

Open

Planning Committee

Agenda

6.00pm
Tuesday, 9th October 2012
Civic Room
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor S J Williams

Vice-Chairman: Councillor G C Yarranton

Councillor J Aston

Councillor L Davies

Councillor B T Glass

Councillor D R Godwin

Councillor I Hardiman

Councillor P B Harrison

Councillor M J Hart

Councillor H J Martin

Councillor B McFarland

Councillor C D Nicholls

Councillor F M Oborski

Councillor M Price

Councillor M A Salter

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 Sue Saunders, Committee/Scrutiny Officer, Wyre Forest House, Flnepoint Way, Kidderminster. Telephone: 01562 732733 or email 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, 9th October 2012

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Community Assets & Localism, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 11th September 2012.	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	10
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	59

7.	<p>Planning and Related Appeals</p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	78
8.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
9.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

10.	<p>New Enforcement Cases</p> <p>To receive a report from the Director of Economic Prosperity & Place on new enforcement cases.</p>	82
11.	<p>Live Enforcement Cases</p> <p>To receive a report which lists live enforcement cases as at 26th September 2012.</p>	88
12.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

11TH SEPTEMBER 2012 (6.00PM)

Present:

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, L Davies, H E Dyke, D R Godwin, I Hardiman, P B Harrison, M J Hart, H J Martin, B McFarland, C D Nicholls, M Price, M Rayner, M A Salter and D R Sheppard.

Observers:

Councillor P V Hayward.

PL.42 Apologies for Absence

Apologies for absence were received from Councillors B T Glass, F M Oborski and N J Thomas.

PL.43 Appointment of Substitutes

Councillor H E Dyke was appointed as a substitute for Councillor F M Oborski.
Councillor M Rayner was appointed as a substitute for Councillor B T Glass.
Councillor D R Sheppard was appointed as a substitute for Councillor N J Thomas.

PL.44 Declarations of Interests by Members

There were no declarations of interests.

PL.45 Minutes

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

PL.46 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 501 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule N0. 501 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.47 Applications Pending Decision

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

Decision: The schedule be noted.

PL.48 Planning and Related Appeals

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

Decision: The details be noted.

The meeting ended at 6.59 p.m.

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**11th September 2012 Schedule 501 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
DELEGATED APPROVAL subject to:
<p>a) the signing of a Section 106 Agreement to secure the following:</p> <ul style="list-style-type: none"> - affordable housing. - open space. - education provision. <p>for the amounts as outlined above; and</p> <p>b) the following conditions:</p> <ol style="list-style-type: none"> 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.

- affordable housing.
- open space.
- education provision.

for the amounts as outlined above; and

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. The application is considered to be in accordance with policies H.2, H.9, D.4, D.10, D.11, NR.2, NR.11, NR.12, DR.1, TR.17, LR.3 of the Adopted Wyre Forest District Local Plan, DS01, DS03, DS04, DS05, CP01, CP02, CP03, CP04, CP05, CP07, CP11, CP12, CP13, CP14 of the Adopted Wyre Forest Core Strategy, 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) and 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 of the National Planning Policy Framework.

Councillor E Davies wished her vote against the motion to be recorded.

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

09/10/2012

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0528/FULL	SUTTON PARK RESERVOIR SUTTON PARK ROAD KIDDERMINSTER	DELEGATED APPROVAL	11

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
11/0449/FULL	2 QUEENS ROAD STOURPORT-ON-SEVERN	APPROVAL	22
12/0429/FULL	THE OLD POST OFFICE BLACKWELL STREET TOWERS BUILDINGS KIDDERMINSTER	DELEGATED APPROVAL	27
12/0447/FULL	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER	APPROVAL	41
12/0513/FULL	30 NEW ROAD KIDDERMINSTER	DELEGATED APPROVAL	44
12/0515/FULL	BROOK COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	49
12/0516/LIST	BROOK COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	49
12/0531/ADVE	A451 TRAFFIC ISLAND, STOURPORT ROAD / A449 WORCESTER ROAD KIDDERMINSTER	APPROVAL	53
12/0532/ADVE	TRAFFIC ISLAND A448 COMBERTON HILL A451 RINGWAY GREEN STREET KIDDERMINSTER	APPROVAL	55
12/0533/FULL	38 KITTIWAKE DRIVE KIDDERMINSTER	APPROVAL	57

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
9TH OCTOBER 2012

PART A

Application Reference:	12/0528/FULL	Date Received:	28/08/2012
Ord Sheet:	381368 275665	Expiry Date:	27/11/2012
Case Officer:	John Baggott	Ward:	Sutton Park

Proposal: Residential Development of 14 Detached Houses

Site Address: SUTTON PARK RESERVOIR, SUTTON PARK ROAD,
KIDDERMINSTER, DY11 6JQ

Applicant: BDW TRADING LTD (DAVID WILSON HOMES MERCIA)

Summary of Policy	H.2, D.4, D.10, D.11, NR.11, LA.7, TR.17 (AWFDLP) DS01, CP01, CP02, CP04, CP05, CP07, CP11, CP14 (AWFCS) SAL.DPL1, SAL.DPL3, SAL.CC7, SAL.UP4, SAL.UP7 (Emerging SAP DPD) D.9 (WCSP) CF.4, CF.5, QE.1, QE.3, QE.4, QE.8 (WMRSS) Design Quality SPG Planning Obligations SPD NPPF – Sections 6, 7, 11
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL subject to Section 106 Agreement

1.0 Site Location and Description

- 1.1 The application site is located within a residential area and is approximately 1.6 hectares in size. The site is roughly rectangular in shape, with maximum dimensions of 160 metres x 120 metres, and fronts Sutton Park Road to the east; Whitehill Road to the north; a residential garden and open land to the west; and the residential properties located in The Croft to the south.
- 1.2 The site still features the structure of the now disused reservoir along with derelict ancillary buildings, which are not readily visible from the public highway. The site is relatively flat, with a slight fall to the west.

12/0528/FULL

- 1.3 The site features a significant number of mature and semi-mature trees, particularly to the rear (west) of the site, and is covered by an Area Tree Preservation Order (No.297). The trees within the western section of the site will remain untouched and that part of the site undeveloped to maintain this established tree screen and preserve its amenity value. Even so, a number of trees to the east side of the site will be lost to the development.
- 1.4 There is currently a single, gated, point of vehicular access into the site which is located approximately north of the centre point of the frontage to Sutton Park Road, however this access point will be removed and a new access point to serve the development as proposed will be provided opposite the existing junction of Hazelwood Close with Sutton Park Road.

2.0 Planning History

- 2.1 WF.1200/04 – Residential development (35 dwellings) with access off Sutton Park Road : Refused (12/12/05) - Appeal withdrawn.
- 2.2 06/0436/OUTL – Outline: 14 detached dwellings (siting and access to be determined) : Approved (18/07/06).
- 2.3 09/0061/OUTL – Outline: 14 detached dwellings (siting, scale and layout to be determined) : Approved (16/09/09).

