

Open

# Planning Committee

## Agenda

6.00pm  
Tuesday, 11th September 2012  
The Earl Baldwin Suite  
Duke House  
Clensmore Street  
Kidderminster



## Planning Committee

### Members of Committee:

**Chairman: Councillor S J Williams**

**Vice-Chairman: Councillor G C Yarranton**

**Councillor J Aston**

**Councillor B T Glass**

**Councillor I Hardiman**

**Councillor M J Hart**

**Councillor B McFarland**

**Councillor F M Oborski**

**Councillor M A Salter**

**Councillor L Davies**

**Councillor D R Godwin**

**Councillor P B Harrison**

**Councillor H J Martin**

**Councillor C D Nicholls**

**Councillor M Price**

**Councillor N J Thomas**

### 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 , 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, 11th September 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 14 <sup>th</sup> August 2012.	6
5.	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	17
6.	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	73

7.	<p><b>Planning and Related Appeals</b></p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	94
8.	<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>	
9.	<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

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>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

TUESDAY 14TH AUGUST 2012 (6.00PM)

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**Present:**

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), L Davies, P Dyke, B T Glass, D R Godwin, J Greener, P B Harrison, M J Hart, H J Martin, B McFarland, C D Nicholls, J Phillips, M A Salter and N J Thomas.

**Observers:**

Councillors: P V Hayward.

**PL.30 Apologies for Absence**

Apologies for absence were received from Councillors J Aston, I Hardiman, F M Oborski and M Price.

**PL.31 Appointment of Substitutes**

Councillor J Greener was appointed as a substitute for Councillor J Aston.  
Councillor J Phillips was appointed as a substitute for Councillor I Hardiman.  
Councillor P Dyke was appointed as a substitute for Councillor F M Oborski

**PL.32 Declarations of Interests by Members**

There were no declarations of interests.

**PL.33 Minutes**

**Decision: The minutes of the meeting held on 10th July 2012 be confirmed as a correct record and signed by the Chairman.**

**PL.34 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 500 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 500 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.35 Applications Pending Decision**

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

**Decision: The schedule be noted.**

**PL.36 Section 106 Obligation Monitoring**

The Committee considered a report from the Director of Economic Prosperity and Place that gave details of the most current Section 106 Obligations which required monitoring.

**Decision: The details be noted.**

**PL.37 Chaddesley Corbett Parish Council Neighbourhood Area Designation**

The Committee considered a report from the Director of Economic Prosperity & Place that asked for approval for the designation of Chaddesley Corbett Parish as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.

**Decision: Recommended to Cabinet to designate the Parish of Chaddesley Corbett, as shown on the map at Appendix 1 of the report to the Planning Committee, as a Neighbourhood Area under Part 2 of The Neighbourhood Planning (General) Regulations 2012.**

**PL.38 Additions to Kidderminster Local Heritage List Green Street Conservation Area**

The Committee considered a report from the Director of Economic Prosperity and Place that informed 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.

**Decision:**

- 1. Approval to given to the proposal to add seven heritage assets to the Local Heritage List for Kidderminster, in accordance with paragraph 12.1 i). of the report to the Planning Committee of 14<sup>th</sup> August 2012.**
- 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 Kidderminster, including the detailed wording for the list descriptions.**

**PL.39 Exclusion of 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.40 New Enforcement Case**

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

**Decision:** Delegated authority be given to the Director of Community Assets and Localism to serve or withhold an Enforcement Notice or Breach of Condition Notice, as deemed appropriate, to secure the installation of the drainage system in full accordance with the plans as approved.

**PL.41 Live Enforcement Cases**

The Committee considered a report which listed live enforcement cases as at 1<sup>st</sup> August 2012.

**Decision:** The report be noted.

The meeting ended at 8.05 p.m.



**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**14<sup>th</sup> August 2012 Schedule 500 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: 12/0114/FULL
Site Address: FORMER BLAKEDOWN NURSERIES, BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH
<b>APPLICATION DEFERRED PENDING A SITE VISIT.</b>

Councillor P V Hayward left the meeting at this point, (6.49pm).

Application Reference: 12/0312/RESE
Site Address: 108 & 109 BEWDLEY HILL, KIDDERMINSTER, DY11 6JE
<p><b>DELEGATED AUTHORITY</b> be given to approve subject to successful negotiations with the applicant to secure alterations to Plots 7 &amp; 11 to a hipped roof design to reflect the roof height and design of Plots 9 &amp; 10 and subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Approval of brick samples – (Hanson Clumber Red and Ibstock Leicester Weathered Red).</li> <li>2. Removal of permitted development rights for rooms/ skylights or dormer windows in the roof space without the express consent of the LPA.</li> <li>3. Side facing windows of Plots 9 and 10 to be fixed and obscure glazed.</li> <li>4. Provision of bat boxes to Gable ends.</li> </ol> <p>Notes: Regarding the conditions on the outline planning permission which have been satisfied by dint of the details submitted with the reserved matters application.</p> <p><u>Reason for Approval</u></p> <p>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 considered to be in accordance with policies CP04 of the Adopted Wyre Forest Core Strategy, SAL.DPL3 (emerging SALP DPD) and Section 6 of the National Planning Policy Framework.</p>

