Hartlebury Road, Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £2,182.80 • Education contribution of £20,311.00 	First occupation	Completed
10/0505/FULL	Briars Hotel 100 Habberley Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £45,123 • Open Space contribution of £17,025.84 • Biodiversity contribution (to be agreed) • Transfer of woodland to WFDC 	First occupation	Completed
10/0347/FULL	Hume Street, Kidderminster	<ul style="list-style-type: none"> • Bus Service contribution £58,000 • Highways contribution £22,000 	<ul style="list-style-type: none"> • Commencement of Development • First occupation 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0321/OUTL	Morganite Advanced Ceramics, Bewdley Road, Stourport-on-Severn	<ul style="list-style-type: none"> • 30% affordable housing mix of sizes • Off-site contribution towards Open Space/Strategic play provision (equivalent of capital cost of NEAP or LEAP) • Financial contribution of £98,000 towards improving traffic light signals at the junction of Minster Road with Worcester Street • Provision and maintenance of on site amenity space and landscaped areas • Education contribution of either £139,000 or £180,200 depending on whether open space/strategic play contribution is for LEAP/NEAP • Rights for mitigation measures to be carried out on land retained by MAC 	<ul style="list-style-type: none"> • 80th general market dwelling or 80% general market dwellings whichever is lower • On occupation of 40th dwelling • Commencement of development • 50% on occupation of 30th general market dwelling & 50% on occupation of the 60th 	Completed
10/0165/FULL	Rear of 78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed
10/0125/FULL	New Manor Public House 76 Minster Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0775/FULL	J Sainsbury Plc 2 Carpet Trades Way Kidderminster	<ul style="list-style-type: none"> • £10,000 towards a study to assess improvements to the transport infrastructure of Crossley Retail Park • To carry out the landscaping of the open space between the petrol station and the Ringway 	<ul style="list-style-type: none"> • First opening of store following completion of development • First opening of store following completion of development 	Completed
09/0641/FULL	44 Barnettts Lane, Kidderminster	<ul style="list-style-type: none"> • Education contribution - £5,556 • Public Open Space contribution - £2,469.60 	<ul style="list-style-type: none"> • Commencement of development • Occupation of first dwelling 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1053/EIA	Former Carpets of Worth Site, Severn Road, Stourport on Severn	<p>Obligations to Worcestershire County Council:</p> <ol style="list-style-type: none"> <li data-bbox="757 421 1281 619">1. Contribution towards the provision of signage and street furniture to promote sustainable access (by pedestrians and cyclists) to and within Stourport of £20,000 <li data-bbox="757 657 1281 1091">2. Contributions towards the provision of new and enhancement of existing bus services based on the agreed routes enhancing service numbers 914, 915 and 11 and to provide an addition service to Areley Kings (each linking the development to the town centre) to improve accessibility to the Former Carpets of Worth site by means of public transport by: 		Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>(a) agreeing with WCC the details of the service including frequency, bus type/size (any future amendment to which is to be agreed first with the developer);</p> <p>(b) paying an initial sum of £95,000 by way of contribution to capital costs such as public transport infrastructure and marketing;</p> <p>(c) paying a sum of £200,000 to WCC in order to subsidise the running costs of the services in the first year of service;</p> <p>(d) conducting together with WCC a review at the end of the first year of the effectiveness of the service including (but not limiting to) revenue generation, a review of occupancy, route, frequency and timetable ;</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>(e) after the review has taken place, to make to WCC a payment in respect of a deficit (if any) between the cost of running the service and the receipt from fares with reconciliation payments being made as/if required during the second year</p> <p>(f) under paragraph 2(c) and 2(e) the developer may pay sums up to £478,000.</p> <p>3. Contribution to improve pedestrian linkage to the Town Centre utilising Lodge Road of £30,000</p> <p>4. Contribution of £50,000 to improve junctions along the route of the enhanced bus services and/or otherwise affected by traffic impact from the development which may include (but not be restricted to) the junction of York Street/Bridge Street/High Street/New Street</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>5. Travel plan to be agreed, implemented and kept under review.</p> <p>6. Costs indemnity in respect of the promotion of traffic regulation orders as are necessary in light of the development and the highway works</p> <p>7. Provision of a link road and footbridge:</p> <p>(a) to establish prior to commencement of development to the satisfaction of WFDC and WCC that control of the land for the footings of the pedestrian bridge and link road has been secured; and</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>(b) to construct the pedestrian bridge and the link road bridge prior to the development first opening for trade.