3.0 Consultations and Representations

- 3.1 Highway Authority – No objections, subject to the imposition of suitable conditions and a Section 106 obligation to provide a financial contribution of £10,000 to the provision of a new gold standard bus stop on Sutton Park Road.
- 3.2 Strategic Housing Manager – The view would be that we should be seeking 30% for affordable housing. However, I understand that it has been proven that the provision of affordable housing on site would make the scheme financially unviable. Following the financial viability assessment I understand that a contribution of £85,000 can be made by the developer and I would like to request that some of that funding be reserved for an offsite affordable housing contribution. Our capital reserves for affordable housing are running low and so any contributions that we can use to grant fund future schemes will ensure that we continue to provide some affordable housing in future.
- 3.3 Planning Policy Manager - The site in question is a former reservoir located along Sutton Park Road in Kidderminster. The site does benefit from an existing outline planning approval, which was for 14 detached dwellings, which was given permission in 2009 (09/0061/OUTL).

12/0528/FULL

However, this application is not for reserved matters following outline approval, it is a completely new application and therefore needs to be considered as such. Since the time of the original outline permission there have been a number of changes in planning policy, both at the national and the local level and this application will need to be considered in light of the new planning policies and guidance. Given the location of the site and the uses proposed to be developed, it is considered that the following documents are of relevance to its determination:

- National Planning Policy Framework (NPPF).
- Wyre Forest District, Adopted Core Strategy (December 2010).
- Site Allocations and Policies DPD – Pre-submission Publication Version.

These are discussed in turn below.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF provides a positive platform for considering new development proposals. The NPPF identifies that Council's should follow the presumption in favour of sustainable development and that planning should act to encourage sustainable growth. The application is generally considered to be consistent with the aims of the NPPF, as this would enable new residential development to be provided on a previously developed site (as indicated by the previous Officer report). Therefore, it is considered that the proposal is generally consistent with the thrust of the NPPF, which seeks to *"boost significantly the supply of housing"*.

CORE STRATEGY

The Adopted Core Strategy identifies in DS01 and DS02 that Kidderminster will be the focus for new residential development, with 60% of new residential development being targeted to the town. The Core Strategy also identifies that development should be on brownfield sites, and the proposal is therefore considered to be consistent with this strategic policy framework. However, the application does not propose to include any affordable housing as part of the development and this is considered to be contrary to CP04 which identifies that 30% provision should be made on sites of 10 or more dwellings within Kidderminster. The policy does, however, allow for developers to negotiate the contribution:

"Where this level of affordable housing is proven to undermine the viability of a development, particularly due to residual land values, then this will be subject to further individual site viability assessment undertaken by the applicant".

12/0528/FULL

Therefore, it is considered that the applicant should provide the evidence to justify why, in viability terms, the site is not suitable to meet the 30% policy requirement for affordable housing.

SITE ALLOCATIONS AND POLICIES DPD – PRE-SUBMISSION PUBLICATION VERSION
The emerging Site Allocations and Policies DPD reinforces this site as being a suitable location for residential development. Policy SAL.DPL1 identifies that residential development will be allowed “*on previously developed sites within areas allocated primarily for residential development on the Proposals Map in the urban areas of Kidderminster*”. The Site Allocations also provides further detail on undertaking a financial viability test, under Policy DPL3, with more detailed information included at Appendix C.

- 3.4 Arboricultural Officer – No objections, subject to conditions.
- 3.5 Severn Trent Water Ltd – No objection subject to suitable conditions.
- 3.6 Worcestershire Regulatory Services – No comments received.
- 3.7 Countryside and Conservation Officer – No objections subject to conditions
- 3.8 Neighbour/Site Notice – 4 representations have been received, all generally expressing support for the development, although the following specific comments have been made, which are listed for clarity and completeness:
- The installation of the mini-roundabout is supported;
 - Would prefer to see an amenity strip to the front of the houses;
 - The development will improve an area which has been a “blot on the landscape”.
 - Reasonable development and an appropriate density, but would prefer that the site remain as a nature reserve (*Officer comment - The site enjoys no such formal designation*).

4.0 Officer Comments

- 4.1 This is a detailed application submitted in full for the erection of 14 no. detached dwellings and associated works on the site of the Sutton Reservoir. Members will have noted that outline planning permission has previously been granted for 14 no. dwellings on this site (in 2006 and 2009), but it is important to clarify that this latest application is not a Reserved Matters submission, but a free standing Full application.

12/0528/FULL

4.2 The proposed development has been the subject of a well received local public consultation exercise, as summarised within the Statement of Community Involvement (SCI) which accompanies the application. In addition to the aforementioned SCI, the application has been submitted along with the following documents and reports:

- Design and Access Statement;
- Transport Statement;
- Geo-environmental Assessment;
- Ecological Appraisal;
- Protected Species Method Statement;
- Financial Viability Appraisal;
- Flood Risk Assessment;
- Arboricultural Report.

4.3 Despite the fact that this application does not directly relate to the previously approved outline permissions, the submitted layout is very similar to that previously considered, with only relatively minor alterations made to the plot sizes. The biggest difference is the introduction of specific house types and how they sit within the individual plots. The applicants could have considered making alterations to the previously approved outline permission before submitting Reserved Matters, but instead have opted for a “clean” new application. However, by doing so, given the adoption of the Council’s Core Strategy since the last outline permission was granted, the policy position with regard to Affordable Housing has changed. This particular issue will be expanded upon elsewhere in the report.

4.4 In terms of the acceptability of the use of the land for residential purposes, this has already been established. The site constitutes previously developed land and the site is identified as being appropriate for housing within the adopted local Plan, in accordance with Policy H.2.

LAYOUT AND DESIGN

4.5 The proposed development consists of 14 detached dwellings, each having five bedrooms. These are sizeable properties and are of a size and general appearance consistent with the properties evident at The Croft, which is a previous residential development undertaken by the applicants. The density is admittedly low, but this has been accepted previously; is reflective of the density in the area; and, allows for the retention of the significant tree screen to the west side of the site.

4.6 As previously described, the means of access to the site would be via a new access directly opposite Hazlewood Close. This would be consistent with the previously approved outline applications, and also includes the provision of a mini-roundabout on Sutton Park Road, as previously approved. Members will note that there have been no objections to the development from County Highways.