Application Reference: 12/0268/S106
Site Address: MORGANITE ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR
<b>Delegated authority</b> be given to the Director of Community Assets and Localism in consultation with the Director of Economic Prosperity and Place <b>to vary the Section 106 Agreement.</b>

Application Reference: 12/0284/FULL
Site Address: OGL COMPUTER SERVICES GROUP, WORCESTER ROAD, STOURPORT-ON-SEVERN, DY13 9AT
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full with No Reserved Matters).</li> <li>2. A11 (Approved Plans).</li> <li>3. B6 (Materials).</li> <li>4. Details of hard surfacing.</li> <li>5. Archaeological Watching Brief.</li> </ol> <p>Note: Listed Building Consent required prior to any works to the wall.</p> <p><u>Reason for Approval</u></p> <p>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 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 regenerations benefits of the scheme in accordance with the NPPF. The application is considered to be in accordance with policies LB.1, LB.4, LB.5, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, DS04, CP03, CP08, CP11 of the Adopted Wyre Forest Core Strategy, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.UP6, SAL.UP7, SAL.UP8 (emerging SALAP DPD), CTC19 of the Worcestershire Core Strategy Plan, QE5 of the West Midlands Regional Spatial Strategy, Sections 1, 4, 7, 12 of the National Planning Policy Framework.</p>

Application Reference: 12/0285/FULL
Site Address: 41 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Finishing materials to match).</li> <li>2. A11 (Approved plans).</li> <li>3. B6 (External details – Approved plan).</li> </ol> <p><u>Reason for Approval</u></p> <p>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</p>

properties would be negligible. The application is considered to be in accordance with policies D.17 of the Adopted Wyre Forest District Local Plan, QE3 of the West Midlands Regional Spatial Strategy Design Quality Supplementary Planning Guidance, Section 7 of the National Planning Policy Framework.

Application Reference: 12/0319/FULL

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

**DELEGATED AUTHORITY TO APPROVE** 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. The application is considered to be in accordance with policies D.4 GB.1 GB.2 GB.6 TR.17 CY.5 of the Adopted Wyre Forest District Local Plan, DS04, CP02, CP03, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.UP1, SAL.UP5, SAL.UP7, SAL.CC1, SAL.CC2 (emerging SALP DPS), D.39 of the Worcestershire County Council Structure Plan, PA.4 QE.1 QE.3 QE.6 of the West Midlands Regional Spatial Strategy, Section 9 of the National Planning Policy Framework.

Application Reference: 12/0324/ADVE

Site Address: CHURCHFIELDS, KIDDERMINSTER, DY10 2JL

**APPROVED** subject to the following conditions:

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).

Application Reference: 12/0329/FULL
Site Address: 86/87 BLACKWELL STREET / WATERLOO STREET, KIDDERMINSTER, DY10 2ER
<p><b>APPROVED</b> subject to the following conditions:-</p> <ol style="list-style-type: none"> <li>1. A9 (Temporary Permission – Uses of Land).</li> <li>2. A11 (Approved Plans).</li> <li>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.</li> </ol> <p><u>Reason for Approval</u></p> <p>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. The application is considered to be in accordance with policies TC.2, TR.9, TR.17, D.1 of the Adopted Wyre Forest District Local Plan, SD.2, SD.9 of the Adopted Worcestershire County Structure Plan, and Design Quality Supplementary Planning Guidance.</p>

Application Reference: 12/0340/FULL
Site Address: THE HAWTHORNES, NORTHWOOD LANE, BEWDLEY, DY12 1AS
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 Approved plans).</li> <li>3. Approval for Extensions.</li> <li>4. B3 (Materials).</li> <li>5. J1 (Removal of Permitted Development - Residential).</li> <li>6. Details of Foundation design and any retaining structures.</li> <li>7. Details of drainage and position of soakaways.</li> </ol> <p>Notes</p> <ol style="list-style-type: none"> <li>A. SN1 (Removal of Permitted Development Rights).</li> <li>B. Contact Severn Valley Railway.</li> </ol> <p><u>Reason for Approval</u></p> <p>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. The application is considered to be in accordance with policies D.17, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.UP1, SAL.UP7, SAL.UP8 (emerging SALP DPD), D.39 of the</p>

Worcestershire County Structure Plan, QE.6 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance, Landscape Character Assessment, Sections 7, 9 of the National Planning Policy Framework.

Application Reference: 12/0350/TREE

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

**REFUSED** for the following reason:

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

Councillor McFarland wished his vote against the motion to be recorded.

Application Reference: 12/0360/FULL

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

**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. The application is considered to be in accordance with policies CA.1 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, CTC.19, CTC.20 of the Worcestershire County Structure Plan, QE3, QE5 of the West Midlands Regional Spatial Strategy, Section 12 of the National Planning Policy Framework.

