

Open

# Planning Committee

## Agenda

6.00pm  
Tuesday 14th August 2012  
The Earl Baldwin Suite  
Duke House  
Clensmore Street,  
Kidderminster



## Planning Committee

### Members of Committee:

<b>Chairman: Councillor S J Williams</b>	
<b>Vice-Chairman: Councillor G C Yarranton</b>	
<b>Councillor J Aston</b>	<b>Councillor L Davies</b>
<b>Councillor B T Glass</b>	<b>Councillor D R Godwin</b>
<b>Councillor I Hardiman</b>	<b>Councillor P B Harrison</b>
<b>Councillor M J Hart</b>	<b>Councillor H J Martin</b>
<b>Councillor B McFarland</b>	<b>Councillor C D Nicholls</b>
<b>Councillor F M Oborski</b>	<b>Councillor M Price</b>
<b>Councillor M A Salter</b>	<b>Councillor N J Thomas</b>

### 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](mailto:susan.saunders@wyreforestdc.gov.uk)

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

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

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

Please see the Members' Code of Conduct as set out in Section 14 of this constitution for full details.

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

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

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

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

### **NOTES**

- Councillors, who are not Members of the Planning Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, 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

Tuesday, 14th August 2012

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

Part 1

Open to the press and public

<b>Agenda item</b>	<b>Subject</b>	<b>Page Number</b>
1.	<b>Apologies for Absence</b>	
2.	<b>Appointment of Substitute Members</b>  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.	<b>Declarations of Interests by Members</b>  In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered.  Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 10th July 2012.	7
5.	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	14
6.	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	137

7.	<p><b>Section 106 Obligation Monitoring</b></p> <p>To consider a report from the Director of Economic Prosperity &amp; Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	160
8.	<p><b>Chaddesley Corbett Parish Council Neighbourhood Area Designation</b></p> <p>To consider a report from the Director of Economic Prosperity &amp; Place that asks for approval for the designation of Chaddesley Corbett Parish as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.</p>	186
9.	<p><b>Additions to Kidderminster Local Heritage List Green Street Conservation Area</b></p> <p>To consider a report from the Director of Economic Prosperity &amp; Place that inform Members of comments received from owners and occupiers affected by the proposed inclusion of additional heritage assets to the Local Heritage List for Kidderminster and to seek approval for the inclusion of additional heritage assets onto the Local Heritage List.</p>	190
10.	<p><b>To consider any other business, details of which have been communicated to the Director of Community Assets &amp; 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.</b></p>	
11.	<p><b>Exclusion of the Press and Public</b></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

12.	<p><b>New Enforcement Case</b></p> <p>To receive a report from the Director of Economic Prosperity &amp; Place on a new enforcement case.</p>	198
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13.	<p><b>Live Enforcement Cases</b></p> <p>To receive a report which lists live enforcement cases as at 1<sup>st</sup> August 2012.</p>	201
14.	<p><b>To consider any other business, details of which have been communicated to the Director of Community Assets &amp; 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.</b></p>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

10TH JULY 2012 (6.00PM)

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**Present:**

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), C Brewer, L Davies, B T Glass, D R Godwin, I Hardiman, P B Harrison, M J Hart, A T Hingley, H J Martin, B McFarland, C D Nicholls, F M Oborski, M Price and M A Salter.

**Observers:**

Councillors G W Ballinger and N Gale.

**PL.20 Apologies for Absence**

Apologies for absence were received from Councillors J Aston and N J Thomas.

**PL.21 Appointment of Substitutes**

Councillor C Brewer was appointed as a substitute for Councillor N J Thomas. Councillor A T Hingley was appointed as a substitute for Councillor J Aston .

**PL.22 Declaration of Interests**

The Council's Conservation Officer, Peter Bassett, declared an interest in application number 12/0236/FULL Kidderminster Tennis Club, as his children were members of the club but he had not been involved in the processing of the application.

**PL.23 Minutes**

**Decision: The minutes of the meeting held on 12th June 2012 be confirmed as a correct record and signed by the Chairman.**

**PL.24 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 499 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 499 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.25 Applications Pending Decision**

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

**Decision: The schedule be noted.**

**PL.26 Churchill and Blakedown Local Heritage Trust**

The Committee received a report which informed Members of the results of the public consultation in the draft Local heritage List for the Parish of Churchill and Blakedown and to seek adoption of the proposed final list.

**Decision:**

- 1. The amended Draft Local Heritage List for the Parish of Churchill and Blakedown as detailed in Appendix 4 of the report to Planning Committee be adopted.**
- 2. Delegated authority be granted to the Director of Economic Prosperity and Place to determine the final format and presentation of the Local Heritage List for the Parish of Churchill and Blakedown, including the detailed wording for the list descriptions.**

**PL.27 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.28 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.29 Live Enforcement Cases**

The Committee considered a report which listed live enforcement cases as at the 27<sup>th</sup> June 2012.

**Decision: The report be noted.**

The meeting ended at 7.28 p.m.



**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**10<sup>th</sup> July 2012 Schedule 499 Development Control**

The schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Director of Economic Prosperity and Place, Duke House, Clensmore Street, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 12/0245/TREE
Site Address: THE SPINNEY, WAGGON LANE, KIDDERMINSTER, DY10 3PN
<b>APPLICATION DEFERRED.</b>

Application Reference: 12/0247/FULL
Site Address: UPPER MOOR SMALLHOLDING, TIMBER LANE, STOURPORT-ON-SEVERN, DY13 9LU
<p><b>REFUSED</b> for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The site is located within the West Midlands Green Belt. The development is considered to be inappropriate within the Green Belt which is by definition harmful. There is further harm caused to the openness and appearance of the Green Belt. It is considered that there are no very special circumstances to justify this inappropriate development and as such the proposal is contrary to Policy GB.1 of the Adopted Wyre Forest District Local Plan, Policies D.12 and D.39 of the Worcestershire County Structure Plan, Policy SAL.UP1 of the emerging Site Allocations and Policies DPD and government guidance within National Planning Policy Framework and Planning Policy for Traveller Sites.</li> <li>2. Due to the topography of the area the site is readily visible particularly from Public Rights of Way and the Leapgate railway viaduct. The proposed development would detract from and harm the character of landscape and the visual amenity of the Green Belt in this rural location contrary to Policy GB.6 of the Adopted Wyre Forest District Local Plan, Policies CP06 and CP12 of the Adopted Wyre Forest Core Strategy, the aims of Policies QE1 and QE6 of the West Midlands Regional Spatial Strategy and Government guidance in National Planning Policy Framework.</li> <li>3. The location of the residential accommodation fails to accord with: <ol style="list-style-type: none"> <li>a. Housing Policies H.2 or H.9 of the Adopted Wyre Forest District Local Plan, or Policies DS01 or DS04 of the Adopted Wyre Forest Core Strategy, or policies SAL.DPL1 and SAL.DPL2 of the emerging Site Allocations and Policies DPD;</li> <li>b. Gypsy Site Provision Policies contained within policy CP06 of the Adopted Wyre Forest Core Strategy and SAL.DPL10 of the emerging Site Allocations and Policies DPD, in that it is not sequentially preferable being within the Green Belt and there being no immediate need for Gypsy provision; or</li> </ol> </li> </ol>

- c. Residential Caravans and Mobile Homes Policy H.16 of the Adopted Wyre Forest District Local Plan, Policy D.17 of the Worcestershire County Structure Plan and Policy SAL.DPL7 of the emerging Site Allocations and Policies DPD.

The above policies seek to guide residential development to appropriate locations. To approve the development at the location proposed would retain a solitary development which lies outside a settlement boundary and goes against planning policy which seeks to protect the Green Belt and open countryside.

4. Access to the application site is from the Hartlebury Road via a modern housing estate which is designed to maintain slow speeds by using bends and tight junction radii. The application proposes 15 pitches for caravans up to 32ft long and these would need to be delivered on a long vehicle. In order for a large vehicle to successfully negotiate the bends and junctions it is considered that this will not be possible without overriding the pavements and that the angle of the bridge relative to the Timberland Way will prevent access for larger vehicles. This will have a detrimental impact on pedestrian safety and result in structural damage to the pavements and kerbing. The proposal would therefore be unacceptable causing harm to highway safety contrary to policies CP03 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 and SAL.CC1 of the emerging Site Allocations and Policies DPD and national guidance in the National Planning Policy Framework.
5. Timber Lane is a narrow road and does not allow 2 vehicles to pass side by side, the addition of 15 pitches will see a greater level of traffic flow which will conflict with the opposing traffic flow. The road is therefore considered to be unsuitable for the day to day traffic movements that will be associated with this development. The development will result in a deterioration in and harm to highway safety contrary to policies CP03 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 and SAL.CC1 of the emerging Site Allocations and Policies DPD and national guidance in the National Planning Policy Framework.
6. The site has been demonstrated that it lies within an area of Flood Risk (Flood Zone 2), however it is considered that due to the lack of need of Gypsy pitch provision that the site is not sequentially preferable and it cannot be classed as an exception site. As such the proposal would result in an unacceptable provision of a site in a area of know flood risk contrary to policies CP02 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 of the emerging Site Allocations and Policies DPD and national guidance in the National Planning Policy Framework.

Councillor G W Ballinger left the meeting at this point, (6.32pm).

Application Reference: 12/0146/EIA

Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER

**DELEGATED AUTHORITY TO APPROVE** subject to:

- i. The signing of a satisfactory Section 106 Agreement should secure the following:
  - (i) a minimum of 12% affordable housing;
  - (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West;
  - (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal)
  - (iv) up to £35k towards public realm
- ii. Conditions as listed below (and which may be altered and expanded).
  1. Approval of plans
  2. Submission of reserved matters
  3. Submission of Construction Environmental Management Plan
  4. Details of Landscape Infrastructure Plan and Implementation
  5. Habitat Management Plan and Implementation
  6. Phasing of construction of link road
  7. Phasing of footpath / cycleway
  8. Drainage strategy
  9. Maximum floorspace – A1, A3, A4, A5
  10. Hotel Maximum 100 bedrooms
  11. Care home maximum size
  12. Submission of site levels
  13. Demolition outside bird breeding season
  14. Pre – construction badger survey
  15. No dwellings sited closer than 22m to Stourport Road
  16. Tree retention
  17. Tree protection
  18. Programme of building recording
  19. Provision of Neighbourhood Equipped Play Area
  20. Maximum number of people within buildings on southern boundary
  21. Provision of TA for railway halt if no. of spaces exceeds 60
  22. Provision of site waste management plan
  23. Provision of Construction management plan
  24. Reserved matters to provide details of sustainable principles
  25. Highways
  26. Worcestershire Regulatory Services
  27. Environment Agency

Notes

- A. Protected species
- B. Highways
- C. Pedestrian and GI link expected through residential area to provide link west to east through site.

Reason for Approval

Whilst, according to the Adopted Local Plan the application site should only be used for industrial uses it is considered that sufficient weight can be attached to emerging LDF Policy and to the NPPF to allow the mix of uses proposed. It is considered that the proposed retail uses would not have a significant harm upon the town or nearby local centre. Whilst it is acknowledged that the development would result in the loss of former playing fields, the provision of a significant area of informal open space which is available for public use is considered to provide adequate compensatory provision. It is considered that the proposals pay due regard to sustainability, land contamination the impact upon heritage assets, air quality, drainage, biodiversity and the amenity of existing and proposed residential occupiers, and that due to the vegetation which is to be retained and the proposed layout the scheme is acceptable. Furthermore it would enable the provision of appropriate green infrastructure. The application is considered to be in accordance with policies E3, D4, D10, D11, D12, NR2, NR11, NR12, CA1, CA6, AR2, AR3, NC7, LR1, LR9, RT5, RT6, RT8, RT13 of the Adopted Wyre Forest District Local Plan, DS01, DS02, DS05, CP01, CP02, CP03, CP04, CP08, CP09, CP10, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy, CTC9, CTC17, CTC19, CTC20 of the Worcestershire County Structure Plan, UR2, CF3, CF4, CF5, PA1, QE1, QE2, QE3, QE4, QE5, QE,7, T1 – T5 of the West Midlands Regional Spatial Strategy, 1, 3, 5, 9, 10, 13, 14, 16, 17, 19, 22, 24, 25, 26, 31, 32 of the Draft SA & P, Re-Wyre Prospectus and Planning Obligations SPD (2004).

Application Reference: 12/0236/FULL

Site Address: KIDDERMINSTER TENNIS CLUB, BAXTER GARDENS, BIRMINGHAM ROAD, KIDDERMINSTER, DY102HD

**DELEGATED AUTHORITY TO APPROVE** subject to no new issues being raised during the further notification period.

Reason for Approval

The proposed development would be considered appropriate in terms of both scale and design. The extended club house is of an acceptable scale and design. The development as a whole would be considered to have no adverse impact on the amenity enjoyed by the occupants of surrounding residential properties and would not result in the loss or reduction of the Public Open Space. The development would accord with the provisions of Policies D.18, NR.12 and LR.1 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) and Section 8 of the National Planning Policy Framework.

Application Reference: 12/0306/FULL

Site Address: PLOT A RUSHOCK TRADING ESTATE, RUSHOCK, DROITWICH, WR9 0NR

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)

3. B6 (Materials as approved plans)
4. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank, plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

#### NOTES

- A. Permission has not been granted for the provision of external lighting. Any floodlights or external lighting should form the subject of a separate planning application.
- B. Pollution Prevention: Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice, which includes Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at:  
<http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

#### Reason for Approval

The proposed development would be considered appropriate in terms of both scale and design. The use would be considered appropriate given that the site is a previously developed site within the Green Belt, the industrial context of the site and that the buildings proposed would have no substantial impact on the character, appearance and openness of the Green Belt. The development would be considered to accord with the requirements of Policies GB.1, GB.2 and GB.4 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Wyre Forest Core Strategy (2010), Section 18 (Policy SAL.PDS1) of the Emerging Site Allocations and Policies Publication (2012) and Section 9 of the National Planning Policy Framework.

## EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

14/08/2012

### PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0114/FULL	FORMER BLAKEDOWN NURSERIES BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER	DELEGATED APPROVAL	16
12/0312/RESE	108 & 109 BEWDLEY HILL KIDDERMINSTER	APPROVAL	67

### PART B Reports

Ref.	Address of Site	Recommendation	Page No.
12/0268/S106	MORGANITE ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON-SEVERN	DELEGATED APPROVAL	78
12/0284/FULL	O G L COMPUTER SERVICES GROUP WORCESTER ROAD STOURPORT-ON-SEVERN	APPROVAL	82
12/0285/FULL	41 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER	APPROVAL	90
12/0319/FULL	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER	DELEGATED APPROVAL	94
12/0324/ADVE	KWIK-FIT CHURCHFIELDS KIDDERMINSTER	APPROVAL	97
12/0329/FULL	86/87 BLACKWELL STREET / WATERLOO STREET KIDDERMINSTER	APPROVAL	100
12/0340/FULL	THE HAWTHORNES NORTHWOOD LANE BEWDLEY	DELEGATED APPROVAL	104
12/0350/TREE	4 PARKLAND AVENUE KIDDERMINSTER	REFUSAL	108

**Agenda Item No. 5**

12/0360/FULL	OPPOSITE 59 WYRE HILL BEWDLEY	APPROVAL	113
12/0389/FULL	BODENHAM ARBORETUM HOBRO WOLVERLEY KIDDERMINSTER	APPROVAL	116
12/0433/FULL	CAUNSALL FARM 100 CAUNSALL ROAD CAUNSALL KIDDERMINSTER	DELEGATED APPROVAL	121
12/0437/FULL	125 ST. JOHNS AVENUE KIDDERMINSTER	APPROVAL	127
12/0451/ADVE	TRAFFIC ISLAND A449 CHESTER ROAD / SPENNELLS VALLEY ROAD KIDDERMINSTER	APPROVAL	130
12/0452/ADVE	TRAFFIC ISLAND FREDERICK ROAD / A449 WORCESTER ROAD KIDDERMINSTER	APPROVAL	132
12/0453/ADVE	TRAFFIC ISLAND A448 BROMSGROVE ROAD / SPENNELLS VALLEY ROAD KIDDERMINSTER	APPROVAL	135

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**14<sup>TH</sup> AUGUST 2012**

**PART A**

<b>Application Reference:</b>	12/0114/FULL	<b>Date Received:</b>	29/02/2012
<b>Ord Sheet:</b>	388176 278308	<b>Expiry Date:</b>	30/05/2012
<b>Case Officer:</b>	Julia Mellor	<b>Ward:</b>	Blakedown and Chaddesley

**Proposal:** 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.

**Site Address:** FORMER BLAKEDOWN NURSERIES, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH

**Applicant:** Barratt West Midlands

<b>Summary of Policy</b>	H.2, H.9, D.4, D.10, D.11, NR.2, NR.11, NR.12, DR.1, TR.17, LR.3 (AWFDLP) DS01, DS03, DS04, DS05, CP01, CP02, CP03, CP04, CP05, CP07, CP11, CP12, CP13, CP14 (AWFCS) Policies 1, 2, 3, 19, 21, 23, 25, 26, 54 (Site Allocation & Policies Preferred Options Paper - May 2011) PFSD1, DPL1, DPL3, CC1, CC2, CC7, UP4, UP5, UP7, UP9, RS1 (Site Allocation & Policies Pre Submission Publication Version - July 2012) Supplementary Planning Document – Planning Obligations (2007) SPG Design Quality (2004) 7, 11, 14, 16-19, 28-29, 32, 36, 47, 50, 54, 56, 60-61, 66, 69, 70, 72-73, 80, 85, 95, 109-112, 121, 173-174, 186-188, 197, 205 (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b> <b>subject to Section 106 Agreement</b>

**1.0 Site Location and Description**

1.1 The application site which is roughly rectangular in shape encompasses approximately 1.4 hectares and is located to the south of Belbroughton Road. Its former use was as a plant nursery however it has been vacant for approximately 7 years. It currently accommodates three breeze block and corrugated roof buildings with areas of hard standing.



12/0114/FULL

- 1.2 The site has a boundary to two storey residential development to the west and east. Also bordering the west boundary are the Parish Hall and its associated car park, the Scout Hut and open space known as the Millennium Green. A network of ponds associated with the Churchill and Blakedown Valleys Special Wildlife Site are located to the south of the site. The equestrian centre located at New House Farm lies to the east.
- 1.3 The site levels slope from the front to the rear of the site (north – south) with an overall difference in levels of approximately 9m. There are two individual Tree Preservation Orders and a group Preservation Order within the site.
- 1.4 The application seeks consent for a total of 42 dwellings consisting of:

No. of beds	No. of units
1	2
2	13
3	11
4	5
5	6
6	5

Total 42

- 1.5 Of these 19 or 45% are proposed to be affordable units:
- 2 x 1 bed – social rent
  - 8 x 2 bed – social rent
  - 3 x 3 bed – social rent
  - 2 x 2 bed – intermediate plots (shared ownership)
  - 4 x 3 bed – intermediate plots(shared ownership)
- Total = 19

- 1.6 The application has been submitted with the following accompanying reports:
- Design and Access Statement.
  - Tree Survey.
  - Ecological Assessment & Update.
  - Badger Survey & Method Statement.
  - Geoenvironmental Assessment.
  - Transport Assessment.
  - Planning Policy Statement.
  - Energy & Sustainability Statement.
  - Consultation Report.
  - Flood Risk Assessment.
  - Noise Assessment.
  - Air Quality Assessment.

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- 1.7 Prior to the submission of the application the applicants met with the Blakedown and Churchill Parish Council on five occasions and contact was also made with the Millennium Green Trust. Furthermore local residents, businesses and Councillors were also invited to attend two public exhibitions that were held at the Parish Hall, first in September and then in November 2011. The agents advise in their Consultation Statement that, "*The second exhibition showcased alternative layouts reflecting the feedback received from the first exhibition, and showed the access and traffic calming measures that respondents had voted for at the first exhibition*".

## 2.0 Planning History

- 2.1 WF/0690/97 Full - Erection of an extension to create a new office linking the existing offices : Approved 03 November 1997.
- 2.2 WF/0052/04 Full - Demolition of glasshouses/outbuildings and erection of eight four-bedroom houses and one five-bedroom house; new vehicular access and approach to Parish Rooms : Withdrawn.
- 2.3 WF/0583/04 Full - Erection of 2 four-bedroom detached houses and garages/access/parking arrangements (demolition of existing house) : Approved 27 July 2004.

## 3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish/Town Council (Original Comments) – Objection. The Parish Council has general support for the development of the site to a limited extent, as there is a need for the site to be cleared up. However, the submitted scheme is unsatisfactory for the following reasons:
- The scheme does not meet acceptable affordable housing requirements;
  - The suggested traffic solutions resulting from a 25% increase in vehicles in the area are not considered sufficient to overcome the current problems, especially in Belbroughton Road;
  - The scheme does not meet local affordable housing needs;
  - The application is not in line with current planning policies;
  - The density of the development of the site is too great for the village;
  - The layout would lead to a loss in the amenities of some adjoining properties;
  - The mix of the house types is unsatisfactory and would not meet the needs of local residents, particularly with an inadequate number of bungalows;
  - It is considered that there will be an adverse impact on the local environment, including the proposed drainage works which may give rise to flooding; and

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- The primary school is currently at capacity and there is no indication of how additional children will be accommodated.

(Additional Comments) – The Parish Council notes the revised and additional information provided. This latest information generally meets the requirements suggested by the Parish Council. However the Parish Council's concerns with the layout are with the mix of housing units not with the number of dwelling units. The Parish Council has requested that a more up to date Housing Needs Survey is undertaken.

The following comments which have been summarised have been submitted by a local Parish Councillor:

A major planning issue, Blakedown Nurseries, the biggest thing to affect the village directly for years, appears to be proceeding to Committee including some important and material changes, without the Parish Council having yet received notice of these and having no opportunity to discuss them before the Committee date. This cannot possibly be right or fair.

The anticipated results of the latest Housing Needs Survey recently commissioned by the PC, and being carried out on our behalf by WFDC, and the evidence of the Parish Plan, are seemingly going to be ignored. The previous Housing Needs Survey did not properly reflect the questions applying to our Parish, since it was generic in nature. The new one is more tailored to us and as such is likely to be more relevant. As nominated committee speaker for this application I call on you to either (1) defer the application until the results of the new Housing Needs Survey can be incorporated or (2) agree to recommend reserving the bungalows for sale to people with an existing local link by way of open market section 106 restrictions. The Parish Plan is evidence enough of this need, and the new Housing Needs Survey is simply to confirm, but is not required to establish, that this is an important part of meeting the housing needs of the Parish.

The question therefore seems to arise as to the primacy of the Parish Plan or a Housing Needs Survey about to be updated. Both Parish Plans and Housing Needs Surveys are referred to in general in the adopted Core Strategy. Our own Parish Plan was published and circulated in April and May 2010 and the Parish Council adopted it on 16/06/2010.

It is ironical that the Housing Needs Survey of that time (a mere snapshot) is being relied on heavily now as irrefutable evidence by vested interests for what is appropriate for the site, whereas the Parish Plan (a long term plan) is not being taken into account as part of the planning process. The Parish Plan was not written by the PC or by Parish Councillors, but by a community group, and was adopted by the PC after publication. We have heard before from WFDC planners that a Parish Plan is not a material planning consideration, however it is taken into account extensively by WFDC's forward planners, and as such there is a disconnect here.

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The Parish Plan should be taken into account here but does not appear to be at all. May I remind you that an important precedent has already been set in Blakedown when the Planning Inspector in dismissing the developer's appeal on Castle Ash.

The Parish Plan was in existence before the Core Strategy was adopted on 9th December 2010. The Inspector uses the Parish Plan to illustrate what is meant by Local Needs. This is entirely pertinent to the case of Blakedown Nurseries.

The previous housing needs survey only set out to consider "affordable" housing, and since this site is the only available site in the village, the site needs to fulfil a multiple role. The WFDC adopted Core Strategy which designates Blakedown as a village settlement with limited development potential, states that any housing development is to be purely for Local Needs Housing, and so once this site is developed, the options for tailoring any further Local Needs development is lost.

I am told that the definition of Local Needs Housing, both in existing and emerging policy is restricted to affordable housing. If so this is both illogical and meaningless and such a narrow definition will be strenuously objected to by the PC and we shall be asking the Committee to agree to defer until the results of the follow on survey are known, or agree some local link open market housing on the strength of the Parish Plan evidence. It also flies in the face of the evidence of the Castle Ash decision.

There is no justification for going ahead with approval of an application which manifestly does not meet the needs of the village when there is no alternative site. You are knowingly not complying with policy DS04 when you know there is another parish survey in progress.

Neither the present housing mix nor the rumoured new housing mix appear to meet the needs of the village. Adding a local link requirement to a number of open market bungalows will not affect saleability or price. We have already been as constructive as it is possible to be by providing you with an existing example of a model which demonstrates a practical system achieving the aim the PC has. Our next PC meeting is not until the day after the Planning Committee. There is overwhelming reason to wait, or give weight to the PC's position in negotiating with the developer.

In considering the appropriate mix of houses at Blakedown Nurseries, the combined effect of the demands on Blakedown with the two Hagley developments should be taken into account, and in this regard in the eyes of the PC the anticipated Examination in Public of the DPD Policy for Blakedown will be important and it will be our intention to give evidence, however if this application is approved prematurely under pressure from the developer, despite the 5 years' housing land supply you already have, examination of the Blakedown policy will apparently not be necessary, again flying in the face of what we have been told.

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There is absolutely no need to approve an application until the mix of housing is acceptable to all concerned, and the community's evidence via the Parish Council is indeed heard. It would not be a good advertisement for the government's policy of Localism if that were to be seen to happen.

3.2 Hagley Parish Council - Objects to this application.

Education - Blakedown is within the catchment of Hagley educational pyramid as its Primary School is a feeder to Haybridge High School. The pyramid also includes the villages of Clent, Belbroughton, Romsley and Hunnington. Haybridge High School is on a confined site and has been capped at its present size. It cannot be expanded. Hagley also contains Hagley Roman Catholic High School, but this is only open to the children of practising Catholics, so that cannot help relieve any deficit in school space. It is also on a confined site and would be difficult to expand. Haybridge High School is currently accepting small numbers of out of area children, but housing plans in the area (including the present application) mean that the school is likely soon to reach full capacity without accepting out of area children. Since numbers will inevitably fluctuate, it is important that there should be some ability for the school to accept small numbers of non-catchment children. If this does not happen, the risk exists that occasionally siblings will have to be educated in separate schools. There is already anecdotal evidence that people moving into Hagley or Clent find it difficult to get their children into local schools. It is no answer to the schooling problem that the developer will pay Section 106 money to the Education Authority, because it is not feasible to provide school places in small numbers. The attitude of Worcestershire County Council seems always to be that it can manage, but it is actually not so easy. At Primary level, it is necessary to provide a further stream of classes, involving well over 100 additional school places. As already stated, it is not feasible to expand the High Schools, so that the only way of providing for additional pupils is to reduce the size of the catchment, probably by evicting one of the feeder primary schools from it, so as to accommodate the pupils from an additional primary stream.

There is considerable development pressure on the area, partly due to Bromsgrove District having an inadequate supply of approved housing sites. Last October, this was recently reckoned to be 1.56 years supply, but will now be slightly greater due to a planning appeal being allowed for a site on the edge of Bromsgrove. Nevertheless, it is very difficult for Bromsgrove District Council to resist housing applications, even if it wanted to. A list of sites with their potential housing yield is attached; this is limited to sites likely to be developed in the next five years. The largest sites are:

- That in the present application, identified for 37 but with an application for 44.
- Sites off Brook Crescent and Western Road Hagley owned by a single developer where development is likely to start soon.

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- Large ADR site (to be released under emerging Core Strategy) for mixed use development. Cala Homes is interested in the site (probably under an option) and has applied for planning consent for 230 dwellings. The application has been withdrawn, pending further negotiations with the highway authority on access, but the developer has stated that it intends to renew the application when it has resolved these problems.

Medical facilities - Hagley surgery serves Hagley, Clent, Blakedown and Churchill. We are not sure of the precise catchment boundaries, but the surgery has about 7000 patients on its list and is working at its capacity. The building was built a little over a decade ago, but since then more services are provided at a primary care level, so that the surgery is now being operated to its limit. The equivalent of "hot-desking" has to be adopted, with separate clinicians using the same room successively, and occasionally this leads to the start of one clinic being delayed because the previous one has not vacated the room. There is no reason in principle why the building should not be extended to alleviate this problem, except that in the current financial climate, the Primary Health Trust has no funds available for the purpose. If the proposed development goes ahead, it is important that the developer should make a Section 106 contribution to expanding the facilities at Hagley Surgery. An additional 44 dwellings must mean that there will be another 100 or more people seeking to join the surgery's list. This is in addition to new developments in Hagley.

Traffic – The A456 through Hagley is the busiest road in Worcestershire after the M5 and the M42. At Hagley, this runs through the midst of a built up area. At peak times, there are long queues of stationary or slow-moving traffic. This causes air pollution, as a result of which an Air Quality Management Area has been declared along part of the road, including the Hagley island. The market housing element of development at Blakedown is likely to attract people who will want to commute into Birmingham or the Black Country, using this road. Government policy is that development should not be permitted to exacerbate the problems in an AQMA. Rather it should alleviate the existing problems, the proposed development make them worse. This may only be by a modest percentage, but any aggravation of the problem is unacceptable. Anecdotal evidence is that asthma in Hagley Primary School (which backs on to A456) is more prevalent than the national average. This is of course merely a symptom of the problem.

Local Need - Hagley Parish Council offers no evidence on the question of whether there is a local need in Blakedown and adjacent hamlets for a development on the scale suggested, but expects the District Council rigorously to apply its adopted Core Strategy policies DS01 and DS04 (which require development to be limited to local needs) and its emerging Site Allocations and Policies DPD Policy 50, which explains how this should be done.

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Conclusion - Hagley Parish Council objects to this application in its present form. Before Wyre Forest District Council grants such an application, it needs to require the developers:

- To provide evidence as to how and where children living in the proposed development can be educated.
- To explain how they intend to contribute to alleviating the problems in the Hagley AQMA.
- To provide a Section 106 contribution to enlarging Hagley Surgery.

3.3 Highway Authority – Recommends that any permission which the District Planning Authority may wish to give include the following conditions and notes:-

- Provision of adequate visibility splays.
- Provision and retention of access, turning area and parking facilities shown on the approved plan.
- 1 or 2 bedroom dwelling to provide and retain secure parking for 2 cycles.
- 3, 4, 5 and 6 bedroom dwelling to provide and retain secure parking for 4 cycles.
- Wheel cleaning apparatus to be provided.
- Parking for site operatives and visitors.
- Submission and agreement of a welcome pack that promotes sustainable forms of access to the site.

Notes

- Need to keep the Highway free from any mud or other material emanating from the application site.
- This permission does not authorise the laying of private apparatus within the confines of the public highway.
- Need to apply to County Council to install private apparatus within the confines of the public highway.
- Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- Need for applicants to enter into an agreement under Section 278 of the Highways Act 1980.
- If it is the Developer's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details shall be submitted to the County Council and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- The applicant is advised at an early date to submit details to enable surface water disposal arrangements to be assessed.
- Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the Public Highway.

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- The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent are safeguarded in any sale of the application site or part(s) thereof.
- This consent does not authorise the erection of temporary direction signs on the Public Highway.

3.4 Environment Agency – (Original Comments) - The application does not require direct consultation with us, it does not fall within our 'consultation checklist'.

(Additional Comments regarding potential drainage scheme with outfall to Forge Pool) - There is currently a low flow augmentation scheme in the Blakedown Brook catchment, as it has been shown in the past that groundwater abstraction has impacted on baseflows. Part of this scheme includes a borehole near to Forge Pool which is available to pump water into the pool during low flows, to maintain levels.

Effectively the proposed development forms part of the catchment for the pool and watercourse and therefore it would have naturally supplied these features. Whilst the use of soakaways might route some of the water back to the pool/watercourse eventually, we would generally not wish to see the surface water catchment feeding the pool reduced by development, as this could reduce water levels in a pool that already suffers during dry weather. Whilst the borehole has not been used recently, the discharge of clean surface water (at a controlled rate) to the pool would reduce the need to operate the low flow augmentation scheme.

As noted above, only clean surface water should be discharged to the pool, through an appropriately designed drainage scheme. This should be achievable for the type of development proposed. We would advise the use of a good quality, SUDS friendly design i.e. the inclusion of a modest attenuation pond (designed on good ecological principles) prior to the discharge to Forge Pool would be of benefit (subject to land availability etc.). This would allow the water quality from the estate to be easily seen (throwing up any evidence of pollution or wrong connections).

It would be important to ensure that adoption and maintenance of the proposed surface water drainage system has been agreed/secured in ensuring no deterioration in water quality for the lifetime of the development i.e. as a result of miss-connections, poor maintenance etc.



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I trust the above comments are of use from a water quality/biodiversity perspective, for consideration in consultation with your North Worcestershire Water Management Team and Biodiversity Officer. As advised previously, given the scale and nature of the site, we would not provide bespoke comments on flood risk (surface water run-off) but would refer to our West Area Flood Risk Standing Advice. Similarly we would recommend you consult with your Pollution Prevention / Environmental Health Team in relation to contaminated land matters.

3.5 Arboricultural Officer - I have a few concerns with how the proposed will affect the trees on the site.

Oak tree (No. 445 on the tree survey) is a good specimen that has high amenity value. In the current proposed plan this tree is removed to facilitate the development. I am prepared to place a TPO on this tree as I feel it's one of the most important trees on the site. I would therefore recommend refusal of the current layout.

I am happy that the Cedar Tree (432) will not be directly affected by the development, however there is a new driveway proposed within the root protection zone of the Cedar Tree (431), which I am concerned about. Both these trees have TPOs, so will need to be protected in accordance with BS5837:2005. In addition the new driveway under Cedar Tree (431) will need to be constructed using a no-dig method. Details on how these trees are to be protected, in addition to a method state with how the driveway is to be constructed.

The landscaping proposals look adequate, but details on planting specifications and a 5 year maintenance programme will need to be submitted.

Finally, there are tree works that are proposed to the two cedars (nos. 431 & 432). Details on what works are proposed will need to be submitted prior to the works being carried out.

I have no objection to the development of the site, however I would like to see it re-jigged to ensure the retention of the Oak (445).

3.6 Countryside and Conservation Officer (Original Comments) - We have a few biodiversity issues we need to address. Firstly bats, the site has some bat potential and the ecologist has recommended the site is only cleared with the presence of an ecological clerk of works present and only between the months of October to March. Unfortunately the bat survey is only valid for 12 months so it will need a re-survey before any works commence. This would need to be a condition. Also bat box mitigation is required away from lit areas. We would need to see details of this on a plan.

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Reptiles are present on the site (grass snakes) and the ecologist has recommended a series of actions that are needed to be undertaken to be compliant with the law. The reptiles will need to be removed by a trained ecologist, to a receptor site near the wet woodland, also in the ownership of the applicant, and prevented from returning through the use of a reptile fence. This can take up to 60 days and can only take place during spring / summer. Again this would need to be covered by a condition. Under PPS9 9 (now NPPF) there is no biodiversity gain here for the reptile population so perhaps some enhancement to the land in Barrett ownership could be undertaken to make it more suitable for reptiles?

There is also a badger sett on site. They will need to apply for a licence to destroy the sett. It is currently proposed to be developed upon, however we have no information on how this can be or is possible to be achieved within the terms that are likely to be imposed by the Natural England licence. We need to know whether this is feasible before we determine. As it stands we have insufficient information.

In terms of birds we have some mitigation being proposed for loss of a roost opportunity in the form of 12 bird boxes. We just need to confirm the nature and location of these on a plan.

The site is near to a Special Wildlife Site (SWS) wet woodland. Therefore we need to know how the developer proposes to protect this from the effects of potential contaminants/ run off during the development phase and subsequently from light pollution thereafter.

What is happening with drainage? Could a SUDS scheme enhancing their land adjacent to the SWS be a possibility?

(Additional Comments) - Badgers, we have good details of what the applicant intends to do to prevent harm to the badgers during the development construction stage. I had a concern regarding the foraging area but have discussed with the ecologist and am now happy. Bat wise we still do not have an update. Regarding the surface water system if the EA are happy with the volumes and quality of water being discharged into the SWS wetland then all is well but need to check who will maintain the system? And if any maintenance is needed for the filtration system? Does it have an expected life span?

Bats - the site has an out of date survey but at least it has been surveyed and no major bat habit / roosts were found so conditioning the resurvey before any works on site can commence would be fine.