12/0528/FULL

- 4.7 Once in the site, the layout is, as previously mentioned, very similar to what has been approved previously. The layout would maintain the open character and views through the site. The siting of properties and their respective orientation is considered to be appropriate and consistent with the previous schemes.
- 4.8 The range of proposed house-types includes 2 and 2.5 storey properties with discreet balcony features; dormer windows within the roof space; roof lights; to list but a few of the varied features. Each property is provided with a detached double garage, and space is also provided within each individual curtilage for at least 3 off-road parking spaces, in addition to the garage space which is considered essential given the size, and likely associated car ownership, of the properties.
- 4.9 The properties as proposed feature steep roofs and relatively high ridges, which is of a style currently favoured by housing developers. It is the Officer's opinion that higher roofs generally look more attractive and help with the overall proportions of the properties and this is why most developers favour them. Of course, they also offer the potential for greater use of the "roof space", as is proposed in this case. The previous outline permissions indicated ridge heights of up to 8 metres. The current proposal indicates ridge heights up 9.3 metres in height. It is, however, worthy of note that such heights as proposed would be consistent with the ridge heights evident within The Croft development adjacent (to the south). As such, Officers are satisfied that the proposed development would not in any way look out of place. On the contrary, it would continue a scale, height, and form of development already present within the immediate vicinity of the application site.
- 4.10 In terms of materials, a mixture of red and buff coloured bricks is proposed, with two plots indicated as being of a rendered finish, to reflect the mixture of materials (including render) within Sutton Park Road. A mix of grey and brown roof tiles is proposed. Boundary treatments feature a mixture of brick walls; railings; and, timber fencing as appropriate, all of which are considered acceptable and appropriate.

IMPACT ON TREES

- 4.11 As described previously, the site features a large number of trees, and the site is covered by a Tree Preservation Order. The application has been accompanied by a detailed Arboricultural Report which clearly identifies groups and individual trees scheduled for retention or removal, as appropriate. The Report also identifies means of protecting trees during construction, which includes, where necessary, hand-digging around routes to avoid damage.
- 4.12 The Arboricultural Officer has assessed the Report and raises no objections to the proposals and safeguards contained therein.

12/0528/FULL

FLOOD RISK

- 4.13 As with the previous applications, a Flood Risk Assessment has been submitted which identifies the site as falling within Flood Zone 1 (an area at low risk of flooding). The report concludes that a SUDs scheme is capable of being delivered, which will mimic the existing surface drainage characteristics of the site, albeit with the inclusion of infiltration techniques to improve water quality. Formal referral of the application to the Environment Agency is not necessary under their “self assessment” criteria. Officers are satisfied that the risk of flooding is minimal and that, subject to full details, the arrangements for foul and in particular surface drainage would be acceptable.

ECOLOGICAL MATTERS

- 4.14 The application has been accompanied by an Ecological appraisal, supplemented by a Protected Species Survey. These have been assessed by the Council’s Countryside and Conservation Officer and the proposals contained therein have been found to be acceptable.

AFFORDABLE HOUSING

- 4.15 As mentioned earlier in this report, by submitting the current application in Full (i.e. not as Reserved Matters in respect of the previously approved Outline application(s)), the applicants have opened themselves up to the implications of a change in Planning Policy with regard to Affordable Housing provision. Previously, Policy H.10 of the adopted Local Plan placed a requirement for 30% Affordable Housing provision on sites of 15 dwellings or more. In this regard, the previously approved outline schemes for 14 dwellings did not trigger any need for Affordable Housing provision.

- 4.16 However, Members will be aware that Policy H.10 of the adopted Local Plan has since been replaced by Policy CP04 of the adopted Core Strategy, which identifies that 30% provision should be made on sites of 10 or more dwellings within Kidderminster. Clearly, this application falls to be considered against the lower threshold set within Policy CP04. However, it should be noted that the Policy does recognise that, particularly in the current economic climate, issues of the financial viability of schemes can be a factor. In this regard, Policy CP04 states that:

“Where this level of affordable housing is proven to undermine the viability of a development, particularly due to residual land values, then this will be subject to further individual site viability assessment undertaken by the applicant”.

12/0528/FULL

- 4.17 The application has been accompanied by a Financial Viability Appraisal, which has been independently assessed by consultants used by the Council to assist in such specialist matters. The Consultants agree with the assumptions made by the applicant and finds no fault or irregularities with the details submitted, and even notes that the developers projected profits are actually at a lower percentage than the current industry norm. The Consultants have concluded that the development cannot deliver any on site Affordable Housing provision and that in terms of available monies for S106 Obligations, the site can only provide for a total of £85,000 in contributions.
- 4.18 This is disappointing, but a stark reality in the current economic climate. The application site has long been identified as appropriate for residential redevelopment, and to place additional requirements upon the developer in terms of financial contributions would see the site remain undeveloped. The NPPF makes it clear that Council's should follow the presumption in favour of sustainable development and that planning should act to encourage sustainable growth. The application is considered to be consistent with the aims of the NPPF, which amongst other things seeks to *"boost significantly the supply of housing"*.

S106 OBLIGATIONS

- 4.19 As already confirmed, the site is, for reasons of financial viability, unable to provide on-site Affordable Housing provision. However, a total figure of £85,000 can be delivered in the way of S106 contributions.
- 4.20 In granting outline planning permission previously, a S106 Agreement was secured which provided for:
- £14,000 – Highways Contribution towards off-site works (not to include the proposed mini-roundabout);
 - Open Space Contributions (based upon the then unknown number of Child Bed Spaces);
 - Education Contribution (based upon the then unknown number of bedrooms).
- 4.21 Based upon the now known number of bedrooms, the figures calculated for Open Space and Educational contributions, on the basis of the current proposals, would approximately equate to:
- £26,000 for Open Space Contributions;
 - £45,000 for Education Contributions.

12/0528/FULL

Added to the previously identified £14,000 contribution towards Highways improvements, this equates to £85,000. On the basis of the aforementioned financial viability appraisal, the development could provide all of these contributions without adversely impacting upon the financial viability of the scheme.

- 4.22 However, Members are advised that from the County Highways perspective, the priorities for works in the area have changed in the intervening years and that any Highways contribution would now be for the provision of a new Bus Shelter on Sutton Park Road (estimated at £10,000). Added to which, officers are acutely aware that the national funding streams for the provision of Affordable Housing have changed in recent years, the result being that the delivery of some previously approved schemes is being hindered by shortfalls in funding. Whilst not the preferred option, the Council's Planning Obligations SPD does make provision for off-site financial contributions towards the provision of Affordable Housing. The Council's Strategic Housing Manager has confirmed that such contributions can be used to grant fund future schemes which will ensure that we continue to provide for some affordable housing, albeit off-site in this instance.
- 4.23 In light of the above, and notwithstanding the other genuine claims for financial contributions via the proposed S106 Agreement, it is recommended that in this particular case the contributions be restricted to:
- £85,000 contribution towards off-site Affordable Housing provision (exact details to be agreed).

5.0 Conclusions and Recommendations

- 5.1 The principle of the proposed redevelopment of the site for residential development has been accepted previously by virtue of the outline permissions granted in 2006 and 2009.
- 5.2 This latest application proposes a very similar style of development, with the exact same number of dwellings proposed (i.e. 14 dwellings) to that previously approved. The proposed layout is considered to be acceptable and relates well to established development adjacent to the site. The design of the house types is of a good quality and reflects the style of development already evident within The Croft development, to the south. The access arrangements and overall layout is consistent with that previously approved.