Application Reference: 12/0389/FULL

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

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plans).
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 important addition to this tourist attraction within the District. The application is considered to be in accordance with policies GB.1, GB.6, TR.17 of the Adopted Wyre Forest District Local Plan, DS04, CP10, CP11, CP12 of the Adopted Wyre Forest Core Strategy AWFCs, SAL.GPB5, SAL.CC2, SAL.UP1, SAL.UP7 (emerging SALAP DPD), D.39 of the Worcestershire County Structure Plan, QE3 QE6 of the West Midlands Regional Spatial Strategy, Landscape Character Assessment, Sections 3, 7, 9, 11 of the National Planning Policy Framework.

Application Reference: 12/0433/FULL

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

**DELEGATED AUTHORITY TO APPROVE** 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
  - 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 Section 106 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. The application is considered to be in accordance with policies H.9, GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4, RB.5, RB.6 of the Adopted Wyre Forest District Local Plan, DS04, CP01, CP02, CP03, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, SAL.DPL2, SAL.CC1, DAL.CC2, SAL.UP1, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP11, SAL.UP13 (Emerging SALP DPD), CTC21 of the Worcestershire County Structure Plan, QE.3, QE.6 of the West Midlands Regional Spatial Strategy, County Landscape Character Assessment SPD, Sections 9 and 12 of the National Planning Policy Framework.

Application Reference: 12/0437/FULL

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

**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.

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. The application is considered to be in accordance with policies D.17 of the Adopted Wyre Forest District Local Plan, CP11 Adopted Wyre Forest Core Strategy, QE.1, QE.3 of the West Midlands Regional Spatial Strategy and Design Quality Supplementary Planning Guidance.

Application Reference: 12/0451/ADVE

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

**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.
- 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.

Application Reference: 12/0452/ADVE

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

**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.

Application Reference: 12/0453/ADVE

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

**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.



**EXECUTIVE SUMMARY TO REPORT OF  
DEVELOPMENT MANAGER**

**Planning Committee**

**11/09/2012**

**PART A Report**

<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
12/0114/FULL	FORMER BLAKEDOWN NURSERIES BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER	DELEGATED APPROVAL	

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**11<sup>TH</sup> SEPTEMBER 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, DY103JH

**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>

THIS APPLICATION WAS DEFERRED FROM THE 14<sup>TH</sup> AUGUST 2012 PLANNING COMMITTEE MEETING FOR A MEMBERS’ SITE VISIT

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**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.
- 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

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- Consultation Report
- Flood Risk Assessment
- Noise Assessment
- Air Quality Assessment

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 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;

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- 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
- 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.

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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.

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.

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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.

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.

Officer Comment – Officers are aware that a meeting between the Parish Council and the applicants has been scheduled to take place on 29<sup>th</sup> August 2012. The comments from the Parish Council will be reported on the Addenda and Corrections sheet.

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.

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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.
- 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.



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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.

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.

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- 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.
- 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).

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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.

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).

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- 3.6 Countryside 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.

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?

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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.

- 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.

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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.
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:

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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.

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.

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#### 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.

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.



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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.
- 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.

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**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.

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.

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**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.”*

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.

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### **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.

### **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.

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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).

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.

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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.

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

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- 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.

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.

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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.

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).



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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?
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 26 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.

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- 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
- 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.
- There is a feeling locally of exclusion from the planning process since the fanfare of consultation by Barratt in 2011, and it seems that this application is being rushed through ahead of the Planning Process (Inspector's Review of the Site Allocations and Policy Document) and further consultations regarding housing need which is on going

#### 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).

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- 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.
- 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

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- 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
- 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?
- The provision of additional affordable housing does not meet with either Barratt's own "consultation" process or the original Parish Housing Needs Survey and are mainly clustered in one corner of the site – almost like a ghetto? I understand the affordable houses will be reserved for residents with a local connection – I fully support this
- The housing mix is extreme – small affordable units, very small bungalows, few mid range houses, and eleven 5/6 bed houses.
- I understand a new Housing Needs Survey has been commissioned by the Parish to establish what the LOCAL need really is - Until this is done a proper decision cannot be made and the wrong housing mix will be provided

#### 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.
- 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
- 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.
- 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
- 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?
- Obviously cars only go at 30mph through that section of road next to the application site because the majority of those houses on the north side are terraced cottages and have to park on the road, thus causing chicanes etc. Once past that site, and for about 75-85% of the Belbroughton Road the cars accelerate at a very high speed, hitting around 50mph+ as they go up past the Stables on the South side.

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- The most obvious traffic calming which works very well throughout Europe is the traffic light system. Once the detector detects a car travelling above legal speed limit (30mph) a set of traffic lights 200m further down the road turn to red. The car(s) must then wait and wait until they have lost more time than it would have taken them to drive at 30mph. Everyone behind will get annoyed with that first car, and they will realise their mistake and won't repeat it, because they will not save time next time.
- They have not taken sufficient steps to mitigate the effect of their development on Blakedown
- The highways effect – both on Belbroughton Road and the Forge Lane/Birmingham Road junction – is greatly understated. What parking restrictions will there be?