Need assurance that appropriate construction methods would be used to prevent pollutants travelling down slope or being blown into the SWS during the construction phase. If, to complete the drainage, this involves works on the fringe or within of the SWS woodland this is particularly important.

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- 3.7 Worcestershire County Council Archive & Archaeology Service – No response received.
- 3.8 Worcestershire County Council Education – A contribution towards Blakedown C of E Primary School and Haybridge High School is required in accordance with your Supplementary Planning Document on planning obligations for education facilities.
- 3.9 Community, Well-being and Environment – The Section 106 contribution towards open space is obviously as set out in the SPD. We would consider 50% being allocated to the Parish Council to be spent on POS in Blakedown subject to our agreement and the remaining 50% allocated to the nearest Town Park which is Springfield.
- 3.10 Crime Risk Advisor – No response received.
- 3.11 Worcestershire Regulatory Services (Contaminated Land) - Following a review of the Geo Environmental Assessment report and the Remediation Action Plan report I should like to comment as follows, for convenience I have commented on the two reports together:
1. Asbestos was not identified in the soil sampling yet it has been potentially identified on site as part of former buildings. A full asbestos survey is required as indicated in the Remediation Action Plan. Following the survey any identified Asbestos must be removed/demolished by fully licensed operators to a suitably licensed waste facility.
  2. It is not clear from the information provided where the locations of specific boreholes are. Please clarify the locations of the Boreholes and Trial Pits across the site.
  3. Made ground of varying depths to a maximum of 1.6m occurs across most of the site, contaminants of concern have been identified and sampled and analysed for across the site however analysis of pesticides or herbicides has not been undertaken yet the site is a former plant nursery. To avoid site wide cover layers future sampling is planned in proposed garden areas. This soil sampling and analysis should include a pesticide and herbicide screen. The pesticide and herbicide screen is required regardless of the proposed sampling across the site and should be undertaken before any future discussion on proposed cover.
  4. It is noted that a former fuel tank is present to the Eastern side of the site and it is proposed that delineation of potential contamination and validation is undertaken. A report detailing works undertaken and validation is required.

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5. Soil gas monitoring indicates elevated Carbon Dioxide levels and recommendations are made regarding certain proposed garden plots yet as stated earlier a plan showing the labelling of the boreholes used for the site is not provided, a plan showing locations is provided yet no labels that relate to the labels on the borehole logs. Proposals for gas protection measures cannot be considered until the correctly labelled plan is received. Additionally only 3 wells across the site have been monitored for ground gas, yet made ground is across the whole of the site, whilst Methane has not been recorded elevated Carbon Dioxide has, recommendations should be made to ensure unknown areas are protected or further monitoring is required.

It is recommended that additional works are undertaken on the site incorporating the above details and following the results of these works a new Remediation Action Plan is produced based on the findings of the additional works. At this time based on the information received the site is classed as a work in progress and should be conditioned accordingly. It is recommended that condition WRS 1 is applied. The preliminary risk assessment has been removed from the standard condition as it is felt that this part has been undertaken.

- 3.12 Worcestershire Regulatory Services (Noise) - I agree with the findings and recommendations made within the submitted noise assessment by RPS reference; B6901/ENV/P2. I would therefore recommend considering applying conditions with the following in mind;

No individual dwelling shall be occupied until details of post-completion testing for noise exposure have been submitted to the Local Planning Authority confirming that noise levels within the dwelling do not exceed those identified as providing reasonable living conditions as set out in BS8233:1999 (Sound Insulation and Noise Reduction for Buildings) and those within its garden area do not exceed the upper limit recommended in that document.

- 3.13 Worcestershire Regulatory Services (Air Quality) - The Air Quality Assessment based on the information provided seems to be consistent with our interpretation of a negligible impact. Therefore no adverse comments on the report.
- 3.14 Planning Policy Manager - My comments focus on the principle of housing development on the site within the current and emerging planning policy framework:

CURRENT POLICY FRAMEWORK

Adopted Local Plan (2004) Saved Policies

The site lies within the inset boundary of Blakedown village but is currently designated as an Area of Development Restraint (ADR) under Policy DR.1.

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This saved policy makes it clear that although the site falls within the Green Belt it is identified as an area safeguarded for future development and is not to be released unless and until it is required to meet development needs in a future review of the Local Plan.

Under the terms of Paragraph 85 of the National Planning Policy Framework (NPPF): it is stated that where necessary LPA's should identify in their plans areas of "safeguarded land" between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period. It also specifies that it should be made clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan Review which proposes the development.

Adopted Core Strategy (2010)

The following policies are of relevance to this application:

Policy DS01 Development Locations specifies that new development within the District up until 2026 will be concentrated on brownfield sites within the urban areas of Kidderminster and Stourport. Limited opportunities for development to meet local needs will be identified on brownfield sites within Bewdley and within rural settlements. The settlement hierarchy contained within this policy identifies Blakedown as a village where housing to meet local needs would be appropriate.

Policy DS04: Rural Regeneration clearly specifies that new residential development in the District's villages will be to meet local housing needs only as established through parish surveys.

Policy CP04: Providing Affordable Housing clearly states that "a proactive approach to the provision of affordable housing within the District's rural areas will be encouraged through working in conjunction with Parish Councils to identify appropriate sites for the sole provision of affordable housing through the site allocations process, within or immediately adjacent to the District's villages, rural settlements and other rural hamlets where a local need exists. It also specifies that small scale affordable housing schemes will be permitted as exception schemes on unallocated sites to meet identified local housing need.

EMERGING SITE ALLOCATIONS AND POLICIES DPD

The Site Allocations & Policies DPD was published for its pre-submission publication representations period on 23<sup>rd</sup> July 2012 and has undergone a Preferred Options Consultation in May 2011. Once adopted, following Independent Examination the site specific policies contained within this DPD will replace the Saved Local Plan Policies in the new Local Development Framework.

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Under the provisions of paragraph 216 of the NPPF, decision takers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the policies contained within the NPPF. It is therefore considered that policies contained within the Pre-Submission Publication Site Allocations & Policies DPD should carry a degree of material weight having been through Issues and Options and Preferred Options consultation stages.

The Pre-Submission Publication DPD reiterates the Development Strategy as contained in the Adopted Core Strategy and this is set out as the guiding principle for all site allocations – which is to concentrate new development on brownfield sites in Kidderminster and Stourport. It includes a Draft Policy for the Blakedown Nurseries site (Policy SAL.RS1) which clearly specifies that:

- Development of this site must provide for the local affordable housing need as set out within the latest Parish Housing Needs Survey and as indicated by local housing waiting lists.
- Some enabling market housing may be permitted in order to provide for cross subsidisation of affordable housing if justified by a robust viability assessment.
- Development must not have a detrimental impact on the adjacent Special Wildlife Site.
- Development should provide strong pedestrian and visual linkages to the adjacent open space.

Draft Policy SAL.DPL3 (Financial Viability Policy) is also of relevance here. This sets out a number of criteria that the applicant must demonstrate have been met, if it is considered that the affordable housing requirements for that particular site cannot be met due to viability circumstances. These include the provision of a full viability assessment, the methodology, underlying assumptions and software to be used should all be agreed by the District Council. The District Council may consider it necessary to obtain independent advice to validate a viability assessment.

#### APPLICANT'S SUBMITTED PLANNING POLICY STATEMENT

The following points made by the applicant in their Planning Policy Statement are of particular note:

- This site, which has been an ADR in the two previous Local Plans is now available and can be delivered immediately for housing purposes.

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- Regeneration could be impeded in Blakedown, which is contrary to the objective of supporting the viability of the village. It could also restrict choice in terms of location, deliverability and desirability. This land will add to the portfolio of residential sites across the District.
- The Blakedown site is shown as an Allocation, has Area of Development Restraint status in the Adopted Local Plan and is part of the overall strategy for housing provision within the District and is not considered to fall in this Exceptions category.
- It is considered that this site is critical in the overall housing strategy for the District rather than as a Rural Exceptions site. The limited number of units proposed is unlikely to detract from the main urban regeneration thrust of the Plan.
- Policy CP04 of the Adopted Core Strategy suggests 30% Affordable Housing in the rural areas. Any robust viability assessment should only be required if the 30% affordable housing figure cannot be met.
- Considers Blakedown to be part of the Identified Sites in the Allocation process rather than falling within the exceptions policy.
- Affordable housing provision of 30% will be sought on sites of 6 units or more in Bewdley and the rural areas; it is assumed that this will relate to the Blakedown site.

I wish to make the following responses for clarification in respect of the applicant's specific points as set out above:

#### ADR STATUS AND GREEN BELT POLICY

The site is currently allocated as an ADR under Saved Local Plan Policy DR.1. This means that until such time as it is allocated to meet future development needs Green Belt Policy should be applied to the site.

Under the provisions of Paragraph 85 of the NPPF, It is recognised that the site has been derelict for a number of years and is now available. Steps have therefore been taken within the emerging Site Allocations & Policies DPD to identify the site as having potential to deliver affordable housing to meet local needs.

#### STRATEGIC IMPORTANCE OF THE BLAKEDOWN NURSERIES SITE IN DELIVERING THE HOUSING STRATEGY

As specified in Policy DS01, the Adopted Core Strategy is very clear on its focus for development on brownfield sites within the urban areas of Kidderminster and Stourport to assist their regeneration. It is therefore considered that the Blakedown Nurseries site is not required to meet the market housing requirements contained within the Strategy and that it would not assist with the delivery of regeneration of the main towns.

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It cannot therefore be accepted that the site is critical to the overall housing strategy for the District. Therefore in order to demonstrate exceptional circumstances for the site's allocation within the Local Development Framework it is considered that it should be allocated for affordable housing to meet local needs.

**SITE'S ALLOCATED STATUS**

Emerging Site Allocations Policy (asset out in Policy SAL.RS1), clearly specifies that the site must provide for local affordable housing needs as identified through the Parish Housing Needs Survey, furthermore that if the applicant were to demonstrate that 100% Affordable Housing is not viable, then an element of enabling market housing could be incorporated on the site. It is therefore clear that this site is to be allocated on the Proposals Map for affordable housing provision under the terms of Policy CP04. The site is not considered to be an exceptions site as it has been identified for the sole provision of affordable housing under the direction of the Core Strategy. By their very definition – rural exceptions sites are those which cannot be allocated as they will come forward through the development management process outside of the allocations to meet small scale local affordable housing needs.

**LEVEL OF AFFORDABLE HOUSING PROVISION**

The applicant refers to 30% affordable housing provision on sites of 6 units or more in the rural areas, but the Policy is clear that 30% provision relates to sites that are identified for the delivery of market housing. It should therefore be noted that this would not apply to the Blakedown Nurseries site which has clearly been identified solely for the provision of housing to meet local affordable housing need.

**Meeting the Planning Policy Requirements**

Given the NPPF's assertion of the ability to afford some material weight to emerging planning policies it is considered that Pre-submission publication Policies SAL.RS1 and SAL.DPL3 are of particular relevance to this application.

**Definition of Local Affordable Housing Need**

With regard to Policy SAL.RS1 it is understood that the definition of local affordable housing need has been the subject of some debate and for clarification purposes I would refer to Paragraph 4.17 of the Pre-submission publication Site Allocations DPD which states:

*“Local Housing need is established through a housing needs survey which is undertaken in agreement and partnership with the relevant local Town or Parish Council. The definition of Affordable Housing as set out within the NPPF encompasses social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The NPPF specifies that “low cost market housing” may not be considered as affordable housing for planning purposes.”*



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There has also been some discussion as to the implementation of a Section 106 to require the sale of open market housing for local links only. However, it is evident that the policy requirement is not present either within existing or emerging local policy, to require this. The NPPF is also silent on the requirement for the sale of market housing to local links only.

### **Material Weight Afforded to the Parish Plan**

I am aware that representatives from the Parish Council have questioned the primacy of the Churchill and Blakedown Parish Plan (June 2010) in the decision making process. The Parish Plan includes a number of references to local housing need within the Parish as evidenced by a questionnaire circulated to all households within the Parish. The response rate was approximately 20% with 2% of responses relating to housing issues. Specifically at Page 21 of the Parish Plan it states: *“The Parish Plan questionnaire showed a need for new, low price homes not only for young families but also for older people. Many older residents wish to stay in the community but find their current home and garden too large. Local downsizing could free up more properties suitable for families. In response to this the Parish Council have arranged a Housing Needs Survey. If a need is identified it may be assumed that land will be purchased within the village envelope to provide such housing through a Housing Association. Potential occupants will have to prove a link with Churchill and Blakedown villages.”*

Paragraph 5.61 of the Adopted Core Strategy confirms that “Parish Plans will be a useful resource in helping to implement rural regeneration at the localised level.” It should be noted however, that legally Parish Plans have not been recognised as carrying a degree of material weight in the decision making process. The Government’s Localism Agenda and Paragraphs 183 – 185 of the NPPF specifically relate to Neighbourhood Plans which will give local communities the opportunity to set planning policies to determine decisions on planning applications. Neighbourhood Plans must be in general conformity with the overarching Local Plan and be subject to independent examination and local referendum prior to their adoption as part of the Planning Policy Framework for an area.

### **Housing Needs Survey**

I also understand that an updated Housing Needs Survey for Churchill & Blakedown is to be completed by October 2012. The Pre-Submission Policy wording refers to the latest Parish Housing Needs Survey and as indicated by local housing waiting lists. The latest available needs survey for the determination of this application is considered to be the current one dated 2010. The Principal Housing Officer is to submit specific comments as to the extent to which the proposals satisfy the level of housing need established in the housing needs survey and local waiting list.

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### Enabling Market Housing

The policy requirements in relation to the need to demonstrate robust evidence for the provision of enabling market housing to deliver local affordable housing are very clearly set out. In this case it is my understanding that the District Council has commissioned independent advice with regard to the validity of the viability assessment submitted by the applicant. This has confirmed that based on the site's residual land value, 23 of the 42 dwellings would be required as market sale to facilitate the provision of 19 affordable dwellings to meet local affordable housing need.

In conclusion therefore, I consider that subject to the Housing Officer's comments on meeting local affordable housing needs that in principle the applicant has complied with the emerging Policy requirements.

- 3.15 Strategic Housing Services Manager (Original Comments) - The Parish housing needs survey stated that 12 dwellings were needed as at March 2010. However, more recent analysis of the waiting list has shown that there is a need for 36 affordable housing units. Therefore, whilst 15 exceeds the 12 identified in the Parish needs survey, it does not meet the required need as stated on the housing waiting list. I look forward to hearing the outcome of the viability assessment to see if any more units can be brought forward for affordable housing. However, the proposed dwelling types and tenure split does reflect what I would ask for, so I am happy with that.

DWELLING STANDARDS: Some of the units are a bit on the small side for affordable housing units. These are:

House type A (2b4p houses): currently 69.96m<sup>2</sup> and should be 71m<sup>2</sup>  
House type As (2b4p house): currently 58.99m<sup>2</sup> and should be 71m<sup>2</sup>  
House type B :(3b5p houses): currently 77.67m<sup>2</sup> and should be 81m<sup>2</sup>  
House type G: (1b2p bungalow) currently 41.34m<sup>2</sup> and should be 45m<sup>2</sup>

A number of HA partners have also commented about disliking the communal garden set up for units A and F so this may need to be addressed by Barratts if they are to secure a buyer for the units.

Also, the units are fairly grouped together on the site. I would prefer to see them pepper potted throughout the site as this can encourage greater community sustainability. However, as long as the design of the units is in keeping with the rest of the development then I don't feel that I can argue this point too strongly.

(Additional Comments) - In terms of the proposed application, the proposed (increased level of provision of) 19 affordable units goes a substantial way to meeting the housing need identified by both the housing needs survey and from the information provided from the analysis of the housing waiting list. In summary the Churchill and Blakedown Housing Needs Survey (which had a return rate of 27%) identified the requirement for 8 social rented units and 7 shared ownership units (so a total of 15 affordable units on the site).

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There are 36 households who are on the housing waiting list who are eligible and have a local connection. 14 of the 36 require social rent, 6 shared ownership and 16 have not specified a tenure. The table below shows the requirement split into bedroom requirement:

Blakedown Affordable Housing Need:

	2010 Housing Needs Survey		Housing Waiting List 2012		
	Rented	Shared Ownership	Rented	Shared Ownership	Tenure not specified
1 bed	4	5	9	2	9
2 bed	3	1	3	2	4
3 bed	1	0	2	2	2
4 bed +	0	1	0	0	1
Total	8	7	14	6	16
	15		36		

The units also meet the required space standards (with the exception of the 1 bed bungalow which is 4sqm below standard.

- 3.16 Natural England - We have not assessed the survey for badgers, barn owls and breeding birds, water voles, widespread reptiles, white-clawed crayfish, freshwater fish, invertebrates, higher and lower plants or reptiles (except sand lizards and smooth snakes) These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species. The protected species survey has identified that the following European protected species may be affected by this application: Bats and Great Crested Newts.

We used the flowchart on of our Standing Advice Species Sheet: Bats beginning at box (i). Working through the flowchart we reached box iii. Box (iii) advises the authority that “Permission could be granted (subject to other constraints)” and that the authority should “Consider requesting enhancements”. Please note that we support the recommendations regarding timing of works with regard to building 3.

We used the flowchart on page 8 of our Standing Advice Species Sheet: Great crested newts beginning at box (i). Working through the flowchart we reached box iii. Box (iii) advises the authority to accept the findings and consider requesting biodiversity enhancements for great crested newts (for example creation of new water bodies and suitable terrestrial habitat) in accordance with PPS9 and Section 40 of the NERC Act.

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This advice is given to help the planning authority to determine this planning application. On the basis of the information available to us with the planning application, Natural England is broadly satisfied that the mitigation proposals, if implemented, are sufficient to avoid adverse impacts on the local population of bats and great crested newts and therefore avoid affecting favourable conservation status. It is for the local planning authority to establish whether the proposed development is likely to offend against Article 12(1) of the Habitats Directive. If this is the case then the planning authority should consider whether the proposal would be likely to be granted a licence. Natural England is unable to provide advice on individual cases until licence applications are received since these applications generally involve a much greater level of detail than is provided in planning applications. We have however produced guidance on the high-level principles we apply when considering licence applications. It should also be noted that the advice given at this stage by Natural England is not a guarantee that we will be able to issue a licence, since this will depend on the specific detail of the scheme submitted to us as part of the licence application.

- 3.17 Ramblers - Although Churchill & Blakedown bridleway 533 skirts the south eastern and eastern boundary of the site we cannot see that the development will have any material effect upon the Public Right Of Way (PROW) providing that the developer respects the current line of the path and it is not encroached upon either during or after the completion of the work proposed. It would help if you would highlight the presence of the PROW and remind the developers of their responsibilities towards it. Otherwise we have no objection.
- 3.18 Severn Trent Water – No objections subject to condition.
- 3.19 Worcestershire Wildlife Trust – No response received.
- 3.20 Council for the Protection of Rural England (CPRE) - I have considered the revised plans submitted by the developers. Changes in house types do not affect our fundamental objection to this development that this is in a village and should be limited to the needs of the village and its immediate environs.

If this is indeed still an ADR (contrary to what we thought when we first objected), development ought to be limited 100% affordable, to meet the need identified, which is possibly for 8 dwellings.

The difficulty in financing affordable housing means that it might be legitimate to allow enough market housing to pay for the affordable, but that points to permitting about 24 houses not 42.

This objection might be alleviated by imposing a phasing condition, so that the development of plots (say) 17-32 would be deferred for (say) five years.

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I believe that Hagley Parish Council has pointed to a deficit in infrastructure, in that neither Haybridge High School, nor the Surgery has capacity for more people in the catchment. In the case of the surgery, this should be resolvable by means of a Section 106 contribution. I have not seen anything from the developers addressing this, though I may have missed it.

- 3.21 Watercourse Officer - This site is located adjacent to the Forge Pool, a pool that forms part of the Blakedown Brook which is at this location classed as an ordinary watercourse. The site is located within flood zone 1 (risk of flooding less than 1:1000) and there is no known history of flooding from any source.

Current Drainage - Greenfield site, no current drainage.

Future Drainage – The Proposed drainage on site will be designed to cater for the 1:100 year + 30 % rainfall event. The site is a Greenfield site. Based on 5 l/s/ha a discharge of 7 l/s is allowed in the future from this 1.4 ha site. There are allegedly no reliable results of infiltration tests that demonstrate whether the use of soakaways is appropriate or not. I have not seen the contamination report. If pollution is present then infiltration SuDS like soakaways would not be appropriate.

The FRA assumes / pre-empts that the use of soakaways would not be appropriate. In an earlier FRA version permeable pavements and an attenuation pond was proposed. However, this proposal has been withdrawn since there are problems with adopting the pond. Instead it is now proposed to have permeable pavements and underground storage tanks.

The storage required to achieve the proposed discharge rate for the underground storage tanks is 378 m<sup>3</sup> (1:100, no climate change allowance) according to Micro Drainage print. The drawing titled Drainage Strategy however states that a volume of 360 m<sup>3</sup> is needed for 1:100 + climate change allowance.

The location for the outfall from the underground storage (max 7 l/s) is not decided yet. The FRA assumes outfall into Forge Pool but contact with Dave Baker of Travis Baker revealed that the location of the outfall depends on whether the local authority has legal powers to enforce clearance of this pool. Whether the pool is legally an integral part of the watercourse or not is a legal question that has not yet been answered by the Council's legal team.

Ecology and Water quality - A Habitat Suitability Index assessment has been carried out on the adjacent pools, which are Special Wildlife Site ponds. The result of this assessment is that the ponds are thought not to provide a suitable habitat for Great Crested Newts. White Clawed Crayfish are not present either. Notwithstanding this, the pool complex provides a significant wildlife corridor and continues to do so downstream. Otters are known to use this corridor.

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The SuDS described in the revised FRA (version C) does not 'automatically' provide the required two levels of treatment: The first level of treatment is provided by the permeable paving. It needs to be demonstrated that the second level of treatment is provided by the underground storage tanks.

At present the site is not at risk from any type of flooding. The aim is to design a surface water drainage system for the site to accommodate flows arising from the 1:100 year + 30 % climate change event. This is in line with national policy and will mean that the development would not increase flood risk elsewhere.

It is at the moment not clear if infiltration will be feasible since the current results of the infiltration tests are deemed not suitable. I believe additional field tests need to be carried out so it can be concluded whether the use of infiltration devices is appropriate. In the draft National Standards it has been incorporated that infiltration must be used up to its full capacity, even if it is not a whole solution.

It is known that extraction of groundwater in the area has led to a lowering of the ground water table and therefore a development that increases the infiltration into the ground should ideally be encouraged, that is to say if this is possible from a pollution point of view.

The SuDS described in the FRA do not 'automatically' provide the required treatment of the runoff. The first level of treatment is provided by the permeable paving. It needs to be demonstrated that the second level of treatment is provided by the underground storage tanks.

A discharge of maximum 7 l/s will be discharging into Forge Pool / Blakedown Brook. The exact location of the outfall is not clear yet and depends upon views of the legal team regarding the powers the local authority (WCC in future) will have to enforce clearance (if not then STW don't want to adopt the sewer system).

If you are minded to approve the application, then I would recommend attaching a condition detailing that no development shall take place until a scheme of foul drainage, and surface water drainage, incorporating SuDS, has been submitted to, and approved in writing by the Local Planning Authority. The plan shall include the details of additional field percolation tests. The surface water drainage system should be able to accommodate flows arising from the 1:100 year + 30 % climate change event and should provide an appropriate level of runoff treatment. The approved scheme shall be completed before the development is occupied.

I would like the drainage scheme to answer the following questions:

1. What are the agreed design criteria (management flood risk, management of water quality and provision of biodiversity / amenity) and does the scheme deliver these?
2. Has the SuDS management train been delivered?
3. Does it provide source control?

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4. Where possible is water managed above ground?
5. Have all the opportunities of the site been exploited (location, site topography, views)?
6. Has existing flood routes and drainage exceedance been considered?
7. Has health and safety been considered (gradients, inlets, outlet control structures)?
8. Has maintenance and access been considered?
9. Is there a maintenance plan?
10. Has adoption been resolved?

Due to the proximity of the pool system to the site and the fact that this is regarded as a significant wildlife corridor, I would also like to recommend attaching a condition detailing that appropriate measures shall be taken to avoid disturbance of the pool system during and after the construction.

- 3.22 Neighbours / Site Notice / Press Notice – One letter of support and a total 21 letters of objection have been submitted. The objections have been summarised and grouped together into categories for ease of reference:

PLANNING POLICY / PRINCIPLE OF DEVELOPMENT

- Since the Development Plan process is not yet complete I would regard it premature to release this site now.
- The site is an Area of Development Restraint within the Adopted Local Plan of 2004. This Policy only permits development if the site is identified for such within the review of the Local Plan. This review process is not yet complete. The Site Allocation document is still in the course of preparation and it cannot be said with certainty if this site will be released.
- The emerging Site Allocations and Policies DPD reiterates this sequential approach and whilst Policy 54, which is specific to the site, indicates that housing is appropriate it refers to local affordable housing with only enabling market housing.
- The proposed provision of approximately 30% affordable units is contrary to emerging policy.
- The number of enabling market units is not adequately justified by the applicant's viability assessment and the balance of affordable versus market units is inappropriate to meet the emerging Policy 54.
- While the site may be regarded as "small" by a national housebuilder in its local context it is large enough to be a strategic development which would upset the development strategy.
- It will increase the number of dwellings on Belbroughton Road by approximately 40% and have a significant impact on the village.
- If the District Council can demonstrate a 6 year supply of readily available housing land and has an up to date core strategy in place to meet PPS3 and the emerging NPPF requirements, the site cannot be regarded as being in an acceptable locality for housing to meet general needs. Therefore there is no need to release the site ahead of the Development Plan process.

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- Policy DSO1 – concentrates new development on brownfield sites within the urban areas of Kidderminster and Stourport. Limited opportunities for development to meet local needs will be identified on brownfield sites within Bewdley and within rural settlements.
- While there is a local housing need, the site is not brownfield.
- The settlement hierarchy indicates Blakedown as a location where housing to meet local needs is appropriate, supported by Policy DS04 - Rural Regeneration - new residential development within the District's villages will be to meet local housing needs only.
- The overall aim of the District's Planning Policy is to provide affordable housing in rural areas, with the main developments being based on the sequential hierarchy of towns.
- The intention is to promote regeneration of the main towns of Kidderminster and Stourport-on-Severn and assist with the prevention of out migration from the West Midlands conurbation.
- Within rural settlements, which include Blakedown, development should be on brownfield sites and housing should meet local needs.
- The plan for 42 is substantially higher than expected and represents a 25% increase in the number of dwellings on Belbroughton Road. 30 or 32 units would be a more acceptable density and could still be financially viable.

#### PROPOSED TYPE OF HOUSING

- There is absolutely no need for 'affordable' housing here. Most people in life start off on the property ladder in 'affordable' houses by moving to less desirable places or towns perhaps. Once they have saved up and/or worked their way up career-wise, then finally they can afford to move to more desirable places. (That is why they are desirable, let's keep it that way).
- The proposed development Does not address local housing needs.
- The proposed development provides too much market housing and an inappropriate mix of affordable and market house types.
- I would like you to consider allowing development of the site for retirement bungalows – this would solve the traffic problems.
- There are a lot of older people who would like to move out of their larger houses into bungalows, but yet more family houses are on the plans, with very few bungalows. I understand Barratts would make a lot of money but feel this development is not needed in its present form.
- The application submitted will not meet the requirements and mixture of affordable and market housing identified by the Housing Needs Survey and will contribute to out migration to the detriment of existing village facilities and its environment.
- The proposed housing would not provide for these indicated general needs and the lack of any mechanism to restrict occupation to local people would not achieve the aims of CS Policy DS01 to restrict out migration from the nearby conurbation and encourage the regeneration of local urban areas.



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- The Parish Housing Needs Survey identified a “need” for 17 affordable units even though 81% of respondents to the specific questions on renting/shared ownership were not registered with on the Home Choice Plus Common Housing Register, and only 4 out of 12 people asked for further details.
- There was a significant number of existing Parish residents who wanted to downsize but could afford market housing. This need has not been properly addressed in the application, and no thought has been given to the effect of downsizing and the resultant release of larger family homes.
- Such surveys do not necessarily distinguish real need, i.e. essential necessity, from wish, desire, or preference. The questions asked allow a risk of hearsay, “crystal ball gazing”, and duplication of results which reduces the statistical reliability of the study.
- In Bromsgrove District, the Council has adopted “Rural Housing Criteria”, which are biased in favour of local residents and those with a local connection. These were adopted at the time of the development of The Glebe in Belbroughton, as part of the arrangements for it. A similar approach should be adopted here rather than creating migration from more sustainable communities and settlements. If local need does not fulfil the occupancy then the dwellings should be offered back to the market.
- Consideration needs to be given for future houses to suit the needs of a proportion of the local population of Churchill and Blakedown, not Kidderminster as we are still considered rural;
- I welcome the changes Barratts have made in increasing the number of bungalows and smaller houses on site.
- I am not convinced that a plan could not be put forward which could provide some detached bungalows for residents of Blakedown wishing to downsize rather than providing what appear to be flats instead.
- There is a demand for lower cost houses for young families – the next generation who wish to stay in their home village, together with 2/3 bed houses and bungalows for current homeowners wishing to downsize in preparation for retirement, and who will in turn free up larger family homes.

#### DESIGN AND LAYOUT

- The proposed development Will have significant impact on the adjoining Green Belt due to the lack of appropriate boundary treatments, and removal of current boundary hedging.
- The proposed development Does not respect existing building lines on Belbroughton Road.
- The proposed development Is an unsympathetic/urban style design in a Green Belt location.
- The proposed development Will overlook neighbouring houses and gardens.
- A sensitive and appropriate development is needed given the nature of the surrounding area. The proposed development is neither and the design requires considerable amendment and greater thought.

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## Agenda Item No. 5

- The development provides suburban style cul de sac/estate housing in a village location, with a token copy of the barns at New House Farm along part of the frontage.
- The “punch points” into the adjoining fields along the eastern boundary would allow further development. These potential access points should be removed.
- The most intensively developed part of the site will be along the eastern boundary adjacent to the Green Belt and with greatest impact on neighbouring houses.
- To minimise this impact the design should show more intensive development in the western area, closer to the “village centre”, and occasional uses such as the Scout Hut, Parish Rooms and Millennium Green. Such development would also allow greater use of Millennium Green without detriment to the Green Belt.
- In my opinion the development proposed at the subject site would be considerably more intrusive to the adjoining open area/Green Belt, and affect the character and appearance of the area.
- The proposed houses would represent a form of backland development given the traditional building lines of Belbroughton Road.
- The proposal would conflict with local character and appearance in respect of its backland nature. This would conflict with CS Policy CP11 and with SPG: Design Quality, which aim to ensure quality design that increases the sense of local identity and community by strengthening the importance of existing assets.
- The appearance of the land would change from an abandoned/overgrown site which has “blended” with the adjoining Green Belt to a significant development intruding into the surrounding area.
- The proposed landscaping, including the retention of a limited number of existing trees and the new planting proposed would offer little mitigation for the harm caused. This harm conflicts with related development plan policies.
- Belbroughton Road has a classic ribbon development pattern.
- This is clear along the frontage and the rear building lines.
- The proposal does not respect this and creates a suburban style housing estate intruding into the open fields and Green Belt to the south and east.
- The boundary treatment should be reinforced to safeguard the neighbouring Green Belt, particularly along the southern and eastern boundaries, rather than removal of existing trees and hedgerows.
- No windows should be permitted in the eastern elevations of those houses overlooking the existing houses and gardens to the east of the site. If they are permitted then they should be of obscure glazing.
- The proposed Plot 24 in the south eastern corner of the site is a large 2/3 storey house. While this is at the lowest ground level on site it will have direct views north eastwards to existing houses on Belbroughton Road, up their gardens and into their living accommodation/habitable rooms. Although some distance away and probably failing the 45° code, more thought is needed into the position and design of this house in particular to respect the amenity and privacy of existing houses.

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- House type Braemar - What is the applicant's intention for these houses? They have provided alternative loft uses for these houses – one showing bedrooms 5 & 6, the other showing 2 "bonus rooms".
- Detached Garages with loft/office space. This is further intensification of the proposed development.
- The proposed development would allow future access to the rear garden of 34 Belbroughton Road and possibly the adjoining paddocks enabling future development.
- The proposed development is already demonstrating "development creep" into the adjoining Green Belt with the provision of the reed beds in neighbouring fields.
- Part of a neighbouring field is proposed to be used as a reed bed for surface water drainage. This land is Green Belt and while fastidious to argue against such a change of use, it is a change to Green Belt that enables the development of adjoining land. The Green Belt test should be applied. By including this additional land, the application again fails to mitigate the effect of the development by using its own land and is contrary to policy.

#### HIGHWAYS

- Belbroughton road is already congested down the bottom of the road and this will make matters worse.
- Cars park in the road and it is already difficult to get through at busy times.
- We already have to contend with congestion and speeding on this road particularly at busy times.
- It is only a matter of time before one of the fast cars on Belbroughton Road or lorries on the Birmingham Road kill a child. Adding more traffic (throughout construction stage and thereafter) will only increase this risk.
- The level and speed of traffic on the road is already excessive and this will be exacerbated by the further increase in traffic including heavy lorries travelling on the road during the construction phase and by the increase of vehicles once the site is completed.
- The addition of a new road adjoining an already busy and congested road is not reasonable or in my view safe.
- Heavy lorries will travel through Belbroughton and the full length of Belbroughton Road during the construction phase to avoid travelling through Hagley, making these already fast and busy roads more unsafe.
- In discussion during the public meeting I was advised that lorries would not be able to come to the site during school run hours but I am not at all convinced how this will be achieved or policed. As a mother of two young children who uses Belbroughton Road to walk to school each day I am very concerned about this.
- We do have flashing speed signs at the top of the road which have made no difference whatsoever.
- There are a lot of children out on bikes, scooters, walking up and down this road who are going to be very vulnerable.
- There is a high risk of accidents happening on the Belbroughton road due to the speed that cars drive down this road although the speed limit is 30 miles per hour this is not the speed done by most cars along this road.

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- Allowances must be made to improve traffic flow at the junction of Belbroughton Road and the A456 especially traffic wishing to turn right and increase the traffic flow towards Birmingham.
- There is little and in half a dozen cases no off street parking for properties on the far side of Belbroughton Road, hence some houses have cars permanently parked. They must not be allowed to park on footpaths only 5% of cars adhere to the speed limit.
- The plans show buildings in front of the 1920's building line which will obscure traffic on exiting the site.
- There has been no planning to allow a pull in for traffic entering the estate from Hackmans Gate.
- We currently rely on on-road parking yet there is no reference to whether parking restrictions will be placed along the Belbroughton Road.
- The existing traffic arrangement slows cars and yellow lines are likely to result in the road speed increasing.
- I would suggest that a survey of the road's usage during the rush hour periods would convince you that an extra 50+ cars accessing the road would create a dangerous hazard.
- Other than the proposed T junction onto Belbroughton Road, no information is provided on its effect on the existing highway and on street parking arrangements.
- Although the applicant shows no detail of parking restrictions the provision of the T junction it will, by its nature, prevent parking opposite or within 10 metres (32 feet).
- The applicant has taken no steps to mitigate the effect of its proposed development on the neighbouring houses and other road users.
- While the consultants have justified their client's proposed scheme their data shows between 35.4% and 51.3% of vehicles exceeding the 30mph speed limit.
- The report identifies no collision data for Belbroughton Road yet I am aware of several RTA's where the police have attended.
- The applicant's proposed traffic calming measures are minimal but welcome.
- It is incredible that only 18 or 19 additional vehicle movements are predicted to be generated during peak hours from a site that has a planning requirement for 85 car spaces and the consultant's report acknowledges that most movements will be by commuters.
- There is still no mention of any parking restrictions being introduced – please can the applicant or Worcestershire County Council confirm its intentions.
- I cannot see how the development can improve the parking situation on Belbroughton Road.
- Many of the residents to the west of the application site currently park in the Parish Rooms Car park. If this should be stopped there will be many more cars parked in the Road.
- Contrary to the consultant's report, footways on Belbroughton Road are not "well lit" quite the opposite.

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- I find it hard to believe that an estate which has provision for 94 car parking spaces would only generate an additional 21 journeys up or down Belbroughton road in the morning rush hour. Can it really be true that over 75% of cars on a typical estate in a commuter-belt village would not be driven in the morning peak?
- Would it not be more in keeping with the Parish Plan and the Wyre Forest Local Development plans to require the proposed Social Housing for Supported Living (application ref. 12/0323/FULL) to be constructed and managed on a new-build estate rather than replacing a family home in an established residential street with a block of flats requiring 24-hour staffing?