12/0528/FULL

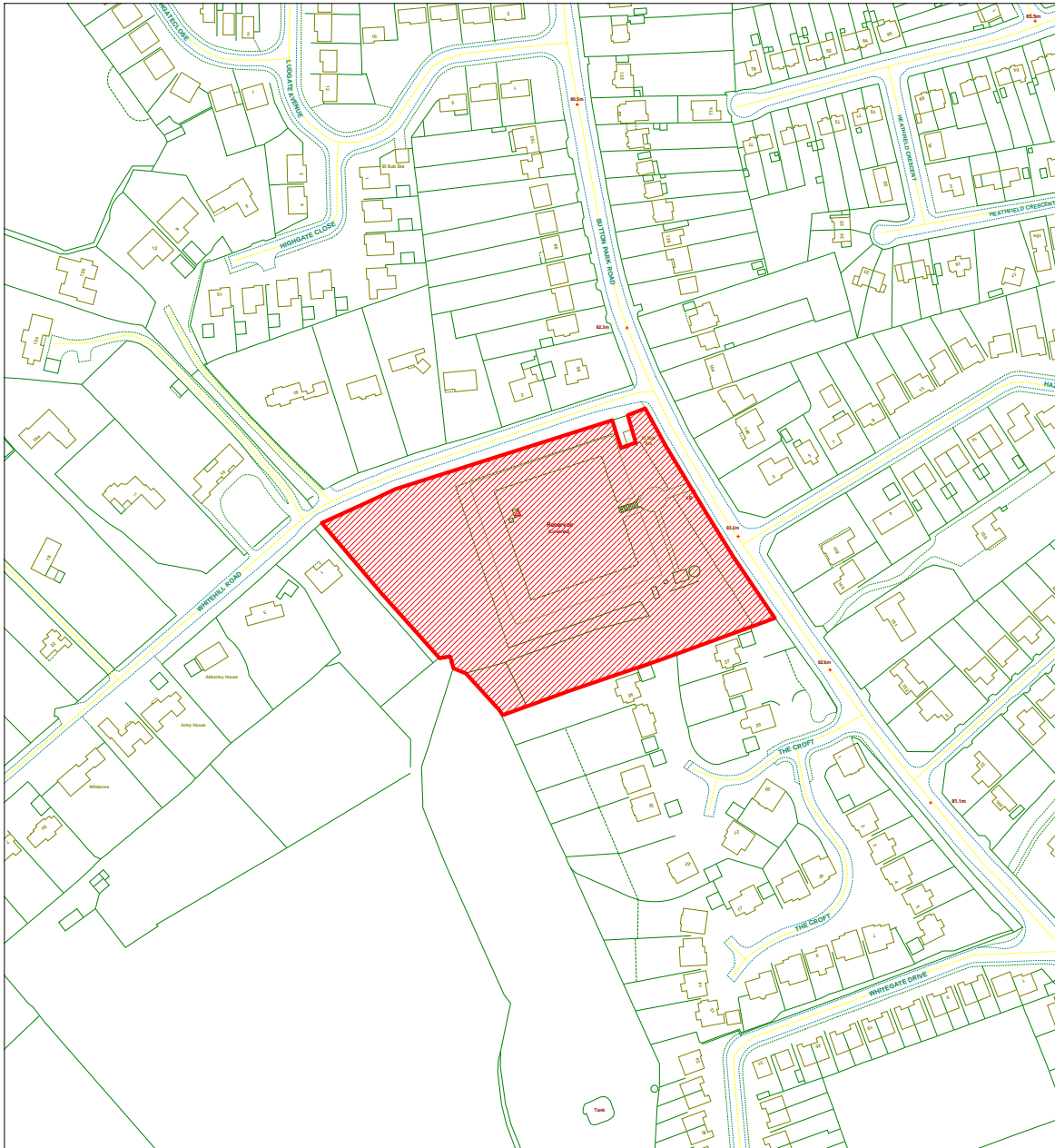
5.3 This is a high quality development of a site that has sat vacant for some years and is to be welcomed. It is recommended that **delegated** authority to **APPROVE** this application be given, subject to:

- i) the signing of a Section 106 Agreement to secure an £85,000 contribution towards off-site Affordable Housing;
- ii) the following conditions:
 - 1. A6 (Full with No Reserved Matters).
 - 2. A11 (Approved Plans).
 - 3. B6 (External Materials).
 - 4. B13 (Levels).
 - 5. B15 (Bat Boxes).
 - 6. C3 (Tree Protection During Construction).
 - 7. C5 (Hand Digging Near Trees).
 - 8. C8 (Landscape Implementation).
 - 9. Drainage - Details to include SUDs scheme.
 - 10. Highways (Driveway Gradients and Parking).
 - 11. Highways (Off-site Modifications (Mini-Roundabout)).
 - 12. Highways (Cycle Parking).
 - 13. Construction (Hours of Operations).
 - 14. Construction (Wheel Wash Facilities).
 - 15. Construction (Site Compound Details).
 - 16. Construction (Parking for Site Workers).
 - 17. Construction (Delivery Vehicle Routes).

Reason for Approval

The principle of residential development on this site has been previously established and is compliant with planning policy. The proposed layout and design of the dwellings is considered to be acceptable and in keeping with the scale and density of development in the vicinity of the site. Whilst the proposed development fails to deliver on-site Affordable Housing in accordance with Policy CP04 of the Adopted Wyre Forest District Core Strategy, a financial viability appraisal has been assessed, as required by Policy CP04, and independently assessed which confirms that on-site provision would undermine the viability, and thereby deliverability, of the scheme which would be contrary to the aspirations of the NPPF with regard to economic growth and delivery of housing. The application is therefore considered to be in accordance with the policies listed at the head of the report.

5.4 In the event that the Section 106 Agreement is not completed by 27th November 2012, it is recommended that delegated authority be given to REFUSE this application.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Sutton Park Reservoir
Sutton Park Road
Kidderminster DY11 6JQ



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

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
9TH OCTOBER 2012

PART B

Application Reference:	11/0449/FULL	Date Received:	21/07/2011
Ord Sheet:	380676 270155	Expiry Date:	15/09/2011
Case Officer:	Emma Anning	Ward:	Areley Kings

Proposal: Variation of condition 3 of Planning Permission 10/0745/FULL to allow alternative extraction scheme to be installed

Site Address: 2 QUEENS ROAD, STOURPORT-ON-SEVERN, DY13 0BH

Applicant: Mr S Gogna

Summary of Policy	RT.13 (AWFDLP) CP03 CP09 (AWFCS) QE.1, QE.3 (WMRSS) SAL.GPB2 (Emerging SAP DPD) Sections 7, 8 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 No. 2 Queens Road is a ground floor shop located at the extreme eastern end of a group of retail businesses, which include a small supermarket. The area is identified in the Adopted Wyre Forest District Local Plan as a 'group of small shops' and the surrounding area is allocated for residential use. The shops are located to the south of Stourport on Severn town centre on the 'Walshes Estate'.

1.2 The shops were provided originally to service the local Walshes Estate but a tendency more recently has been for one or more of the units to remain vacant for long periods of time. Such is the case with No. 2, which is currently empty and shuttered. A florist is the last known occupier.