</p> <p>8. Prior to commencement of development to agree a construction programme identifying compounds and traffic movement during construction.</p> <p>9. Prior to the development first opening for trade to agree with WCC a lorry routing agreement.</p> <p>Obligations to Wyre Forest District Council:</p> <p>10. Prior to the first opening of the store to provide WFDC with details of a trolley management plan.</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>11. To provide a contribution to air quality monitoring during and after construction of the development, including the provision of equipment, of £41,000</p> <p>12. To provide:</p> <p>(a) a contribution towards signs/finger posting to improve connectivity between the store and the Town Centre £20,000, and</p> <p>(b) public art on-site</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>13. To close the existing Tesco store in Stourport to the public on or before the opening of the new store.</p> <p>14. To implement a car park management scheme to control use by non-Tesco customers.</p> <p>15. To:</p> <p>1) enter into a lorry routing agreement which will require heavy delivery vehicles to approach the store via the new road which is to be provided and not along Mitton Street, and seek to ensure that as many delivery lorries as possible during the morning, afternoon, and evening take place outside peak traffic periods and not before 6am, or after 11pm.</p>		

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Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0292/FULL	Former Bewdley Wribbenhall First School Land adjacent to Shaw Hedge Road, Bewdley	<ul style="list-style-type: none"> • Public Open Space contribution - £12,759.60 • To be retained for Affordable Housing Only 		Engrossment out for signature
09/0509/FULL	Former Shell Garage, Vale Road, Stourport on Severn	<ul style="list-style-type: none"> • Affordable housing contribution - Nil if shell and core built within 24 months, if not further financial viability to be submitted and any increase in site value will require contributions up to £224,000 • Highway works contribution - £10,000 • Upgrade of towpath - £2,733 	<ul style="list-style-type: none"> • First occupation • First occupation 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0247/FULL	Former Depot, Butts Lane, Stone	<ul style="list-style-type: none"> • Affordable Housing - 9 shared equity units of accommodation provided via one of the Council's partner RSL's • Community provision - Access of public to the informal landscaped areas - Use of meeting room by Parish Council - Management of informal landscaped area • Education Facilities - £39,537 towards Educational Facilities • Live /Work Units - Prevention of separation of live unit from its respective work unit • Travel Plan • Sustainable Transport - No contribution necessary • Biodiversity - Biodiversity enhancement provided on site as part of design/layout/landscaping. No contribution required • Open space - Extensive informal landscaped areas are proposed as part of the development. No contribution required 		Completed
09/0066/FULL	Land off Puxton Drive, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £38,224 • Highway contribution of £20,000 • affordable housing provision of 14 units 		Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0061/OUTL	Sutton Reservoir, Sutton Park Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of - £2,389 per 2/3 bed dwelling and £3,584 per 4+ bed dwelling • Highway contribution of - £14,000 (to be agreed) for junction improvements at the junctions of Sutton Park Road/Bewdley Hill (A456) and the traffic light junction at Bewdley Hill/Sutton Road and Summer Place. • Open Space contribution calculated at – No. of child bed spaces x 24 sq.m x £17.15 • Biodiversity contribution (to be agreed) • Public realm contribution achievable through improvements to the streetscene by virtue of the development itself. 		Completed
08/0963/FULL	Brintons Ltd., Exchange Street, Kidderminster	<ul style="list-style-type: none"> • All 60 units (with the exception of a single unit for a carer to stay on site) will be used in the provision of an extra care facility; • The units are restricted to people of 55 years of age or over (or related to); and • The units are provided by an RSL and therefore do not become market housing. 		Engrossment out for signature

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Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1106/FULL	Land Adjacent Land Oak Public House, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution - £10,514 • Open Space provision - £4,778 		Completed
08/1035/FULL	Hillgrove Court, Mill Street, Kidderminster	<ul style="list-style-type: none"> • Education contribution - £5733.60 • Open Space provision - £2469.60 		WCC reminded that payment due 01/04/09 Payment received 11/03/09
08/0879/OUTL	Areley Common First School, Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £9,878.40 		Completed
08/0659/FULL	Hodge Hill Farm Barns, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £30,344.00 • Open Space contribution of £3,704.40 		Completed
08/0787/FULL	93-94 New Road, Kidderminster	<ul style="list-style-type: none"> • Contribution of £5,000 towards the maintenance of the Council car park 		Draft in circulation