#### EDUCATION

- Blakedown Primary School has recently submitted a planning application to extend two classrooms to cope with an over subscription several years ago.
- Blakedown School is already over subscribed. How will they cope with additional families wanting a school in the area?
- This also has an impact on the high school, Haybridge.
- It is not good for the village school, again something which we spent £1000's on moving here for. It is fine how it is and should remain that way.
- The primary school is already full and a number of classes have waiting lists. There is no capacity to accommodate additional children moving into the development.

#### SECTION 106 AGREEMENT

- The Heads of Terms relate to 15 affordable dwellings, not the 19 proposed.
- Any payments should be reserved for improvements to services within Blakedown.
- It would be a nice gesture if some money was made available to organisations such as the playground, sports centre, or other charitable/voluntary village groups.
- Why has no contribution to sustainable transport been required by Worcestershire County Council?
- Affordable housing reserved for the local community is necessary.

#### OTHER

- House prices will continue to fall due to availability of 35+ new homes, and the village will slowly become more like a suburb of a town.
- Light pollution at night must not be allowed to be intrusive – we are still rural not urban.
- Drainage must be taken seriously for both surface water and sewage. Can the sewer take the extra load it will be expected to? Surface water from all of the hard standings will be considerable, it must not be allowed to run onto the Millennium Green.
- The Millennium Green cannot be interfered with it is held in perpetuity for children play – no drains underneath the field as proposed.
- Must take account of the Parish Plan.

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- The proposed development creates risk to protected wildlife sites due to the proposed soakaway system.
- The proposed development does not provide on site mitigation for the drainage and parking issues it creates.
- The proposed development will create significant light and noise pollution in a sensitive residential and Green Belt environment.
- Several meetings were held between the applicant and local residents, on a poorly publicised basis initially, culminating in two “Public Consultations”. The “preferred” proposal was for 35 to 40 new homes, not 42.
- References to anti-social behaviour are overstated and I cannot recall any incidents since the site was properly secured. No independent analysis or audit of the results has been offered, and the results are open to wide interpretation or manipulation as demonstrated above. These results should be treated with great caution.
- Surface water will drain into Forge Pool and Swan Pool, an area of woodland and water that is a Special Wildlife Site within the Green Belt. Further downstream these flow into Hurcott and Podmore Pools, which have SSSI status. The application does not detail adequate safeguards for the protection of these watercourses and protected habitats.
- No mention is made of the current “backing up” of sewers in Belbroughton Road. The FRA states that any sewer overflow would be contained within Belbroughton Road, but does not allow for the number of dropped kerbs. During heavy rainfall the existing system is unable to cope and the dropped kerbs allow for flooding onto property on the southern side of Belbroughton Road.
- Surveys should be undertaken at appropriate times of year, particularly for reptiles.
- Surveys have been confined to the subject site itself, despite the proposed development affecting the land to the south, Forge Pool, etc which are important and safeguarded wildlife habitats at risk from such development.
- The nearest local medical provision is in Belbroughton, Hagley and Kidderminster, all of which will generate car journeys or involve multiple journeys on public transport which may be inappropriate for those with medical conditions. Such provision may also be at or approaching capacity, particularly with the additional developments proposed at Hagley, Brook Crescent/Western Road, and other smaller infill developments.
- While the local commercial uses will benefit from increased trade these are limited to just 2 shops and 2 pubs.
- A proper Contractor’s Construction Management Proposal should be submitted. This should provide for acceptable working hours, noise restrictions and dust control measures to limit the effect of the works on neighbouring houses. In particular: contractors’ parking should be provided in an onsite compound rather than on Belbroughton Road; deliveries to be made onsite rather than roadside; no working or deliveries before 08.00 or after 18.00; no weekend working; no bonfires.
- More detail is required regarding the provision of lighting – both the general street lighting scheme and domestic.

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- Provision should be made for the effect of domestic security lighting which will have a significant contribution to light pollution.
- I welcome the revision but remain concerned at the risk of contaminants from run off entering the Pools system, unless the attenuation tanks incorporate some form of receptor system.
- The site is currently an eyesore and an attracts anti social behaviour.

#### 4.0 Officer Comments

- 4.1 Consideration of the application is divided into the following topic areas:
- The principle of the development and the planning policy background;
  - The type of housing proposed;
  - Design and layout;
  - Impact upon residential amenity;
  - Highways;
  - Air quality;
  - Drainage;
  - Ecology;
  - Contaminated land;
  - Other; and
  - Section 106 Agreement.

#### THE PRINCIPLE OF THE DEVELOPMENT AND PLANNING POLICY BACKGROUND

- 4.2 In terms considering whether the principle of developing the site for housing is acceptable it is necessary to consider both national and local plan policy.

#### National Planning Policy Framework (NPPF) (2012)

- 4.3 As of March 2012, the National Planning Policy Framework (NPPF) is a material planning consideration. This national guidance promotes sustainable development and the need for the planning system to perform three mutually dependent roles. The first is an economic role; the guidance encourages sufficient land of the right type, right place and right time to be provided to support growth. The second is a social role whereby sustainable development should support strong vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment. The final role is an environmental role whereby development protects and enhances the natural and built environment, improves biodiversity and can adapt to climate change. In order to achieve sustainable development the national guidance promotes replacing poor design with a better design and widening the choice of high quality homes.

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- 4.4 At the heart of the NPPF is a presumption in favour of sustainable development which means approving development proposals that accord with the development plan without delay. The core planning principles to support this approach indicate that planning should be plan led, secure high quality design and encourage the effective use of land by reusing land that has been previously developed.
- 4.5 With respect to the subject of housing the NPPF seeks to significantly boost the supply of housing and advises local authorities to ensure that their Local Plan meets the full objectively assessed need for market and affordable housing. Moreover it is reiterated that applications for housing should be considered in the context of the presumption in favour of sustainable development.
- 4.6 The guidance seeks to provide for a mix of housing in terms of size, type, tenure and range that is required in particular locations and where it is identified that affordable housing is needed advises local authorities to set policies to meet the need on site.
- 4.7 Specifically with respect to rural areas local authorities are advised to be responsive to local communities and to plan housing to reflect local needs, particularly affordable housing and to consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Adopted Local Plan (2004)

- 4.8 The application site is defined with the Adopted Local Plan as an Area of Development Restraint (ADR) which according to the relevant policy DR.1, *“will not be released unless and until identified for development in a future review of the Local Plan. In the interim period, proposals for development will be assessed against the Green Belt policies in the Plan.”*

Adopted Core Strategy (2010)

- 4.9 The Core Strategy, adopted in December 2010, highlights the key issues and challenges facing the District both now and in the future up to 2026 and it shapes these into a Vision and Objectives for the District’s future development. The development objectives include the provision of a range of high quality, highly energy efficient, market and affordable housing options for residents of all ages and needs to achieve sustainable communities; the safeguarding and enhancing the District’s unique landscape character, Green Belt, natural environment and green infrastructure; and safeguarding and replenishing the District’s varied biodiversity. The Strategy sets out five strategic core policies relating to the broad location of future development, the role of the District’s settlements and the phasing and implementation of new development.



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- 4.10 Policy DS01 states that new development will be concentrated on brownfield sites within the urban areas of Kidderminster and Stourport on Severn. Thereafter it sets out the settlement hierarchy of the District from Kidderminster at the top as a strategic centre to eight rural settlements at the bottom (these include Chaddesley Corbett, Wolverley and Rock). The purpose of the hierarchy is to provide a clear steer on the future role of the District's settlements and to focus new development in locations which will promote sustainable communities. Blakedown is recognised as one of four villages which lie just above the rural settlements on the fourth out of five tiers. The villages at this tier in the hierarchy of settlements are identified as providing housing for local needs.
- 4.11 Policy DS04 is quite specific in so far as it acknowledges that new residential development within the District's villages will be to meet local housing needs only as established through parish surveys.
- 4.12 DS05 refers to the phasing of housing development over the plan period to provide a total of 4,000 houses. The phasing of the anticipated housing with the rural areas is 140 (2006-2011), 90 (2011 – 16), 160 (2016-21) and zero (2021-26).
- 4.13 The provision of affordable housing is the subject of Policy CP04 which states that the District Council will seek to secure the delivery of a minimum of 60 units of affordable housing per year until 2026. In the case of rural locations the policy advises that there will be a proactive approach to the provision of affordable dwellings through working in conjunction with Parish Council's to identify appropriate sites for the sole provision of affordable housing through the site allocations process, within or immediately adjacent to the District's villages where a local need exists.
- Site Allocations and Policies Development Plan Document (DPD)
- 4.14 The Site Allocations and Policies DPD allocates areas of land for particular uses to meet the requirements set out in the Adopted Core Strategy. It includes Development Management Policies which apply across the whole of the District and are used for determining planning applications and represents the Council's preferred sites for development.
- 4.15 It was published for a second stage of consultation in May 2011. This second stage is referred to as the Preferred Options Stage.
- 4.16 In June of this year the policies contained within the third stage, known as the Pre-Submission Publication Version were approved by members at Full Council and the DPD went out for representations on 23<sup>rd</sup> July for a period of eight weeks. It is likely that the Examination in Public will be held at the end of the year.

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- 4.17 The NPPF requires Local Authorities to identify a supply of specific developable sites for housing growth for 6 to 10 years and where possible for 11 to 15 years. In accordance with the settlement hierarchy as set out under Policy DS01 of the Core Strategy, Policy 1 sets out the proposed sites which will be brought forward to provide the level of residential growth required within the District. The application site is identified within the latest version of the Draft DPD for approximately 42 dwellings within a suggested phase of 2011 to 2016.
- 4.18 The second part of the DPD provides site specific policies for those sites identified under Policy 1. The Policy 54 of the Preferred Options Draft DPD is specific to the application site and broadly speaking supports residential development providing that it meets certain criteria. It should however be acknowledged that the wording of Policy 54 has been amended through the life of the current application. When the application was submitted the latest version of the DPD was the Preferred Options (May 2011), whereas at the point of determination the most up to date Policy is contained within the Pre-Submission Publication Version (July 2012). The table below sets out the policy wording and highlights the differences between the two versions:

Draft Site Allocations and Policies DPD	
Preferred Options Draft Policy 54 (May 2011)	Pre- Submission Publication Version Policy SAL.RS1 (July 2012)
a. Development must provide for the local affordable housing need as set out within the latest Parish Housing Needs Survey; b. Enabling market housing may be permitted if justified by a robust viability assessment; c. Development must not have a detrimental impact on the adjacent Special Wildlife Site; and d. Development should provide strong pedestrian and, where possible, visual linkages to the adjacent open space.	i. Development must provide for the local affordable housing need as set out within the latest Parish Housing Needs Survey <u>and as indicated by local housing waiting lists;</u> ii. <u>An element of</u> enabling market housing may be permitted in order to provide for cross subsidisation of affordable housing if justified by a robust viability assessment; iii. Development must not have a detrimental impact on the adjacent Special Wildlife Site; iv. Development should provide strong pedestrian and, where possible, visual linkages to the adjacent open space.

- 4.19 When considering the principle of the proposed residential development there are two lines of thought.

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- 4.20 The first is that the site is allocated within the 2004 Adopted Local Plan as an ADR and therefore should be treated as Green Belt which does not permit new development for housing. The site would then fall to be considered as a rural exceptions site which would be judged against Policy CP04 of the Adopted Core Strategy. In exceptional circumstances this policy permits small scale affordable housing schemes to meet identified local housing need demonstrated through a Parish Needs Survey. It could be considered that the scheme as proposed is neither for 100% affordable housing nor small scale and therefore does not meet this policy. However, within this policy context there is also the view that the scheme of the size proposed, with a total of 42 dwellings, is necessary in economic viability terms to be able to bring forward the affordable units. The NPPF advises Local Authorities to consider permitting market housing to facilitate the provision of significant additional housing to meet local needs.
- 4.21 The second view point is that more weight should be given to the Draft Site and Allocations DPD and Policy 54 / Policy SAL.RS1 which allows the development of the site for housing in principle. The NPPF explains that decision makers may also give weight to policies in emerging plans such as the Draft DPD according to the stage of preparation of the plan, the extent to which there are unresolved objections to the relevant policies and the degree of consistency of the relevant policies to the policies of the NPPF. Whilst it is acknowledged that the DPD is in draft it has been through two rounds of consultation and is currently progressing through a third. In the light of the presumption in favour of sustainable development the policy is consistent with the NPPF. Alongside this view there is also the wording of the Adopted Local Plan ADR Policy which acknowledges that at some point the site will be released for development. The site was taken out of the Green Belt in order to meet long-term housing need and it has now been identified within the current review of the Adopted Local Plan and has been outlined for development within the current timescale of 2011 to 2016. In this context officers have afforded greater weight to the emerging Policy 54 of the Draft Site Allocations and Policies DPD.
- 4.22 Objectors to the proposals consider that to bring this site forward and approve the application at this moment in time prior to the adoption of the Site Allocations and Policies DPD would be premature. In response as outlined above the site lies in an area in where the development of new homes is supported by the NPPF and emerging local policy. As stated previously the Draft Site Allocations and Policies DPD envisages a development on this site as outlined in Policy 54 and Policy SAL.RS1, and development within a current timeframe. In addition there is an outstanding need for affordable housing with Blakedown as evidenced by the Parish Needs Survey and this is the only site within the village that it considered to be large enough to meet that need, therefore it is considered that the assertion that the scheme would be premature lacks in substance.

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- 4.23 Notably objectors and local Parish Councillors have highlighted the matter of conformity with the Churchill and Blakedown Parish Plan. The Plan does not specifically refer to the use of application site, however to reiterate the comments of the Planning Policy Manager this plan does not carry any material weight in the determination process.
- 4.24 The principle of development on this site is therefore supported; there is however the need to consider the type, mix and tenure proposed which is discussed below.

#### PROPOSED TYPE OF HOUSING

- 4.25 As stated previously the most up to date policy of the Draft Site Allocations and Policies DPD (Policy SAL.RS1) indicates that residential development will be supported subject to it providing for the local affordable housing need. It also allows an element of enabling market housing in order to provide for cross subsidisation of the affordable units if justified by a robust viability assessment. Local affordable housing need is defined as the definition of affordable housing as set out in the NPPF. This includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.
- 4.26 The application provides a ratio of 19 affordable houses and 23 market houses. Therefore it could be considered that the phrase 'an element of enabling market housing' has been exaggerated by the applicants. However as the Policy advises the proposals have been supported by a financial viability assessment which has been tested and re-tested by external consultants. This has resulted in the profit levels of the developer being reduced and the proportion of affordable units being increased from 15 to 17 to 19 or 45%.
- 4.27 Whilst it was hoped or anticipated that the site could afford a higher proportion of affordable units, the viability assessment has indicated that in reality the ratio proposed is the best the site can achieve in the current economic climate. The applicants' agent has stated that without the market housing, *"this site may never come forward for housing development and any percentage of affordable housing would be lost."*
- 4.28 The Parish Housing Needs Survey of 2010 indicates that there is a need for 12 dwellings. The most up to date waiting list data indicates the need for 36 dwellings. It is anticipated that the results of the next Parish Housing Needs Survey due in October 2012 will show that the need has increased. Whilst the proposed total of affordable units would meet the requirement of the 2010 Housing Needs Survey it is acknowledged that the provision of 19 affordable units would not meet the current waiting list requirements or the anticipated requirements. It is however considered that the ratio proposed is acceptable on the basis of financial viability and as such accords with the Policy requirements contained within Policy SAL.DPL3 (Financial Viability) of the Site Allocations and Policies Pre- Submission Publication Version.

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- 4.29 The proposed tenure split of the affordable units offered is for 13 social rented and 6 shared ownership. This broadly accords with the split advised within Policy CP04 of the Core Strategy. Officers from Housing Services are satisfied with the proposed tenure split and the number of 1, 2 and 3 bed properties. This is in contrast to the Parish Council who consider that the proposals do not meet local affordable housing needs, the mix of house types is unsatisfactory and would not meet the needs of local residents, particularly with the inadequate number of bungalows.
- 4.30 Local residents and Councillors have referred to the Parish Plan which states that it is the wish of elderly residents to downsize “ *but, “stay in the community in which they have invested their life but find their current home and garden too large.”* It is also fair to acknowledge that the Housing Needs Survey reflects the aspiration of existing residents within Blakedown to downsize. However whilst this need to downsize could be described as a local housing need this type of need is not within the definition of ‘local needs housing’ with the Pre Submission Publication Version Draft DPD which assimilates housing to meet local needs with the definition of affordable housing. (The definition of affordable housing has been lifted from the NPPF). Moreover Policy SAL.RS1 advises that the development should meet ‘local affordable housing need’, and it is not considered that the provision of bungalows to enable the desired downsizing would meet the definition or the Policy.
- 4.31 Notwithstanding the above the applicants consider that they have paid due regard to the wishes of the Parish Council by providing 7 bungalows. Whilst 5 of these are a two storey rather than a traditional single storey bungalow they are described as a bungalow with an additional bedroom on the upper floor to provide additional accommodation for family or guests. Of the 7 proposed 5 are for social rent.
- 4.32 There has also been the suggestion that the sale of the market houses should be restricted as per a scheme in Harbury near to Stratford upon Avon. In this case the sale of the market housing was restricted under a Section 106 Agreement so that it could only be sold to a person(s) with a local connection for a period of 12 weeks.
- 4.33 In the Harbury case the site was a rural exceptions site where the provision of market housing was in conflict with local planning policy. In contrast the provision of market housing at the Blakedown nurseries site to cross subsidise the affordable units is accepted in principle under the Policy of the Pre- Submission Publication Version Draft DPD Policy. Furthermore in the Harbury case Stratford upon Avon District Council had Supplementary Planning Guidance which was adopted in 2003 which provided the Policy context to support such a restriction. This is not the case in Wyre Forest. One of the principles of a Section 106 Agreement is that it must be necessary to make a development acceptable and it should be refused without the Agreement as it would conflict with Policy. This principle cannot be applied to the restriction of the sale of the market properties as there is not the planning policy framework in place locally to support an Agreement for this purpose.

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- 4.34 The applicants have also stated that restricting the marketing strategy would affect the viability of the scheme and the amount of affordable units that could be delivered. A local link for the 19 affordable units could however be secured as the Council has a local connections policy for affordable housing. Again to reiterate the comments of the Planning Policy Manager, whilst the wishes of local residents to downsize is highlighted in the Parish Plan it cannot be given any material weight within the decision making process. Reference has been made to an Inspectors decision regarding the previously proposed residential development at Castle Ash off the Birmingham Road in Blakedown in 2011. In his decision the Inspector cites the Parish Plan and its reference to the over-provision of large family housing. However it is not considered that this reference by the Inspector gives the Parish Plan material weight, however interestingly he does acknowledge that there is a, *“lack of any mechanism to restrict occupation to local people.”*

#### DESIGN AND LAYOUT

- 4.35 The application proposes a total of 42 houses which range from 1 to 6 bedrooms in size, and are single to 2½ storeys in height. A total of 13 different house types are proposed. The layout indicates the provision of 6 properties along the frontage to Belbroughton Road with the remainder extending to the rear of the site where the site is surrounded by open fields including the Millennium Green.
- 4.36 Objections from residents have been raised with respect to the number of dwellings, their position within the site and their design, and the culmination of these matters adversely affecting the character and appearance of the site.
- 4.37 First it is acknowledged that with the exception of plot No.1 the plots to the frontage of the site are forward of those properties adjoining the site. However the building line to Belbroughton Road is varied and it is not considered that the siting of the plots would significantly detract from the street scene. Furthermore the proposed ridge heights of the frontage plots have been reduced to ensure that they would not appear over dominant in comparison to the adjacent properties. There is a stepped approach leading up to the highest property facing the road (Stratford house type) at plot no. 2.
- 4.38 There is no doubt that the presence of 42 dwellings on this site would, when looking into the site appear to starkly contrast with its existing open character and objection has been raised to the proposed number of properties. However the proposed layout would result in a density of 30 dwellings per hectare to accord with the density for new development within rural areas as set out in Core Strategy Policy CP05. It is also acknowledged that the plot sizes would not provide the long gardens which are characteristic of the majority of properties fronting onto Belbroughton Road however it is not considered that on balance the site is so over developed as to warrant refusal on the basis that the proposed layout would adversely affect the character of the area.

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- 4.39 Objections have also been received with respect to the design of the properties and their suburban appearance. In response it is noted that the properties of Belbroughton Road and within the village offer a wide range of housing styles from Victorian terraces with detailed brick work, chimneys and sash windows to 1930's detached and semi detached hipped roof housing to modern infill plots with a mix of brick and render elevations. First, the proposed properties along the road frontage comprise a continuous two storey block with the fenestration, simple detailing and materials reflecting the appearance of the existing equestrian centre located further to the east. The plots adjoining this frontage block and to the rear (nos. 30 to 38) have also been designed to look like more traditional converted agricultural buildings. The remaining plots along the frontage (nos.1 and 2) would be seen in the context of the existing pair of modern two storey dwellings at nos. 30 and 32 Belbroughton Road. Whilst these are more modern in appearance they, like the remainder of the plots (nos.3 to 29), display a range of architectural features and details including protruding gables and bay windows, detailed cills, lintels and string courses. The 29 more modern plots include 8 different house types displaying a mix of render and brick elevations. The NPPF highlights the need for high quality design to create attractive places to live. Whilst design policies are encouraged, the guidance does however indicate that they should avoid unnecessary prescription or detail and that decisions should not attempt to impose architectural styles or particular tastes. It is considered that the design of the proposed dwellings would appropriately address Belbroughton Road and the access road into the site and meet the Policy guidance of Policy CP11 of the Core Strategy and Policy SAL.UP7 of the Draft Site Allocations and Policies DPD.
- 4.40 In order to comply with the Draft DPD Policy which requires a strong pedestrian and visual link to the Millennium Green the layout proposes an open view towards this open space and a lockable pedestrian gate.
- 4.41 The tree survey submitted with the application indicates the condition and quality of 17 trees on site. The site contains two individually protected atlantic cedar trees reaching a height of approximately 15m sited close to the western boundary and, located within the same vicinity, a group of four silver birch trees which are again protected as a group. The cedar trees within proposed plot no. 11 are to be retained. The silver birch trees would lie in proposed plots nos.11 and 12. Two of the silver birch trees, one of which is described in the tree survey as of low quality the other advised for removal are to be lost. The Arboricultural Officer makes no objection to this part of the scheme. There is however concern at the loss of an existing oak tree reaching approximately 10m in height located at the back of pavement close to the eastern boundary of the site. This tree is not protected. To compensate for this loss three semi mature silver birch trees (20-25cm girth / minimum height 450 height) are proposed to be planted along the rear boundary of the site. These are in addition to 3 smaller extra heavy standard cherry trees and 2 extra heavy standard silver birch trees along this boundary.

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- 4.42 A further 3 himalayan birch trees are proposed along the frontage to Belbroughton Road plus a further 3 cherry trees, 3 silver birch trees, 2 ornamental pear trees, 6 rowan trees, 6 maple trees and 3 mountain ash trees are proposed to be planted within the site. In addition 13 of the existing trees on site are proposed to be retained as is the boundary hedge to the rear. Whilst the concerns of the Arboricultural Officer have been taken into account the siting of the oak tree is such that it lies within the visibility splay of the proposed access. The siting of the access is considered to be satisfactory and in the knowledge that this site has been outlined for development within the emerging local plan the retention of the tree could potentially stifle its redevelopment. Moreover it is considered that its loss has been mitigated by the proposed tree planting.
- 4.43 The applicants have submitted an Energy and Sustainability Statement. It states that it is the applicants practice to look to provide carbon dioxide and energy savings entirely through the fabric of the dwellings rather than via renewable technologies. The applicants consider that the fabric first approach has the following benefits:
- There are no maintenance requirements;
  - The energy savings last for the full lifetime of the buildings and there is no end of life replacement (typically 25 years for most renewable technologies). Carbon dioxide savings achieved through fabric improvement lasts the life of the building;
  - There is no degradation of performance; ensuring calculated savings remain over the life of the building; and
  - The customer is not required to change lifestyle or be educated in a new technology. This is particular apt when a home is sold on to a 2nd or 3rd occupier.
- 4.44 More details to explain how the fabric first approach is translated into energy savings to meet the guidance of Policy CP01 of the Core Strategy will be provided on the Addenda and Corrections sheet.

#### IMPACT UPON RESIDENTIAL AMENITY

- 4.45 With respect to residential amenity there is the potential loss of amenity to existing residential occupiers to consider together with the loss to the potential future occupiers of the site as a result of external sources of noise.
- 4.46 Concern has been raised regarding the loss of privacy as a result of the proposed new properties overlooking the existing, notably the 2½ storey dwelling at plot no.24 which is orientated in a south west / north east direction. This proposed dwelling would however overlook the adjacent field which lies beyond the rear gardens to those properties which front onto Belbroughton Road and there is a separation distance of over 40m between the rear gardens to these existing properties and the footprint of the house at plot no.24.



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- 4.47 The orientation and separation distances are considered to be adequate to protect the privacy of the occupiers of the flats at No.34 Belbroughton Road from the potential occupiers of plot nos. 29 and 33 which lie closest to the common boundary. Ten metre gardens are proposed to the rear of plots 8 to 10 to protect the privacy to nos. 30 and 32 Belbroughton Road.
- 4.48 The siting of plot no.42 would not meet the Council's 45 degree guide with respect to a side facing kitchen window to one of the flats within No.34 Belbroughton Road. It is however considered that due to the siting of the proposed dwelling which would lie to the north west of the affected window and a separation distance of approximately 7m at its closest point the impact would not be significantly worse than the existing situation such as to warrant the refusal of the application.
- 4.49 The applicants have also submitted an acoustics report on the potential for existing sources of noise affecting the potential occupiers, those sources being road traffic, the Parish Rooms and the scout hut. Measurements were taken on site from three positions in May 2012. The conclusions of the report state that due to the low noise levels measured the use of the Parish Rooms and scout hut should not have a negative impact upon the residential properties. Similarly, with the use of appropriate glazing and ventilation systems noise from the Belbroughton Road should be adequately mitigated. Worcestershire Regulatory Services have raised no objections.

#### HIGHWAYS

- 4.50 The application site has a frontage to Belbroughton Road, also known as the B4188, a classified Road and lies at a distance of approximately 120m east of the junction with the Birmingham Road (A456). The road is subject to a speed limit of 30mph and accommodates on street car parking by existing residents. The majority of the on street parking takes place to the west of the application site where there is a higher proportion of dwellings which do not have their own parking within their curtilage. There is a walking distance of approximately 300m to the bus stops on the Birmingham Road where there is a 60 minute frequency for the service between Kidderminster and Halesowen from Mondays to Saturdays. In addition Blakedown railway station is located between 500m and 600m from the site. The station offers a weekday frequency of 2 trains per hour to Birmingham.
- 4.51 The application has been submitted with a Transport Statement (TS) and it refers to survey work undertaken in November 2010. The TS provides an assessment of the following:
- The site and conditions on the surrounding highway and transport networks;
  - The proposed development scheme and its access arrangements;
  - The site's accessibility by all available travel modes;
  - The volume and distribution of trips generated by the proposed development;
  - The impact of the development scheme on the surrounding transport network; and
  - Junction capacity where appropriate.

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- 4.52 From the objections received from local residents it is clear that highways matters are of serious concern. Residents have referred to the excessive speed of vehicles along Belbroughton Road; the congestion at the junction with Birmingham Road; the vulnerability of the children using the Belbroughton Road; and the lack of available parking.
- 4.53 On this basis the applicants put forward three different options to manage the speed of vehicles using Belbroughton Road and these were presented to residents prior to the submission of the application.
- Option 1 – Variable Message Signs  
Option 2 – Chicanes and sheltered parking  
Option 3 – Speed humps and table
- 4.54 The application was submitted with proposed Variable Message Signs as this was the option favoured by residents.
- 4.55 The TS includes an assessment of the speed of vehicles using Belbroughton Road over a seven day period. The TS reports that, *“average speeds are around or below the prevailing 30mph speed limit. Recorded 85th percentile speeds, however, are above the speed limit and also exceed 35mph....However, the percentage of vehicles exceeding 35mph is relatively modest, at 15.4%..... It is also noted that 85th percentile speeds remain below 40mph, and therefore exceed the 35mph ‘enforcement threshold’ to a relatively modest degree.”*
- 4.56 Whilst the original submission offered Variable Message Signs the Highway Authority do not consider them to be necessary. Therefore at the request of the Highway Authority they have been removed from the current proposals.
- 4.57 Prior to the submission of the application the applicants also put forward a series of five options regarding the layout of the access into the site from Belbroughton Road.
- Option 1 – a compact roundabout  
Option 2 – a mini roundabout  
Option 3 – Priority junction with right hand turn into site  
Option 4 – traffic signals  
Option 5 – simple priority junction
- 4.58 The option chosen by the applicants which forms part of the current proposal is a simple priority junction. This is in addition to plot nos. 1 and 2 which would have direct access onto Belbroughton Road.

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- 4.59 The TS has also assessed the congestion at the junction of Belbroughton Road and the Birmingham Road by recording vehicles queuing in each direction. *“The PM peak period survey was undertaken between 16:00 and 18:00 on Wednesday 17 March 2011. The maximum queue recorded on Belbroughton Road was 16 vehicles. However, this peak level of queuing was observed only once, and the average queue across the period was 3.3 vehicles. Queuing was not continuous, and there were many periods when little or no queuing occurred. The largest queues were recorded over two relatively short periods of 4 to 7 minutes; one just before 17:00 and one just before 17:45.”* With respect to queues on the Birmingham Road a maximum of 7 vehicles was recorded. *“This occurred only occasionally, however, which suggests that the right turn movement is not exceeding available capacity to a significant degree. These results suggest that the junction is currently operating within but possibly approaching its practical capacity during the evening peak period.”*
- 4.60 The TS reports that the proposed development is forecast to generate 13 and 8 additional vehicles on Belbroughton Road westbound during the AM and PM peak hours respectively. *“The PM peak hour increase is equivalent to an average of approximately one additional vehicle every 7.5 minutes. Given the sporadic nature of the observed queuing, this modest increase is unlikely to have any measurable impact on the operation of the A456/Belbroughton Road junction or on the level of queuing.”*
- 4.61 The proposed parking provision meets Worcestershire County Council standards with the exception of the 6 bed houses who would rely on the double garage to provide the standard of four spaces (The County Council do not count a garage space as a parking space).
- 4.62 The Highway Authority has raised no objections to the proposed scheme subject to conditions.

#### AIR QUALITY

- 4.63 Hagley Parish Council has raised concern with respect to the impact on air quality as a result of the road traffic exhaust emissions from the vehicles generated by the proposals. In order to address these concerns the applicants have submitted an air quality assessment which assesses the changes in pollution within the Hagley Air Quality Management Area (AQMA), the Horsefair AQMA in Kidderminster and at the junction of the Belbroughton Road and Birmingham Road in Blakedown. The Assessment considers the predicted annual mean concentrations of nitrogen dioxide and particulate matter with the overall conclusion that the significance of the potential impacts associated with the development is negligible. Worcestershire Regulatory Services have reviewed the Assessment and have raised no objections.

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#### DRAINAGE

- 4.64 The site is located to the north of a network of pools known as Ladies Pool, Forge Pool and Swan Pool which historically were constructed to provide power for water mills associated with the grinding of corn and latterly forges making hand tools and cart axles. Whilst the mills are no longer in existence the pools provide a valuable resource for wildlife and form part of the Churchill and Blakedown Valleys Special Wildlife Site (SWS). The submitted Flood Risk Assessment (FRA) reports that *“It is understood from local information boards that the excessive extraction of groundwater via boreholes for local water supply has led to a lowering of the water table and consequential drying out of some of the ponds. The Environment Agency and other bodies are currently investigating long term solutions to this.”* The site is within flood zone 1 and the FRA states that it is not at risk of flooding from the pools and associated watercourse.
- 4.65 With respect to surface water drainage infiltration tests were carried out as part of the land contamination assessment, however the FRA reports that they are not suitable to determine whether soakways could be utilised. On the basis that soakways may not be viable a potential surface water drainage system has been designed which would collect surface water from roofs, drives and estate roads which would gravitate to an on-line tank attenuation system located within the southern part of the site. The final outfall from this system would be to Forge Pool. The potential surface water drainage scheme also proposes that the private drives and parking areas would be lined with permeable paving. Again these would drain to the attenuation tank unless further infiltration tests indicate that they could drain to the ground.
- 4.66 The FRA advises that the foul water could connect to the existing public foul sewer again sited to the south of the site.
- 4.67 It is considered that based on the information available to the applicants a scheme has been designed which recognises the principles of sustainable drainage in accordance with Policy CP01 of the Core Strategy. As the final drainage scheme has not been established a condition could be imposed to require details which would then ensure that the appropriateness of draining surface water to the ground has been tested. Severn Trent Water and the Council’s Watercourse Officer have raised no objections subject to a condition.

#### ECOLOGY

- 4.68 A Phase One Ecological Survey has been undertaken together with an update. It has assessed the site to ascertain whether the site supports great crested newts, reptiles, birds, bats, badgers, water voles, otters, white clawed crayfish and dormice. Whilst there are no water bodies on site there are ponds sited to the south of the application site which are located within the Churchill and Blakedown Valleys Special Wildlife Site (SWS). All of the waterbodies were assessed with respect to their likelihood to support great crested newts however they were found to have low suitability.

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- 4.69 Within the site a small population of grass snakes and a badgers sett were found together with numerous nesting opportunities for birds. As grass snakes are protected it is necessary to remove them from the application site and the Survey outlines how this should be done. In addition a Badger Mitigation Survey has been submitted which highlights the steps which are necessary to construct badger exclusion fencing which is gradually aligned closer to the sett within the application site. It is understood that the construction of this fence began on site last month. During this process the applicants would need to apply to Natural England for a licence to disturb the sett.
- 4.70 As outlined above whilst the means of drainage has yet to be decided, the applicants have put forward a scheme whereby surface water would drain to Forge Pool. This could have an impact upon the SWS which encompasses the Pool. The Council's Countryside and Conservation Officer has commented on the ecological reports which include the consideration of the potential impact of the possible drainage outfall to Forge Pool upon the ecology of the SWS and his concerns are still outstanding. The applicants are however currently seeking to address the officer's comments and information will be provided on the Addenda and Corrections sheet. No additional objections are raised subject to conditions which will require an up to date survey for bats; the presence of an ecological clerk of works during any remaining demolition; the submission of a construction environmental management plan to prevent any adverse impact upon the SWS; details of biodiversity enhancement; details of lighting and the implementation of the badger mitigation as outlined in the report. It is considered that the proposed scheme adequately takes account of the impact that the development could have on the ecology of the site and provides sufficient detail to ensure that the impact is mitigated in accordance with Policy CP14 of the Adopted Core Strategy and Policy SAL.UP5 of the Draft Site Allocations and Policies DPD.

#### CONTAMINATED LAND

- 4.71 The applicants have submitted a Geoenvironmental Assessment which considers the potential on site and off site sources of contamination. With respect to on site sources it is considered that there may be contamination from the materials constituting the made ground which lies on site and its associated hazardous soil gases. Furthermore there could be leakage from fuel from an existing tank which lies on the northern part of the site. Based on a desk study there are considered to be no potential significant off site sources of contamination.
- 4.72 Fieldwork was undertaken in May 2010 and comprised boreholes, soil-gas and groundwater monitoring wells and infiltration tests. The Assessment identifies that localised elevated levels of arsenic, sulphate, carbon dioxide and hydrocarbons remain and it advises the submission of a remediation method statement and validation plan. Worcestershire Regulatory Services concur and suggest a condition is imposed to secure that the additional works are undertaken and validated.