### 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.
- Barratt's off-site proposals have still not been clarified – their plans focus exclusively on site.
- There has been no discussion publicly regarding Section 106 contributions

### 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
- 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.

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- 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.
- 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 attracts anti social behaviour
- Many residents are away with prime Summer Holiday season and the Olympics and will be unable to respond properly to this latest
- We have seen no Contractors' Management Proposal – how much disruption will there be during works?
- The Planning Committee should inspect the site to witness the issues first hand Consultation.
- This is a major site in Blakedown and will increase the number of houses on Belbroughton Road by 36%
- We have 1 chance to get this development right – Please let us ensure we have a development that meets local needs and is the best scheme - The current proposal is neither

### 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 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.
- 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
- 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.
- 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)
<p>a. Development must provide for the local affordable housing need as set out within the latest Parish Housing Needs Survey;</p> <p>b. Enabling market housing may be permitted if justified by a robust viability assessment;</p> <p>c. Development must not have a detrimental impact on the adjacent Special Wildlife Site; and</p> <p>d. Development should provide strong pedestrian and, where possible, visual linkages to the adjacent open space.</p>	<p>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>;</p> <p>ii. <u>An element of enabling market housing</u> may be permitted in order to provide for cross subsidisation of affordable housing if justified by a robust viability assessment;</p> <p>iii. Development must not have a detrimental impact on the adjacent Special Wildlife Site;</p> <p>iv. Development should provide strong pedestrian and, where possible, visual linkages to the adjacent open space.</p>

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

- 4.25 At the last meeting there was much discussion as to whether the application site is a brownfield or greenfield site. A brownfield site is often referred to as previously developed land, the definition of which can be found in the National Planning Policy Framework (NPPF). Whilst the definition includes land which is or was occupied by a permanent structure and includes land within its curtilage, land occupied by agricultural buildings is excluded from the definition. It is however understood that there were retail and office uses on the application site and details of the scale of these uses is awaited. The significance of these other uses shall be considered and the conclusions reported on the addenda and corrections sheet. It is however considered that the matter of whether the site is brownfield or greenfield is not material to the consideration of the current application as it is a site allocated for development within the Site Allocations and Policies Development Plan and Document.

**PROPOSED TYPE OF HOUSING**

- 4.26 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.
- 4.27 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%.
- 4.28 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.”*



- 4.29 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.
- 4.30 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.
- 4.31 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.
- 4.32 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 4 are for social rent.
- 4.33 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.

- 4.34 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.
- 4.35 However, as reported on the update sheet at the last meeting, the agents have offered, "...in the spirit of compromise and given the Parish concerns.....the three other proposed bungalows in the scheme on plots 8,9 and 10 (house Type C) to locals with a bone fide connection for a 6 week period, at a time to be agreed with the District Council. This could be either on commencement of site works or any period before formal marketing of the remaining private market units. The proposal would be for the initial sale only and not relate to subsequent re sales as we believe this would be seen as a restriction on the property and create future mortgage difficulties for the owners/purchasers concerned. With the 19 affordable units the additional 3 local link units would provide over 52% of "Local Housing."
- 4.36 Such an offer could be secured by a Section 106 Agreement, however such obligations should be to overcome legitimate planning objections to a proposal and only to that extent is it a material consideration. In advice on the use of planning obligations, the Secretary of State emphasises that they should not be abused, either by authorities seeking extraneous inducements or benefits or by developers offering unrelated benefits in an attempt to get planning permission for unacceptable development. In this case the restriction of the sale of the market properties is not material as there is no planning policy framework in place locally to support an Agreement for this purpose. Therefore the offer proposed should not be pursued.
- 4.37 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**

- 4.38 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.
- 4.39 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.
- 4.40 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.
- 4.41 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.
- 4.42 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.

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- 4.43 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.
- 4.44 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.
- 4.45 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.
- 4.46 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.

- 4.47 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. This involves:
- improved insulation to ground floors, floors over garages, external walls, party walls and lofts.
  - better fitting doors, windows, draught excluders to provide improved 'air tightness'
  - Better 'A' rated gas boilers with weather compensator and zone controls to the heating and hot water systems
  - Low energy internal lighting
  - Low energy PIR operated external lighting
- 4.48 The agents report that these features provide, "*a 25% minimum improvement over the 2006 [Building] Regulations. ....[and] achieves improved thermal efficiency.*"
- 4.49 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.
- 4.50 Using the 2006 Part L1A Building Regulations as a base, to comply with the 2010 AD PartL1A Building Regulations which we will do involves improved insulation to ground floors, floors over garages, external walls, party walls and lofts. External cavity walls are increased in size to give an extra 10mm in cavities to allow platinum board inside. Extra thicknesses of roll fill and mineral wool are included in lofts and party walls. Air tightness is improved with better fitting doors, windows, draught excluders. Gas Boilers have a better 'A' rated system with weather compensator and zone controls to the heating and hot water systems. All internal lighting is low energy and external is low energy with PIR operation. All of this provides a 25% minimum improvement over the 2006 Regulations. It achieves CfSH Level 3 ENE1. This therefore achieves improved thermal efficiency.