11/0449/FULL

2.0 Planning History

- 2.1 10/0610/FULL - Change of use at ground floor level from A1 (retail) to A5 (Hot Food Takeaway) : Withdrawn 6/12/10.
- 2.2 10/0745/FULL – Change of use at ground floor from A1 (retail) to A5 (Hot Food Takeaway) : Approved 14/02/011.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Objects to the proposal and recommends Refusal (no reason given).
- 3.2 Worcestershire Regulatory Services (Environmental Health) – I am concerned that although the odour will be significantly reduced by the proposed system, due to there being a window on the same wall as the extraction outlet, the flat above the premises may be affected by cooking odours. The only way to address this would be to have a high level discharge point. However, if all reasonable steps have been taken by the applicant to negotiate this with the owner of the flat above their premises I agree there is no alternative to what has been proposed. I agree that maintenance to this system is of great importance and if allowed to lapse would result in an adverse impact to nearby and adjoining residents.

I would also recommend that as far as practicable doors and windows are kept closed.

I would recommend they follow the maintenance recommended by the manufacturer.

- 3.3 Neighbour/Site Notice – Three letters of objection received:

- From the suppliers' quotation, the application is actually being considered on unknown equipment specifications and is therefore being considered on 'assumptions' by the supplier. For this application to be considered effectively and appropriately, I suggest that the supplier commits to an exact specification, not just assumptions. Also previous installations of similar solutions, as provided and completed by the supplier, should be advised to the Committee and then assessed for effectiveness of the solution.
- Takeaway is not going to work and will create a lot of problems to the people living close to the building.
- This should not have been passed originally. They want to put the system where the original car parking spaces were to be. If this goes ahead where will the parking be?

11/0449/FULL

4.0 Officer Comments

4.1 Planning permission was granted for an 'A5 use' (fish and chip shop) at these premises under reference 10/0745/FULL on 14 February 2011, with a condition to ensure that the specified fume extraction system is implemented as part of the project.

4.2 The condition in full was conveyed as follows:-

'The approved development shall incorporate in full the submitted fume extraction scheme and associated technical specification, stamped 'APPROVED'. There shall be no variation from the approved scheme without the written consent of the Local Planning Authority.'

Reason

To safeguard the amenity of the local area in accordance with Policy NR.11 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Wyre Forest Core Strategy 2010.'

4.3 Subsequent to difficulties arising with the practical implementation of the approved scheme, the applicant now wishes the Council to consider an alternative odour control system which does not involve the installation of a flue duct to the full height of the gable end of the building.

4.4 The system now proposed to be installed does not rely on an externally mounted flue for the extraction of air and odour, instead the odour control system operates internally and purified air is expelled through a wall mounted vent. The vent would be installed in the side elevation of the building at a height of approximately 2.5m from ground level.

4.5 Given that the primary concern is to ensure that no harm is caused to the amenity of adjacent residential as a result of poor odour control, the technical input and advice of pollution control officers at Worcestershire Regulatory Services is an important material consideration in this application, especially since they were closely involved with the original approval.

4.6 It is clear from the response of Worcestershire Regulatory Services that the long term effectiveness of this alternative system cannot be guaranteed without the rigorous application of a maintenance and servicing regime. The applicant has been advised of this and has provided a detailed maintenance schedule which, so long as it is adhered to, would ensure that 95% of all odours are eliminated. What therefore has to be considered is whether a condition could be applied to a consent which would provide the control required whilst still being in accordance with the requirements of Circular 11/95.

11/0449/FULL

- 4.7 Circular 11/95 states that conditions should only be imposed where they are necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. It is clear from the detail above that a condition to control the operation of the extraction system would be necessary, reasonable and relevant to this proposal. It therefore remains to consider whether a condition that is precise and enforceable could be imposed. It is considered necessary to ensure that the maintenance contract, as submitted, is entered into and that the upkeep of the equipment is carried out in accordance with the recommendations of that contract.
- 4.8 Conditions could be worded to ensure that the use of the premises cannot commence until -
- (a) A signed copy of the ongoing maintenance agreement has been submitted to and approved by the Local Planning Authority; and
 - (b) The applicant is to keep and regularly update a maintenance record which shall be kept available for inspection by the Local Authority at all times.

It is felt that the above conditions could ensure the property is brought into use as the previously approved A5 use, safeguarding the amenity of neighbours.

- 4.9 Whilst the comments of the neighbours have been given careful consideration it is accepted that the use of this property for A5 retail purposes has been established and is not for consideration as part of this application. Similarly matters relating to parking were considered as part of the previous approved application and it is not felt that the current proposal would have any bearing on parking provision.

5.0 Conclusions and Recommendations

- 5.1 The proposal is therefore considered to be capable of implementation without detriment to the amenity of occupiers of adjacent properties.

- 5.2 The application is therefore recommended for **APPROVAL** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. The A5 retail function shall not be brought into use until a signed copy of the ongoing maintenance agreement has been submitted to and approved in writing by the Local Planning Authority. This maintenance agreement shall be in place for the lifetime of the development. The upkeep of the extraction system hereby approved shall accord strictly with the detail contained in the maintenance agreement unless otherwise agreed in writing by the Local Planning Authority.

11/0449/FULL

4. The approved development shall incorporate in full the submitted fume extraction scheme and associated technical specification, stamped 'APPROVED'. There shall be no variation from the approved scheme without the written consent of the Local Planning Authority. Parking provision is to be available prior to first use.
5. The applicant is to keep and maintain a maintenance record which shall be kept available for inspection by the Local Authority at all times.
6. The approved use shall operate only within the following times, and there shall be no variation without the written consent of the Local Planning Authority:
12.00 - 23.00 hours Monday to Saturday inclusive.
Closed Sundays.
7. Litter shall be collected in accordance with a management plan to be submitted to and approved in writing by the Local Planning Authority before the approved hot food takeaway is first brought into use.
8. The development hereby permitted shall not be brought into use until the parking facilities shown on the approved plan have been properly consolidated, surface, drained and otherwise constructed in accordance with details to be submitted to and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Notes

- A. This Permission does not confer on the Applicant the right to build on or over land owned by a third party without the third party's consent. You should therefore seek the prior agreement of your neighbour(s) before entering their land.
- B. With reference to condition No. 5, the submitted management plan should include details of frequency of patrols, area to be covered, risk assessment and recording.
- C. The Council would encourage the applicant to explore the possibility of installing a litter bin in close proximity to the premises, with the agreement of the appropriate landowner.

Reason for Approval

The proposed variation of condition to allow an alternative extraction system is considered to be acceptable as it has been demonstrated that the proposed system is capable of providing satisfactory odour control measures to ensure that no harm is caused to the amenity of neighboring residents or occupiers, in accordance with Policy RT.13 of the Adopted Wyre Forest District Local Plan and Policies CP03 and CP09 of the Adopted Wyre Forest Core Strategy.