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OTHER

- 4.73 Many of the objections received during the consultation process relate to the provision of education and indicate that the local schools at Blakedown and in Hagley are already oversubscribed. As detailed later in the report, and in accordance with the adopted Supplementary Planning Document on Planning Obligations as the number of properties proposed is above the threshold, should the application be approved, a Section 106 Agreement to provide a financial contribution towards education would be necessary. The question of the capacity of schools has been specifically raised with officers at the County Council who have responded as follows, *“Background to Pupil Place Planning. As a Local Authority we monitor the number of places available on an annual basis and make recommendations to the Cabinet of the County Council if there is a need to either increase the number of places or reduce the number of places. It is not policy to retain surplus places as the schools are funded by the number of pupils on roll not by the number of places available. This can give the impression that a school is full and would be unable to take additional pupils. In addition if a parent applies for a place at a school for their child and there is a place available the Local Authority is bound, by law, to allocate the place to the child no matter how far away from the home address the school is. We keep a track of potential housing developments and when these might be built out and put this into our planning. Where an application has not received planning permission we note the intent but do not adjust places; places are adjusted when the application has been approved. In the Hagley pyramid of schools all of the places available are currently taken; but as detailed in the background notes above not all of the children attending the schools come from the catchment areas. A number of the children currently on roll come from the Stourbridge area and a number from the Kidderminster area. In admission terms children from the catchment area take precedence over children from outside of the catchment area so if a housing development was built out then children from the houses would gain places. That is not to say that we would not need to add places to the schools. We are aware of an increasing number of pre school children in the catchment area for Blakedown Primary and it could be that additional places would be needed there. The Local Authority endeavour to ensure that every child has access to a local school and places are adjusted to accommodate this.”*
- 4.74 The County Council has not raised an objection to the application.

SECTION 106 AGREEMENT

- 4.75 In accordance with the Council’s adopted Supplementary Planning Document on Planning Obligations the application would necessitate the following

Affordable housing – the proposal would provide 19 units (13 social rented / 6 shared ownership)

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Open space – the proposed scheme would provide a total of 83 child bed spaces. This is above the threshold of 75 child bed spaces and therefore the development should provide a Local Equipped Area for Play (LEAP), however on the basis that firstly the site lies immediately adjacent to and would have access to the Millennium Green and secondly there is already a play area within the village it is considered that a contribution towards these facilities would be a satisfactory alternative. The contribution totals £31,932.96. Officers in CAPS have suggested that the contribution is split between open space at Blakedown and Springfield Park in Kidderminster. However under Circular 05/05 and the CIL Regulations 2011 it is considered that due to its location Springfield Park is not reasonably related to the application site. Therefore it is suggested that the total amount is spent within the ward, subject to the Parish Council's agreement.

Biodiversity – it is considered that an enhancement can be achieved on site via a suitably worded condition.

Sustainable transport – no contribution is considered to be necessary.

Education provision – the contribution has been calculated at £147,188.

Public realm – it is considered that the uplift of the appearance of this site fronting onto Belbroughton Road is adequate for this purpose.

## **5.0 Conclusions and Recommendations**

- 5.1 First it is acknowledged that under the Adopted Local Plan (2004) the site is designated as an Area of Development Restraint, however it is considered that sufficient weight can be attributed to the emerging policy and the NPPF to allow the site to developed in principle.
- 5.2 There has been much discussion about the type of dwellings that are proposed on the site. After prolonged negotiations with the applicants the number of affordable units has increased to 19 or 45% of the overall total. It is considered that the applicants have demonstrated that this proportion is the best that can be achieved in terms of the economic viability of the site and on this basis it is considered that the proposed development meets the site specific policy of the Pre Submission Publication Version of the Draft Site Allocations and Policies DPD.
- 5.3 Whilst significant objection has been raised with respect to the development not meeting the local housing needs of the village and the aspirations of existing local residents to downsize, it is considered that there is no requirement for this under current planning policy and therefore the proposals cannot be robustly refused on this basis.

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5.4 Whilst the development would have a considerable impact on the appearance of the site it is considered that the design of the properties and the proposed layout of the site are appropriate and would have no significant impact upon the amenity currently enjoyed by neighbours.

5.5 Matters of drainage, contaminated land, highways, air quality and ecology and landscaping have been deliberated and the impact upon these material considerations is found to be acceptable. Therefore the recommendation is for **delegated APPROVAL** subject to:

a) the signing of a **Section 106 Agreement** to secure the following:

- affordable housing
- open space
- education provision

for the amounts as outlined above; and

b) the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Prior to commencement of development or any further clearance works a re-survey for bats with recommendations and methodology including timescale to avoid any adverse impact if necessary.
4. Any additional site clearance works and any remaining buildings shall only be demolished between the months of September to February and such clearance works shall only to be undertaken in the presence of a suitably qualified ecological clerk of works.
5. Details of a scheme to ensure no adverse impact upon SWS during construction. Details to include any works to trees outside of the application site and a projected timescale for the works.
6. Reptile mitigation measures to be undertaken in accordance with paragraph 4.2 of the Worcestershire Wildlife Consultancy Update Ecological Assessment (Dec. 2011).
7. Details of biodiversity enhancements in the form of bat and reptile measures and timescale of implementation.
8. Badger mitigation in accordance with section 3 of the Worcestershire Wildlife Consultancy Proposed Badger Method Statement (March 2012).
9. Details of lighting to ensure no significant harm to ecology.
10. Tree retention.
11. Tree protection.
12. Details including methodology of tree works to Atlantic Cedar Trees nos. 431 and 432 to be agreed.
13. Driveway to plot 10 to be a no dig construction.
14. Implementation of planting scheme.
15. Details of foul and surface water drainage.
16. Land contamination report and remediation.

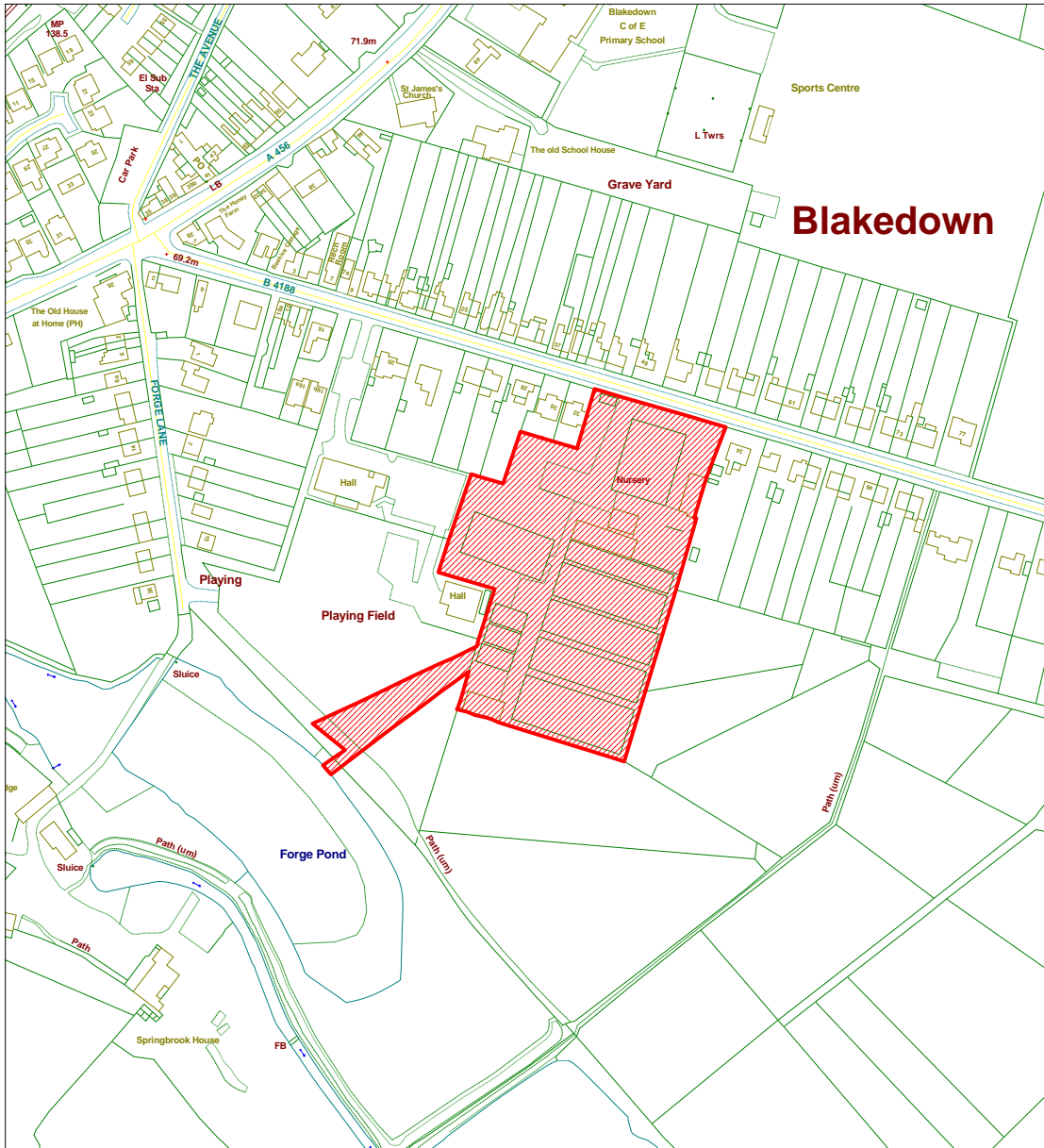


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17. Post completion noise testing.
18. Provision of adequate visibility splays.
19. Provision and retention of access, turning area and parking facilities shown on the approved plan.
20. 1 or 2 bedroom dwelling to provide and retain secure parking for 2 cycles.
21. 3, 4, 5 and 6 bedroom dwelling to provide and retain secure parking for 4 cycles.
22. Wheel cleaning apparatus to be provided.
23. Parking for site operatives and visitors.
24. Submission and agreement of a welcome pack that promotes sustainable forms of access to the site.
25. Permitted Development removed for 2 storey extensions to plots 8, 9, 10.
26. A pedestrian access to the Millennium Green in the location identified on the approved layout as 'lockable gate to footpath link' shall be provided prior to the occupation of the first dwelling and retained at all times.
27. Details of materials.
28. Details of boundary treatment.
29. Retention of existing hedgerows as indicated on the approved Planning Layout.
30. Site levels in accordance with drawing entitled 'Indicative Slab levels'.

Reason for Approval

It is acknowledged that under the Adopted Local Plan (2004) the site is designated as an Area of Development Restraint, however it is considered that sufficient weight can be attributed to the emerging policy and the NPPF to allow the site to be developed in principle. It is considered that the applicants have demonstrated that the economic viability of the site can support 19 affordable units (45%) and on this basis it is considered that the proposed development meets the site specific policy (Policy SAL.RS1) of the Pre- Submission Publication Version of the Draft Site Allocations and Policies DPD. Whilst the development would have a considerable impact on the appearance of the site it is considered that the design of the properties and the proposed layout of the site are appropriate and the proposed development would have no significant impact upon the amenity currently enjoyed by neighbours. Matters of drainage, contaminated land, highways, air quality and ecology and landscaping have been deliberated and the impact upon these material considerations is found to be acceptable. For these reasons the proposals are considered to accord with the policies as listed at the top of the report.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Former Blakedown Nurseries**  
**Belbroughton Road**  
**Blakedown DY10 3JH**



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

## Agenda Item No. 5

**Application Reference:** 12/0312/RESE      **Date Received:** 23/05/2012  
**Ord Sheet:** 381460 276245      **Expiry Date:** 22/08/2012  
**Case Officer:** John Baggott      **Ward:** Habberley and Blakebook

**Proposal:** Reserved matters application for the design and external appearance of the buildings and landscaping following the granting of outline planning permission (08/0977/OUTL) for the demolition of bungalow and erection of 13 dwellings and retention of 108 Bewdley Hill, Kidderminster

**Site Address:** 108 & 109 BEWDLEY HILL, KIDDERMINSTER, DY11 6JE

**Applicant:** Bromford Group

<b>Summary of Policy</b>	H.2, D.4, D.9, D11, D.13, NC.7, TR17 (AWFDLP) DS01, CP03, CP05, CP11, CP13, CP14 QE.4 (WMRSS) Section 6 [Delivering a wide choice of high quality homes], Section 7 [Requiring good design] (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The site is located within an established residential area and is sandwiched between Western Way and Summerhill Avenue, and backs onto Westville Avenue. On the site at the present time are a vacant house and bungalow and their respective large residential curtilages.
- 1.2 The site is identified in the Adopted Local Plan as being suitable for residential development. A Tree Preservation Order protects several trees at the front of the application site, along the frontage with Bewdley Hill.

### 2.0 Planning History

- 2.1 08/0977/OUTL - Demolition of bungalow and erection of 13 no dwellings, and retention of 108 Bewdley Hill (Layout & Access to be considered) : Approved (22/07/09).
- 2.2 10/0464/FULL – Variation of condition 17 of planning permission 08/0977/OUTL to prevent occupation of any dwelling prior to the provision of visibility plays on site : Refused (11/11/2010).

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- 2.3 12/9002/NMA – Non-Material amendment to 08/0977/OUTL - Minor changes to the footprint and siting of the buildings which include canopied entrances, gable features and bays : Approved (08/03/12).
- 2.4 12/9010/NMA – Non- Material amendment to 08/0977/OUTL – Changes to the footprint, size, configuration and siting : Approved (18/04/12).

### 3.0 Consultations and Representations

- 3.1 Highway Authority – Despite original comments seeking a deferral due to concerns regarding parking provision, it has been accepted that the layout and driveways have previously been approved by virtue of outline application 08/0977/OUTL, and as such the standards in place at the time of the outline application were relevant and have previously been accepted.
- 3.2 Countryside Conservation Officer - No objection (see Officer Report).
- 3.3 Arboricultural Officer – No objection principle but more information requested regarding safeguarding existing trees (See Officer report).
- 3.4 Severn Trent Water Ltd – No objection. The applicant proposes to connect all new dwellings via an indirect connection into the public 150mm foul sewer, and all surface water to discharge at a maximum combined rate of 5l/s via an indirect connection into the public surface water sewer as soakaways have been proven to not be feasible for this site.
- 3.5 Neighbour/Site Notice – Letters of objection have been received from 4 neighbouring properties, on the following grounds:
- Objecting until we receive full details of sewage and surface water drains – drainage plans are inadequate and incorrect. Sewage drain to the side of our property never been used except via our connection – not suitable to connect via this route as it may greatly impact on us.
  - Require details of how Holly hedge and Holly trees are to be protected – this is our legal boundary –the boundary identification in the middle of the hedge is incorrect and must be amended. Retention of hedge important to act as a screen for windows that overlook.
  - We are seeking legal advice regarding these matters and design changes from two detached to a pair of semi's.
  - Highway issues –extremely busy road and will be busier when West Midlands Safari Park have a water park and hotel -8 existing roads accessing A456 and an additional one is madness.
  - A456 too narrow to accommodate additional traffic, pavement also dangerously narrow.

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- Loss of amenity as the plot to rear is the same size as existing house which is huge. Our garden is 30 sq feet and this new plot will completely overshadow our house.
- Description on one of drawings states that 'Existing tree/shrubs to South Western Boundary to rear retained maintaining screening with existing properties' but on closer examination these shrubs are to be retained to the rear of 1,2 5 and 6 Western Way -our property (number 4 Western Way) will be completely overlooked and we will lose all screening. Hope Bromford can retain small Laurel as well to our rear – no room in our garden for planting.
- Previous plans from Bromford have shown a hipped roof to the rear of 8 Western Way – now been changed to a gable –end. Request that the roof revert back to a hipped roof to soften outlook of the property and provide a wider view of skyline. I note that several other buildings show hipped roofs -important as building is only 5 metres from my boundary.
- I have in my garden 8-9 m tall Ash tree within 1 metre of boundary –roots will be compromised and destroyed along with conifers –also concern regarding tree and foul pipe going in along fence – what measures are in place to preserve tree?
- Fences to gardens of Western way to be replaced with 6ft timber fence we currently have 8ft fences and 10m trees –unfair to replace with standard fence especially given security, privacy and noise concerns (I am to get a small car park and head of road against my fence).
- No effort to provide screening to reduced fence height – I will need to plant trees that may take several years to mature.
- Ibstock bricks are poor choice as they do not match surrounding community and house type designs are far too generic for such an established community. While Localism Bill promotes development there is no reason that design should be at the expense of design standards.

In addition, representations have been received from Hillcrest Residents Association. Their initial comments are summarised as follows:

- Significant discrepancies between certain details in original application 08/0977/OUTL. These are: Scale – there are varying roof pitches across the site to reduce impact with ridge heights being 8.5 metres –in the Design and Access statement of the Outline Application roof heights were said to be in the range of 7.5 to 7.9 metres above ground. The Officer report stated that 'Based on these indicated parameters (including width and depth) I have no reason to consider at this point that the reserved matter could not be met'.
- Condition 5 of planning permission states that dwellings should be two storeys. Reason: Height - The non material amendment applications didn't indicate any changes in height of dwellings. Given that the site is surrounded on three sides by a large number of dwellings an increase in ridge height of up to one metre is very significant in terms of impact.

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- Notwithstanding the comments in the Design and Access statement the design of the ground floor of each dwelling does not allow for conversion to Lifetime Homes. The ground floor design seems to be the developer's standard design(s) and would have to be torn apart to provide the necessary features.

Following receipt of amended drawings and additional information, further additional comments from Hillcrest Residents Association have been received, and a request that the application be refused. The Residents Association's comments are summarised as follows:

- Reiteration of previous comments regarding the proposed ridge heights and the proposed use of gable roofs and the implications for ridge heights.
- Reiteration of previous condition restricting dwellings to two storey only – concern that ridge heights proposed will facilitate additional room capacity in the roof space.
- Acknowledgement that amendments have been made to some plots (changing from gabled to hipped roofs) but questioning why further changes across the site could not be made. The Applicant has demonstrated that they have available a variety of roof designs which can be used on their H401 design of dwelling; ridge/gable ends, part hipped and fully hipped. Two are now planned to be hipped and the ridge height reduced from 8.5 to 7.8 metres compared with the other designs. There are three other dwellings of the H401 design with ridge and Gables (plots 7, 8 and 11) which could be similarly lowered. This would leave the four dwellings of H402 type at 8.5 metres (plots 3, 4, 6 and 14). Two of these are on the main road.
- Non-compliance with Disability Living (Lifetime Homes Standards) – a critique of the applicants own plot by plot comments regarding the Lifetime Homes credentials of the development is provided.

#### **4.0 Officer Comments**

- 4.1 This is a reserved matters application following the granting of outline planning permission in July 2009 (Ref: 08/0977/OUTL), at which time only access and layout were approved. This application now seeks consent for the design; external appearance; and, landscaping for the 13 no. new dwellings that were granted outline planning permission. The outline planning permission also showed the retention of the house at 108 Bewdley Hill and the demolition of the bungalow at 109 Bewdley Hill.

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- 4.2 Members are that the layout approved under the outline planning permission 08/0977/OUTL has been modified by way of two subsequent non-material amendment consents granted earlier in 2012. The first of these incorporated very minor changes to the footprint of the approved buildings in order to accommodate the design of the house types that the applicant wanted to submit at the reserved matters stage. The second amendment revolved around the bringing together of a pair of detached houses, and replacing these with semi-detached properties, to the rear of the site in order to create the space for a drainage easement. This was necessary as it has been established that the new development cannot be drained towards the front of the site, in the direction of Bewdley Hill, without incorporating a prominent, above ground, pumping station. Both of these non-material amendment applications were subject to neighbour notification, as well as with the Hillcrest Residents Association.
- 4.3 It is important to reiterate the fact that outline planning permission has previously been granted on this site, with the siting and vehicular access having been approved at the outline stage. That being the case, the principle of the development is not an issue to be considered at this stage, neither are matters relating to access and layout, despite the nature of some of the objections having been submitted, and summarised under paragraph 3.5 of the report.
- 4.4 Against this background, and the objections that have been received, the proposal stands to be assessed under the following headings:
- The appropriateness of the design and external appearance of the dwellings;
  - The effect on neighbouring properties;
  - The drainage arrangements;
  - Landscaping scheme and tree protection;
  - Other matters.

#### THE APPROPRIATENESS OF THE DESIGN AND EXTERNAL APPEARANCE OF THE DWELLINGS

- 4.5 Individually the proposed scheme employs a range of house types that are considered to be acceptable. The scheme is accompanied by two street scenes which show that the composition of these house types will look attractive. It is particularly pleasing that the two small houses that front Bewdley Hill are designed with different elevational treatments and this will add interest to this frontage and be in character with the varied range of dwellings in the vicinity.

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- 4.6 Hillcrest Residents Association have raised concerns regarding the height of the roofs on the dwellings proposed on the grounds that they are higher than that suggested in the Design and Access Statement submitted at the outline stage and as referred to in the Officer report. Whilst it is true that the Design and Access Statement did make reference to ridge heights in a range between 7.5 and 7.9 metres (with a suggested roof pitch of 30 degrees) given that only layout and access was considered, and no elevations (even indicative ones) were provided at that stage, it would always have been the case the ridge heights were not set by the outline permission, and in this regard no condition restricting ridge heights was imposed. The reserved matters application proposes a range of ridge heights from 7.1 to 8.5 metres (i.e. a maximum of 0.6 metres higher than the range referred to in the Design and Access Statement which accompanied the outline application) and with a range of hipped; half-hipped; and, gable roof styles to provide variety to the house types and their roofscape.
- 4.7 Generally speaking, it is the Officer's opinion that the higher roofs look more attractive and help with the overall proportions of the properties and this is why most developers are now adopting them. However, it is acknowledged that they can be a problem when considering the relationship with adjoining properties and this particular issue is considered further under a separate heading below. It cannot be overemphasised though that there is nothing in the outline planning permission that requires the dwellings to be a certain height, except for condition 5 ii) of the outline planning permission which states that the dwellings should be a maximum of two storeys in height and in this regard, the proposed dwellings are fully compliant.
- 4.8 It is worthy of note, however, that one of the Residents Association's concerns is that that the roof height of the dwellings may permit rooms in the roof of some dwellings. Amended plans have been received which in some instances replace gable roofs with hipped varieties, as discussed later in the report, but for those that remain the plans as submitted give a clear indication that it is not the intention to develop habitable rooms within the roof spaces, as there is no provision in the layout of any house for the space to create a stairway to the roof level. In any event, this can be controlled by the imposition of a recommended condition which would ensure that future occupiers would also have to apply for planning permission to convert the roof space, thereby ensuring that the Local Planning Authority.



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- 4.9 Members are advised that condition 5 ii) of the outline planning permission states that the reserved matters application shall show the dwellings to be; “...*designed to incorporate Lifetime Homes principles.*” In this regard, Hillcrest Residents Association has objected to the development on the grounds that the development does not comply with this condition. In response, the applicants argue that whilst the layout as approved under the outline planning permission actually does not allow for complete compliance with the Lifetime Homes Standards, the underlying principles (as required by the relevant condition) of Lifetime Homes are addressed across the site. However, it is acknowledged that on a plot by plot basis there are some areas which aren't achievable. An assessment of the development has been provided by the applicants, which has been the subject of additional representations from the Residents Association. To their credit, the comments of the Resident's Association, whilst critical of some elements of the house types, do include constructive comments and suggestions.
- 4.10 In considering the development in relation to the Lifetime Homes principles, it is acknowledged, by the applicants and Officers, that there are elements of the proposal which do fall short of full compliance with the current standards. That said, there are significant elements of the layout and house types that are to be welcomed in this regard and demonstrate that the applicants have, given the constraints imposed by the previously approved layout, sought to address such matters as fully as possible. For instance, where possible space for double width parking is made available; approaches and entrance to dwellings will be compliant and all house types will satisfy Part M of the Building Regulations; Internal doorways are all compliant; Circulation space on all ground floors is compliant; bathrooms; service controls, windows, and the potential for the fitting of hoists are all in accordance with standards. With the exception of house type 316 (semi-detached dwellings), all properties are capable of accommodating ground floor (entry level) bed space; the potential for future through lift provision is accommodated. Within the properties, non-compliance generally relates to issues of circulation space in some of the smaller bedrooms (i.e. not the master bedrooms); and there appear to be question marks regarding the practicalities relating to potential future increase in size (via internal alterations) of the proposed ground floor WCs to accommodate showering facilities (it is in this regard in particular that Hillcrest Residents Association has provided constructive comments regarding potential future conversion). On balance, therefore, Officers are of the opinion that insofar as is possible, the applicants have been able to demonstrate that they have incorporated “... *Lifetime Homes principles*”, as required by the condition of the outline planning permission.

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- 4.11 In terms of choice of materials, Members will have noted a neighbour's comment regarding the appropriateness of an originally proposed Ibstock brick for the houses, which was considered to be unsuitable as it was buff in colour and didn't relate at all well to properties in the immediate area. This brick has now been changed to a red brick which is considered to be much more appropriate and though different in shade and texture will complement the other red brick which was originally submitted.

#### THE EFFECT ON NEIGHBOURING PROPERTIES

- 4.12 Plot 1 is the largest new property to be constructed and this dwelling has been designed with a low roof (7.1 metre ridge height) in order to minimise any impact on the neighbouring property in Western Way. Elsewhere the effect of the dwellings has been carefully assessed with regards to the 45 degree code. There were originally issues with the proposed plot 13 and its relationship with number 10 Western Way and plots 10 and 9 and their relationship with number 6 Westville Avenue. However revised plans have been received which show all of these proposed properties with hipped roofs, rather than the originally proposed gable end proposed for Plot 13 and the small hipped arrangement for Plots 9 and 10. These revisions ensure that the 45 degree code is satisfactorily addressed. In all other regards, the scheme submitted is fully compliant with the 45 degree code.
- 4.13 Condition number 9 of the outline planning permission states that no windows or other openings shall be formed in the side elevations facing neighbouring properties of Plots 1, 4 and 13 without the prior consent of the Local Planning Authority. The proposed Plot 1 includes a ground floor door; Plot 4 includes a door and ground floor toilet window; and, Plot 13 has no openings. As none of these properties includes first floor windows in the critical side elevations, this is considered to be acceptable. Plots 9 and 10 are also quite critical in this regard and these properties have side facing toilet windows but provided that these windows are fixed and obscure glazed by condition then this should not cause any overlooking issues. Elsewhere overlooking has been considered but the properties are sufficiently distant from boundaries and neighbouring properties to be within acceptable tolerances.
- 4.14 With respect to the neighbour comment about the existing fences the applicant has stated that the existing fences will be replaced where agreement with existing residents can be reached and if an agreement cannot be reached then the existing fence will remain and a new fence erected just within the site.

#### THE DRAINAGE ARRANGEMENTS

- 4.15 Proposals for drainage are required by virtue of a pre-commencement condition of the outline planning permission but this doesn't necessarily have to be dealt with at this stage. However, as detailed drainage arrangements have been submitted with the application it is being considered under the current application as a reserved matter.

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- 4.16 The method of drainage has been an issue with this site and is of concern to at least one neighbouring property and one of the concerns of these occupiers is that the drainage system is inadequate will not be able to cope with the additional load. The detailed drainage arrangements does include a Hydro brake system which will limit maximum surface water flows to 5 litres per second but these and other details of the new arrangements have been submitted to Severn Trent Water Ltd for their detailed consideration. Members will note that Severn Trent Water Ltd has confirmed that the drainage proposals are acceptable, under paragraph 3.4 of the report. Officers are aware that there may well remain issues regarding drainage easements and private ownership, but these are issues which are for the applicant to resolve with the relevant parties.

#### LANDSCAPING SCHEME AND TREE PROTECTION

- 4.17 The submitted landscaping scheme which includes planting around the cul-de-sac area and retention of the hedge to the rear of plots 10 to 13 (the rear of the site) is considered to be satisfactory and both the Council's Countryside Conservation Officer and Arboricultural Officer are satisfied with the arrangements submitted.
- 4.18 With regards to tree protection, the Council's Arboricultural Officer has met with the applicants to ensure that the servicing arrangements to plot 1, together with works in the vicinity of the existing house at 108 Bewdley Hill which is to be retained, do not have an adverse affect on the trees within this area which includes a protected Cedar of Lebanon tree. A detailed construction method statement has been submitted which provides the comfort Officer's seek in respect of works in and around these protected trees.

#### OTHER MATTERS

- 4.19 A detailed method statement is anticipated to state how the applicants propose to deal with tree removal outside of bird nesting season. A qualified ecologist will also monitor the drainage of a small pond on site and any amphibians will be translocated to another suitable area off site. The applicants have confirmed that bat boxes will be located on gable ends of suitably located houses /garages to mitigate the loss of a pond and an invasive species of cotoneaster is to be replaced by another species. The applicants are also happy to cover excavations to protect badgers. With these measures in place the Council's Countryside Conservation Officer is satisfied with the development proposed.
- 4.20 There are no Section 106 Obligations to be considered at this time as these were dealt with at the outline planning permission stage. For clarity and information, these related to:
- Education contributions;
  - Open Space contributions.

12/0312/RESE

## 5.0 Conclusions and Recommendations

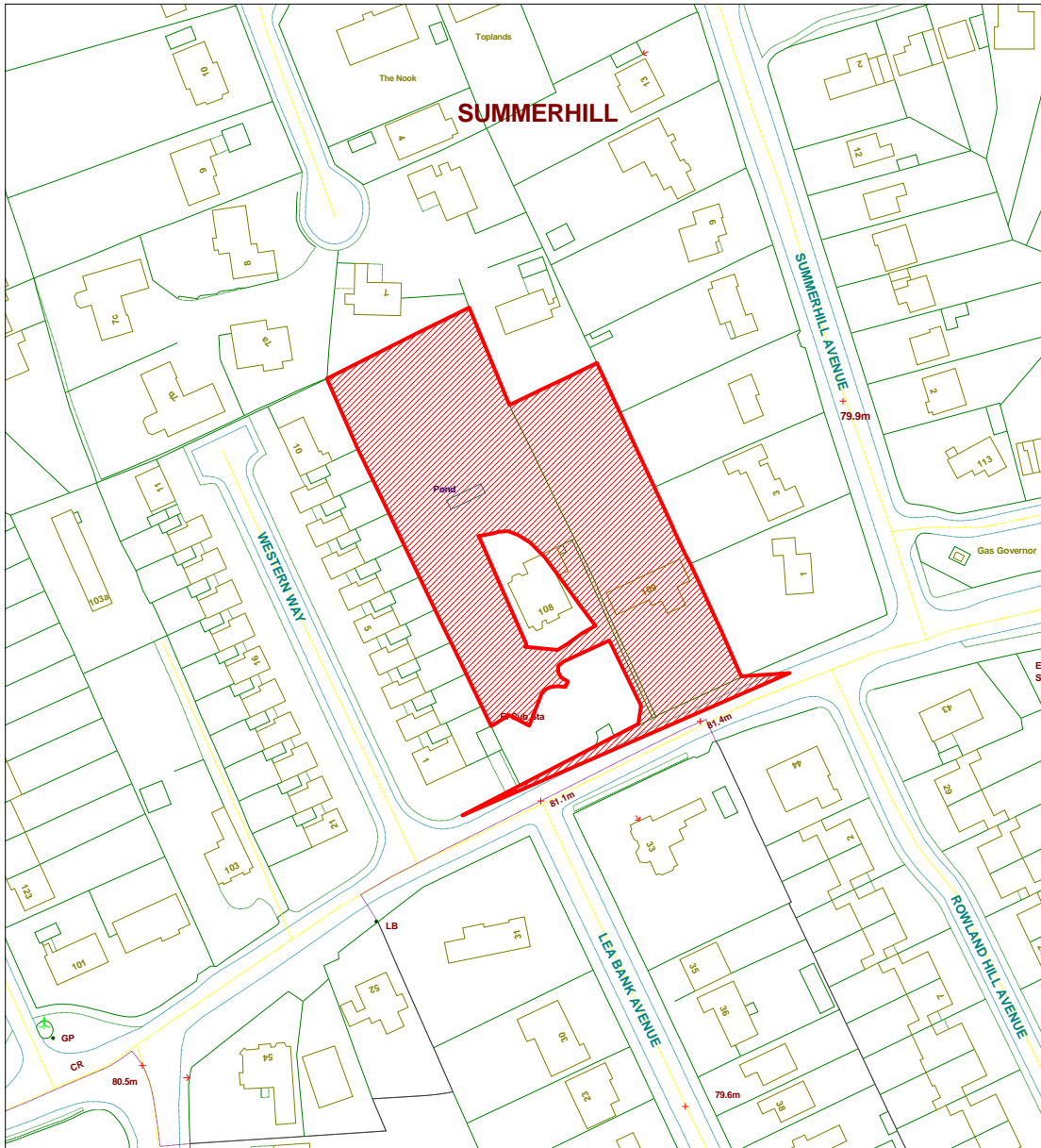
- 5.1 This application seeks approval for the outstanding reserved matters following the granting of the outline planning permission under application 08/0977/OUTL, namely design; external appearance; and, landscaping, with access and layout previously approved.
- 5.2 The application as submitted has been carefully considered, particularly with reference to those conditions imposed at the outline stage. The proposed house types and appearance of the dwellings are judged to be acceptable; appropriate in this location and in accordance with the relevant policies of the Development Plan and the Council's Design Guide SPG.
- 5.3 It is therefore recommended that the reserved matters application be **APPROVED**, subject to the following conditions:
1. Approval of brick samples – (Hanson Clumber Red and Ibstock Leicester Weathered Red).
  2. Removal of permitted development rights for rooms/ skylights or dormer windows in the roof space without the express consent of the LPA.
  3. Side facing windows of Plots 9 and 10 to be fixed and obscure glazed.
  4. Provision of bat boxes to Gable ends.

### Notes:

Regarding the conditions on the outline planning permission which have been satisfied by dint of the details submitted with the reserved matters application.

### Reason for Approval

The application has been carefully considered in terms of the design and external appearance of the dwellings, the appropriateness of the landscaping scheme, the drainage of the site, the effect on neighbouring property, existing trees and future maintenance and these matters together with other details submitted are considered to be acceptable and to approve the development in these circumstances would be in accordance with the above mentioned policies in the Development Plan and Government advice contained in the National Planning Policy Framework.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**108 & 109 Bewdley Hill**  
**Kidderminster**  
**DY11 6JE**



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

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**14<sup>TH</sup> AUGUST 2012**

**PART B**

<b>Application Reference:</b>	12/0268/S106	<b>Date Received:</b>	04/05/2012
<b>Ord Sheet:</b>	380349 272308	<b>Expiry Date:</b>	29/06/2012
<b>Case Officer:</b>	Paul Round	<b>Ward:</b>	Lickhill

**Proposal:** Variation of S106 to allow revised affordable housing percentage (24%) and mix

**Site Address:** MORGANITE ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR

**Applicant:** Redrow Homes

<b>Summary of Policy</b>	CP04 (AWFCS) SAL.DPL3 (emerging SALP DPD) Section 6 (NPPF)
<b>Reason for Referral to Committee</b>	Application involving proposed Section 106 obligation
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 This application relates to part of an industrial site previously occupied by Morgan Advanced Ceramics Limited which is located on the southern side of Bewdley Road, opposite the junction with Burlish Close in Stourport on Severn. To the north west of the site is the former Collins & Aikman site. Residential properties are located on the opposite side of Bewdley Road and to the east. There are also residential properties on Lower Lickhill Road which are located at a lower level than the application site.
- 1.2 This application relates to an area of land, 3.4 hectares in size which fronts the highway.
- 1.3 There are a number of mature trees mainly within the frontage of the site, however they are not the subject of a Tree Preservation Order. There is also a hedgerow along the roadside boundary.
- 1.4 The application seeks for variation of the Section 106 Agreement approved in 2010 in respect of affordable housing provision.

12/0268/S106

## 2.0 Planning History (of relevance)

- 2.1 10/0321/OUTL – Residential development of up to 150 dwellings : Approved.
- 2.2 11/0601/FULL - Removal of Condition 5 of 10/0321/OUTL to remove requirement for a continuous block of single aspect houses along the south west boundary : Approved.
- 2.3 11/0703/RESE - Erection of 98No. dwellings with associated garaging and ancillary car parking, hard and soft landscaping and ancillary works : Approved.

## 3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Recommend refusal on the basis that the justification for this proposal was not apparent.
- 3.2 Strategic Housing Services Manager – No objections and supportive of the amendment to the Section 106, given the justification given.
- 3.3 Neighbour/Site Notice – No representations received.

## 4.0 Officer Comments

- 4.1 Redrow brought the site in September 2011, which had outline consent for up to 150 dwellings. A reserved matters approval for 98 dwellings was approved that gave the following affordable housing mix in line with the Section 106 signed as part of the outline approval.

### SOCIAL RENT

4 x Evesham 2 bedroom houses at 63.17m<sup>2</sup>.  
2 x Broadway 3 bedroom houses at 75.81m<sup>2</sup>.

### SHARED OWNERSHIP

14 x Evesham 2 bedroom houses at 63.17m<sup>2</sup>.  
7 x Broadway 3 bedroom houses at 75.81m<sup>2</sup>.  
3 x York 4 bedroom houses at 123.00m<sup>2</sup>.

Total provision 30 units.

- 4.2 Following discussions between the Applicants and the Registered Providers within Wyre Forest, it was demonstrated that the tenure split within the S106 was not deliverable. Within the local RPs there was no appetite in their business plans for such a high level of shared ownership units and would not take on the units. As such they seek to vary the S.106 in order to provide affordable housing that is deliverable and viable.