- 4.51 In terms of other Sustainability/ carbon reduction matters you will note we are employing a SUDS system for the storm water which will also help maintain and enhance the vegetation and wildlife ecosystems in the adjoining Pools Area which has suffered in recent years through dropping water tables/supply. The Travel Plan highlights the intention to produce travel welcome packs for new residents to encourage use of movement by means other than the car. The Barratt Construction Phase Safety Health and Environmental Plan hopefully provides comfort that as a Company we try to source materials responsibly, minimise waste, be as energy efficient as possible during the building operation process and reduce materials needing to go to landfill sites.
- 4.52 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**

- 4.53 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.
- 4.54 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 30m between the rear gardens to these existing properties and the footprint of the house at plot no.24.
- 4.55 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.
- 4.56 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.

- 4.57 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

- 4.58 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.
- 4.59 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.
- 4.60 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.
- 4.61 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

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- 4.62 The application was submitted with proposed Variable Message Signs as this was the option favoured by residents.
- 4.63 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.”*
- 4.64 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.
- 4.65 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
- 4.66 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.
- 4.67 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.”*



- 4.68 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.”*
- 4.69 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).
- 4.70 The Highway Authority has raised no objections to the proposed scheme subject to conditions.

#### AIR QUALITY

- 4.71 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.

#### DRAINAGE

- 4.72 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.

- 4.73 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.
- 4.74 The FRA advises that the foul water could connect to the existing public foul sewer again sited to the south of the site.
- 4.75 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

- 4.76 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.
- 4.77 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.

- 4.78 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. In response to the Countryside Conservation Officer's concerns the agents have advised that, "*Within the adopted roads of the development surface water will be collected via trapped gullies which will prevent oil and silt from entering the downstream system. Permeable paving is proposed to collect surface water in all private hard-standing areas. Permeable pavements allow stormwater to infiltrate through the block paving and into the granular sub-base. The water undergoes absorption, filtration and microbiological degradation; in turn, there is less pollution entering directly into the downstream system and ultimately the Forge Pond.*"
- 4.79 *Prior to surface water flows entering the Forge Pond, they will be controlled by a flow control chamber to a maximum discharge of 7 litres per second and pass through a headwall structure dissipating any energy and preventing scour to the bank. The ecological impact on the Forge Pond will be negligible as a result of the measures outlined above.*"
- 4.80 No 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

- 4.81 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.
- 4.82 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

- 4.83 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.”*

- 4.84 The County Council has not raised an objection to the application.

#### SECTION 106 AGREEMENT

- 4.85 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 2010 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

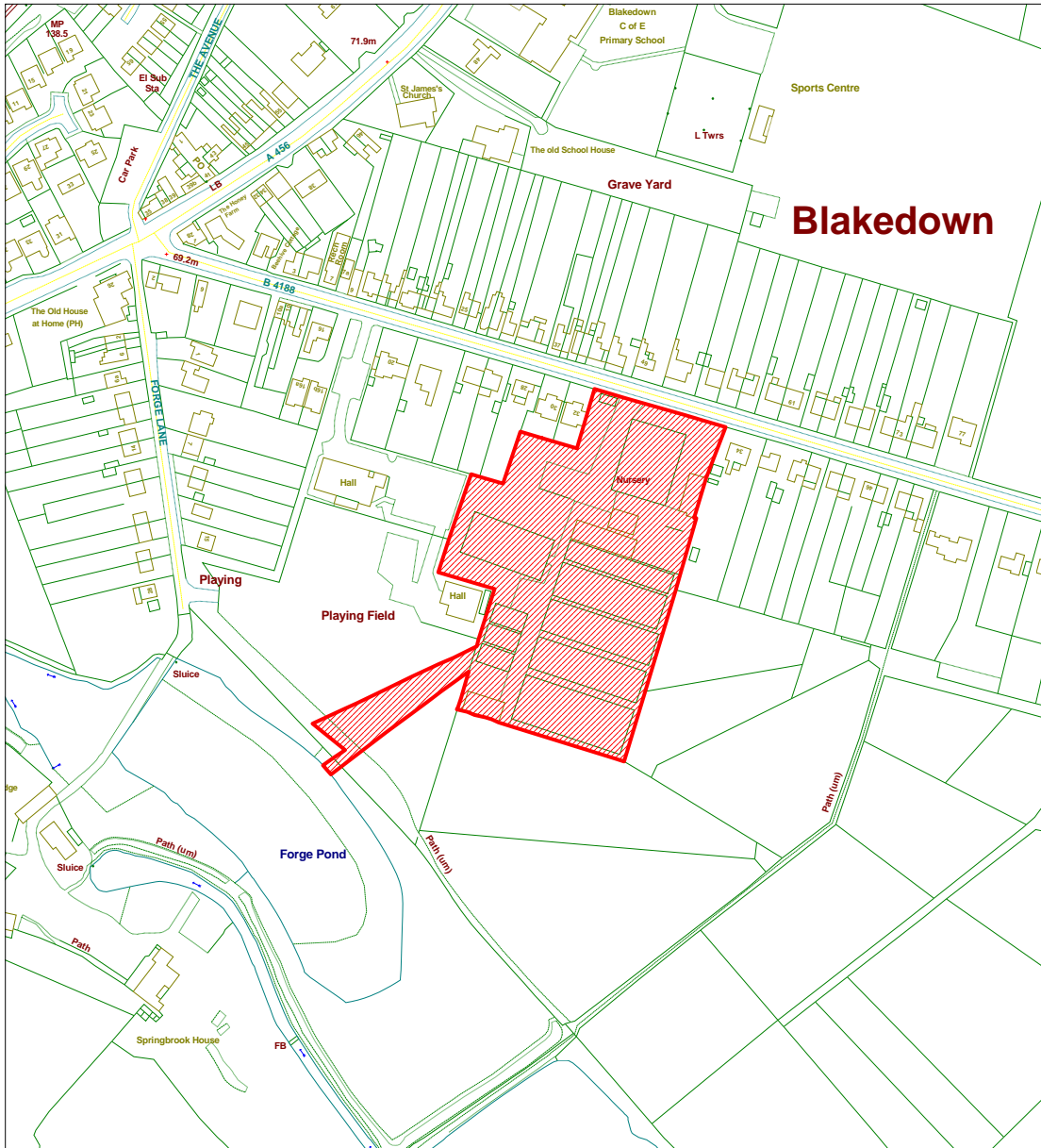
- b) the following conditions:

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

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**



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## Wyre Forest District Council

Planning Committee Meeting 11 September 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
12/0114/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	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 and retention of satellite dish	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
12/0309/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0317/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

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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
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
12/0350/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
12/0353/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



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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
12/0358/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
12/0372/FULL	19/06/2012	14/08/2012	18 STAITE DRIVE COOKLEY KIDDERMINSTER DY103UA	Two storey side extension and porch	Mr Warrington	James Houghton
12/0393/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
12/0396/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
12/0399/FULL	02/07/2012	27/08/2012	LAND OPPOSITE ORCHARD COTTAGE 143 SNEAD COMMON PENSAX ABBERLEY WORCESTER WR6 6AF	Change of Use of Land to keeping of horses, construction of 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
12/0409/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

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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
12/0413/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
12/0420/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 cowls.	The Carpet Museum Trust	John Baggott

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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
12/0419/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
12/0431/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
12/0442/FULL	14/07/2012	08/09/2012	50 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LQ	Garage extension	Mr & Mrs T Ward	James Houghton

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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
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
12/0444/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

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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
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

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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
12/0454/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
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
12/0461/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
12/0466/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

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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
12/0472/FULL	30/07/2012	24/09/2012	BLUEBELL COTTAGE STAKENBRIDGE CHURCHILL KIDDERMINSTER DY103LS	Garden retaining wall to front of property	Mrs J Foster	Julia Mellor
12/0473/LIST	30/07/2012	24/09/2012	2 SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Retrospective application for previously erected satellite dish to dwelling	Gemini Property	Emma Anning
12/0474/LIST	30/07/2012	24/09/2012	4 SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Retrospective application for previously erected satellite dish to dwelling and proposed relocation of satellite dish	Gemini Property	Emma Anning
12/0475/FULL	30/07/2012	24/09/2012	5 SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Reconfiguration of internal layout with the inclusion of bathroom incorporated from adjacent dwelling No 7 and external alterations to rear elevation. Erection of new satellite dish to existing chimney stack	Gemini Property	Emma Anning
12/0476/LIST	30/07/2012	24/09/2012	5 SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Reconfiguration of internal layout with the inclusion of bathroom incorporated from adjacent dwelling No 7 and external alterations to rear elevation. Erection of new satellite dish to existing chimney stack	Gemini Property	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0477/LIST	30/07/2012	24/09/2012	6B SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Retrospective application for previously erected satellite dish to dwelling and proposed relocation of satellite dish	Gemini Property	Emma Anning
12/0478/LIST	30/07/2012	24/09/2012	6C SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Retrospective application for previously erected satellite dish to dwelling and proposed relocation of satellite dish	Gemini Property	Emma Anning
12/0479/FULL	30/07/2012	24/09/2012	7 SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Reformation of No 7 previously ground floor apartment to townhouse with the inclusion of apartment 6a to first and second floors	Gemini Property	Emma Anning
12/0480/LIST	30/07/2012	24/09/2012	7 SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Reformation of No 7 previously ground floor apartment to townhouse with the inclusion of apartment 6a to first and second floors	Gemini Property	Emma Anning
12/0481/LIST	30/07/2012	24/09/2012	2 MART LANE STOURPORT-ON-SEVERN DY139ER	Retrospective application for previously erected satellite dish to dwelling. Proposed relocation of dish to unify satellite dishes to streetscape	Gemini Property	Emma Anning
12/0482/LIST	30/07/2012	24/09/2012	3 MART LANE STOURPORT-ON-SEVERN DY139ER	Retrospective application for previously erected satellite dish to dwelling. Proposed relocation of dish to unify satellite dishes to streetscape	Gemini Property	Emma Anning