Application Reference:	12/0429/FULL	Date Received:	06/07/2012
Ord Sheet:	383275 276835	Expiry Date:	05/10/2012
Case Officer:	Julia Mellor	Ward:	Greenhill

Proposal: Conversion, roof top extension and alterations to existing elevations to provide 42 dwellings with associated parking and landscaping

Site Address: THE OLD POST OFFICE, BLACKWELL STREET, TOWERS BUILDINGS, KIDDERMINSTER, DY10 2DY

Applicant: Blue Square Kidderminster Ltd

Summary of Policy	H2, TC2 TR17 (AWFDLP) DS01, DS02, DS05, CP01, CP04, CP03, CP05, CP07, CP13, CP14 (AWFCS) UP1, UP2, CC1, CC2, DLP1, GPB2, EG8 (KCAAP 2012) DPL3 (Emerging SAP DPD) UR3, CF4, PA1, PA11, QE3, EN2, T2, T7 (WMRSS) Sections 2, 5, 6, 7 (NPPF) Planning Obligations SPD Design Quality SPG
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL subject to Section 106 Agreement

1.0 Site Location and Description

- 1.1 The application site lies within Kidderminster town centre and fronts Blackwell Street. It accommodates the existing four storey building (including basement) plus its associated car parking area.
- 1.2 The site has a boundary to the Red Man Public House on one side and the Towers Buildings on the other. At the rear is the British Telecom Exchange building and car parking.
- 1.3 The site is dominated by the frontage building sited at the back of pavement built in around 1930, characterised by its strong brick built front elevation, regimented windows, columns and string courses. The attached 1960's flat roof building extending to the rear of the site is rather plain in comparison. It is proposed to provide a roof top extension to this rear structure to provide four storeys above ground and convert the whole of the premises to 42 apartments (25 x 1 bed; 17 x 2 bed).
- 1.4 The adjoining car park is proposed to accommodate 32 spaces for the development with direct access off Blackwell Street.

12/0429/FULL

- 1.5 It is understood that the building has been vacant for 12 years.
- 1.6 The application has been submitted together with the following documents:
- Design and Access Statement
 - Transport assessment
 - Travel Plan
 - Phase 1 Environment Survey
 - Affordable Housing Appraisal
 - Planning Statement

2.0 Planning History

- 2.1 WF.989/00 - Change of use of telephone building to snooker and American pool outlet : Approved 16/01/01.
- 2.2 WF.768/02 - Certificate of lawfulness; use of building for a night club : Refused 24/09/02.
- 2.3 WF.977/02 - Change of use of ground and first floors to night-club : Approved 2/12/02.
- 2.4 WF.62/04 - Erection of 35 apartments, new retail unit and use of ground floor of telephone exchange as office use. Car parking, raised amenity area : Approved 11/01/05.
- 2.5 06/0510/FULL - Erection of 54 apartments with new retail units to ground floor, change of use to office, car parking : Withdrawn
- 2.6 07/0157/FULL - Erection of 54 apartments with new retail units to ground floor, change of use to office, car parking : Withdrawn
- 2.7 07/0847/FULL - Construction of 54 apartments (including 10 No. Affordable units), retail unit, ground floor office and undercroft car parking arrangements with access from Blackwell Street : Refused; Appeal dismissed.
- 2.8 08/0594/RESE - Reserved matters application for 35 apartments, new retail unit, office use and undercroft parking : Approved 12/09/09.
- 2.9 08/0495/FULL - Retention/Refurbishment of Old Post Office frontage building, demolition to rear and construction of 54 apartments with retail unit and ground floor offices and undercroft parking : Pending determination.

12/0429/FULL

3.0 Consultations and Representations

3.1 Highway Authority [Original Comments] - Recommend that the permission be refused for the following reasons:-

The applicant has submitted a Transport Statement as part of the application to analyse the impact of the development, this statement is not accepted by the Highway Authority for a variety of reasons and the statement has not been scoped either.

Access - The indicated visibility splays are not demonstrated from a 2.4m set back and will be obstructed by on street car parking. Whilst a traffic regulation order would be necessary to resolve this conflict by this cannot be guaranteed. I consider that there are greater flows than the previous permission or use and improvements to the splay line are required. No speed data is provided as part of the application to demonstrate or confirm that the visibility splays are acceptable.

Sustainability - The application indicates IHT guidelines on walking to public transport, but does not reference the local accessibility standards. There is a nearby bus stop to the site, but the application does not fully consider the site's relationship with the railway station. The document also indicates that a 400 space car park can be found at the railway station, but national rail enquiries indicate that it is actually 224 spaces. The site does consider walking distances but does not consider the quality of the routes such as gradient and subways which can detract from the destinations attractiveness.

Impact on the Highway Network - Whilst a trip rate comparison has taken place the trip data has not been agreed. The statement also ignores the fact the flow rates for B1 and C3 developments are in opposite directions at their respective peak hours. The use of the Highway Agency Network Analysis Tool to assess impact on the local highway network is not appropriate and it should not be assumed that there is no harm from the use of a trunk road and motorway authority tool kit. The nearest roundabout onto the ring road is commented on that this operates efficiently and within capacity. This is not supported by an Arcady model and from other nearby development the roundabout is known to operate at over capacity. The travel plan is also missing from the submission.

Car Parking - The County Council's Local Transport Plan 3 includes a highway design guide which indicates that for residential properties should be served by a minimum provision. Whilst a margin of variation to this standard can be agreed this has not been discussed. The adopted parking standard requires 42 parking spaces and 20% over this as visitor provision within the site or close by which is an additional 8 spaces, the applicant has provided 28 spaces, 1 visitor space and 2 disabled spaces which are not required for private residential dwellings. A TRIC's assessment of accumulation is not considered appropriate for residential development.

12/0429/FULL

The site effectively provides 67% of the required parking provision which I would consider to exceed a marginal variation to the standard and the shortfall of parking will result in displacement onto the publicly maintained highway.

In summary the application does not demonstrate that there is not impact on the highway network and does not comply with the adopted local transport plan. Suitable visibility splays are not provided and there is an unacceptable shortfall in car parking provision. The transport statement needs to be reworked with the highway authority and the development amended to reflect the adopted parking policy.

(Latest Comments following submission of Travel Plan and revised parking layout) - Recommends that any permission which the District Planning Authority may wish to give include the following conditions and notes:-

- Vehicle access construction.
- Access closure.
- Access, turning and parking.
- Cycle Parking (Multi Unit).
- Alteration of highway to provide new or amend vehicle crossover (note).
- Temporary Direction Signs to Housing Developments (note).

Note to Planning Officer - The applicant should enter into a section 106 agreement to following:

- i) To contribute a sum of £3660 towards amending traffic regulation orders in Blackwell Street to improve visibility at the proposed point of access.
- ii) To obligate the site owner at the time of first occupation to provide each residential unit with a welcome pack informing of local amenities and transport choices which shall be agreed with the highway authority and will include a voucher for the underwriting of up to £200 of purchases towards a bicycle or cycle accessories for any unit sold at its first sale.