12/0268/S106

- 4.3 Section 106A of the Town and Country Planning Act 1990 (as amended) gives developers the ability in which to amend or modify a S.106 agreement. Under the terms of this section such an application can only be considered after a five year period, with any adverse decision being made able to an appeal under S.106B.
- 4.4 As this application has been submitted within 5 years, the Local Planning Authority has the ability to consider whether a deed of variation can be approved, without any reprisals under S.106B in respect of appeals.
- 4.5 Following first submission further details and justification have been submitted to justify the position. This justification sets out that whilst changing the amount and the mix of the affordable housing provision the financial situation is the same as if they pursued the current S.106 provision. The proposed alteration will mean that the following provision will be achieved:

SOCIAL RENT

5 x Evesham 2 bedroom houses at 63.17m<sup>2</sup> (plots 81, 82, 84, 85 & 88).  
2 x Broadway 3 bedroom houses at 75.81m<sup>2</sup> (plots 83 & 86).

SHARED OWNERSHIP

5 x Evesham 2 bedroom houses at 63.17m<sup>2</sup> (plots 89, 94, 95, 96 & 97).  
3 x Broadway 3 bedroom houses at 75.81m<sup>2</sup> (plots 87, 93 & 98).

DISCOUNTED MARKET SALE (70% OMV)

4 x Evesham 2 bedroom houses at 63.17m<sup>2</sup> (plots 76, 77, 78 & 79).  
2 x Broadway 3 bedroom houses at 75.81m<sup>2</sup> (plots 75 & 80).  
3 x York 4 bedroom houses at 123.00m<sup>2</sup> (plots 90, 91 & 92).

Total 24 units.

- 4.6 The affordable housing appraisal concludes that:

*Whilst Redrow believe they have a genuine viability case they have taken a pragmatic decision to put this to one side and instead engage with Wyre Forest to seek a solution to the unworkable affordable housing provisions in the S106.*

*During lengthy discussions Redrow have openly worked with the Council to seek a solution which leaves them in an equitable position whilst providing an appropriate element of affordable housing which is practical, deliverable and meets Wyre Forest's housing needs.*

*The appraisals demonstrate that Redrow are actually in a marginally less advantageous financial position as a result of the revisions to the affordable housing provision.*



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*Redrow are keen to press forward on the construction of the affordable and with this in mind they are looking to expedite the agreement and signing of the deed of variation.*

- 4.7 Whilst there is a requirement to generally seek 30% affordable housing provision under the Core Strategy Policy CP04, the policy continues to allow circumstances of site viability to be taken into account. This is further expanded upon in the emerging Site Allocations and Policy DPD. However in this case it is more a case of deliverability with the Register Social Landlords, although viability is part of the case.
- 4.8 The Principal Strategic Housing Officer has been involved in the discussions throughout and in conjunction with the Strategic Housing Services Manager is satisfied that this is a suitable provision and mix of affordable housing that can be delivered on the site.
- 4.9 The comments of the Town Council have been noted and the additional justification has been sent to Stourport on Severn Town Council.

## **5.0 Conclusions and Recommendations**

- 5.1 It is considered that the proposed variation has been fully justified and is supportable under current policy framework.
- 5.2 It is therefore recommended that **delegated authority** be given to the Director of Community Assets and Localism in consultation with the Director of Economic Prosperity and Place **to vary the Section 106 Agreement.**

<b>Application Reference:</b> 12/0284/FULL	<b>Date Received:</b> 14/05/2012
<b>Ord Sheet:</b> 381693 271334	<b>Expiry Date:</b> 13/08/2012
<b>Case Officer:</b> Paul Round	<b>Ward:</b> Mitton

**Proposal:** 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.

**Site Address:** O G L COMPUTER SERVICES GROUP, WORCESTER ROAD, STOURPORT-ON-SEVERN, DY13 9AT

**Applicant:** O G L COMPUTER SERVICES GROUP

<b>Summary of Policy</b>	LB.1, LB.4, LB.5, TR.17 (AWFDLP) DS01, DS04, CP03, CP08, CP11 (AWFCS) SAL.GPB1, SAL.CC1, SAL.CC2, SAL.UP6, SAL.UP7, SAL.UP8 (emerging SALAP DPD) CTC19 (WCSP) QE5 (WMRSS) Sections 1, 4, 7, 12 (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>APPROVAL</b>

## 1.0 Site Location and Description

- 1.1 OGL is a computer based firm based on the southern side of Stourport-on-Severn located on the corner of the Hartlebury Road and the Worcester Road. OGL is a significant employer within Wyre Forest.
- 1.2 The site is allocated for employment uses and incorporates a historic Farmhouse which is a Grade II Listed Building.
- 1.3 The proposal is for extensions and alterations to the existing buildings and additional car parking.

## 2.0 Planning History

- 2.1 WF/0782/01 – Two storey office block : Approved 19 1 01.
- 2.2 WF/0206/02 – Extension to Office Block : Approved 16 4 02.
- 2.3 WF/0424/02 – Conversion of machine shop to admin/storage/workshop space : Approved 18 6 02.

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- 2.4 WF/0437/02 LBC – Demolition of existing single storey outbuildings, refurbishment and internal alterations : Approved 24 6 02.
- 2.5 WF/0563/02 – Change of use from dwelling to offices : Approved 15 7 02.

### 3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No objection and recommend Approval.
- 3.2 Highway Authority : REVISED PLANS – Recommends that the permission be Refused for the following reasons:-

The application proposes to increase the car parking provision to a level which exceeds the maximum provision in the adopted design guide which forms part of the local transport plan. The over provision of car parking is considered to discourage access to the site by bus, cycle and on foot and is contrary to the principle of promoting sustainable development.

The applicant has provided justification as to why it is appropriate to depart from this policy, however the agreement tabled is not accepted as it relies on perceived deficiencies in public car parks, bus access and suitability of access for cyclists, this view is not shared by the highway authority. The maximum parking provision should be provided where sites are not considered to be sustainable and where alternative means of access are good or better than the parking provision should be reduced.

The application provides excessive car parking provision which does not comply with adopted policy and is a disincentive to the promotion of alternative means of access to the car.

- 3.3 Conservation Officer – The substantial Grade II former farmhouse which stands on the proposed development site probably dates from 1671 and was listed in 1989. Since the date of listing the areas in front of the principal west and north elevations have remained undeveloped, being laid to lawn and flowerbeds.

The present eastern site boundary bisects the site of the farmyard which was to the east of the farmhouse and separated from it by an historic boundary wall. The area occupied by the farmyard is currently in an overgrown state.

Part of the farmyard wall appears to be of 18<sup>th</sup> or early 19<sup>th</sup> century origin, and features a gateway. The remainder of the wall appears to be of later construction, probably mid-19<sup>th</sup> century, and formed (as the Ordnance Survey of 1884 shows) the rear wall of one of a pair of farm buildings flanking the entrance to the farmyard.

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The proposal involves the creation of a hard-surfaced car park immediately to the north and west of the listed building, and continuing that around to the east of the listed building in the form of an access road leading to goods in and goods out shown immediately to the rear of the principal office block. This will involve demolition of part of the curtilage-listed brick wall (for which no application for Listed Building Consent has been received) and isolating the farmhouse within a hard-paved car park.

I am of the opinion that these proposals will have an adverse effect on the setting of the listed building, contrary to Policy LB.1.

Although the present gardens have been laid out in recent years, aerial photographs publicly available on the internet indicate possible historic garden features to the north of the listed building, in particular there appears to be evidence of a wide pathway leading from the Hartlebury Road to the front of the listed building. The deliberate physical separation of the farmhouse from the farmyard suggests that the grounds surrounding the farmhouse may have been set out since the 18<sup>th</sup> century as domestic gardens and not agricultural use. Policy LB.4 requires gardens associated with statutorily listed buildings to be retained substantially undeveloped and their special features conserved.

Given the age of the building I suggest that a desk-based assessment followed by a field evaluation is required, to accord with the NPPF paragraphs 128 and 141.

REVISED PLANS – Views awaited

- 3.4 North Worcestershire Economic Development & Regeneration - Supports the proposal by OGL to expand and improve their operations at their Worcester Road site. OGL are a long established successful company in Wyre Forest and further investment into this site is welcomed. Measures and investment that will aid the company's capacity for future growth and improve the potential to increase job opportunities in the local area are important to and are supported.
- 3.5 Neighbour/Site Notice – No representations received.
- 3.6 Applicant's Supporting Statement - The applicant's (OGL's) workforce currently comprises 201 employees with over 50% of the workforce residing in the Wyre Forest area. Due to the steady expansion of the business this figure is expected to rise to 230 by the middle of 2014.

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A key part of their business is the sale and installation of business software for the stockist and wholesaler marketplace, which is marketed extensively throughout the UK. Due to the investment required the majority of potential customers visit OGL for a day prior to placing an order. Furthermore, once signed up, 80% of the software training (typically taking 18 days for 4-5 delegates) is delivered at OGL. Together with these visitors and the usual footfall of suppliers, the growth of the business also dictates a high number of career opportunities and the subsequent interview applicants nearly always arrive by car. Therefore, there is a requirement for 15 visitor parking spaces over and above any provisions for staff.

The total number of parking spaces suggested by current standards is 122, leaving just 107 for the current 201 members of staff, which OGL considers to be insufficient. The proposed building expansion will include lecture style facilities for seminars and customer training and this intensifies occupancy square footage in relation to normal office facilities.

When considering parking spaces the applicant is mindful that the immediate area around the site is not suitable for on-street parking. The nearest public car park is some distance away and if used, would necessitate crossing three busy sections of road (without pedestrian crossings) in the rush hour, plus the use of a dark "alley-way" in wintertime. The applicant also feels that public transport in Wyre Forest to/from work is not a viable option because the majority of the workforce has to mirror the support contract hours (8.30am-5.30pm) and cannot work flexi-time. Whilst cycling to work is considered an option for experienced cyclists who are familiar with the local road layouts and traffic volumes, cycling for novices cannot be considered a safe option due to the absence of dedicated cycle lanes, with the nearest National Cycle Route (No.45) being almost 1.0km away.

Bearing in mind all of the above, should OGL have insufficient parking provision, the reality would be that staff would park on nearby residential streets and as a result OGL would become a bad "neighbour" which would not be the wishes of the directors of the Company.

The proposed figure of 146 spaces was considered in detail prior to submitting this application. Greater numbers originally proposed but these were reduced to retain the integrity of the site and to protect against any visual impact the Grade II Listed Farmhouse. Therefore, OGL consider 146 spaces to be the minimum figure required in order to run their business and would hope that this could be accepted as a departure from policy.

OGL prides itself on providing a high standard of staff facilities. On-site parking is an attractive benefit "sold" at interviews, particularly for females, and this helps attract new employees to the Company. It also helps with staff retention.

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To achieve sensible parking provision and the safe and controlled movement of vehicles around the site, a “one-way” system has been proposed. Locating dispatch and delivery facilities to the rear of the site allows car users and pedestrians to move around safely. Avoidance of conflicting groups and movements also provides clear access routes and removes hazards unfamiliar to visitors.

The largest vehicles visiting site will be “10m rigid commercials” and their turning requirements have been added to the revised Site Plan.

HISTORICAL BUILDING (HER REF. WSM 17453)

OGL have always accepted the “listed” status (Grade II) of the existing 17<sup>th</sup> Century Farmhouse and their obligation to maintain its state of repair.

Throughout their ten-year period of ownership they have carried out in excess of £ 200,000 of refurbishment and repairs, and sought to achieve the “best optimum use” of the premises rather than allow the structure to fall into disrepair and redundancy.

The interior of the building comprises cellular domestic spaces and ancillary facilities, which are not contusive, nor economic for modern team based office operations. For these reasons the accommodation has been used to establish specialist “one-to-one”, “focus group” and “individual” customer training facilities better suited to the small personal spaces and self-contained arrangement/location. The facility is therefore a fine example of “the best utilization of an historical building” in compliance with current Town Planning Guidelines.

The current proposals strive to best utilize both the existing structures and site without detrimental effect upon the Listed Building as a heritage asset for the future.

The “one-way/circulatory” route provides good visual separation between the hard surfaced vehicle areas and the soft landscaped island around the Farmhouse. Furthermore the framed and picturesque setting of the building will be preserved by embellished planting, a deep lawned margin, planted islands amongst new parking bays and the omission of any parking spaces that would or could abut its main frontage to Hartlebury Road.

Inclusion within the Listed Building’s curtilage of the existing garden wall running perpendicular to Hartlebury Road has also been noted; and proposals include its repair and retention as a feature.

Closer to the premises additional “cottage style” planting is proposed to further reinforce the historical character of the Farmhouse as well as the reinstatement of what is believed to be the original front entrance way path from Hartlebury Road as feature paving.

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The applicant notes that should approval be granted an Archeological Desk-Top Study will need to be commissioned in respect of excavations adjacent; and an application must be submitted for Listed Building Consent to “part remove and re-build” the garden wall.

CONCLUSION

Approval of the proposals will:

- Secure existing employment for Wyre Forest and the local community.
- Provide future attractive employment opportunities for Wyre Forest and the local community.
- Avoid issues of street parking and nuisance locally to the site.
- Secure a valuable heritage asset for Wyre Forest and the local community.
- Provide business and commercial opportunities for Wyre Forest and the local community.

**4.0 Officer Comments**

- 4.1 The fundamental parts of the application in respect of the extensions to the main office block to create a new wing and put a new floor on the existing detached office building are acceptable mirroring the design and finish of the existing building. A new office building is proposed that will be higher than the existing, however there will be little or no impact to residential properties on the opposite side of Worcester Road. A link is proposed between the new office block and the modified detached building. This is a single flat roof block which spans the building at first floor level. The design has been revised so as to complement the proposed buildings with a large proportion of glass included. The link will be prominent, however it can be read alongside the design ethos of the rest of the buildings.
- 4.2 The contentious issue in respect of this proposal relates to the additional car parking. To allow for the additional 48 spaces to be provided it was originally proposed to remove the entirety of the landscaped garden area surrounding the existing Grade II Listed Building and its historic garden wall, and the provision of a one way system. The charm and character of the listed building and its setting, especially to the Hartlebury Road frontage would have been significantly altered.
- 4.3 Discussions have been ongoing culminating in the submission of revised plans. These show the historic wall punctured, with the majority of the structure and alignment retained; additional green areas provided to ‘soften’ the impact on the Listed Building; and, the line of the historic entrance path demarked through a change in hard surfacing. Notwithstanding the amended plans, it is still considered that harm will occur but this is now “less than substantial”. In such incidences the National Planning Policy Framework (NPPF) allows decision makers to weigh up the public benefits including securing the optimum public use.

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- 4.4 The Applicant has set out their case above (under paragraph 3.6). It is considered that the harm identified can be outweighed in view of the benefits of the proposal and that this presents the only option in securing the optimum use of the heritage asset, as such the proposal is acceptable in heritage terms. The views of the Conservation Officer are awaited on the revised plans, however I am satisfied that notwithstanding any comments made that the proposal can succeed given the prevailing positive benefits of the proposal as a whole. Given the historic nature of the site it is considered appropriate to condition an archaeological watching brief during excavation works.
- 4.5 Members will also note the objection on the original plans from Highways in respect of over supply of car parking and the manoeuvring of the one way system. Issues of manoeuvrability are dispelled within the revised plans, showing tracking details for the largest type of vehicle used. However the amount of parking originally proposed has not been decreased. The County standards mean that a maximum of 125 spaces is allowable and, as such, there would be an oversupply of 21 spaces. I have great sympathy with this type of operator and car parking requirements. Given the lack of facilities within the locality and its position on the junction of two major roads in Stourport on Severn I do not feel that a 16% oversupply is justification for refusal. The views of the Highway Authority on the revised plans are reported above, however whilst being respectful of County Council colleagues' views in maintaining their stance on parking numbers I will not, in this case, be able support refusal for the reasons given.
- 4.6 OGL is a significant employer and an asset to the Wyre Forest district. This project will allow an additional 90 staff to operate from this site (30 new staff). In the current economic climate this fact cannot be ignored. The NPPF identifies a presumption in favour of sustainable development, which is defined as having three dimensions, including an economic role. The economic development benefits of this application must be given substantial weight in line with national and local policies.

## **5.0 Conclusions and Recommendations**

- 5.1 The proposed extensions are considered to be acceptable additions the operation of the company. The resulting increase in car parking will cause harm to the setting of the Listed Building and create an oversupply of spaces compared to the County Standards. However, it is considered that any harm caused would be less than significant and is clearly outweighed by the public and economic regenerations benefits of the scheme, as supported by the economic aspirations of the Council and the NPPF.



12/0284/FULL

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

1. A6 (Full with No Reserved Matters).
2. A11 (Approved Plans).
3. B6 (Materials).
4. Details of hard surfacing.
5. Archaeological Watching Brief.

Reason for Approval

The proposed extensions are considered to be acceptable additions to the operation of the company. The resulting increase in car parking will cause harm to the setting of the Listed Building and create an oversupply of parking spaces compared to the County Standards. However, it is considered that any harm caused will be less than significant and is clearly outweighed by the public and economic regeneration benefits of the scheme in accordance with the NPPF. For these reasons the proposal is in accordance with policies set out above.

## Agenda Item No. 5

**Application Reference:** 12/0285/FULL      **Date Received:** 14/05/2012  
**Ord Sheet:** 388150 278368      **Expiry Date:** 09/07/2012  
**Case Officer:** Julia McKenzie-      **Ward:** Blakedown and  
Watts      Chaddesley

**Proposal:** Single storey ground floor extension and a first floor extension to the rear of the property

**Site Address:** 41 BELBROUGHTON ROAD, BLAKEDOWN,  
KIDDERMINSTER, DY10 3JG

**Applicant:** Mrs E Handslip

<b>Summary of Policy</b>	D.17 AWFDLP) QE3 (WMRSS) Design Quality SPG Section 7 (NPPF)
<b>Reason for Referral to Committee</b>	Development Manager considers that application should be considered by Committee
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The property is a two-storey pitched roof dwelling set within a row of terraced and semi-detached properties located on the Belbroughton Road in Blakedown.
- 1.2 It is proposed to erect a two-storey and single-storey extension to the rear of the property in order to enlarge the current living accommodation by way of a lounge/play room and dining room at ground floor level with an en-suite above.

### 2.0 Planning History

- 2.1 None

### 3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – No objection to the proposal. The Parish Council notes that this property is on the Heritage Asset List, currently being considered by Wyre Forest DC and it is hoped that any architectural features on the proposed extension are in keeping.
- 3.2 Highway Authority – No objection.

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- 3.3 Conservation Officer - This property forms one half of a pair of Victorian Cottages, the principal interest of which is the relatively unaltered front elevation and garden wall. It is proposed to include number 43 Belbroughton Road on the Local Heritage List.

The proposal will not in my opinion affect the architectural or local historic interest of the pair which have already been extended to the rear.

No objections.

- 3.4 Neighbour/Site Notice – Two letters of support for the proposal from the immediate neighbours (number 43 and number 45).

One further letter submitted from the neighbour raising concerns regarding the potential impact upon existing drains. In general we are happy with the application. The only query is regarding our existing drainage. We are next door to the property (to the right on the plan) and our current foul and surface water drainage passes beneath the proposed dining area and then returns down their side alley. This was discussed with Simon and Emily Hanslip but has not been picked up on the plan. The only concern we have is that if the drainage run is damaged at any time in the future it will be extremely difficult to repair as it will be under their new extension. (I'm not sure what legal rights we would have to repair services under someone else's property and whilst Simon and Emily are good neighbours future occupiers may not be?) The main query is whether particular provisions need to be made to address this, such as redirecting the drainage or providing some sort of legal agreement to resolve future problems? We have discussed the possibility of installing spare ducts which seems reasonable, but it should be noted that this run has been rodded several times in the past. Maybe you could advise what normal procedures are in these circumstances.

#### **4.0 Officer Comments**

- 4.1 It is proposed to erect a ground floor and also first floor extension at the property in order to enlarge the current living accommodation. The ground floor element would measure 3.9m in width and 7.85m in depth and the first floor en-suite would measure 2.8 x 2.7m. Both elements would be clad in 150mm vertically aligned timber boarding.
- 4.2 At present the property benefits from a mono pitched lean-to utility and lobby area and it is this that is proposed to be replaced with a larger ground floor extension.

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- 4.3 Policy D.17 of the Adopted Wyre Forest District Local Plan requires that residential extensions should be in scale and in keeping with the form, materials and detailing of the original building, be subservient to and not overwhelm the original building, which should retain its visual dominance, harmonise with the existing landscape or townscape and not create incongruous features and not have a serious adverse effect on the amenity of neighbouring residents or occupiers. The adopted Supplementary Planning Guidance document on Design Quality includes a section on householder extensions and supports the view that extensions should be visually subservient and should ideally be positioned to the rear or side of properties where the effect of the new building is less likely to impact on the street scene.
- 4.4 There is currently a shared entry to the side of number 41 Belbroughton Road which provides access to the rear of Numbers 41 and 43 Belbroughton Road. However, access to the neighbouring property is through the actual house at Number 41. The new extension would allow a passageway to the side of the extension in order to allow pedestrian access around the outside of the house rather than through it as at present. The extension itself would not have an adverse effect in terms of light or privacy to the adjoining properties and the 45° daylighting code would not be infringed. Number 43 has a small ground floor window which provides light to a reception room which would be affected by the 45° rule; however, a ground floor extension has now opened up this area and a large window on the new rear elevation provides the main light source to the room and the small window has now become the secondary light source.
- 4.5 The rear elevation of the property at Number 39 is set back from the rear elevation of number 41 by 3.8m. The 45° daylighting code is therefore already infringed when calculated from the first floor rear bedroom of Number 39, as the line strikes the existing wall. The 45 degree code needs to be applied carefully and flexibly as circumstances at each site vary including orientation and the distance between the affected window and the proposed extension. In terms of the impact that the proposed first floor extension at Number 41 would have on light to the bedroom window of Number 39, it is the opinion of the case officer that the 45° daylighting code situation would not become any worse than the present situation. In addition, the rear elevations of the properties face north and therefore the extension would not cause additional overshadowing to Number 39. (Application 12/0272/FULL was approved in June 2012 for the erection of a ground floor extension and also enlargement of the rear bedroom by a depth of 2.2m at Number 39. The 45 degree situation would remain unchanged as the existing house at Number 41 would still infringe the 45 degree rule when measured from the new window opening at Number 39 and the erection of the proposed en-suite would not change this).

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- 4.6 The design of the extension is acceptable in terms of effect on the property and the surrounding area. The rear elevation of the new extension and rear elevation of the property is to be clad in 150mm vertically aligned timber boarding which the agent states is for ease of maintenance at the rear. The Parish Council state that 'it is noted that the property is on the Heritage List, currently being proposed by the Council and it is hoped that any architectural features on the proposed extension are in 'keeping'. The Council's Conservation Officer is happy with the proposals and has not raised any concern regarding the use of timber cladding to the rear. It is therefore the Officer's opinion that whilst the use of timber cladding is not commonplace within the local area, it is to be positioned to the rear and would result in an aesthetically pleasing addition to the property, albeit not visible from the main roadside front elevation.
- 4.7 A neighbour has raised concern over drainage issues at the property; however, this is not a planning matter and would be covered at the building regulations stage of the process.

## 5.0 Conclusions and Recommendations

- 5.1 The proposed extension is considered to be in scale and character with the original property and would not cause any adverse effects. The 45° daylighting code at first floor level is currently infringed, however the erection of the first floor extension would not make the situation any worse than at present. The materials proposed are acceptable and would have an acceptable appearance when viewed from the rear aspect.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Finishing materials to match).
  2. A11 (Approved plans).
  3. B6 (External details – Approved plan).

### Reason for Approval

The proposed extension is considered appropriate in terms of scale and design. The development would offer 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 would be negligible. For these reasons the proposal is considered to comply with the above policies.

**Application Reference:** 12/0319/FULL      **Date Received:** 24/05/2012  
**Ord Sheet:** 383632 278777      **Expiry Date:** 23/08/2012  
**Case Officer:** Paul Round      **Ward:** Wolverley

**Proposal:** Phase 2 of school redevelopment. Single storey building comprising music room with 3no practice rooms and 2 changing rooms with associated showers, toilets and referee change

**Site Address:** HEATHFIELD SCHOOL, WOLVERLEY ROAD, WOLVERLEY, KIDDERMINSTER, DY10 3QE

**Applicant:** HEATHFIELD EDUCATIONAL TRUST

<b>Summary of Policy</b>	D.4 GB.1 GB.2 GB.6 TR.17 CY.5 (AWFDLP) DS04, CP02, CP03, CP07, CP11, CP12 (AWFCS) SAL.UP1, SAL.UP5, SAL.UP7, SAL.CC1, SAL.CC2 (emerging SALP DPS) D.39 (WCCSP) PA.4 QE.1 QE.3 QE.6 (WMRSS) Section 9 (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 Heathfield School is an independent day school located on a 8.3 hectare site located on the outskirts of Wolverley. The site is washed over by Green Belt and a Tree Preservation Order applies to some of the trees on site.
- 1.2 Currently on this site is the main Heathfield House building, a former gentleman's residence which opened as a junior arm of the main Sebright School in 1961. The property has been extended significantly in the past. This building is now used mainly as the office accommodation, library and some teaching accommodation. Other permanent buildings on site include the nursery building, sports hall, art block and two storage buildings. A large proportion of the teaching accommodation on site is housed in temporary buildings.
- 1.3 This application forms Phase 2 of the schools development of removing temporary buildings and providing permanent accommodation. Phase 1 was approved in 2009. This second phase proposes new music and practice rooms, along with changing facilities in association with the sports pitches located on the site of the temporary buildings that were removed as part of Phase 1.

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## **2.0 Planning History**

- 2.1 Various approved applications for temporary classrooms. Applications date from 1996 to 2009.
- 2.2 09/0684/FULL - Phase 1 of existing school site classroom redevelopment with the construction of a new building to house 6 classrooms and associated toilet, circulation and ancillary areas for eventual replacement of existing outdated teaching facilities : Approved 17/12/2009.

## **3.0 Consultations and Representations**

- 3.1 Wolverley and Cookley Parish Council – No objection and recommend approval.
- 3.2 Highway Authority – No objection.
- 3.3 Arboricultural Officer – Views awaited.
- 3.4 Neighbour/Site Notice – No representations received.

## **4.0 Officer Comments**

- 4.1 The site is within the Green Belt and as such any new buildings for education purposes constitute inappropriate development in the Green Belt, which is defined by the National Planning Policy Framework as causing harm by definition and that substantial weight should be afforded to such harm.
- 4.2 It was established in 2009, that redevelopment of temporary buildings across the four phases had been fully justified at that Very Special Circumstances existed. Whilst PPG2 has been superseded by the National Planning Policy Framework and the Council has adopted the Wyre Forest Core Strategy there has been no substantial policy change since 2009 that warrants the Local Planning Authority changing its view on this development. As such taking account of the previous application and the removal of temporary buildings to provide better educational facilities are considered to allow the development under Very Special Circumstances.
- 4.3 The proposed building measures approximately 36.3m x 17.3m providing accommodation within the single storey building. The design incorporates a flat green roof punctuated by lantern lights and a single zinc pitched roof over the central block, the walls offer a mixture of brick and render. The design is modern but provides an acceptable concept within the context of the site and mirrors the ethos started in Phase 1. The low level building provides discrete accommodation in the Green Belt ensuring that no harm will ensue to its openness. The design is considered acceptable in this context.

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- 4.4 A tree preservation order covers the site. Whilst the building is close to trees none are proposed to be removed. Ongoing discussions are taking place between the Arboricultural Officer and the Applicant's Agents in respect of tree protection and methodology. Notwithstanding these as yet unresolved issues, I am happy that a solution is capable of being achieved.
- 4.5 There are no outstanding biodiversity or highway safety matters associated with this phase of development.

## 5.0 Conclusions and Recommendations

- 5.1 The application site is within the West Midlands Green Belt. The applicant has satisfactorily demonstrated as part of Phase 1 of the redevelopment of the school that material circumstances exist which would outweigh the harm by definition of this proposal and harm to openness. The proposal would not cause harm to the visual amenity of the Green Belt and no trees or features of significance in this landscape setting would be lost or damaged. There would be no deterioration of highway safety as a result of the works proposed and no harm would be caused to a protected species on site
- 5.2 It is therefore recommended that **delegated APPROVAL** be granted subject to a 'no objection' response from the Arboricultural Officer and the following conditions:
1. A6 (Full with No Reserved Matters).
  2. A11 (Approved Plans).
  3. B6 (Materials).
  4. Protection of trees to be retained on site.

### Reason for Approval

The application site is within the West Midlands Green Belt. The applicant has satisfactorily demonstrated as part of Phase 1 of the redevelopment of the school that material circumstances exist which would outweigh the harm by definition of this proposal and harm to openness. The proposal would not cause harm to the visual amenity of the Green Belt and no trees or features of significance in this landscape setting would be lost or damaged. There would be no deterioration of highway safety as a result of the works proposed and no harm would be caused to a protected species on site. For these reasons the proposal is in accordance with the policies listed above.



<b>Application Reference:</b>	12/0324/ADVE	<b>Date Received:</b>	25/05/2012
<b>Ord Sheet:</b>	383278 277108	<b>Expiry Date:</b>	20/07/2012
<b>Case Officer:</b>	Julia McKenzie-Watts	<b>Ward:</b>	Broadwaters

**Proposal:** New illuminated and non-illuminated signage

**Site Address:** CHURCHFIELDS, KIDDERMINSTER, DY10 2JL

**Applicant:** KWIK-FIT PROPERTIES LTD

<b>Summary of Policy</b>	AD.1 (AWFDLP) Section 7 (NPPF)
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 Kwik-Fit is a garage which sells and fits tyres, exhausts, brakes etc. and carries out motor repairs + MOT testing located on the Churchfields Business Park in Kidderminster. It is in an area allocated with the Adopted Local Plan for Class B.1, B.2 and B.8 uses.
  
- 1.2 It is proposed to erect 2 fascias, one internally illuminated badge sign, one internally illuminated pylon sign, one externally illuminated reception sign and one externally illuminated flex sign at the site in order to update the existing signage at the garage.
  
- 1.3 The land is within the ownership of Wyre Forest District Council and as such this application is reported to Committee.

**2.0 Planning History**

- 2.1 WF.430/77 - Warehouse, tyre fitting bay and offices).
- 2.2 WF(RR)176/78 - Warehouse, tyre fitting bay and offices).
- 2.3 WF.887/79 - Extensions to warehouse (BTS Holdings).
- 2.4 07/1197/FULL - Use of premises for the sale and fitting of tyres, exhausts, brakes etc; motor repairs and MOT testing : Approved.

12/0324/ADVE

### **3.0 Consultations and Representations**

- 3.1 Highway Authority – Requested deferral of the initial scheme due to the candela levels of the proposed signage exceeding the recommended level of 800 (1100). No objection to the current proposal subject to the inclusion of a note relating to the level of illumination.

### **4.0 Officer Comments**

- 4.1 Advertisement consent is sought for six signs at the garage in order to update the existing logo. The colour of the signage and lettering will remain as the current colours of blue and white but the lettering style and sign picture are to be updated. The location of the proposed signs is shown on the submitted site plan, indicated as numbers 3, 4, 5, 6, 7 and 9.
- 4.2 Sign number 3 on the plan is an externally illuminated spirit-flex sign located on the side of the building. It would measure 3.2m x 2.2m with a tyre picture on pale blue, 'Kwik-Fit' lettering size 45cm in white and chevrons in yellow.
- 4.3 Sign numbers 4 and 6 are non-illuminated fascia panelling around the front and side of the garage. The front fascia would measure 0.86m x 26.6m whilst the side fascia would measure 0.86m x 11.5m. The signage would be blue background with yellow text measuring 30cm in height stating 'Tyres, Brakes, MOT, Exhausts, Service'.
- 4.4 Sign number 5 to the front elevation is the main 'Kwik-Fit' sign. The sign would measure 1.08m x 0.45m with white lettering and a yellow chevron 75cm in height – this would be internally illuminated.
- 4.5 Sign number 7 would be an internally illuminated 4.6m free-standing double sided totem sign. The lettering would be 90cm in height and would be internally illuminated. The sign would be located at the Clensmore Street entrance of the garage.
- 4.6 Sign number 9 would be an externally illuminated directional reception panel. It would be lit from above by a trough light. The sign itself would measure 1.6 x 0.6m with 20cm high 'RECEPTION' in white lettering with a yellow directional arrow below.
- 4.7 The proposed signage is considered acceptable. The fascia and free-standing totem projecting signs would not appear incongruous or atypical given the use of this unit as a garage and the surrounding signage in the immediate vicinity and as such, there would be no detriment to the street scene. The means of illumination is considered acceptable; however, a note requested by Highway Authority would ensure that the brightness of the signage remains as approved due to the position of the signage relative to the nearest highway.

12/0324/ADVE

**5.0 Conclusions and Recommendations**

5.1 It is therefore recommended that the application be **APPROVED** subject to the following conditions and notes:

1. L1 (Standard Advertisement Conditions).
2. L9 (Standard Time).

Notes

- A HN13 (Brightness of Illuminated Signs).
- B This consent relates to the following plans/drawing(s).

<b>Application Reference:</b>	12/0329/FULL	<b>Date Received:</b>	28/05/2012
<b>Ord Sheet:</b>	383301 276958	<b>Expiry Date:</b>	23/07/2012
<b>Case Officer:</b>	Paul Round	<b>Ward:</b>	Greenhill

**Proposal:** Use of building for the sale of motor cars for a period of two years

**Site Address:** 86/87 BLACKWELL STREET / WATERLOO STREET,  
KIDDERMINSTER, DY10 2ER

**Applicant:** Vita Investments Ltd

<b>Summary of Policy</b>	TC.2, TR.9, TR.17, D.1 (AWFDLP) SD.2, SD.9 (AWCSP) Design Quality SPG
<b>Reason for Referral to Committee</b>	Development Manager considers that application should be considered by Committee
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

1.1 The site is located at the end of Waterloo Street, immediately adjacent to Blackwell Street/Ring Road traffic island.

**2.0 Planning History**

2.1 WF/0938/99 – Part demolition of building and regrading of ground levels for display and sales of cars, modification of building to form garage, store etc – Approved for 3 year period, “to enable the Local Planning Authority to control the development of the site in the interests of the preservation and protection of the amenity of the area”.

2.2 WF/1059/02 – Renewal of temporary planning permission in respect of site for car sales for a further 24 months : Approved.

2.3 WF/1347/04 – Renewal of temporary planning permission for the sale and display of motor vehicles (commercial/domestic) and caravans for a further 36 months : Approved.

2.4 06/0869/FULL – Permanent use of land and building for the sale and display of motor vehicles (commercial and domestic) and caravans : Refused.

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- 2.5 07/0796/FULL – Demolition of existing building and construction of building to accommodate two shop units and 5 flats, access and parking off Waterloo Street : Withdrawn.
- 2.6 10/0433/FULL - Use of building and land for the sale of motor cars for a period of two years : Approved.

### **3.0 Consultations and Representations**

- 3.1 Highway Authority – No objection subject to condition regarding customer parking.
- 3.2 North Worcestershire Economic Development and Regeneration – This site falls within the Waterloo Street area, within the Eastern Gateway, identified in the emerging Publication Kidderminster Central Area Action Plan Development Plan Document. The emerging policy for this site looks for the wider redevelopment of the larger Waterloo Street area. Therefore, any development proposals should not prejudice the wider regeneration plans for this area.

However, the short-term prospects for redevelopment of the wider area are unlikely and the Publication KCAAP has currently identified this site as coming forward during the 2016-21 phase of plan period.

The immediate use of this site for business use is supported and would add to the economy of the town centre, bringing into use a currently vacant site; but this should not prejudice the future plans for the area. However, as the application is for a temporary permission of 2 years this gives the District Council the ability to review the situation in a few years time while allowing the reuse of the site. Therefore, the NWEDR service would be generally supportive of this application.

- 3.3 Planning Policy - This site has been identified through the ReWyre initiative and the Kidderminster Central Area Action Plan as part of a wider area of redevelopment potential that surrounds Waterloo Street. The site is also identified within the adopted Design SPG as a 'Gap Site' where there is potential to strengthen the corner plot and the urban fabric. It is considered that a car sales business would not meet the objectives of the SPG.