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0483/LIST	30/07/2012	24/09/2012	4A MART LANE STOURPORT-ON-SEVERN DY139ER	Retrospective application for previously erected satellite dish to dwelling. Proposed relocation of dish to unify satellite dishes to streetscape	Gemini Property	Emma Anning
12/0484/LIST	30/07/2012	24/09/2012	4B MART LANE STOURPORT-ON-SEVERN DY139ER	Retrospective application for previously erected satellite dish to dwelling. Proposed relocation of dish to unify satellite dishes to streetscape	Gemini Property	Emma Anning
12/0485/LIST	30/07/2012	24/09/2012	4C MART LANE STOURPORT-ON-SEVERN DY139ER	Retrospective application for previously erected satellite dish to dwelling. Proposed relocation of dish to unify satellite dishes to streetscape	Gemini Property	Emma Anning
12/0486/LIST	30/07/2012	24/09/2012	5 MART LANE STOURPORT-ON-SEVERN DY139ER	Retrospective application for previously erected satellite dish to dwelling. Proposed relocation of dish to unify satellite dishes to streetscape	Gemini Property	Emma Anning
12/0487/FULL	30/07/2012	24/09/2012	POUND BUNGALOW DOWLES ROAD BEWDLEY DY122RD	Replacement chalet and garage	N & A Guildford Ltd	Emma Anning
12/0490/LIST	30/07/2012	24/09/2012	3 SEVERN SIDE STOURPORT-ON-SEVERN DY139EW	Retrospective application for previously erected satellite dish	Gemini Property	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0491/COUN	30/07/2012	20/08/2012	THE FORGE STOURPORT ROAD KIDDERMINSTER DY117QE	Variation of Condition of Planning Permission Ref: 407664 to "within 6 months of the grant of this Planning Permission the existing junction from the service road to the A451 shall be altered in accordance with Banners Gate drawing- Proposed Access Improvements P550/S73/01"	THE FORGE RECYCLING CENTRE	Paul Round
12/0493/LIST	30/07/2012	24/09/2012	THE GEORGE HOTEL 63 LOAD STREET BEWDLEY DY122AW	Proposed internal and external alterations	J D Wetherspoon PLC	James Houghton
12/0470/TREE	31/07/2012	25/09/2012	30A RODEN AVENUE KIDDERMINSTER DY102RE	Trim a holly	Mr W Bassett	Alvan Kingston
12/0488/FULL	01/08/2012	26/09/2012	28 NEW ROAD KIDDERMINSTER DY101AF	Change of use of first floor to form 2 bed apartment and rear extension to offices	Mr D Powell	Emma Anning
12/0489/ADVE	01/08/2012	26/09/2012	28 NEW ROAD KIDDERMINSTER DY101AF	New Signage	Mr D Powell	Paul Round
12/0492/FULL	02/08/2012	27/09/2012	141 MARLPOOL LANE KIDDERMINSTER DY115HS	Single storey rear extension and provision of new roof to existing garage and porch	Mr K Hawkins	Julia McKenzie- Watts
12/0495/FULL	03/08/2012	28/09/2012	74 GREATFIELD ROAD KIDDERMINSTER DY116PE	Proposed two storey rear extension	Mrs R Flemming	Julia McKenzie- Watts
12/0496/CERTP	03/08/2012	28/09/2012	CUCKOO HILL KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SL	Certificate: Proposed front extension	Mrs M Tracey	Paul Round
12/0497/FULL	03/08/2012	28/09/2012	UNIT 1, 112 WORCESTER ROAD KIDDERMINSTER DY101HY	Change of use of car showroom to Class A1 retail / Class B8 storage/warehouse	St Richards Hospice Trading Co Ltd	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0498/LIST	06/08/2012	01/10/2012	TUDOR HOUSE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Fit solar panels to garage and house roof	Mr D Fordham	James Houghton
12/0499/WCCR	06/08/2012	27/08/2012	BURLISH PARK PRIMARY SCHOOL WINDERMERE WAY STOURPORT- ON-SEVERN DY138LA	Variation of Condition 3 of Planning Permission 603488 (07/0336/WCCR) to allow retention of an existing double mobile classroom on site for a further 3 years	Worcestershire County Council	Emma Anning
12/0503/FULL	07/08/2012	02/10/2012	YARD 1 & 2 HOOBROOK INDUSTRIAL ESTATE, ROAD NO 1 WORCESTER ROAD KIDDERMINSTER DY101HY	Proposed change of perimeter fencing from palisade fencing to a concrete infill panel fence system clad with a plastisol profiled metal sheet	Hawkeswood Metal Recycling Ltd	Emma Anning
12/0504/CERTP	07/08/2012	02/10/2012	MOPSONS CROSS FARM ROCK KIDDERMINSTER DY149XW	Certificate:- Proposed side and rear extensions	Mrs P Griffin	Paul Round
12/0494/LIST	08/08/2012	03/10/2012	6 MART LANE STOURPORT-ON- SEVERN DY139ER	Retrospective application for previously erected satellite dish to dwelling. Proposed relocation of dish to unify satellite dishes to streetscape	Gemini Property	Emma Anning
12/0500/LIST	08/08/2012	03/10/2012	6 LOWER PARK BEWDLEY DY122DP	Internal and external alterations	Mr R Bateman	James Houghton