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Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0977/OUTL	108/109 Bewdley Hill, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £2,389 per 2 or 3 bed dwelling £3,584 per 4+ bed dwelling • Open Space contribution calculated using the following formula: No. of child bed spaces x 24 sq.m. x £17.15 • Biodiversity – to be agreed • Public Realm – to be agreed 		Completed
08/0731/FULL	Briars Hotel, 100 Habberley Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £46,592 • Open Space provision of £16,052.40 • A contribution towards biodiversity which is to be agreed 		Completed
08/0495/FULL	The Old Post Office Site, Blackwell Street, Kidderminster	<ul style="list-style-type: none"> • Educational contributions of £5,736 • Highway contributions for £10,000 towards improved subway access • 10 Affordable Housing Units on either a shared equity or intermediate rent basis and a financial contribution of £68,704 		Engrossments out for signature
08 0848/FULL 08/0663/FULL (application withdrawn)	Former Milligans Public House, Mill Lane, Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £8,604.00 • Open Space Provision of £3,704.40 		Completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0662/FULL	Land to rear of 33 Baldwin Road, Stourport on Severn	<ul style="list-style-type: none"> • If 10 units occupied by Waterloo Housing Association the following would apply: <ul style="list-style-type: none"> ➤ Education Contributions - £4,701 ➤ Public Open Space Contributions - £2,469.60 • If 10 units not occupied by Waterloo Housing Association the following would apply: <ul style="list-style-type: none"> ➤ Education Contributions - £51,711 ➤ Public Open Space Contributions - £4,527.60 		Completed
08/0595/FULL	Harriers Trade Centre, Stadium Close, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £47,780 based on 20 dwellings at £2,389 each • Open space provision of £9878.40 • Affordable housing provision of 8No Affordable houses 6 for rent and 2No for shared ownership. 		Completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0538/OUTL	Sutton Arms Sutton Park Road Kidderminster	<ul style="list-style-type: none"> • Public Open Space Contribution of: No. of child bed spaces proposed x 24sq.m x £17.15 • Biodiversity (to be agreed) • Education provision as follows: £2,389 for each 2 or 3 bedroom dwelling £3,584 for each 4+ bedroom dwelling £956 for each flat • Public Realm (to be agreed) 		Completed
08/0533/FULL	Wilton Avenue, Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £7,408.80 • Compensation for Loss of Play Area - £80,000 • Affordable Housing 		Draft in circulation Received £87,408.80 27/05/2009
08/0500/FULL	Land at corner of The Terrace/Tenbury Road, Clows Top Kidderminster	<ul style="list-style-type: none"> • Suitable obligation in respect of acceptable drainage scheme • Public Open Space contribution £3,498.60 • Affordable Housing 		
08/0490/FULL	75 Mill Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £18,207 • Open Space contribution of £2,881.20 		Completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0418/FULL	Land to rear of The Roundhead, Willowfield Drive, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £33,012 • Open Space contribution of £2,496.60 		Engrossments with applicant for signature
08/0366/FULL	Garage Site off Richmond Road, Bewdley	<ul style="list-style-type: none"> • Open Space contribution of £1,646.40 		Draft in circulation
08/0311/FULL	Clent Avenue Kidderminster	<ul style="list-style-type: none"> • Education contribution of £2,056 		Draft in circulation
08/0398/FULL	18 Load Street Bewdley	<ul style="list-style-type: none"> • Education contribution of £6,621 • Open Space contribution of £1,234.80 		Agreement complete WCC advised trigger point reached Payment received by WCC 20/06/08 Payment received 12/06/2008
06/0590/FULL	Stourvale Mills Green Street Kidderminster	<ul style="list-style-type: none"> • Highway Contribution £40,000 • Public Transport Contribution £20,000 		Paid direct to Worcestershire County Council
08/0347/FULL	127 Park Lane Kidderminster	<ul style="list-style-type: none"> • Education contribution of £9,560.00 • Open Space contribution of £3,996.00 		Agreement completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0263/FULL	The Eagles Nest Coningsby Drive Kidderminster	<ul style="list-style-type: none"> • Education contribution of £16,164 • Public Realm contribution of £10,000 towards bus stop opposite • Open Space contribution of £7,192 • Biodiversity contribution of the planting of a specimen tree of a type, species and position to be agreed. 		Agreement completed
08/0026/FULL	20,21,22 & 23 Horsefair Kidderminster	Variation of previous s106 to amend the trigger for conversion works		Completed
08/0045/FULL	Marks & Spencer Plc Unit 18-19 Weavers Wharf Kidderminster	£5,000 public realm contribution		Agreement completed £5,000 received 22/04/08
08/0188/FULL	Land adjoining Martley Road Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £7,192.80 • Biodiversity contribution of £1,000 off site contribution to be used towards removal of scrub to recreate acid grassland together with 10 year maintenance at Redstone marsh (as agreed as part of the previous application 07/0727/FULL) 		Agreement completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0014/FULL	Land adjacent 154 Habberley Lane Kidderminster	<ul style="list-style-type: none">• Education contribution of £10,398• Public open space contribution of £2,397.60		Agreement completed W.C.C advised development commenced (07/04/08)