The emerging policy position for this area is provided by the publication version of the Kidderminster Central Area Action Plan (KCAAP), which includes this parcel of land in a wider policy – KCA.EG8 – Waterloo Street Area. This policy identifies the uses that are considered acceptable within this location but this does not include Car Sales. However, although this particular use is not included within the emerging policy framework, there have been a number of temporary car sales businesses that have operated from this location over the recent past, suggesting that the proposed use is potentially suitable on a short term basis.

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The site in question would be an important piece of any redevelopment in this area which could dramatically improve this prominent corner plot fronting onto the ring road. It is therefore considered important that any development in the short term does not compromise the future comprehensive development of the area. An application for permanent car sales use would therefore be considered to be contrary to the long term ambitions for this site as well as the emerging policy position and the framework provided within the adopted Design SPG. However, as the proposal is for a two year temporary period it is considered that this would not compromise the long term future redevelopment of the site. A temporary permission would also enable economic productivity of an otherwise vacant site in the short term and would be in conformity with the objectives of the National Planning Policy Framework which seeks to encourage sustainable growth.

3.4 Neighbour/Site Notice – No representations received.

#### 4.0 **Officer Comments**

4.1 This site has been the subject of a succession of temporary consents for car sales use since 1999, which culminated in an application for permanent planning permission for the same use in 2006 which was refused for the following reason:

“The application site forms part of a larger area of the Town Centre allocated for ‘General Town Centre uses’ (Business B1(a) and Community D.1). to allow the permanent use of land and buildings for the sale and display of motor vehicles would undermine the Council’s long term aspirations for improving the visual appearance of this locality, particularly in relation to recommendations in Section 4.22 of the Adopted Design Quality Supplementary Planning Guidance. The proposal is also contrary to policies TC.2 and D.1 of the Adopted Wyre Forest District Local Plan and Policies SD.2/SD.9 of the Adopted Worcestershire County Structure Plan”.

4.2 However, a further temporary consent was given in 2010 for a two year period on the basis that a temporary permission would not undermine the long term regeneration of the area.

4.3 The site falls within an area allocated for ‘general town centre uses’, meaning that the proposal represents a ‘non-conforming use’ in the context of the Adopted Wyre Forest District Local Plan. However, taking into account the views of Planning Policy and North Worcestershire Economic Development and Regeneration colleagues, as set out above, and notwithstanding the previous refusal of a permanent use of the land for car sales, the prospect of a further period of use as a car sales operation would be acceptable and not be considered prejudicial if limited to a further 2 year period only.

12/0329/FULL

## 5.0 Conclusions and Recommendations

- 5.1 Though technically a 'non-conforming use' it would be possible for the Council to maintain control over the longer term future of the land by way of a further temporary consent.
- 5.2 It is therefore recommended that this application be **APPROVED** subject to the following conditions:-
1. A9 (Temporary Permission – Uses of Land).
  2. A11 (Approved Plans).
  3. Staff and Customer Parking to be marked out and provided within 3 months of permission and kept available for use at all times thereafter.

### Reason for Approval

A temporary planning permission of 2 years is not seriously prejudicial to the Council's longer term vision for the use of the site, as part of the wider land allocation strategy contained in Policy TC.2. A car sales use could be re-established on this land without creating an unacceptable impact upon the amenity of the adjacent commercial properties. Accordingly, the proposal is considered to be a manageable temporary non-conforming use in respect of the Adopted Wyre Forest District Local Plan.

**Application Reference:** 12/0340/FULL      **Date Received:** 30/05/2012  
**Ord Sheet:** 377837 277395      **Expiry Date:** 25/07/2012  
**Case Officer:** Paul Round      **Ward:** Wribbenhall

**Proposal:** Extensions to existing chalet and change to roof pitch

**Site Address:** THE HAWTHORNES, NORTHWOOD LANE, BEWDLEY,  
DY12 1AS

**Applicant:** Mr G Payne

<b>Summary of Policy</b>	D.17, GB.1, GB.2, GB.6 (AWFDLP) CP11, CP12 (AWFCS) SAL.UP1, SAL.UP7, SAL.UP8 (emerging SALP DPD) D.39 (WCSP) QE.6 (WMRSS) Design Quality SPG Landscape Character Assessment Sections 7, 9 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

## **1.0 Site Location and Description**

- 1.1 The Hawthorns is a chalet property located on Northwood Lane to the north-west of Bewdley Town Centre. It is located high on an embankment adjacent to the Northwood Halt, the level crossing of the Severn Valley Railway.
- 1.2 The site is within the West Midlands Green Belt. The Landscape Character Assessment identifies the area as being within the riverside meadows Landscape Character type.
- 1.3 The proposal seeks for extensions to the chalet.

## **2.0 Planning History**

- 2.1 None.



12/0340/FULL

### **3.0 Consultations and Representations**

- 3.1 Kidderminster Foreign Parish Council – I wish to speak at the Planning Committee in connection with the application.  
“My members really wished to speak with Planning Officers with regard to this application – however despite the best efforts of the undersigned, this does not appear to be possible. Meantime, we have drawn the attention of the enforcement officer to the activities on this site, and we would like to see some return to acceptable development, not just to the chalet, but also to its access.”
- 3.2 Highway Authority – No objections.
- 3.3 Severn Valley Railway – Views awaited.
- 3.4 Neighbour/Site Notice – No representations received.

### **4.0 Officer Comments**

- 4.1 The proposal seeks to extend the chalet to both sides. Works commenced under ‘permitted development’ but due to changes to the roof structure this has brought the development within the realms of planning control. The current proposal is significantly lower than the works that had commenced on site prior to officer information.
- 4.2 Policies controlling extensions in the Green Belt is contained with Policy GB.1 of the Adopted Local Plan, requiring extensions to properties to be proportionate to the original property. This mirrors the advice given in the National Planning Policy Framework. In addition, Policy CH.1 requires that chalets should only be extended up to the amount allowable under permitted development; larger extensions are permitted under certain circumstances which is discussed below.
- 4.3 In respect of proportionality the original property measures approximately 45 sq. m in area. The proposed extensions result in an additional footprint of approximately 45 sq. m. These extensions would have the effect of doubling the area of the original chalet; however, the visual appearance of the original chalet would maintain its proportionality in visual terms. It is clear that the majority of the extensions would be of the size allowable under permitted development limits, with the exception of the small extension to the store at the rear. Under Policy CH.1 extensions within Permitted Development size limits are acceptable; larger extensions are permissible where they would enhance the appearance of the existing chalet and the surrounding area and would not impact on other chalets. The proposed extensions would indeed meet these criteria and as such I am happy that the requirements of CH.1 are satisfied.

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- 4.4 Whilst under GB.1 the extensions must be judged as inappropriate development in the Green Belt, they only require planning permission by virtue of the 100mm increase in ridge height and small extension to the store. The applicant has a distinct and real fall back position in that the extensions that impact most can be constructed under permitted development. The roof increase is required in order to create a symmetrical roof pitch and provide betterment in the design of the chalet and roof covering materials. The overall effects of extensions are to provide a better design and appearance to the chalet and the surrounding area.
- 4.5 On this basis I consider that on balance the proposals represent development that is supportable and the cumulative effect of all the material circumstances in this case are sufficient to outweigh any actual or perceived harm to the Green Belt. As such, if the extensions are judged as being inappropriate then very special circumstances exist. In view of the nature of these circumstances I feel it is prudent to remove permitted development rights should this scheme be implemented so as to regain control of future developments on this property.
- 4.6 The Parish Council has raised concerns over the entrance and parking area to the south of the property, which are claimed to have been created over four years ago and therefore immune from control. This is disputed by the Parish Council and investigations through the Enforcement function are ongoing. The access and parking area do not form part of this application, although they are shown as part of the existing situation, and thus comments negative or positive cannot be taken into account under this application. The Parish Council's comments in respect of the extension have not been expanded upon in their formal comments, although in other correspondence concern has been expressed over the size of extensions and their retrospective nature. Such concerns have been addressed previously through the assessment of the proposal in line with local and national policy. A condition is also recommended stating that no approval is given to anything other than the extensions, in order to clarify the application.
- 4.7 No highway issues or nearby neighbour amenity issues have been raised.
- 4.8 As the property lies adjacent to the Severn Valley Railway, consultation has been undertaken with the Railway. It should be noted that such consultation was undertaken late and as such their views are still awaited. In view of the acceptability of the proposal in other respects it is recommended that delegated authority be given subject to an acceptable conclusion of this consultation exercise.

12/0340/FULL

## 5.0 Conclusions and Recommendations

- 5.1 The proposed extensions, whilst constituting inappropriate development in the Green Belt, are of a size that is acceptable under Policy CH.1. It is considered that due to the particular circumstances in this case, including the fall that exists, very special circumstances exist. The design of the extensions is in keeping with the character of the chalet, the surrounding chalets and the surrounding area.
- 5.2 It is therefore recommended that **delegated APPROVAL** be granted subject to the completion of the consultation exercise with the Severn Valley Railway or their agents and no new issues being raised, and the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 Approved plans).
  3. Approval for Extensions.
  4. B3 (Materials).
  5. J1 (Removal of Permitted Development - Residential).

### Notes

- A. SN1 (Removal of Permitted Development Rights)
- B. Contact Severn Valley Railway

### Reason for Approval

The proposed extensions whilst constituting inappropriate development in the Green Belt are of a size that is acceptable under Policy CH.1. It is considered, due to the particular circumstances in this case, including the fall that exists, that very special circumstances exist. The design of the extensions is in keeping with the character of the chalet, the surrounding chalets and the surrounding area. For these reasons the proposal is considered to be in accordance with the policies listed above.

## Agenda Item No. 5

**Application Reference:** 12/0350/TREE      **Date Received:** 06/06/2012  
**Ord Sheet:** 381537 276349      **Expiry Date:** 01/08/2012  
**Case Officer:** Alvan Kingston      **Ward:** Habberley and  
Blakebook

**Proposal:** Fell a cedar tree in front of property

**Site Address:** 4 PARKLAND AVENUE, KIDDERMINSTER, DY11 6BX

**Applicant:** Miss N Harris

<b>Summary of Policy</b>	D.4 (AWFDLP) CP14 (AWFCS)
<b>Reason for Referral to Committee</b>	Councillor request for application to be considered by Committee
<b>Recommendation</b>	<b>REFUSAL</b>

### 1.0 Site Location and Description

1.1 The tree within this application is located on a roadside verge to the front of 4 Parkland Avenue, which is a urban residential area of Kidderminster. The area was once parkland for an old Summerhouse Estate and as a result there are a number of wonderful mature trees and woodlands, which adds to the character of the development.

### 2.0 Planning History

2.1 None of relevance to this application.

### 3.0 Consultations and Representations

3.1 Ward Members – “The tree roots have damage the pavement; have caused the wall in front of 4 Parkland Avenue to be rebuilt; and, the residents of 4 Parkland Avenue have established that the tree roots reach their garage and probably behind, with potential damage to house foundations. Further its deposits clog-up the gutters of the house and the debris from the tree is unsightly and dangerous, (e.g. the elderly lady at 2 Parkland Avenue has had a fall as a result of slipping on tree debris). Given the size of the tree it is, in my opinion, reasonable to assume that the roots also encroach onto Nos 2 and 6 (Parkland Avenue) and certainly debris from the tree falls onto the drives and front gardens of Nos 2 and 6.

I do not remain convinced that the cedar should remain in situ unless further information is available.

12/0350/TREE

I am also aware that the TPO has been in existence since 1952, before the houses were built. The TPO also covers trees in the Summerhill Area and is not specific to the said cedar. The residents of No 4 and residents of Nos 2 and 6 are quite willing for a substitute tree of more appropriate size to replace the cedar”.

**3.2 Neighbour/Site Notice – Objection received.**

An objection has been received for this application from a neighbouring property on the following grounds:

1. “When we moved into this road 24 years ago we were assured by our Solicitor that the trees could not be felled as they had a (Tree) Preservation Order on them. As this is still in place, the situation cannot have changed”.
2. “The road is called Parkland Avenue (presumably because it was part of the parkland which originally stood on the land and because outcome by implication has trees on it). Felling this tree will fundamentally change the character of the road for all who live here”.
3. “The tree is extremely healthy and there is no reason to cut down such a fine specimen”.
4. “The road will be all the poorer if this tree is allowed to be felled”.

**4.0 Officer Comments**

- 4.1 The proposed work within the application is to fell a mature Atlas Cedar (*Cedrus Atlantica*), which is located on an unadopted highway verge outside the applicant’s property at 4 Parkland Avenue, Kidderminster.
- 4.2 The applicant has submitted a significant level of information to support the application, including two Arboricultural Assessments of the tree; letters from neighbouring properties and passages from *Tree Preservation Orders – A Guide to the Law and Good Practice* (Department for Communities and Local Government 2006); and, the information taken from the website of Richmond on Thames Council.
- 4.3 The submitted letters from the owners of 2 and 6 Parkland Avenue include concerns with regards to sap (which is alleged to be damaging cars); bird excrement and needle drop, which it is claimed are resulting in significant mess and slip hazards. The letters also note large limbs that have fallen from the tree in the past damaging a wall and bringing down a telephone line as well as claims of roots damaging drains and potentially the foundations of their properties.

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- 4.4 As a general observation, all trees in urban areas have some disbenefits such as leaf or needle drop, sap and issues relating to wildlife that use the trees. If we were to remove all trees as a result of such occurrences, the urban environment would be considerably poorer. Although I can appreciate that these issues are upsetting for the applicants and neighbours, when moving into a property with a large protected tree in close proximity, such occurrences are to be expected.
- 4.5 A much more serious issue is whether the tree itself is structurally unsound and/or if it is damaging the applicant's or neighbouring properties. In this regard the applicant has submitted two Arboricultural Reports to support the application, which supposedly condemns both trees as being imminently dangerous and therefore exempt from the Tree Preservation Order. From reading both reports I can see no such statement other than paragraph 3.1.6 of the report by Crown Consultants which states "*The tree has reached an age and size whereby occasional branches are shed in adverse weather conditions. The tree will require regular maintenance in order to ensure that it does not pose a significant safety risk*". A statement that I would agree with, but not one that condemns the tree as an imminently dangerous tree that should be felled.
- 4.6 In addition, in a letter written to the applicant, Paul Harding Tree Services, state that "*There is evidence that it is not structurally sound by the loss of large limbs and the decaying branches*". The letter goes on to say that "*The size, maturity and nature of this tree and its position make it unsuitable for a reduction. I strongly recommend it is removed and replaced with a specimen more suitable for an urban environment*". In response to this statement, would make the point that the fact that a tree has dropped branches or has dead or decaying wood within its crown does not automatically equate to the tree being structurally unsound. Minor remedial works of crown cleaning will remove these issues as and when they arise and to fell a tree on the basis of these factors would be, in my opinion, an overreaction.
- 4.7 I conclude that neither of the reports has produced any evidence to link the dead and decaying wood in the crown with a more fundamentally serious condition, such as decay and/or disease within the stem or any proof that the trees are damaging drains or the foundations of nearby houses, which does not surprise me as there are no shrinkable clay soils in the Kidderminster area that would be a necessary for such subsidence to occur.
- 4.8 One of the issues to which the applicant has pointed to is the fact that when the tree was preserved it was in a parkland setting and not as it now finds itself, in an urban residential area. The applicant's supposition is that if a new TPO was to be made today, as the tree is so close to the property it would not be worthy of protection. This claim is, she states, backed up from a quote from the Richmond-on-Thames website with regards to making a new order. In the interests of clarity and openness, I have reproduced the relevant statement, which reads:

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*“Is the tree in a “sensible” location? For example we would not TPO a large tree (or a tree with the potential to get large) which is too close to a building or structure and has the potential to cause an unacceptable nuisance / obstruction. Our experience is that such TPO’s are not prudent in the longer term”.*

- 4.9 I would agree with the above statement when making new orders, however the interpretation of that statement will differ from person to person and from Arboriculturalist to Arboriculturalist. The tree in question was in-situ long before the property was built and its current appearance will not be too dissimilar from when the applicant purchased the property.
- 4.10 The applicant has stated that since the Order was made in 1952 it has never been reviewed. This is not the case as the TPO was reviewed in 2008 as part of the District wide review of all Area TPOs, and a revised Order has been drafted but has not yet been served.
- 4.11 The final important point that the applicant makes, is that as the ownership of the land where the tree is located is not known, and as such the tree will continue to be neglected until a significant failure of the tree occurs, killing or injuring someone or damaging property (it is claimed).
- 4.12 It should be noted, however, that under section 23 of the Local Government (Miscellaneous Provisions) Act 1976, the Council has powers to undertake remedial works to ensure a tree’s safety and, as such, should the tree’s condition deteriorate the Council would have the power to act in the public interest.
- 4.13 Despite the significant amount of information submitted by the applicant in my opinion no scientific evidence has been presented to support the claim that the tree is causing structural problems to the property or drains, and no evidence of significant defects within the tree, other than dead and damaged branches in the crown (which is not unusual for a mature tree), have been presented.
- 4.14 From my own inspections of the tree I can see nothing that would lead me to the conclusion that the tree needs to be removed as a result of its condition. There were some dead and damaged branches within the crown of the tree, however since this application was submitted the Council’s in-house Arborist Team have removed all the dead and damaged branches and will continue to do so in the future, when necessary for health and safety reasons and in the general public interest.
- 4.15 The cedar is a magnificent specimen that is visible from Summerhill Avenue and Parkland Avenue and contributes to the character of the area. I therefore consider the works proposed unacceptable, in terms of their potential to affect the amenity of the local area.

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**5.0 Conclusions and Recommendations**

5.1 From my own inspections of the tree I can see nothing that would lead me to the conclusion that the tree needs to be removed as a result of its condition. There were some dead and damaged branches within the crown of the tree, however since this application was submitted the Council's in-house Arborist Team have removed all the dead and damaged branches and will continue to do so in the future, when necessary for health and safety.

5.2 The cedar is a magnificent specimen that is visible from Summerhill Avenue and Parkland Avenue and contributes to the character of the area. I therefore consider the works indicated above to be unacceptable in terms of their potential to affect the amenity of the local area. It is recommended that the proposed works to fell the tree are **REFUSED** for the following reason:

1. The proposed works will have a detrimental effect on the amenity of the local area.



## Agenda Item No. 5

**Application Reference:** 12/0360/FULL      **Date Received:** 14/06/2012  
**Ord Sheet:** 378206 275121      **Expiry Date:** 09/08/2012  
**Case Officer:** James Houghton      **Ward:** Bewdley and Arley

**Proposal:** Retrospective application for the installation of 1xBT DSLAM telecommunications equipment cabinet

**Site Address:** OPPOSITE, 59 WYRE HILL, BEWDLEY, DY12 2UE

**Applicant:** BT Openreach

<b>Summary of Policy</b>	CA.1 (AWFDLP) CP11 (AWFCS) CTC.19, CTC.20 (WCSP) QE3, QE5 (WMRSS) Section 12 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

1.1 The application site is an area of verge within the Bewdley Conservation Area. The cabinet is opposite seven listed buildings.

### 2.0 Planning History

2.1 None relevant.

### 3.0 Consultations and Representations

3.1 Bewdley Town Council – No objection and recommend approval although the Town Council regret the retrospective nature of the application and subject to the applicant making good damaged ground signs indicating a water main and a fire hydrant.

3.2 Highway Authority – No objections.

3.3 Conservation Officer - It should be noted that this is the second time a cabinet has been installed without consent in the Bewdley Conservation Area in a matter of months.

Included within a retrospective application one would at least expect to have a picture of the cabinet insitu. However this application contains only a single close cropped photograph of a typical cabinet.

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Third, the design and access statement initially makes reference to a completely different site:

In my opinion this design of cabinet neither preserves nor enhances or otherwise harmonises with the special character and appearance of the Bewdley Conservation Area and is thus in conflict with Policy CA.1.

It appears there are no alternative cabinet designs available for use in conservation areas. The cabinet installed here is thus identical to others in general use and no attempt has been made to consider local character and distinctiveness as claimed in the application. I do not consider the application to satisfy the NPPF at paragraphs 131 or 137.

I think a better rationale would be for the telecommunications companies to state that these proposals cause less than substantial harm to the Conservation Area, and that this must be weighed up against the public benefits of the proposals, in accord with the NPPF paragraph 134. At least then the issue is whether or not the communication needs of the town outweigh the need to retain the special character and appearance off the conservation area.

3.4 Neighbour/Site Notice – No representations received.

#### **4.0 Officer Comments**

4.1 The applicant seeks retrospective approval for the installation of a BT DSLAM telecommunications equipment cabinet.

4.2 Policy CA.1 of the Adopted Wyre Forest District Local Plan aims to ensure that any development within a Conservation Area should preserve, enhance or otherwise harmonise with the Conservation Area. Policy CP11 of the Adopted Core strategy requires that an application demonstrates design quality and is appropriate given the context of the site. Whilst the concerns of the Conservation Officer are noted the actual position of the cabinet is somewhat spatially divorced from nearby listed buildings and is set back from the road within an area which already contains both a large yellow grit bin and an older telecommunications cabinet. The prominence of the cabinet within the street scene is reduced by its position set back from the road along with the dark green finish of the cabinet which allows it to blend relatively well into the hedge and undergrowth which surround its position.

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- 4.3 The cabinet does not assist in enhancing the significance of the adjacent and opposite heritage assets and makes no specific contribution to local character and distinctiveness however in its context the cabinet does not have any substantial detrimental impact on the character and appearance of the Conservation Area or the nearby listed buildings. Paragraph 134 of the National Planning Policy Framework states:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

- 4.4 In this case the cabinet would provide superfast broadband to local residents and businesses and this would be considered to outweigh any impact the development may have on the Conservation Area or the setting of the listed buildings opposite.

## 5.0 Conclusions and Recommendations

- 5.1 Whilst the observations of the Conservation Officer are noted, on balance it is considered that the equipment cabinet is supportable in this location for the reasons set out under paragraphs 4.2 to 4.4.
- 5.2 It is therefore recommended that this application be **APPROVED** subject to the following conditions:

1. A11 (Approved plans).

### Reason for Approval

The cabinet would be considered to have no substantial impact on the character setting or appearance of the Conservation Area or the Listed Buildings in the area. The provision of the cabinet would be considered to benefit local community and businesses and as such any impact would be outweighed by the public benefit and the development would accord with the national guidance set out in Section 12 of the National Planning Policy Framework.

<b>Application Reference:</b>	12/0389/FULL	<b>Date Received:</b>	25/06/2012
<b>Ord Sheet:</b>	380734 281298	<b>Expiry Date:</b>	20/08/2012
<b>Case Officer:</b>	Paul Round	<b>Ward:</b>	Wolverley

**Proposal:**                   Erection of lecture room / overflow cafe facilities

**Site Address:**           BODENHAM ARBORETUM, HOBRO, WOLVERLEY,  
KIDDERMINSTER, DY11 5SY

**Applicant:**                BODENHAM ARBORETUM

<b>Summary of Policy</b>	GB.1, GB.6, TR.17 (AWFDLP) DS04, CP10, CP11, CP12 (AWFCS) SAL.GPB5, SAL.CC2, SAL.UP1, SAL.UP7 (emerging SALAP DPD) D.39 (WCSP) QE3 QE6 (WMRSS) Landscape Character Assessment Sections 3, 7, 9, 11 (NPPF)
<b>Reason for Referral to Committee</b>	Development Manager considers that application should be considered by Committee
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 Bodenham Arboretum is one of two Arboreta within Wyre Forest District and is located between Kingsford and Wolverley Village to the north-west of the District.
  
- 1.2 The site is within the West Midlands Green Belt and is identified within the Landscape Character Assessment as falling within the Principal Wooded Hills Landscape Character type which is described as *"...an upstanding, wooded landscape with a sloping, in places steeply undulating, topography, often on the edge of higher ground. This is a landscape of large, irregularly shaped ancient woodlands and wooded streamlines, typically forming an interlocking pattern with surrounding hedged fields. The woodlands are a key visual element within the landscape."*
  
- 1.3 The current proposal seeks for the provision of an additional building for the attraction to operate as a lecture theatre and overflow tea room.

12/0389/FULL

## 2.0 Planning History

- 2.1 WF/0415/96 - Construction of New Access Drive, Car Park and Earth Centre in connection with Bodenham Arboretum : Approved.
- 2.2 WF/0685/97 - Change of use of land (between lake and earth centre) to a sitting out and refreshment area and modification of condition 2 of planning permission WF.415/96 to allow opening on Good Friday or 1st April (whichever is the earlier) : Approved.
- 2.3 WF/0832/98 - Modification of Condition Number 2 on Planning Permission.
- 2.4 WF.415/96 - To extend hours of use of Earth Centre and throughout the year : Approved 26/11/98.
- 2.5 WF/0527/99 - Erection of a gazebo within the Arboretum : Approved 5/08/99.
- 2.6 WF/0715/99 - Removal of Condition 2 of WF.832/98 to allow use of the Earth Centre throughout the year : Approved 19/10/99.
- 2.7 WF/0615/01 - Removal of condition No. 2 of planning permission WF.832/98 to permit use as limited by condition No. 1 : Approved 20/08/01.
- 2.8 WF/0065/05 - Creation of overflow car park (73 spaces) and coach parking area (2 spaces) : Approved 11/03/05.

## 3.0 Consultations and Representations

- 3.1 Wolverley and Cookley Parish Council – Views awaited.
- 3.2 North Worcestershire Economic Development & Regeneration – Bodenham Arboretum is an important tourism attraction in the Wyre Forest District and, as the applicant states, attracts around 40,000 visitors a year. The application for a new building will enable the arboretum to extend their existing operation and create additional lecture and cafe facilities. This will enable the applicant to cater for the growing demand of visitors to the site.

The NWEDR service supports the growth of the facilities at the arboretum and the development of the attraction. Tourism is an important sector of the economy in Wyre Forest and the development and growth of attractions such as the arboretum are important for the economic well being of the area as a whole. Furthermore, Securing the Economic Prosperity of the District is set out as a priority in the Council's Corporate Plan and promoting tourism is a specifically identified strategic action within this. Therefore, this proposal would support the Council's ambitions in this respect.

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3.3 Neighbour/Site Notice – No representations received.

#### 4.0 Officer Comments

4.1 Within the Green Belt there is a presumption against new development unless it falls within specified criteria as set out in the NPPF and mirroring policy in the Local Plan. It is considered that the provision of an additional building for the arboretum would be inappropriate development within the Green Belt. The NPPF is clear that substantial harm should be attributed to inappropriateness and that such development only be allowed in Very Special circumstances where any ‘in principle’ harm and any other harm is clearly outweighed by material circumstances, which can be individual or collective.

4.2 In respect of other harm, it is evident that a building that measures 12.6m x 4.5m and 3.6m in height will have an impact on the openness and visual amenity of the Green Belt. However, the building has been sited to minimise the impact on its surroundings with only glimpses being able to be obtained from views outside the arboretum complex; given its materials of wood cladding and cedar shingles it is considered that any harm to the openness and visual amenity of the Green Belt will be small. Similarly, in respect of the character of the Landscape, the proposed materials are appropriate and its position optimal in the context of the site. Any harm that will ensue to the landscape is considered to be outweighed by the needs of the Rural Economy as set out in Policy CP12 of the Core Strategy.

4.3 It now falls to consider the material circumstances put forward to support the application. The key justification is based upon visitor numbers and demand as it attracts 40,000 visitors per year in addition to its ‘season ticket’ holders. The following other factors are highlighted:

- High demand at peak times makes it difficult to cope with all visitors in the existing building.
- The new building would cater for overflow and also will create a more suitable lecture room adjacent to the lakeside.
- The NPPF would support a proportionate extension of the size proposed and although operating as an ‘extension’ to the facility, is not attached.
- There is general support with National and Local policies for rural tourism.

4.4 It is a fact that the NPPF supports rural growth stating that Local Planning Authorities should “...support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;... support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations...”

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- 4.5 It is fair to say that locally the District Council also strongly supports sustainable rural tourism opportunities. The emerging Site Allocations and Policies DPD gives specific mention to the roles of the Arboreta within the District's tourism strategy. Policy SAL.GPB5 supports proposals that enhance the tourism and leisure roles of the facilities.
- 4.6 In view of this strong support and the circumstances put forward by the Applicant it is considered that any harm that would be caused by this proposal by way of inappropriateness is clearly outweighed and as such Very Special Circumstances exist.
- 4.7 As part of the approvals for the Earth Centre a condition was imposed that reads as follows:

*The Earth Centre shall be used to provide Educational displays, talks, catering and rest facilities in association with the Arboretum and shall be restricted to the hours 10.30 a.m. to 5.00 p.m. for members of the paying public, whether individuals or in organised groups, excepting that on any three days Monday – Friday unless otherwise agreed in writing with the Local Planning Authority, organised interest groups may attend talks and discussions etc directly associated with the Arboretum between the hours of 5.00 p.m. and 9.45 p.m. after which the Earth Centre shall be closed and the premises vacated by 10.00 p.m.*

- 4.8 As the proposed building is judged to be an 'extension' to the arboretum facilities it is considered to be prudent to impose a similar condition on the proposed building.
- 4.9 There are no other issues associated with this proposal given its location and existing facilities for parking and other visitor demands.

## 5.0 Conclusions and Recommendations

- 5.1 The proposed building, whilst being inappropriate development in the Green Belt, is considered to be acceptable in view of the Very Special Circumstances advanced in this case. The design of the building is further considered to be appropriate to its location and will not adversely affect the character of the landscape or visual amenity of the Green Belt. The proposal is judged to be important addition to this tourist attraction within the District.
- 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. B6 (External details – approved plans).

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4. The building hereby approved shall be used to provide Educational displays, talks, catering and rest facilities in association with the Arboretum and shall be restricted to the hours 10.30 a.m. to 5.00 p.m. for members of the paying public, whether individuals or in organised groups, excepting that on any three days Monday – Friday unless otherwise agreed in writing with the Local Planning Authority, organised interest groups may attend talks and discussions etc directly associated with the Arboretum between the hours of 5.00 p.m. and 9.45 p.m. after which the building shall be closed and the premises vacated by 10.00 p.m.

Reason for Approval

The proposed building whilst being inappropriate development in the Green Belt is considered to be acceptable in view of the Very Special Circumstances advanced in this case. The design of the building is further considered to be appropriate to its location and will not adversely affect the character of the landscape or visual amenity of the Green Belt. The proposal is judged to be an important addition to this tourist attraction within the District. For these reasons the proposal is acceptable in line with the policies listed above.



**Application Reference:** 12/0433/FULL      **Date Received:** 13/07/2012  
**Ord Sheet:** 385056 280897      **Expiry Date:** 07/09/2012  
**Case Officer:** Paul Round      **Ward:** Cookley

**Proposal:** Conversion and alterations of existing barns to create 2No. dwellings and the erection of stables

**Site Address:** CAUNSALL FARM, 100 CAUNSALL ROAD, CAUNSALL, KIDDERMINSTER, DY11 5YW

**Applicant:** The Wridgway family

<b>Summary of Policy</b>	H.9, GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4, RB.5, RB.6 (AWFDLP) DS04, CP01, CP02, CP03, CP11, CP12, CP14 (AWFCS) SAL.DPL2, SAL.CC1, DAL.CC2, SAL.UP1, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP11, SAL.UP13 (Emerging SALP DPD) CTC21 (WCSP) QE.3, QE.6 (WMRSS) County Landscape Character Assessment SPD Sections 9 and 12 (NPPF)
<b>Reason for Referral to Committee</b>	Application involving proposed Section 106 obligation
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

## 1.0 Site Location and Description

- 1.1 Caunsall Farm is located within the heart of the hamlet of Caunsall, consisting of the farmhouse and a range of historic brick and tile barns, along with a large steel portal building. The farmhouse and barns are included within the Local List.
- 1.2 The site is located within the Green Belt and is identified by the County's Landscape Character Assessment as falling within the Sandstone Estatelands Landscape Character Type which is described as *"An open, rolling landscape characterised by an ordered pattern of large, arable fields, straight roads and estate plantations. Fields are typically defined by straight thorn hedges, reflecting the late enclosure of much of this landscape from woodland and waste. This historic land use pattern is also reflected in the occurrence of isolated brick farmsteads and clusters of wayside dwellings, interspersed with occasional small villages. Despite the fact that this is a functional landscape, the consistent geometric pattern can convey a strong sense of visual unity."*

12/0433/FULL

- 1.3 The proposal seeks to convert the existing barns to two dwellings and also involves the creation of a stable block.

## 2.0 Planning History

- 2.1 WF.0746/76 – Certificate of Lawfulness for Retail Sales of food in addition that produced on the farm : Refused

- 2.2 A subsequent Appeal was submitted against the refusal of the certificate and enforcement notice. The Secretary of State decided on 19 March 1979 that -

- a. The Enforcement Notice was quashed;
- b. The appeal against refusal of lawful use dismissed; and
- c. Planning Permission was granted for retail sale of vegetables, poultry, meat, and dairy products.

- 2.3 12/0174/FULL – Conversion of Barns to two residential units : Withdrawn

## 3.0 Consultations and Representations

- 3.1 Wolverley and Cookley Parish Council – Views awaited.

- 3.2 Highway Authority – No objection subject to conditions and revocation of previous permission.

- 3.3 Worcestershire Regulatory Services – Due to the close proximity of existing properties care should be taken to reduce any adverse impacts caused to local residents.

- 3.4 Severn Trent Water Ltd – No objection subject to condition and note in respect of proximity of public sewer.

- 3.5 Natural England - Permission may be granted subject to appropriate conditions including a detailed mitigation and monitoring strategy for bats.

- 3.6 Countryside Conservation Officer – No objections subject to mitigation and re-survey in 12 months if not commenced.

- 3.7 Worcestershire County Council (Archive & Archaeology Service) – No objection subject to condition and note.

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- 3.8 Conservation Officer - This is a fine example of an 18<sup>th</sup>/19<sup>th</sup> Century farmstead and the buildings are locally listed ref: LLWC29. The farmhouse itself may be considerably older and there is clear evidence that the structural members of an historic timber-framed building have been re-used to construct Barn 1. The stables in Barn 1 survived virtually unaltered, with hayloft over and there are many other interesting historic features such as pig-sties, which should all be the subject of an archaeological building recording prior to any conversion works.

Barn 1 – Plot 1

This is a two storey building of brick and tile construction (former stables) attached to but not accessible from a single storey brick and tile building (weather boarded on its south and east elevations).

In general I have no objections to the proposed scheme as illustrated on drawings 2 of 3. Ideally all roof-lights would face the courtyard, but I accept that one is necessary on the west elevation to light the stairwell.

Double Garage and Guest accommodation

No objections to the proposed scheme as illustrated on drawing 3 of 3.

Barn 2 – Plot 2

This is a large early 19<sup>th</sup> Century hay barn. Generally no objections to the proposed scheme as illustrated on drawing 1 of 3. I welcome the retention of the pigsties to the south of the building. These are a rare survival, add considerably to the historic interest of the buildings as a group and could be utilised for storage of garden equipment etc.

Stables and new storage

The Dutch barn appears to be early 20<sup>th</sup> Century and I have no objections to its removal.

The Ordnance Survey maps of 1884 onwards indicate that there was a single storey range running parallel to the road and to the west of Barn 2, and perhaps a departure from Policy RB.1 (iii) might be possible to facilitate its reconstruction (to which I would not object).

I have no issues with the form and massing of the proposed new stable block which relates reasonably well to the barns (and thus is compliant with Policy LB.5) although a departure from the RB and GB policies may be required.

Summary

No objections in principle to the conversions of barns 1, 2 and the garage. No objections in principle to a scheme to reconstruct the single storey range (storage) to the west of barn 2 nor to the demolition of the Dutch barn. Whilst the proposed new stables would not have a detrimental impact on the farm group as a whole, to permit such a development may require a departure from policy.

12/0433/FULL

3.9 Neighbour/Site Notice – No representations received.

**4.0 Officer Comments**

4.1 The conversion of rural buildings is a long established policy in Green Belt areas. Whilst the Council have adopted the Core Strategy DPD which sets out the strategic aims of the District until 2026, the critical policies of Local Plan, namely H.9, GB.1 and the 'RB' policies are saved and continue to allow such development. In addition the NPPF continues previous advice in PPS7 and PPG2 allow such developments in the Green Belt.

4.2 Whilst Policy RB.2 seeks for business or commercial uses first prior to residential being considered, it is clear that the juxtaposition between the barns and the farmhouse, along with the narrow access and lack of operational space, preclude commercial development.

4.3 Policy RB.1 sets out a criteria base for dealing with conversion of rural buildings, which is an expanded list based on advice in the NPPF. There are three buildings to be considered as part of this application to form two residential units. All the buildings are of sufficient size and structural condition to allow conversion without significant re-building works or extensions. The exception to this is the lean-to store; this is proposed to be substantially repaired and built with a pitched roof in line with the original form. This approach is fully endorsed by the Conservation Officer as being of benefit to the locally listed structures. On this basis and taking into account the development as a whole it is considered that these works are acceptable and can be taken as being within the spirit of the policies.