12/0501/FULL	08/08/2012	03/10/2012	LOWBRIDGE FARM RUSHOCK DROITWICH WR9 0NN	Erection of 2no. 20kW wind turbines with a hub height of 20.6m and blade tip height of 27.1m and all associated works	Wilson & Sons	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0502/EIASC	08/08/2012	29/08/2012	LOWBRIDGE FARM RUSHOCK DROITWICH WR9 0NN	Environmental Impact Assessment Screening Opinion - 2no. 20kW wind turbines with a hub height of 20.6m and blade tip height of 27.1m and all associated works	Wilson & Sons	Julia Mellor
12/0505/FULL	08/08/2012	03/10/2012	DEER HOUSE TRIMPLEY LANE SHATTERFORD BEWDLEY DY121RH	Change of use with extension and modification to form specialist residential care home	Mrs C Miller	Paul Round
12/0507/FULL	08/08/2012	07/11/2012	LAND OFF CLENSMORE STREET CHURCHFIELDS KIDDERMINSTER	Substitution of house types on plots 156 - 223 (inclusive) previously approved under planning application ref 11/0163/FULL	Barratt West Midlands	Julia Mellor
12/0506/FULL	09/08/2012	04/10/2012	BLUNTINGTON METHODIST CHAPEL TANWOOD LANE BLUNTINGTON, CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Change of use of Methodist Chapel into a dwelling house and change of use of the adjoining Sunday School room into an annexe for elderly or disabled dependants of occupiers of the chapel conversion	Bromsgrove & Redditch Circuit of the Methodist Chu	Paul Round
12/0510/LIST	09/08/2012	04/10/2012	MANOR HOUSE YIELDINGTREE BROOME STOURBRIDGE DY9 0EQ	Re-roofing of Grade 2 Listed Dwelling (Amendments to regularise works required as part of implementation)	Mr M Billingham	James Houghton
12/0512/FULL	09/08/2012	04/10/2012	3 KENNEDY CLOSE KIDDERMINSTER DY101LR	Single storey rear extension	Mr T Evans	John Baggott
12/0513/FULL	09/08/2012	04/10/2012	30 NEW ROAD KIDDERMINSTER DY101AF	Change of use from A1 Offices to C3 Residential Dwelling	Marstons PLC	Emma Anning
12/0508/TREE	10/08/2012	05/10/2012	26 ARELEY COURT STOURPORT- ON-SEVERN DY130AR	Cut back one branch of oak	Mr Dennis Siviter	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0514/FULL	10/08/2012	05/10/2012	25 PEMBROKE WAY STOURPORT-ON-SEVERN DY138RY	New ground floor bay window	Mr M Tayloe	John Baggott
12/0517/FULL	10/08/2012	05/10/2012	OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Erection of lightweight lean to canopy	Tesco Stores Ltd	James Houghton
12/0509/FULL	13/08/2012	08/10/2012	ICE ALPINES LYE HEAD BEWDLEY DY122UW	Erection of log cabin as permanent dwelling in connection with agriculture	Mr M Lagomarsino	Paul Round
12/0515/FULL	13/08/2012	08/10/2012	BROOK COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Proposed side extension to form utility and alterations to existing roof	Mr J Carter	Paul Round
12/0516/LIST	13/08/2012	08/10/2012	BROOK COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Proposed side extension to form utility and alteration to existing roof	Mr J Carter	Paul Round
12/0518/FULL	13/08/2012	08/10/2012	12 & 13 YORK STREET STOURPORT-ON-SEVERN DY139EF	Conversion of Upper Floors to form 3No. Apartments	MJC Group Ltd	Emma Anning
12/0520/FULL	14/08/2012	09/10/2012	36 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Insulate two west facing walls, render all walls	Mr G Meadows	Paul Round
12/0519/TREE	15/08/2012	10/10/2012	14 TRINITY GRANGE KIDDERMINSTER DY102BJ	Fell Ash Tree and Cut back branches of Sycamore Tree	Mr Barry Kenward	Alvan Kingston
12/0511/OUTL	16/08/2012	11/10/2012	136 PARK LANE KIDDERMINSTER DY116TG	Demolition of workshop and erection of 3 two-bedroom houses	Mr M Mathieson	Paul Round
12/0521/TREE	16/08/2012	11/10/2012	BEECHFIELDS 24 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Fell silver birch	Mr J Parsons	Alvan Kingston

## WYRE FOREST DISTRICT COUNCIL

Planning Committee

11 September 2012

### PLANNING AND ENFORCEMENT APPEALS

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
12/0197/FULL		Mr J Wilkes	1 BALDWIN ROAD BEWDLEY DY122BP	WR 02/08/2012				
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WFA1408 12/0257/TREE/2709	APP/TPO/R1845/2709	Mr J Edmonds	6 PARKLAND AVENUE KIDDERMINSTER DY116BX  Fell oak tree	HE 31/07/2012	11/09/2012		30/10/2012 Wyre Forest House	
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Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1409 12/0325/FULL	APP/R1845/D/12 /2180538	Mr Robbie Whitehouse	19 MILL ROAD STOURPORT-ON- SEVERN DY139BG  Construction of timber framed detached garage	WR 02/08/2012				