3.2 Severn Trent Water Ltd - No objections subject to condition.

3.3 Conservation Officer - This site has international interest because Rowland Hill, inventor of the penny post, a system now universally adopted, was born here in 1795. The 18th century house was replaced around 1930 by the present GPO building which housed the town's telephone exchange.

The building is of local architectural interest being fairly typical of the larger GPO Telephone Exchanges of that period. The Georgian-influenced facade Blackwell Street is enlivened with more "modern" art-deco features, the most notable being the doorway, the commemorative plaque to Rowland Hill and the elegant staircase. This notwithstanding, the building has not yet been included on the Local Heritage List.

12/0429/FULL

The proposed development is to be welcomed because the building has lain empty and derelict for some time. Various web-sites comment on its suitability for substance abuse and there is also evidence of arson, vandalism and metal theft throughout the site.

The scheme will bring back into full use a large town centre building which will benefit not only the building but the immediate vicinity and visual amenity of Blackwell Street. The retention of the art-deco staircase and imposing facade to Blackwell Street are to be applauded. The addition of a third floor above the later 1960's extension to the rear will have little, if any, impact on the interest of the 1930's building.

- 3.4 Planning Policy Manager - A number of planning policy documents provide relevant policy for consideration in the determination of this planning application. The National Planning Policy Framework (March 2012) allows weight to be given to emerging Development Plan Documents, with that weight being more significant the further the documents are in the preparation process. The Site Allocations and Policies and Kidderminster Central Area Action Plan Publication documents were approved by Full Council in June 2012 and are currently undergoing a Publication period closing on 14th September 2012. Therefore, weight can be given to the emerging policies set out within these documents.

The Adopted Local Plan sets out policies relating to residential locations and town centre uses. The site falls within Kidderminster Town Centre and within a secondary shopping area and therefore, policy TC.2 is of relevance. Policy TC.2 states that "non-retail uses (A1, A2 or A3) will not normally be allowed at the ground floor street frontage". It goes on to state that residential development will be allowed within the town centre inset areas above retail and business premises. This development proposes residential use at the ground floor street frontage and is therefore not considered to be in accordance with policy TC.2 of the Adopted Local Plan.

The Kidderminster Central Area Action Plan Publication DPD includes both a general policy for primary and secondary shopping frontages and a site specific policy for the Waterloo Street Area which this site falls within. Policy KCA.GPB2 sets out the uses that will be supported within the secondary shopping frontages as A1-A5 retail; and general town centre uses that contribute to the viability of the area including C1 hotel; C3 dwelling houses; B1(a) offices and D1 non-residential institutions. Policy KCA.EG8 relates to the Waterloo Street Area within which this site falls and it outlines the uses which are acceptable within this area. This policy generally follows the provisions of policy TC.2 of the Adopted Local Plan and states that development should "provide active uses at the ground floor with a combination of uses on the upper floors providing a vertical mixing of uses".

12/0429/FULL

The reasoned justification does provide some flexibility stating that “non retail uses which will help to add vibrancy to this part of town will be considered favourably. However, active ground floor uses will be sought as part of any development”. This principle of residential development at the ground floor is considered to be in accordance with policies KCA.GPB2 and KCA.EG8. Consideration should be given as to how the proposals address the other requirements of policy KCA.EG8.

The Adopted Core Strategy (December 2010) sets out a number of strategic policies which are of relevance. Policy DS01 sets out the settlement hierarchy for the District and focuses new development on brownfield sites primarily within Kidderminster and Stourport-on-Severn. Therefore, this proposal is considered to be in accordance with policy DS01.

Policy CP01 of the Adopted Core Strategy requires that 10% of the energy requirements of major new developments should be met on-site from low or zero-carbon energy sources. As this proposal is for more than 10 residential units, it is required to comply with the requirements of policy CP01 unless a viability assessment demonstrates that this is not possible.

Policy CP04 sets out the required level of affordable housing. This proposal includes no provision for affordable housing on the basis that it would make the development unviable. Policy CP04 requires that such a scheme should provide 30% affordable housing. Policy SAL.DPL3 of the Site Allocations and Policies Publication DPD provides detailed guidance for viability assessment in relation to affordable housing and any viability work should be considered in accordance with that policy.

Policies CP03: Promoting Transport Choice and Accessibility, CP05: Delivering Mixed Communities, CP07: Delivering Community Wellbeing, CP11: Quality design and Local Distinctiveness, CP13: Providing a Green Infrastructure Network and CP14: Providing Opportunities for Biodiversity and Geodiversity are also of relevance and consideration should be given as to whether the proposals meet the requirements of these individual policies.

In conclusion, the principle of residential development above the ground floor on this site is in accordance with policy TC.2 of the Adopted Local Plan and the principle of residential use on all floors is in accordance with emerging policy which the NPPF places weight on. However, the proposal fails to provide any affordable housing and therefore is not in accordance with policy CP04. Consideration needs to be given as to whether the viability appraisal provided is sufficient to demonstrate that development would not be viable with such a contribution in accordance with policy SAL.DPL3 as well as to how the proposal meets the requirements of the other relevant policies outlined.

12/0429/FULL

3.5 Countryside and Conservation Officer - The application comes with an appropriate and competent ecological appraisal. There are no major protected species issues with the below just needing to be addressed.

- An appropriate method statement for the demolition of the roof will be needed to ensure that no harm inadvertently comes to bats
- Demolition will need to be timed outside of the nesting season or under the supervision of an appropriate ecologist.

3.6 North Worcestershire Economic Development & Regeneration (NWEDR) - The Old Post Office in Blackwell Street has been redundant and empty for a significant number of years and currently provides a blank and inactive frontage onto the street. In addition to this, its deteriorating condition is making it become more of an eyesore on the street scene rather than a quality element of it. Therefore an application that encourages its reuse and refurbishment is welcomed.

This building is located in an area Blackwell Street, which is defined as a Secondary Shopping Frontage in the emerging Kidderminster Central Area Action Plan (KCAAP) DPD. In these areas the KCAAP recognises that the viability of sites as retail premises may be restricted and therefore other uses may be considered, including residential, that promote vitality.

The conversion of this building to residential apartments would provide some much needed vitality to Blackwell Street and significantly improve the condition of an important landmark building. Furthermore, it would compliment the ambition of the KCAAP to increase the numbers of people living within the town centre. It is not considered that the loss of this building as part of the retail frontage would have a detrimental impact on the current or future viability of Kidderminster as a retail centre. Therefore the principle of its change of use to residential is considered acceptable.

The provision of a parking area adjacent to the building means that a gap in the built form will be created where ideally we would usually expect to see a built and active frontage. However, it is recognised that currently this frontage is just a blank facade wall, with no current use or building, and that this parking is necessary to make this residential development viable. Therefore, the 'greater good' of getting this building back into use makes this more tolerable in this instance.