4.4 It is also proposed to erect stables within the 'farm yard' in the space created by the removal of the large metal portal building. Whilst Green Belt policies allow stabling of the size proposed, conversion policies resist new curtilage buildings. It is considered that being adjacent to the existing farm buildings is the optimum position for the stables so as to reduce any harm to the Green Belt. In addition, it is felt that given the building that existed previously this is betterment to the surrounding area. Stables are appropriate development in the Green Belt and whilst strictly contrary to rural building policies the above reasons allow the stabling to be considered acceptable. The design of the stables is appropriate to its rural location and to the Locally Listed Building.

4.5 Given the above comments it is clear that the proposal represents appropriate development in the Green Belt.

4.6 Protected species surveys have been carried out and whilst mitigation provision for bats needs to be included in the scheme, Natural England is satisfied that this can be adequately achieved through a suitable condition.

12/0433/FULL

- 4.7 It is proposed to use to the existing farmhouse access to serve one of the conversions and a new access for the other. The previously withdrawn application received a negative response from the Highway Authority due to the lack of visibility of the access points and the nature of Caunsall Road. Following discussions the Applicants agreed to revise the access points to achieve maximum visibility and rescind the previous permission for a farm shop that could be re-operated at any time. The re-submission accords with these discussions and it is endorsed by a supporting statement by a Highway Consultant. The Highway Authority is now satisfied that the trip generation associated with the farm house and the proposed two units would be less than that associated with the farmhouse and the farm shop. As such, they have offered no objections subject to a S.106 agreement to revoke the permission given for the farm shop. This is reasonable and necessary in order to make the application acceptable in highway terms.
- 4.8 There are no neighbour amenity issues or other outstanding issues in this case.

## 5.0 Conclusions and Recommendations

- 5.1 The conversion of the existing buildings and new stables are considered to be appropriate development in the Green Belt and are proposed to be of a design that is appropriate to the rural area. Whilst the traffic generation proposed would cause conflict due to the existing and proposed access points it is considered that a S.106 agreement to revoke a previous permission for a farm shop will result in a to highway safety. Protected species have been taken into account as part of the proposals. There are no neighbour issues in this case.
- 5.2 I therefore recommend **delegated APPROVAL** subject to:
- a) A Section 106 agreement revoking previous permission given by the Secretary of State; and
  - b) the following conditions:
    - 1. A6 (Full with no reserved matters).
    - 2. B1 (Samples/details of materials including rainwater goods).
    - 3. No Demolition.
    - 4. B9 (Details of windows and doors).
    - 5. B11 (Details of enclosure).
    - 6. Ecology Mitigation.
    - 7. Re-survey is not commenced within 12 months.
    - 8. J1 (Removal of permitted development – residential).
    - 9. E2 (Foul and surface water).
    - 10. Highways.
    - 11. Highways.
    - 12. Highways.

12/0433/FULL

- 13. Highways.
- 14. Archaeology.

Notes

- A. SN1 (Removal of permitted development rights).
- B. Severn Trent Water.
- C. Highways.
- D. Archaeology.

Reason for Approval

The conversion of the existing buildings and new stables are considered to be appropriate development in the Green Belt and are proposed to be of a design that is appropriate to the rural area. Whilst the traffic generation proposed would cause conflict due to the existing and proposed access points it is considered that Section106 agreement to revoke a previous permission for a farm shop will result in a betterment to highway safety. Protected species have been taken into account as part of the proposals. There are no neighbour issues in this case. For these reasons the proposal is considered to comply with the above policies.

## Agenda Item No. 5

**Application Reference:** 12/0437/FULL      **Date Received:** 17/07/2012  
**Ord Sheet:** 381554 276606      **Expiry Date:** 11/09/2012  
**Case Officer:** James Houghton      **Ward:** Habberley and Blakebook

**Proposal:** Two storey extension to side of existing dwelling, with single storey extension to rear of property

**Site Address:** 125 ST. JOHNS AVENUE, KIDDERMINSTER, DY11 6AU

**Applicant:** Mr D Barnes

<b>Summary of Policy</b>	D.17 (AWFDLP) CP11 (AWFCS) QE.1, QE.3 (WMRSS) Design Quality SPG
<b>Reason for Referral to Committee</b>	Planning application represents departure from the Development Plan
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

1.1 The application property is a two storey, hip roofed dwelling set back from the road behind a front drive and gardens. The property has not, as yet, been extended.

### 2.0 Planning History

2.1 12/0318/FULL – Two storey extension to side of existing dwelling, with single storey to the rear : Approved 13/07/12.

### 3.0 Consultations and Representations

3.1 Highway Authority – No comments received although the comment provided for the previous application provided no objection subject to the addition of a conditions relating to the gradient of the driveway.

3.2 Neighbour/Site Notice – No representations received.

### 4.0 Officer Comments

4.1 The applicant seeks approval for the erection of a two storey side extension providing an additional bedroom, a kitchen and a utility room as well as for the erection of a single storey rear extension which would provide a garden room.

12/0437/FULL

- 4.2 The proposed development is similar to that previously approved through application 12/0318/FULL. This application differs in that the two storey gable fronted element of the extension would project forward of the front elevation of the original dwelling and would not appear subservient to the host property. The proposals would be contrary to the provisions of Policy D.17 of the Adopted Wyre Forest District Local Plan and the Adopted Design Quality Supplementary Planning Guidance.
- 4.3 Whilst the extension proposed would not strictly conform to the requirements of Policy D.17 the development would be considered to accord with the requirements of Policy CP11 of the Adopted Wyre Forest Core Strategy which states that an application should demonstrate design quality and a thorough understanding of the context of the site. In this case the immediate area of the site is characterised by detached dwellings set back from the road. The majority of these dwellings have gable fronted elements and the proposed development would result in a building which would sit more comfortably than the existing building within the street scene.
- 4.4 The reasoned justification for Policy D.17 states that “As a general guiding principle, such extensions should be subservient to and reflect the style and architectural character of the original building.” The proposed development draws design cues from the original building and would result in a development which appears cohesive. The extension would not appear dominant or incongruous in the context of the street scene or the immediate locale. The proposed extension would have a minimal impact on the outlook and daylight enjoyed by the residents of neighbouring properties.

## 5.0 Conclusions and Recommendations

- 5.1 Notwithstanding the conflict with the strict interpretation of Policy D.17, the proposed extension is reflective of the design of properties in the immediate vicinity and results in a design solution which is considered acceptable and in accordance with the aims of Policy CP11.
- 5.2 It is therefore recommended that this application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. B3 (Finishing materials to match).
  4. 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.



12/0437/FULL

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design and would have no detrimental impact on the street scene or the character of the area. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to accord with Policy CP11 of the Adopted Wyre Forest Core Strategy (2010).

<b>Application Reference:</b>	12/0451/ADVE	<b>Date Received:</b>	20/07/2012
<b>Ord Sheet:</b>	383653 274965	<b>Expiry Date:</b>	14/09/2012
<b>Case Officer:</b>	James Houghton	<b>Ward:</b>	Offmore and Comberton

**Proposal:** 2 freestanding post mounted signs with colour graphic detail to front and powder coated to reverse

**Site Address:** TRAFFIC ISLAND, A449 CHESTER ROAD / SPENNELLS VALLEY ROAD, KIDDERMINSTER, DY10 1XS

**Applicant:** Wyre Forest District Council

<b>Summary of Policy</b>	AD.1 (AWFDLP) CP11 (AWFCS) Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (WCC)
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

1.1 The application site is a roundabout at the junction of Chester Road South (A449) and Spennells Valley Road.

### 2.0 Planning History

2.1 None relevant.

### 3.0 Consultations and Representations

3.1 Highway Authority – No objection subject to the addition of a condition requiring the submission of details of the face of the sign and the position of those signs prior to installation. In addition a note relating to the installation of signs as part of a landscaping scheme is also recommended.

3.2 Neighbour/Site Notice – No representations received.

### 4.0 Officer Comments

4.1 The applicant seeks permission to place two freestanding post mounted signs on the roundabout. The signs would be have a surface area of 0.49m<sup>2</sup> and a maximum height of 0.8m.

2/0451/ADVE

- 4.2 In principle the signage would have no significant impact on the appearance or character of the area. Given the location of the signage the primary consideration in determining this application is the impact of any sign on highway safety. The Highway Authority has no objection in principle to the erection of signs on this roundabout but would require details of the specific location prior to any development taking place.
- 4.3 The information supplied by the applicant does not contain specifics of the appearance of the proposed sign but does include criteria for sponsor details which are appropriate given the Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network. In order to ensure that the signage will meet the requirements of Worcestershire County Council, the Highway Authority, a condition should be added requiring that full details of text, logos and colour scheme to be included in the sponsor's part of the sign are submitted and approved in writing prior to the installation of that part of the sign.

## 5.0 Conclusions and Recommendations

- 5.1 It is therefore recommended that this application be **APPROVED** subject to the following conditions:
1. L1 (Standard advertisement conditions).
  2. L2 (Removal of rights to advertise).
  3. L9 (Standard time).
  4. Details of sign appearance and location to be submitted prior to installation.

### Notes

- A. Approved plans.
- B. The roundabout is publicly maintained highway to which Worcestershire County Council is the custodian. The installation of sponsorship signs is acceptable so long as they are part of a landscaping scheme where their presence is considered to be de minimis. The applicant must agree a landscaping scheme and obtain a licence from the Highway Authority to plant the roundabout prior to the implementation of the proposed signs. The applicant should discuss the sign design and location with the Highway Authority to ensure they have complied with the prescribed restrictions.

## Agenda Item No. 5

**Application Reference:** 12/0452/ADVE      **Date Received:** 20/07/2012  
**Ord Sheet:** 383824 274138      **Expiry Date:** 14/09/2012  
**Case Officer:** James Houghton      **Ward:** Aggborough and Spennells

**Proposal:** 4 freestanding post mounted signs with coloured graphic and text detail to front, powder coated to reverse

**Site Address:** TRAFFIC ISLAND, FREDERICK ROAD / A449 WORCESTER ROAD, KIDDERMINSTER, DY11 7AR

**Applicant:** Wyre Forest District Council

<b>Summary of Policy</b>	AD.1 (AWFDLP) CP11 (AWFCS) Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (WCC)
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

1.1 The application site is a roundabout at the junction of Worcester Road (A449) and the entrances to Hoo Farm Industrial Estate and Easter Park.

### 2.0 Planning History

2.1 09/0560/ADVE - Four signs situated on road traffic island (for Smart Auto Body Coat) : Refused 16/02/11.

### 3.0 Consultations and Representations

3.1 Highway Authority – No objection subject to the addition of a condition requiring the submission of details of the face of the sign and the position of those signs prior to installation. In addition a note relating to the installation of signs as part of a landscaping scheme is also recommended. This particular roundabout is subject to a Section 278 agreement and is not considered to be publically maintained in its entirety, an additional note relating to the adoption of the roundabout should also be added.

3.2 Neighbour/Site Notice – No representations received.

12/0452/ADVE

#### 4.0 Officer Comments

- 4.1 The applicant seeks permission to place four freestanding post mounted signs on the roundabout. The signs would be have a surface area of 0.49m<sup>2</sup> and a maximum height of 0.8m.
- 4.2 In principle the signage would have no significant impact on the appearance or character of the area. Given the location of the signage the primary consideration in determining this application is the impact of any sign on highway safety. The Highway Authority has no objection in principle to the erection of signs on this roundabout but would require details of the specific location prior to any development taking place.
- 4.3 The information supplied by the applicant does not contain specifics of the appearance of the proposed sign but does include criteria for sponsor details which are appropriate given the Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network. In order to ensure that the signage will meet the requirements of Worcestershire County Council, the Highway Authority, a condition should be added requiring that full details of text, logos and colour scheme to be included in the sponsor's part of the sign are submitted and approved in writing prior to the installation of that part of the sign.

#### 5.0 Conclusions and Recommendations

- 5.1 It is therefore recommended that this application be **APPROVED** subject to the following conditions:
1. L1 (Standard advertisement conditions).
  2. L2 (Removal of rights to advertise).
  3. L9 (Standard time).
  4. Details of sign appearance and location to be submitted prior to installation.

#### Notes

- A. Approved plans.
- B. The roundabout is publicly maintained highway to which Worcestershire County Council is the custodian. The installation of sponsorship signs is acceptable so long as they are part of a landscaping scheme where their presence is considered to be de minimis. The applicant must agree a landscaping scheme and obtain a licence from the Highway Authority to plant the roundabout prior to the implementation of the proposed signs. The applicant should discuss the sign design and location with the Highway Authority to ensure they have complied with the prescribed restrictions.

12/0452/ADVE

- C. This roundabout is subject to a section 278 agreement and is not considered to be publicly maintained in its entirety. The County Council cannot issue the necessary planting licence on this roundabout until it has been entirely dedicated as highway. There is still public access over this land due to the former status of the road, therefore this scheme cannot be implemented until the roundabout is adopted and a landscaping scheme agreed and has been licensed.

<b>Application Reference:</b>	12/0453/ADVE	<b>Date Received:</b>	20/07/2012
<b>Ord Sheet:</b>	384690 275520	<b>Expiry Date:</b>	14/09/2012
<b>Case Officer:</b>	James Houghton	<b>Ward:</b>	Offmore and Comberton

**Proposal:** 2 freestanding post mounted signs with coloured graphic text detail to front, powder coated to reverse

**Site Address:** TRAFFIC ISLAND, A448 BROMSGROVE ROAD / SPENNELLS VALLEY ROAD, KIDDERMINSTER, DY10 4AQ

**Applicant:** Wyre Forest District Council

<b>Summary of Policy</b>	AD.1 (AWFDLP) CP11 (AWFCS) Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (WCC)
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

1.1 The application site is a roundabout at the junction of Bromsgrove Road (A448) and Spennells Valley Road.

### 2.0 Planning History

2.1 None relevant.

### 3.0 Consultations and Representations

3.1 Highway Authority – No objection subject to the addition of a condition requiring the submission of details of the face of the sign and the position of those signs prior to installation. In addition a note relating to the installation of signs as part of a landscaping scheme is also recommended.

3.2 Neighbour/Site Notice – No representations received.

### 4.0 Officer Comments

4.1 The applicant seeks permission to place two freestanding post mounted signs on the roundabout. The signs would be have a surface area of 0.49m<sup>2</sup> and a maximum height of 0.8m.

12/0453/ADVE

- 4.2 In principle the signage would have no significant impact on the appearance or character of the area. Given the location of the signage the primary consideration in determining this application is the impact of any sign on highway safety. The Highway Authority has no objection in principle to the erection of signs on this roundabout but would require details of the specific location prior to any development taking place.
- 4.3 The information supplied by the applicant does not contain specifics of the appearance of the proposed sign but does include criteria for sponsor details which are appropriate given the Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network. In order to ensure that the signage will meet the requirements of Worcestershire County Council, the Highways Authority, a condition should be added requiring that full details of text, logos and colour scheme to be included in the sponsor's part of the sign are submitted and approved in writing prior to the installation of that part of the sign.

## 5.0 Conclusions and Recommendations

- 5.1 It is therefore recommended that this application be **APPROVED** subject to the following conditions:
1. L1 (Standard advertisement conditions)
  2. L2 (Removal of rights to advertise)
  3. L9 (Standard time)
  4. Details of sign appearance and location to be submitted prior to installation.

### Notes

- A. Approved plans
- B. The roundabout is publicly maintained highway to which Worcestershire County Council is the custodian. The installation of sponsorship signs is acceptable so long as they are part of a landscaping scheme where their presence is considered to be de minimis. The applicant must agree a landscaping scheme and obtain a licence from the Highway Authority to plant the roundabout prior to the implementation of the proposed signs. The applicant should discuss the sign design and location with the Highway Authority to ensure they have complied with the prescribed restrictions.



## Wyre Forest District Council

Planning Committee Meeting 14 August 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	John Baggott
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	John Baggott

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	Julia Mellor
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
09/0575/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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
11/0449/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	Emma Anning
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	James Houghton
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
11/0740/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
12/0019/TREE	16/01/2012	12/03/2012	8 CAMPION WAY BEWDLEY DY121HW	Fell Lime Tree	Mrs C Lewis	Alvan Kingston
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
12/0114/FULL	29/02/2012	30/05/2012	FORMER BLAKEDOWN NURSERIES BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JH	Proposed change of use from former Garden Centre / Nurseries with shop and office accommodation to residential use with 42 No. dwellings comprising of 7 bungalows, 33 houses and 2 flats together with parking.	Barratt West Midlands	Julia Mellor
12/0126/FULL	06/03/2012	01/05/2012	OAK TREE FARM KINLET ROAD FAR FOREST KIDDERMINSTER DY149UE	Proposed temporary dwelling/office	ROBERT TAYLOR ASSOCIATES	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0155/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
12/0248/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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	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
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
12/0314/FULL	08/05/2012	03/07/2012	BAXTER UNITED REFORMED CHURCH BULL RING KIDDERMINSTER DY102AA	Disabled access and alteration to the front elevation	BAXTER UNITED REFORMED CHURCH	James Houghton
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
12/0279/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	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0309/FULL	14/05/2012	09/07/2012	ROUND HILL WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LY	Change of use from a residential dwelling to a daytime nursery	Miss E Evans	Julia McKenzie-Watts
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
12/0323/FULL	15/05/2012	10/07/2012	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	The erection of a new building to provide support accommodation in the form of 5 no. one-bed apartments, 1 no. two-bed apartments including communal space for tenants and occupants including staff sleep-over room.	Upward Consultancy	John Baggott
12/0296/TREE	16/05/2012	11/07/2012	REDROW SITE (FORMER MORGANITE ADVANCED CERAMICS) BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Fell Horse Chestnut (T9)	Mr S Duffin	Alvan Kingston
12/0297/TREE	17/05/2012	12/07/2012	13 CORNWALL AVENUE KIDDERMINSTER DY115JF	Fell Sycamore Tree	Mr E Knight	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0317/FULL	21/05/2012	20/08/2012	LUCY BALDWIN HOSPITAL OLIVE GROVE STOURPORT-ON-SEVERN DY138XY	Demolition of existing main building; construction of 37 new residential dwellings and change of use and conversion of existing lodge building into 4 residential dwellings to comprise 41 dwellings in total to be served via the existing access from Olive Grove; landscaping; car parking; earthworks to facilitate drainage and other ancillary works	Taylor Wimpey	Paul Round
12/0312/RESE	23/05/2012	22/08/2012	108 & 109 BEWDLEY HILL KIDDERMINSTER DY116JE	Reserved matters application for the design and external appearance of the buildings and landscaping following the granting of outline planning permission (08/0977) for the demolition of bungalow and erection of 13 dwellings and retention of 108 Bewdley Hill, Kidderminster (Revised house types for certain plots, layout showing roof changes, Lifetime Homes information and , further drainage details received)	Bromford Group	John Baggott
12/0319/FULL	24/05/2012	23/08/2012	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Phase 2 of school redevelopment. Single storey building comprising music room with 3no practice rooms and 2 changing rooms with associated showers, toilets and referee change	HEATHFIELD EDUCATIONAL TRUST	Paul Round
12/0321/FULL	25/05/2012	20/07/2012	UNIT 2 GREENACRES LANE BEWDLEY DY122RE	Demolition of existing industrial unit and offices, and construction of a three bedroom detached house and associated works	Mr M Harding	James Houghton
12/0324/ADVE	25/05/2012	20/07/2012	KWIK-FIT CHURCHFIELDS KIDDERMINSTER DY102JL	New illuminated and non-illuminated signage	KWIK-FIT PROPERTIES LTD	Julia McKenzie-Watts



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12/0329/FULL	28/05/2012	23/07/2012	86/87 BLACKWELL STREET / WATERLOO STREET KIDDERMINSTER DY102ER	Use of building for the sale of motor cars for a period of two years	Vita Investments Ltd	Paul Round
12/0340/FULL	30/05/2012	25/07/2012	THE HAWTHORNES NORTHWOOD LANE BEWDLEY DY121AS	Extensions to existing chalet and change to roof pitch	Mr G Payne	Paul Round
12/0341/FULL	31/05/2012	26/07/2012	OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Installation of car park lighting columns	Spencer Taverns Ltd	James Houghton
12/0342/FULL	31/05/2012	26/07/2012	26 WORCESTER ROAD SHENSTONE KIDDERMINSTER DY104BU	Demolition of existing house and erection of detached dormer bungalow and garage	Mr & Mrs Jones	James Houghton
12/0349/WCCR	06/06/2012	27/06/2012	BAXTER COLLEGE HABBERLEY ROAD KIDDERMINSTER DY115PQ	The construction of new Wyre Forest School, Weekly Boarding Unit, Early Hub, Science Block, Floodlit Artificial Grass Pitch and associated car parking and landscaping works	Worcestershire County Council	Paul Round
12/0350/TREE	06/06/2012	01/08/2012	4 PARKLAND AVENUE KIDDERMINSTER DY116BX	Fell a cedar tree in front of property	Miss N Harris	Alvan Kingston
12/0351/FULL	08/06/2012	03/08/2012	HIGHGATE HOUSE BACK LANE SHENSTONE KIDDERMINSTER DY104DP	Orangery to side elevation of property	Mr G Attwood	Julia McKenzie- Watts
12/0356/FULL	08/06/2012	03/08/2012	42 NEVILLE AVENUE KIDDERMINSTER DY117AJ	Erection of a single storey extension for use as kitchen, bathroom and lounge facilities	Mr & Mrs Turner	James Houghton
12/0352/FULL	11/06/2012	06/08/2012	38 LICKHILL ROAD NORTH STOURPORT-ON-SEVERN DY138RP	New detached dwelling	Mr Dowty	Julia Mellor

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12/0353/FULL	11/06/2012	06/08/2012	1 LICHFIELD STREET STOURPORT-ON-SEVERN DY139EU	Conversion of upper floors to form 2No. Apartments with external staircase	Mr W Ward	Julia McKenzie-Watts
12/0354/LIST	11/06/2012	06/08/2012	1 LICHFIELD STREET STOURPORT-ON-SEVERN DY139EU	Conversion of upper floors to form 2No. Apartments with external staircase	Mr W Ward	Julia McKenzie-Watts
12/0375/FULL	11/06/2012	06/08/2012	8 MALLORY DRIVE KIDDERMINSTER DY115DZ	Extending existing porch by 3sqm to extend hallway and create space for a downstairs WC and cloakroom. Roofing will change from flat to tiled pitched.	Mr P Lacey	Julia McKenzie-Watts
12/0357/FULL	13/06/2012	08/08/2012	42 MARLPOOL LANE KIDDERMINSTER DY115DD	Proposed rebuild of existing lean-to to provide enlarged kitchen and wc (single storey)	Mr & Mrs M Causer	Julia McKenzie-Watts
12/0358/FULL	13/06/2012	08/08/2012	CROSS BANK HOUSE CROSS BANK BEWDLEY DY122XB	Change of use of existing detached double garage to office (Retrospective)	Mrs M Howles	James Houghton
12/0359/LIST	13/06/2012	08/08/2012	BEWDLEY BRIDGE LOAD STREET BEWDLEY	Take down 5 no. heavily weathered stone pilasters and replace with like and clean and repaint cast iron bottle pilasters to Beale's Corner approach. Demolished cast iron railings along Riverside North to be taken from site, straightened and replaced as existing.	Worcestershire County Council	Paul Round
12/0360/FULL	14/06/2012	09/08/2012	OPPOSITE 59 WYRE HILL BEWDLEY DY122UE	Retrospective application for the installation of 1xBT DSLAM telecommunications equipment cabinet	BT Openreach	James Houghton
12/0361/ADVE	14/06/2012	09/08/2012	CURRYS LTD CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	1 No. New internally illuminated box sign to the front elevation	DSGI Ltd	Julia McKenzie-Watts

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12/0363/FULL	14/06/2012	09/08/2012	LICKHILL PRIMARY SCHOOL ALMOND WAY STOURPORT-ON- SEVERN DY138UA	School extension and classroom modifications	LICKHILL PRIMARY SCHOOL	Paul Round
12/0368/LIST	14/06/2012	09/08/2012	DEBENHAMS SLINGFIELD MILL WEAVERS WHARF KIDDERMINSTER DY101AA	Change to lettering and position of lettering of sign on elevation fronting the Weavers Wharf car park	Mr A Borrow	James Houghton
12/0365/LIST	15/06/2012	10/08/2012	FRERE FELDE WOODROW LANE HARVINGTON KIDDERMINSTER DY104NA	Erection of single storey extension, additional chimney, two new windows and alterations	Mr J Savage	James Houghton
12/0362/TREE	18/06/2012	13/08/2012	166 SUTTON PARK ROAD KIDDERMINSTER DY116LF	Fell Silver Birch (T7)	Mr P Webb	Alvan Kingston
12/0369/FULL	18/06/2012	13/08/2012	22 KIMBERLEE AVENUE COOKLEY KIDDERMINSTER DY103TN	Single Storey Rear and Rear Extension	Mr S Gellatly	Julia McKenzie- Watts
12/0370/FULL	18/06/2012	13/08/2012	24 KIMBERLEE AVENUE COOKLEY KIDDERMINSTER DY103TN	Single storey rear and side extension	Mrs E Dean	Julia McKenzie- Watts
12/0367/ADVE	19/06/2012	14/08/2012	DEBENHAMS SLINGFIELD MILL WEAVERS WHARF KIDDERMINSTER DY101AA	Change of lettering and position of sign on elevation fronting Weavers Wharf Car Park and change of sign on advertisement from rear ringway junction with Lower Mill Street	Mr A Borrow	James Houghton
12/0371/TREE	19/06/2012	14/08/2012	50 LOWE LANE KIDDERMINSTER DY115QN	Fell two Pine Trees	Mr D McCulloch	Alvan Kingston

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12/0372/FULL	19/06/2012	14/08/2012	18 STAITE DRIVE COOKLEY KIDDERMINSTER DY103UA	Two storey side extension and porch	Mr Warrington	James Houghton
12/0373/FULL	19/06/2012	14/08/2012	17 CHAUCER CRESCENT KIDDERMINSTER DY103XF	First floor rear extension over existing ground floor. Ground floor rear and side extension and pitched roof over	Mr & Mrs Brakewell	James Houghton
12/0374/FULL	19/06/2012	14/08/2012	COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Established farm with existing building including stable block to be demolished and replaced with new stable and store	Mr Kulwant Singh Gora	James Houghton
12/0377/FULL	19/06/2012	14/08/2012	THE OAKLANDS ST. JOHNS LANE BEWDLEY DY122QY	Conversion of garage to habitable space, plus extension to side	Mr C Byrne	James Houghton
12/0376/FULL	20/06/2012	15/08/2012	21-28 & 21A-28A QUEEN STREET KIDDERMINSTER DY102NJ	Application of external wall insulation and render system finish	Community Housing Group	Julia McKenzie- Watts
12/0378/FULL	20/06/2012	15/08/2012	1 - 20 VAWDREY CLOSE STOURPORT-ON-SEVERN DY130EH	Application of external wall insulation and render system finish	Community Housing Group	Julia McKenzie- Watts
12/0381/TREE	20/06/2012	15/08/2012	32A RODEN AVENUE KIDDERMINSTER DY102RE	Fell a lime tree and a red cedar tree	Mr & Mrs A Attwood	Alvan Kingston
12/0380/FULL	21/06/2012	16/08/2012	20 MARLBOROUGH DRIVE STOURPORT-ON-SEVERN DY130JH	Proposed rear orangery and resite boundary fence	Mr Mansfield	James Houghton
12/0384/TREE	25/06/2012	20/08/2012	BEECHFIELD 24 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Fell Conifer	Mr J Parsons	Alvan Kingston
12/0385/TREE	25/06/2012	20/08/2012	151 SUTTON PARK ROAD KIDDERMINSTER DY116LH	Fell a Robinia	Mr R Stickland	Alvan Kingston

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12/0386/FULL	25/06/2012	20/08/2012	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Single storey brick built flat roof extension to rear of existing sports hall to store furniture	KING CHARLES HIGH SCHOOL	Julia McKenzie-Watts
12/0388/FULL	25/06/2012	20/08/2012	FERNHALLS FARM GREENWAY ROCK KIDDERMINSTER DY149SH	Amendments to approved scheme, 12/0099, to allow alternative internal driveways with alterations to existing agricultural building to allow parking provision and storage	All Weather Developments Ltd	Paul Round
12/0389/FULL	25/06/2012	20/08/2012	BODENHAM ARBORETUM HOBRO WOLVERLEY KIDDERMINSTER DY115SY	Erection of lecture room / overflow cafe facilities	BODENHAM ARBORETUM	Paul Round
12/0390/LIST	25/06/2012	20/08/2012	BEGGARS ROOST 4 LAX LANE BEWDLEY DY122DZ	Proposed skylight to rear roof and retention of satellite dish to rear gable	Mr J Foley	Paul Round
12/0391/FULL	26/06/2012	21/08/2012	SUMMERDYNE CHAPEL LANE CALLOW HILL ROCK KIDDERMINSTER DY149XE	Erection of a hardwood painted conservatory	Mrs A Purnell	Julia McKenzie-Watts
12/0392/FULL	27/06/2012	22/08/2012	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Conversion of redundant brick barns to form residential annex	Mr & Mrs L Roper	Paul Round
12/0393/FULL	27/06/2012	22/08/2012	CHARNOCK SHEPHERD VETERINARY SURGEONS COMBERTON HILL KIDDERMINSTER DY101QH	Two storey and single storey side extension to provide large animal room, dental suite, consultation/hydrotherapy room, with two bedrooms and shower room to first floor	CHARNOCK SHEPHERD	Julia McKenzie-Watts
12/0394/LIST	27/06/2012	22/08/2012	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Conversion of redundant brick barns to form residential annex	Mr & Mrs L Roper	Paul Round

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12/0396/FULL	27/06/2012	22/08/2012	SUNNYSIDE, HILL FARM NORTHWOOD LANE BEWDLEY DY121AS	Demolish existing chalet and replace with a timber framed bungalow	Mr & Mrs G Anson	James Houghton
12/0397/FULL	28/06/2012	23/08/2012	TANGLESTONE TANWOOD LANE BLUNTINGTON CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Replacement of existing felt garage roof with pitched tiled roof, removal of existing conservatory and erection of single storey rear extension.	Mr & Mrs Reed	James Houghton
12/0398/FULL	29/06/2012	24/08/2012	2 HOUSMAN WALK KIDDERMINSTER DY103XL	Construction of a tiled roof to the front of property	Mrs E Mapp	James Houghton
12/0399/FULL	02/07/2012	27/08/2012	LAND OPPOSITE ORCHARD COTTAGE 143 SNEAD COMMON PENSAX ABBERLEY WORCESTER WR6 6AF	Private Stable block comprising of the following five stables, wash area, tack room, feed room, and a 25m x 60m manège	Mrs S Straw	Paul Round
12/0400/TREE	02/07/2012	27/08/2012	5 BOWER BANK STOURPORT-ON- SEVERN DY130AF	Fell two field maples	Miss J Lloyd	Alvan Kingston
12/0401/FULL	02/07/2012	27/08/2012	203 STOURBRIDGE ROAD KIDDERMINSTER DY102UY	Proposed rear orangery	Mr Williams	James Houghton
12/0404/ADVE	02/07/2012	27/08/2012	THE PIANO BUILDING WEAVERS WHARF KIDDERMINSTER DY101AA	Installation of various non-illuminated signs	Birmingham Metropolitan College	Paul Round
12/0405/LIST	02/07/2012	27/08/2012	THE PIANO BUILDING WEAVERS WHARF KIDDERMINSTER DY101AA	Attachement of various non-illuminated signs	Birmingham Metropolitan College	Paul Round

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12/0402/FULL	03/07/2012	28/08/2012	THE RIDDINGS CRUNDALLS LANE BEWDLEY DY121NB	Conversion of barn into 3 bedroom dwelling (Renewal of Planning Permission 09/0699/FULL)	J Haynes	Paul Round
12/0403/FULL	03/07/2012	28/08/2012	20 WREKIN WALK STOURPORT- ON-SEVERN DY130LR	Proposed two storey extension	Mr & Mrs A Linney	Julia McKenzie-Watts
12/0406/ADVE	03/07/2012	28/08/2012	6 LOMBARD STREET STOURPORT-ON-SEVERN DY138DT	Externally illuminated fascia and projecting signs	Coral Estates Ltd	James Houghton
12/0407/FULL	03/07/2012	28/08/2012	1 LABURNUM GROVE KIDDERMINSTER DY115PY	Single storey side extension to property, to form a ground floor bedroom, shower room facility and store	Mr L Sheehy	Julia McKenzie-Watts
12/0408/FULL	04/07/2012	29/08/2012	BERWYN COTTAGE BLISS GATE ROAD ROCK KIDDERMINSTER DY149YA	Single storey rear domestic extension to existing kitchen, and minor improvements to existing guest suite	Mrs C Green	James Houghton
12/0409/FULL	04/07/2012	29/08/2012	WESTMEAD 42 STOURPORT ROAD BEWDLEY DY121BL	Single Storey rear extension (Renewal of Planning Permission 08/0810/FULL)	Mr S Davies	Julia McKenzie-Watts
12/0410/FULL	05/07/2012	30/08/2012	OLD COACH HOUSE 199a BIRMINGHAM ROAD KIDDERMINSTER DY102SD	Erection of a two storey extension	Mr P Evans	Julia McKenzie-Watts
12/0411/LIST	05/07/2012	30/08/2012	PARKHALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103NL	Extensions and alterations to Keepers Cottage including 'reinstatement' of first floor level, chimneys, loading doors and windows and addition of single storey extension to west elevation	Mr R Stevens	Julia Mellor
12/0412/FULL	05/07/2012	30/08/2012	12 BRAMPTON CLOSE COOKLEY KIDDERMINSTER DY103TW	Erection of a single storey extension to the rear of property	Mr R L'Herroux	James Houghton

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12/0413/TREE	06/07/2012	31/08/2012	38 MILL LANE BLAKEDOWN KIDDERMINSTER DY103ND	Pollard two crack willows overhanging Mill Lane, raise crown of 4 oaks.	Mr C Mason	Alvan Kingston
12/0429/FULL	06/07/2012	05/10/2012	THE OLD POST OFFICE BLACKWELL STREET TOWERS BUILDINGS KIDDERMINSTER DY102DY	Conversion, roof top extension and alterations to existing elevations to provide 42 dwellings with associated parking and landscaping	Blue Square Kidderminster Ltd	Julia Mellor
12/0414/TREE	09/07/2012	03/09/2012	12 HEIGHTINGTON PLACE STOURPORT-ON-SEVERN DY130BE	Removal of lime tree in front garden	Mr A Dodd	Alvan Kingston
12/0416/FULL	09/07/2012	03/09/2012	25 KESTREL CLOSE KIDDERMINSTER DY101NP	Two storey front extension	Mr & Mrs Davies	James Houghton
12/0420/FULL	09/07/2012	03/09/2012	THE WRENS NEST 46 STOURPORT ROAD KIDDERMINSTER DY117BB	Proposed extensions and alterations and conversion of former public house premises to form ground floor retail convenience shop/store outlet and first floor residential flats	R & G Bate Holdings	Paul Round
12/0421/LIST	09/07/2012	03/09/2012	WM MORRISON SUPERMARKETS PLC GREEN STREET KIDDERMINSTER DY101AZ	Internal refurbishment and re-modelling of Stour Vale Mills building to create suitable accommodation for the Carpet Museum together with changed to external doors, windows, ventilation grilles, roof top plant, ridge cowl.	The Carpet Museum Trust	John Baggott
12/0424/FULL	10/07/2012	04/09/2012	PLAY AREA WORTH CRESCENT STOURPORT-ON-SEVERN	Refurbishment of existing play area to provide new play equipment and replacing existing swings	Wyre Forest Community Housing	James Houghton



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12/0430/FULL	10/07/2012	04/09/2012	SPRINGHILL COTTAGE MARY DRAPER LANE ROCK KIDDERMINSTER DY149XJ	Change of use to part residential curtilage and part keeping of horses. Proposed relocation of manege; re-grading of site levels (part retrospective)	Mrs J Rowlingson	Julia Mellor
12/0417/FULL	11/07/2012	05/09/2012	RIVERSIDE CARAVAN PARK DOWLES ROAD GREENACRES LANE BEWDLEY DY122RE	Retrospective application for demolition of storm damaged concrete implement/garage building and construction of similar building in bricks and tiles on same site	Mrs I Loveridge	Paul Round
12/0418/FULL	11/07/2012	05/09/2012	9 -11 POWER STATION ROAD STOURPORT-ON-SEVERN DY139PF	Amendment to Planning Approval 11/0301. Change to elevations, facing brick and painted render	S.C.FURNITURE LTD	Paul Round
12/0419/FULL	11/07/2012	05/09/2012	12 BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY138PH	Two storey side extension and single storey rear extension	Mr S Gossal	James Houghton
12/0422/FULL	11/07/2012	05/09/2012	4 TALBOT STREET KIDDERMINSTER DY116QU	To create 3 Mews apartments by subdividing an existing dwelling with external alterations, first floor extension, Juliette balcony and porch	Mr & Mrs J Turvey	Julia McKenzie-Watts
12/0423/ADVE	12/07/2012	06/09/2012	STARBUCKS COFFEE SHOP WEAVERS WHARF KIDDERMINSTER DY101AA	2 No. Fascia signs with individual lettering internally illuminated and 1 No. Projecting sign internally illuminated	Starbucks Coffee Company	James Houghton
12/0425/FULL	12/07/2012	06/09/2012	3 LAND OAK HOUSE 411 CHESTER ROAD NORTH KIDDERMINSTER DY101TB	Pitched dormer window on existing roof	Mr M Copson	Julia McKenzie-Watts

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12/0426/FULL	12/07/2012	06/09/2012	JUBILEE COMMUNITY CONGREGATION THE ELIM CHURCH 61 HOO ROAD KIDDERMINSTER DY101NB	Alterations to entrance to provide relocated toilet facilities and reduction in glazing to main ground floor facade	JUBILEE COMMUNITY CONGREGATION	Julia McKenzie-Watts
12/0431/FULL	13/07/2012	07/09/2012	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Creation of otter exhibit	WEST MIDLAND SAFARI PARK	Paul Round
12/0432/FULL	13/07/2012	07/09/2012	STARBUCKS COFFEE SHOP WEAVERS WHARF KIDDERMINSTER DY101AA	External alterations to unit approved under 10/0732/FULL and external seating area	Starbucks Coffee Company	James Houghton
12/0433/FULL	13/07/2012	07/09/2012	CAUNSALL FARM 100 CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Conversion and alterations of existing barns to create 2No. dwellings and the erection of stables	The Wridgway family	Paul Round
12/3011/AG	13/07/2012	10/08/2012	LAND AT BRICKYARD COTTAGE BLACKSTONE BEWDLEY DY121QD	Storage building	MR M HINKS	Paul Round
12/0442/FULL	14/07/2012	08/09/2012	50 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LQ	Garage extension	Mr & Mrs T Ward	James Houghton
12/0428/TREE	16/07/2012	10/09/2012	BLOCK 36 ROUND HILL WHARF KIDDERMINSTER DY116US	Fell two trees	Round hill Wharf Man Ltd	Alvan Kingston
12/0434/FULL	16/07/2012	10/09/2012	26 ARELEY COURT STOURPORT-ON-SEVERN DY130AR	Erection of garden room to side of property	Mr D Siviter	James Houghton
12/0435/FULL	16/07/2012	10/09/2012	21 VALLEY VIEW BEWDLEY DY122JX	Proposed first floor rear extension	Mr & Mrs C Harris	James Houghton

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12/0443/OUTL	16/07/2012	10/09/2012	26-28 LESWELL STREET KIDDERMINSTER DY101RP	Proposed demolition of 26 and 28 Leswell Street and the development of 6 No. Apartments (Outline all matters reserved )(Resubmission of 11/0136/OUTL)	Leswell Enterprises	Paul Round
12/0344/FULL	17/07/2012	11/09/2012	HODGE HILL FARM BIRMINGHAM ROAD KIDDERMINSTER DY103NS	Rear extension and internal alterations to convert existing 6 No. Apartments / bed sits into 2 No. Dwellings	Broughton Developments Ltd	Julia Mellor
12/0436/FULL	17/07/2012	11/09/2012	24 GARDNERS MEADOW BEWDLEY DY122DG	Two storey side extension	Mr & Mrs P Wilson	Julia McKenzie-Watts
12/0437/FULL	17/07/2012	11/09/2012	125 ST. JOHNS AVENUE KIDDERMINSTER DY116AU	Two storey extension to side of existing dwelling, with single storey extension to rear of property	Mr D Barnes	James Houghton
12/0444/FULL	17/07/2012	11/09/2012	ROWLAND HILL SHOPPING CENTRE VICAR STREET KIDDERMINSTER DY101DE	Amendments to planning Permission 12/0013/FULL to allow revised entrance to Vicar Street, internal alterations including retention of staircase and toilet in lieu of new retail units	Joint LPA Receivers of Rowland Hill Centre	Julia Mellor
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0438/LIST	18/07/2012	12/09/2012	SWALLOWS BARN THE HOLLOWAY CHADDESLEY CORBETT KIDDERMINSTER DY104QD	Installation of three velux windows on front elevation	Mr J Thomas & Ms S Green	James Houghton
12/0439/FULL	18/07/2012	12/09/2012	4 HUSUM WAY KIDDERMINSTER DY103XY	Single storey front extension , porch, new roof to existing garage and two storey rear extension	Mr & Mrs Ensor	James Houghton

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12/0440/FULL	19/07/2012	13/09/2012	12 SEVERN ROAD STOURPORT-ON-SEVERN DY139HB	New boundary fence (1.8m High) with double gates opening towards to property to replace existing 1m high fence	Mr F Crawford	Julia Mellor
12/0441/FULL	19/07/2012	13/09/2012	14 SEVERN ROAD STOURPORT-ON-SEVERN DY139HB	New boundary fence (1.8m high) with double gates opening towards the property to replace existing 1m high fence	Mr Baldwin	Julia Mellor
12/0445/FULL	19/07/2012	13/09/2012	GREYCROFT BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XP	Two storey rear extension, single storey link to garage and alterations to form conservatory (Renewal of approved planning permission 09/0532/FULL)	Mr L Charna	James Houghton
12/0446/ADVE	19/07/2012	13/09/2012	CITIBASE BRIDGE HOUSE RIVER SIDE NORTH BEWDLEY DY121AB	Erection of non illuminated sign	CITIBASE BEWDLEY	Paul Round
12/0448/FULL	19/07/2012	13/09/2012	20 BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103JE	Subdivision of existing property to form an additional two bedroom dwelling	Mr I Macaskill	Julia McKenzie-Watts
12/0449/ADVE	20/07/2012	14/09/2012	25 WORCESTER STREET KIDDERMINSTER DY101ED	Two non-illuminated fascia signs and One non-illuminated projecting sign	Scope	Emma Anning
12/0450/FULL	20/07/2012	14/09/2012	WINTERFOLD FARM WINTERFOLD CHADDESLEY CORBETT KIDDERMINSTER DY104PL	Proposed alterations to existing barn and existing flat over to create improved dwelling	Mr M Tate	Emma Anning
12/0451/ADVE	20/07/2012	14/09/2012	TRAFFIC ISLAND A449 CHESTER ROAD / SPENNELLS VALLEY ROAD KIDDERMINSTER DY101XS	2 freestanding post mounted signs with colour graphic detail to front and powder coated to reverse	Wyre Forest District Council	James Houghton

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12/0452/ADVE	20/07/2012	14/09/2012	TRAFFIC ISLAND FREDERICK ROAD / A449 WORCESTER ROAD KIDDERMINSTER DY117AR	4 freestanding post mounted signs with coloured graphic and text detail to front, powder coated to reverse	Wyre Forest District Council	James Houghton
12/0453/ADVE	20/07/2012	14/09/2012	TRAFFIC ISLAND A448 BROMSGROVE ROAD / SPENNELLS VALLEY ROAD KIDDERMINSTER DY104AQ	2 freestanding post mounted signs with coloured graphic text detail to front, powder coated to reverse	Wyre Forest District Council	James Houghton
12/0464/FULL	23/07/2012	17/09/2012	CHURCH FARM BUNGALOW CHURCHILL KIDDERMINSTER DY103LY	Demolition of existing bungalow and construction of replacement dwelling	Mr M Lampard	John Baggott
12/0465/CAC	23/07/2012	17/09/2012	CHURCH FARM BUNGALOW CHURCHILL KIDDERMINSTER DY103LY	Demolition of existing bungalow	Mr M Lampard	John Baggott
12/0455/FULL	24/07/2012	18/09/2012	IVY HOUSE 17 LICKHILL ROAD STOURPORT-ON-SEVERN DY138SE	First floor side extension and porch to front	Mr G Rogers	Emma Anning
12/0456/FULL	24/07/2012	18/09/2012	25 LONGBOAT LANE STOURPORT-ON-SEVERN DY138AE	Two storey side extension	Mr & Mrs R Askins	Emma Anning
12/0457/FULL	24/07/2012	18/09/2012	REST-HARROW WORCESTER ROAD CLENT STOURBRIDGE DY9 0EP	Proposed rear single storey extension and front porch canopy	Mr F Lavelle	Emma Anning
12/0454/HEDGE	25/07/2012	05/09/2012	HILLPOOL HOUSE HILLPOOL KIDDERMINSTER DY104PD	Removal of 100 metres of hedgerow	Mrs S Pugh	Alvan Kingston
12/0458/ADVE	25/07/2012	19/09/2012	T H BAKER UNIT 1 WEAVERS WHARF KIDDERMINSTER DY101AA	Five internally illuminated fascia signs	T H BAKER	Emma Anning
12/3014/TE	25/07/2012	19/09/2012	OUTSIDE THE BLACK BOY HOTEL KIDDERMINSTER ROAD BEWDLEY DY121AG	1 x BT DSLAM cabinet	BT Group PLC	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0459/FULL	26/07/2012	20/09/2012	RHYDD COVERT KIDDERMINSTER ROAD BEWDLEY DY121LE	Proposed extension to provide dormitory sleeping accommodation	KIDDERMINSTER and DISTRICT SCOUT COUNCIL	Paul Round
12/0460/FULL	26/07/2012	20/09/2012	64 ST. JOHNS AVENUE KIDDERMINSTER DY116AX	Proposed two storey side extension, two storey and single storey rear extensions and front canopy	Mr I Carter	Emma Anning
12/0461/FULL	26/07/2012	20/09/2012	THICKNALL COTTAGE THICKNALL LANE CLENT STOURBRIDGE DY9 0HN	Proposed extension to form changing room, wc to be use in association with existing swimming pool and covered area	Mr & Mrs R Liveridge	Julia McKenzie-Watts
12/0462/FULL	26/07/2012	20/09/2012	69 KIDDERMINSTER ROAD BEWDLEY DY121BU	Demolition of existing ground floor kitchen extension and proposed new ground floor extension to include kitchen breakfast room	Ms L Pearson	James Houghton
12/0463/FULL	26/07/2012	20/09/2012	64 STANKLYN LANE SUMMERFIELD KIDDERMINSTER DY104HS	Construction of new car port	Mrs L Smith	Emma Anning
12/0466/LIST	27/07/2012	21/09/2012	28 HIGH STREET BEWDLEY DY122DH	Retention of satellite dish receiver to rear of house	Mr C Billett	Emma Anning
12/0467/FULL	27/07/2012	21/09/2012	5 BOWER BANK STOURPORT-ON-SEVERN DY130AF	New single storey extension and new external garden store	Ms J Lloyd	Emma Anning
12/0468/FULL	27/07/2012	21/09/2012	STARTS GREEN FARM COMPTON KINVER STOURBRIDGE DY7 5NG	Conversion of existing barn to create residential accommodation	Mr A Walmsley	Julia Mellor
12/0471/FULL	30/07/2012	24/09/2012	THE CRESCENT, HILL FARM NORTHWOOD LANE BEWDLEY DY121AS	Proposed replacement bungalow	Mrs W Collins	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0470/TREE	31/07/2012	25/09/2012	30A RODEN AVENUE KIDDERMINSTER DY102RE	Trim a holly	Mr W Bassett	Alvan Kingston

# 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
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	(i) a minimum of 12% affordable housing; (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West; (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal) (iv) up to £35k towards public realm		Heads of terms being finalised



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<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
12/0155/FULL	Land to rear of 10 York Street/ 31 High Street Stourport on Severn	<ul style="list-style-type: none"> <li>• Education contribution of £2,460</li> <li>• Public Open Space contribution of £1,349.28</li> </ul>	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	Completed 13/7/12
11/310/FULL	Unit 1 Frederick Road, and land to the east, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12

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"> <li>• Contribution of a £100,000 to Wyre Forest District Council to enhance sporting provision</li> <li>• £10,000 to Worcestershire County Council towards sustainable cycle routes</li> <li>• Sponsorship of Kidderminster Victoria Cricket Club providing £3,500 per annum for 10 years</li> <li>• Sponsorship of Worcestershire Bowling League of £1,500 per annum for 5 years</li> </ul>	<p>Commencement of development</p> <p>Commencement of development</p> <p>Commencement of development &amp; annually thereafter</p> <p>Commencement of development &amp; 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"> <li>• Affordable housing 22% (49 units – 17 shared ownership / 32 social rented)</li> <li>• Education - £150 000</li> <li>• AQMA - £29 000 (towards</li> <li>• appropriate traffic management scheme to reduce emissions)</li> <li>• Sustainable Transport - £35 000 (towards refurbishing Limekiln bridge)</li> <li>• Highway Improvements - £284 000 (as indicated in Churchfields Masterplan including but not limited to improving bus services 9/9a)</li> <li>• Open Space £200 000</li> </ul>	<p>Prior to occupation of one third general market dwellings in phase 1 and 50% in phase 2</p> <p>1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p> <p>Commencement of development</p> <p>Commencement of development</p> <p>1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p> <p>On site:5 years after landscaping completed &amp; maintained</p> <p>Offsite: 1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p>	Agreement completed

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

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

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

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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"> <li>• 30% affordable housing mix of sizes</li> <li>• Off-site contribution towards Open Space/Strategic play provision (equivalent of capital cost of NEAP or LEAP)</li> <li>• Financial contribution of £98,000 towards improving traffic light signals at the junction of Minster Road with Worcester Street</li> <li>• Provision and maintenance of on site amenity space and landscaped areas</li> <li>• Education contribution of either £139,000 or £180,200 depending on whether open space/strategic play contribution is for LEAP/NEAP</li> <li>• Rights for mitigation measures to be carried out on land retained by MAC</li> </ul>	<ul style="list-style-type: none"> <li>• 80<sup>th</sup> general market dwelling or 80% general market dwellings whichever is lower</li> <li>• On occupation of 40<sup>th</sup> dwelling</li> <li>• Commencement of development</li> <li>• 50% on occupation of 30<sup>th</sup> general market dwelling &amp; 50% on occupation of the 60<sup>th</sup></li> </ul>	Completed
10/0165/FULL	Rear of 78 Mill Street Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution</li> <li>• Public Open Space contribution</li> </ul>	<ul style="list-style-type: none"> <li>• First dwelling to be occupied</li> </ul>	Completed
10/0125/FULL	New Manor Public House 76 Minster Road Stourport on Severn	<ul style="list-style-type: none"> <li>• Education contribution</li> <li>• Public Open Space contribution</li> </ul>	<ul style="list-style-type: none"> <li>• First dwelling to be occupied</li> </ul>	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"> <li>• £10,000 towards a study to assess improvements to the transport infrastructure of Crossley Retail Park</li> <li>• To carry out the landscaping of the open space between the petrol station and the Ringway</li> </ul>	<ul style="list-style-type: none"> <li>• First opening of store following completion of development</li> <li>• First opening of store following completion of development</li> </ul>	Completed
09/0641/FULL	44 Barnetts Lane, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution - £5,556</li> <li>• Public Open Space contribution - £2,469.60</li> </ul>	<ul style="list-style-type: none"> <li>• Commencement of development</li> <li>• Occupation of first dwelling</li> </ul>	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 1279 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> <li data-bbox="757 657 1279 1086">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:</li> </ol>		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"> <li>• Public Open Space contribution - £12,759.60</li> <li>• To be retained for Affordable Housing Only</li> </ul>		Engrossment out for signature
09/0509/FULL	Former Shell Garage, Vale Road, Stourport on Severn	<ul style="list-style-type: none"> <li>• 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</li> <li>• Highway works contribution - £10,000</li> <li>• Upgrade of towpath - £2,733</li> </ul>	<ul style="list-style-type: none"> <li>• First occupation</li> <li>• First occupation</li> </ul>	Completed



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

Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0061/OUTL	Sutton Reservoir, Sutton Park Road, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of - £2,389 per 2/3 bed dwelling and £3,584 per 4+ bed dwelling</li> <li>• 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.</li> <li>• Open Space contribution calculated at – No. of child bed spaces x 24 sq.m x £17.15</li> <li>• Biodiversity contribution (to be agreed)</li> <li>• Public realm contribution achievable through improvements to the streetscene by virtue of the development itself.</li> </ul>		Completed
08/0963/FULL	Brintons Ltd., Exchange Street, Kidderminster	<ul style="list-style-type: none"> <li>• 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;</li> <li>• The units are restricted to people of 55 years of age or over (or related to); and</li> <li>• The units are provided by an RSL and therefore do not become market housing.</li> </ul>		Engrossment out for signature

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<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
08/1106/FULL	Land Adjacent Land Oak Public House, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution - £10,514</li> <li>• Open Space provision - £4,778</li> </ul>		Completed
08/1035/FULL	Hillgrove Court, Mill Street, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution - £5733.60</li> <li>• Open Space provision - £2469.60</li> </ul>		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"> <li>• Open Space contribution of £9,878.40</li> </ul>		Completed
08/0659/FULL	Hodge Hill Farm Barns, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £30,344.00</li> <li>• Open Space contribution of £3,704.40</li> </ul>		Completed
08/0787/FULL	93-94 New Road, Kidderminster	<ul style="list-style-type: none"> <li>• Contribution of £5,000 towards the maintenance of the Council car park</li> </ul>		Draft in circulation

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

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"> <li>• If 10 units occupied by Waterloo Housing Association the following would apply:                             <ul style="list-style-type: none"> <li>➤ Education Contributions - £4,701</li> <li>➤ Public Open Space Contributions - £2,469.60</li> </ul> </li> <li>• If 10 units not occupied by Waterloo Housing Association the following would apply:                             <ul style="list-style-type: none"> <li>➤ Education Contributions - £51,711</li> <li>➤ Public Open Space Contributions - £4,527.60</li> </ul> </li> </ul>		Completed
08/0595/FULL	Harriers Trade Centre, Stadium Close, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £47,780 based on 20 dwellings at £2,389 each</li> <li>• Open space provision of £9878.40</li> <li>• Affordable housing provision of 8No Affordable houses 6 for rent and 2No for shared ownership.</li> </ul>		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"> <li>• Public Open Space Contribution of: No. of child bed spaces proposed x 24sq.m x £17.15</li> <li>• Biodiversity (to be agreed)</li> <li>• Education provision as follows: £2,389 for each 2 or 3 bedroom dwelling £3,584 for each 4+ bedroom dwelling £956 for each flat</li> <li>• Public Realm (to be agreed)</li> </ul>		Completed
08/0533/FULL	Wilton Avenue, Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space contribution of £7,408.80</li> <li>• Compensation for Loss of Play Area - £80,000</li> <li>• Affordable Housing</li> </ul>		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"> <li>• Suitable obligation in respect of acceptable drainage scheme</li> <li>• Public Open Space contribution £3,498.60</li> <li>• Affordable Housing</li> </ul>		
08/0490/FULL	75 Mill Road Stourport on Severn	<ul style="list-style-type: none"> <li>• Education contribution of £18,207</li> <li>• Open Space contribution of £2,881.20</li> </ul>		Completed

**Agenda Item No. 7**

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

**Agenda Item No. 7**

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0263/FULL	The Eagles Nest Coningsby Drive Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £16,164</li> <li>• Public Realm contribution of £10,000 towards bus stop opposite</li> <li>• Open Space contribution of £7,192</li> <li>• Biodiversity contribution of the planting of a specimen tree of a type, species and position to be agreed.</li> </ul>		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"> <li>• Open Space contribution of £7,192.80</li> <li>• 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)</li> </ul>		Agreement completed



**Agenda Item No. 7**

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

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**14<sup>TH</sup> AUGUST 2012**

**Chaddesley Corbett Parish Council  
Neighbourhood Area Designation**

<b>OPEN</b>	
<b>DIRECTOR:</b>	Director of Economic Prosperity and Place
<b>CONTACT OFFICER:</b>	Maria Dunn - Extension 2551 Maria.Dunn@wyreforestdc.gov.uk
<b>APPENDICES:</b>	Appendix 1 – Map of proposed Chaddesley Corbett Neighbourhood Area

**1. PURPOSE OF REPORT**

- 1.1 To seek approval for the designation of Chaddesley Corbett Parish as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.

**2. RECOMENDATION**

- 2.1 **The Committee is asked to resolve to designate the Parish of Chaddesley Corbett, as shown on the map at Appendix 1 to this report, as a Neighbourhood Area under Part 2 of The Neighbourhood Planning (General) Regulations 2012.**

**3. BACKGROUND**

- 3.1 The Localism Act 2011 gave local communities more power to plan for the future of their areas by introducing Neighbourhood Development Plans and Neighbourhood Development Orders. Chaddesley Corbett Parish Council wish to prepare a Neighbourhood Development Plan and the District Council successfully applied for a £20,000 Frontrunners grant to assist them in doing so.
- 3.2 The first formal step in the process of preparing a Neighbourhood Development Plan is the designation of a Neighbourhood Area. On 6<sup>th</sup> April The Neighbourhood Planning (General) Regulations 2012 came into force. The Regulations set out the minimum legal requirements to be met when preparing a Neighbourhood Development Plan and set out the procedure for designating a Neighbourhood Area.

- 3.3 Regulation 5 requires the Parish Council to apply to the District Council to designate the area that they wish the plan to cover as a Neighbourhood Area. Such an application was received by the District Council on 2<sup>nd</sup> May 2012. Regulation 6 requires the District Council to publish the application on its web-site as a minimum to provide the opportunity for representations to be made in support of the designation or otherwise. The District and Parish Council provided information on the application on their websites for a period of six weeks between Thursday 24<sup>th</sup> May and Friday 13<sup>th</sup> July 2012.
- 3.4 No representations have been received in response to consultation on the proposed Neighbourhood Area designation. Additionally, there is an assumption that where a Parish Council chooses to prepare a Neighbourhood Development Plan, this will cover the entire Parish unless there are specific reasons for concentrating on a smaller area. Therefore, it is recommended that this committee designate the Parish of Chaddesley Corbett as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.
- 3.5 If the District Council agree the designation of the Neighbourhood Area, it will be published on the District Council's website. The next step for the Parish Council would be to begin the preparation of their Neighbourhood Development Plan for submission to the District Council, after following the procedures laid down in the 2012 Regulations. Following submission to the District Council, the Neighbourhood Development Plan would then need to be published for a six week period before going through an Examination in Public and then a local referendum where a minimum of 50% of those voting must be in favour of its adoption.

**4. FINANCIAL IMPLICATIONS**

- 4.1 The cost of preparing the Neighbourhood Development Plan will be met by the Parish Council. The District Council will be required to meet the costs of the examination and referendum and this will be met from the existing Planning Policy budgets.

**5. LEGAL AND POLICY IMPLICATIONS**

- 5.1 Should the Neighbourhood Development Plan, once prepared, be approved by the community at a referendum, the District Council will be required to adopt it as planning policy and it will become part of the Development Plan for the purposes of determining planning applications.

**6. CONCLUSION**

- 6.1 Chaddesley Corbett Parish Council have applied to the District Council to designate the Parish area as a Neighbourhood Area for the purposes of Neighbourhood Development Planning. A consultation has been held and no representations have been received. Therefore, it is recommended that the area be designated. This will enable the Parish Council to begin the preparation of a Neighbourhood Development Plan.

**7. RISK MANAGEMENT**

- 7.1 There are no risk management issues.

**8. EQUALITY IMPACT ASSESSMENT**

- 8.1 There are no equality impact issues.

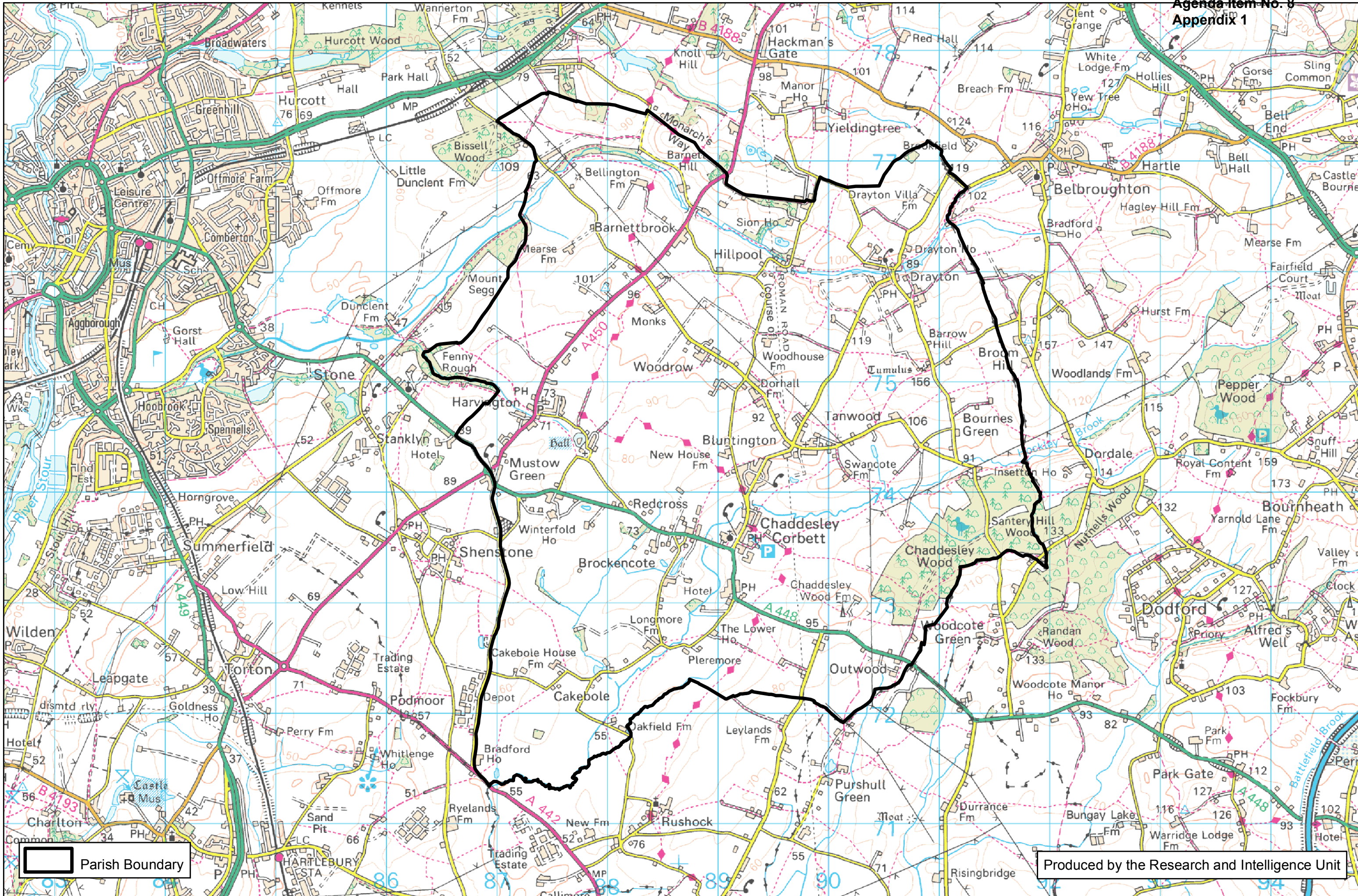
**9. CONSULTEES**

- 9.1 Director of Community Assets and Localism.

**10. BACKGROUND PAPERS**

- 10.1 None.





Parish Boundary

Produced by the Research and Intelligence Unit



**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**14<sup>th</sup> AUGUST 2012**

**Additions to Kidderminster Local Heritage List  
Green Street Conservation Area**

<b>OPEN</b>	
<b>DIRECTOR:</b>	Director of Economic Prosperity and Place
<b>CONTACT OFFICER:</b>	Peter Bassett – Extension 2536 Peter.Bassett@wyreforestdc.gov.uk
<b>APPENDICES:</b>	Appendix 1 – Selection criteria for the inclusion of seven additional heritage assets on the Local Heritage List for Kidderminster (from the adopted Green Street Conservation Area Appraisal and Management Plan). Appendix 2 – Results of the consultation process. Appendix 3 – Details of seven heritage assets proposed for inclusion on the Local Heritage List for Kidderminster.

**1. PURPOSE OF REPORT**

- 1.1 To inform Members of comments received from owners and occupiers affected by the proposed inclusion of additional heritage assets to the Local Heritage List for Kidderminster and to seek approval for the inclusion of additional heritage assets onto the Local Heritage List.

**2. RECOMMENDATION**

- 2.1 **Members Approve the proposal to add seven heritage assets to the Local Heritage List for Kidderminster, in accordance with paragraph 12.1 i). of the report.**
- 2.2 **Members agree that the Director of Economic Prosperity and Place be given delegated authority to determine the final format and presentation of the Local Heritage List for Kidderminster, including the detailed wording for the list descriptions.**

**3. BACKGROUND**

**National Legislation**

- 3.1 Section 12 of the National Planning Policy Framework published on 27<sup>th</sup> March 2012 sets out the Government's agenda for Conserving and enhancing the historic environment. The NPPF states (para. 126) that

*“local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.”* The NPPF (para. 128) also states that *“in determining applications [for development], local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”*

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

**District Policies and Objectives**

- 3.3 Objective 33 of the Wyre Forest Adopted Local Plan (2004) is to *“safeguard the particular characteristics of the District’s urban and rural environments that are unique, or commonly associated with the District.”* This reflects the Council’s corporate plan objective of preserving our local heritage to enhance the cultural richness of the District. The Adopted Local Plan stated (para. 8.11), *“that it is the District Council’s intention to compile a Local List of Buildings and Structures.”*

**Local Heritage Assets within the Green Street Conservation Area**

- 3.4 The Green Street Conservation Area Appraisal and Management Plan adopted on 29<sup>th</sup> February 2012 identifies seven heritage assets which it is proposed to add to the Local Heritage List for Kidderminster.

**4. KEY ISSUES**

- 4.1 On 29<sup>th</sup> February 2012, Wyre Forest District Council, after public consultation, determined an area centred on Green Street in the Town of Kidderminster to be of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and accordingly designated it a Conservation Area. This designation is named Green Street Conservation Area.
- 4.2 The adopted Green Street Conservation Area Appraisal and Management Plan includes proposals to add seven heritage additional assets to the Local Heritage List, as listed at Appendix 3.
- 4.3 On 21 February 2012 Cabinet agreed that owners/occupiers of these heritage assets be notified of the Council’s intention to include them on the Local Heritage List for Kidderminster.

**5. CONSULTATION**

- 5.1 The consultation process consisted of a letter sent to each of the owners and occupiers of all the proposed buildings on the draft List,

outlining the proposals for the Local Heritage List, and explaining the implications of inclusion. The closing date for receipt of comments was 25<sup>th</sup> June 2012.

- 5.2 Members are advised that only one response was received in response to the consultation, raising no objections, as set out at Appendix 2.

**6. RELEVANT COUNCIL POLICIES AND STRATEGIES**

- 6.1 The Local Heritage List is in line with the key Heritage aim of the Adopted Local Plan “to safeguard and enhance the distinctive historic environment of the District”.

**7. WARDS AFFECTED**

- 7.1 All of the heritage assets proposed for inclusion on the Local Heritage List for Kidderminster are located within the Greenhill Ward.

**8. FINANCIAL IMPLICATIONS**

- 8.1 There are no financial implications.

**9. LEGAL AND POLICY IMPLICATIONS**

- 9.1 There are no legal or policy implications.

**10. RISK MANAGEMENT**

- 10.1 There are no risk management issues

**11. EQUALITY IMPACT ASSESSMENT**

- 11.1 There are no equality impact issues.

**12. OPTIONS**

- 12.1 Officers are of the opinion that there are two potential courses of action for the Committee to consider as set out below:

- i) To add the seven properties identified in Appendix 3 to the Local Heritage List for Kidderminster; or,
- ii). Not to add the seven properties identified in Appendix 3 to the Local Heritage List for Kidderminster.

**13. CONSULTEES**

- 13.1 Director of Community Assets and Localism.



**14. APPENDICES**

- 14.1 Appendix 1: Selection criteria for the inclusion of seven additional heritage assets on the Local Heritage List for Kidderminster (from the adopted Green Street Conservation Area Appraisal and Management Plan).
- 14.2 Appendix 2: Results of the notification process.
- 14.3 Appendix 3: Details of seven heritage assets proposed for inclusion on the Local Heritage List for Kidderminster.

**15. BACKGROUND PAPERS**

- 15.1 There are no background papers.



**Checklist for proposed additions to Kidderminster Local List  
(English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011*)**

Address/ House Number	Fire Station Castle Road	Former Brinton's Works (Tesco Supermarket), Castle Road	Frank Stone Works, Green Street/Dixon Street	Former Castle Spinning Mills, New Road	Former pump house and associated structures, Council Depot, Green Street	Former Castle Road Motor Works	Perimeter wall of former Long Meadow Mill
Is it the work of a particular architect or designer of local note?	✓	✓		✓	✓		✓
Does it have landmark quality?	✓	✓		✓	✓	✓	
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	✓	✓	✓	✓	✓		✓
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	✓	✓	✓	✓	✓		
Does it contribute positively to the setting of adjacent designated heritage assets?	✓	✓	✓	✓	✓		
Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?	✓	✓	✓	✓	✓		
Is it associated with a designated landscape e.g. a significant wall, terracing or garden building?							

Address/ House Number	Fire Station Castle Road	Former Brinton's Works (Tesco Supermarket), Castle Road	Frank Stone Works, Green Street/Dixon Street	Former Castle Spinning Mills, New Road	Former pump house and associated structures, Council Depot, Green Street	Former Castle Road Motor Works	Perimeter wall of former Long Meadow Mill
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	✓	✓	✓	✓	✓		✓
Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?	✓	✓	✓	✓	✓		✓
Does it have historic associations with local people or past events?	✓	✓	✓	✓	✓	✓	✓
Does it reflect the traditional character or former uses in the area?	✓	✓	✓	✓	✓	✓	✓
Does its use contribute to the character or appearance of the area?	✓	✓	✓	✓	✓	✓	✓

### Kidderminster Local Heritage List Green Street Conservation Area Consultation: Responses

Name and address of respondent	Respondent Comment	WFDC Officer Response
Lucy Lomas WFDC Former Pumping Station and Sewage Works at Council Depot Green Street Kidderminster	I note the proposal to include the buildings in the Local Heritage List and would raise no objections on behalf of the property department at this time.	Noted.

### Proposed additions to the Local Heritage List for Kidderminster

	<b>Address</b>	<b>Description</b>
1	Fire Station Castle Road Kidderminster DY11 6TH	Built 1929; designed by Joseph Hawcroft, Borough Engineer and Surveyor. Extension and training tower date from the mid-1950's.
2	Former Brinton's Works Castle Road DY11 6SW	Built in 1929 and the original design produced was by Pritchard and Godwin of Kidderminster in 1924. Plans etc. survive in Brinton's archive. It is a narrow rectangular structure between the canal and river. It is in two principal floors with attic storey and a mansard roof. Of dark red brick and stone. It is designed in the Art Deco style.
3	Frank Stone Works Green Street/Dixon Street	Carpet manufactory premises 1920's.
4	Former Castle Spinning Mills New Road Kidderminster	Large Mill building with landmark tower, 1877, architects J. T. Meredith, for Edward Broome, rebuilt after fire damage, 1928, by the successor practice, Pritchard & Godwin.
5	Former Pump House and associated structures Council Depot Green Street DY10 1HA	Pumping Station for the sewage and waterworks, Green Street, 1872, by Thomas Dod Baker and early 20 <sup>th</sup> century building adjacent.
6	Former Castle Road Motor Works	Here by 1907 the brothers Stanley and Laughton Goodwin established the Castle Motor Company, initially a repair works and garage, which later produced the Castle Three, three-wheel motor car and the Castle Four, four-wheel motor car. Acquired by Victoria Carpets in about 1930. Requisitioned in WW2 and used for manufacture of aircraft parts
7	Perimeter Wall of former Long Meadow Mill	Blue and yellow brick perimeter walls of Long Meadow Mills (now demolished).