Overall the NWEDR service considers this proposal to be acceptable

3.7 Worcestershire Regulatory Services (Noise) - There is potential for residents to be adversely affected by noise from road traffic movements and from local late night entertainment venues. I would therefore recommend considering applying conditions with the following in mind:

12/0429/FULL

'No Development should take place until a noise impact assessment is carried out to assess the noise impact from road movements and from entertainment venues on the proposed development. Noise levels within the dwellings should not exceed those set out in BS8233:1999 (Sound Insulation and Noise Reduction for Buildings) providing good living conditions. The report should include mitigation measures where necessary and should be submitted and approved by the Local Planning Authority prior to development commencing. Mitigation measures should be completed before any of the permitted dwellings are occupied.

- 3.8 Worcestershire Regulations (Land Contamination) – Site Investigation condition recommended to assess the previous uses and current condition of the building to ascertain if any contamination remains.
- 3.9 Disability Action Wyre Forest – No responses received.
- 3.10 Strategic Housing Services Manager – Awaiting comments.
- 3.11 Neighbour/Site Notice / Press Notice – no responses received.

4.0 Officer Comments

PRINCIPLE OF PROPOSED RESIDENTIAL USE

- 4.1 The application site is allocated within the Adopted Local Plan as a secondary shopping area where, according to Policy TC2, non retail uses are not permitted at ground floor. A previous application complied with this Policy by accommodating retail and office uses at ground floor (references WF/62/04 outline; 08/0594/RESE reserved matters). In contrast the current proposal is for residential uses only.
- 4.2 There are also however the policies of the Adopted Core Strategy and the emerging policies of the Site Allocations plus the Kidderminster Central Area Plan (KCAAP) DPD's to consider.
- 4.3 Policy DS01 of the Core Strategy advises that new development will be concentrated on brownfield sites within the urban areas of Kidderminster and Stourport. Furthermore residential development is listed under this Policy as a suitable use.
- 4.4 Policy DS02 highlights that Kidderminster will be the strategic centre for the District, and its role is to provide a focus for, amongst other uses, residential development with the aspiration for Kidderminster to meet approximately 60% (2400) of the District's requirement for new houses up to the year 2026.

12/0429/FULL

- 4.5 Moreover, this support for more housing within the town is also clearly identified by the Policies of the Presubmission Version of the KCAAP DPD. In contrast to Policy TC2 of the Adopted Local Plan, Policies GPB2 and DPL1 accept residential uses at ground floor in secondary shopping frontages. The Plan states that, *“A flexible approach will be taken to proposals for uses where they would contribute to the vitality and viability of the town centre.”*
- 4.6 Within the KCAAP the site is allocated within the Waterloo Street Area which has its own specific policy. Policy EG8 allows a range of uses including use class C3 residential uses and explains that, *“Non retail uses which will help to add vibrancy to this part of town will be considered favourably.”*
- 4.7 Therefore given that the proposals would bring a vacant building which has never had a shop front or retail use into re-use and adding the flexibility allowed by the Core Strategy together with the emerging Policy of the Draft KCAAP the proposed residential use of the whole building is considered acceptable.

PROPOSED TYPE OF HOUSING

- 4.8 According to Policy CP04 of the Core Strategy this site should provide 30% affordable housing (i.e.14 units). However the scheme offers none. Within the Planning Statement it is explained that,

“The scheme is a stalled regeneration project which has suffered as part of the recession which has had an impact upon land values. The applicant purchased the property in the height of the market (2006) for the sum of £775,000. The values of the building have since been written down to a figure of £350,000 to reflect its current value.

In terms of the provision of contributions, the supporting viability assessment demonstrates that having regard to all costs associated with the development, that the provision of affordable housing and other associated developer contributions would create a negative land value to the extent that the scheme would become deliverable.

The viability assessment goes on to assess the situation where no contributions are made. This still shows a negative land value. However, the applicant has taken the view that in order to recover the value from the scheme they would be prepared to build out at these values. In doing so they will crystallise their losses, but it will allow the scheme to come forward which will be of wider benefit to the vitality and viability of Kidderminster town centre.”

- 4.9 It is the applicant’s intention to hold onto the residential units as a medium to long term investment in the expectation that a combination of future capital growth and rental income may result in a break even position being achieved at some point in the future.

12/0429/FULL

- 4.10 A confidential financial viability assessment has been submitted and is currently being appraised by external consultants on behalf of the Local Authority. Policies CP04 of the Core Strategy and DPL3 of the Draft Site Allocations and Policies DPD acknowledge that the financial viability of a scheme may have an impact upon the deliverability of affordable units and advise that financial appraisals, “....*will be used to secure a greater or less contribution towards affordable housing based on individual economic circumstances relating to the site.*” This echoes the National Planning Policy Framework (NPPF) which emphasises that development should not be burdened with obligations to an extent that their viability and deliverability is threatened.
- 4.11 Of note is the most recent scheme (Ref. 08/0495/FULL) which would have provided a total of 54 apartments on the site. This was reported to Planning Committee in 2008 when the application received delegated authority to approve subject to the signing of a Section 106 Agreement. Part of the Agreement would have secured 10 affordable units (19%) and a contribution of £68,704 towards affordable housing. This was below the 30% policy requirement and the relaxation of policy was agreed on the basis of a financial viability assessment when officers at that time accepted that the scheme was financially compromised. Unfortunately the 2008 application was never approved as the Section 106 Agreement was never signed.
- 4.12 At the time of writing the report the results of the appraisal of the financial viability are still to be received. The conclusions will be reported on the update sheet.

HIGHWAYS

- 4.13 The proposed scheme which would provide 42 apartments should, according to Worcestershire County Council guidelines, provide a minimum of 42 parking spaces plus 20% additional provision for visitor parking which would result in a total of 50 spaces. The scheme proposes 32 spaces.
- 4.14 However whilst the number of spaces falls short the County Council accept that there are factors which allow the consideration of a variation to their standards. These factors include the location of the site, public transport provision, walking and cycling facilities, the type of residential occupants, the scale and type of development being proposed, the existing land use, public parking provision and the submission of a travel plan.
- 4.15 First the proposed apartments would lie inside of The Ringway and within the heart of the town centre where local amenities are sited within walking distance. A bus stop lies within 50m of the site, whilst the bus station is located approximately 400m away. The site plan shows the provision of 92 cycle stands, 8 above the County standard, and the National Cycle Route 54, which aligns the canal, lies at a distance of 500m from the site. Public parking is permitted on both side of Blackwell Street with a maximum stay of 30 minutes, no return within 2 hours. Furthermore the Swan Centre car park accommodates 401 spaces.

12/0429/FULL

- 4.16 A Travel Plan has also been submitted to demonstrate how the applicants intend to minimise the potential traffic impact of their development and cope with reduced parking availability. Within the Travel Plan the applicants have confirmed that they are willing to enter into an arrangement with a local supplier of bicycles that upon the sale of any individual unit a voucher capable of being offset against the purchase of a bicycle or bicycle accessories in the sum of £200 from that supplier will be made available to the unit purchaser. This could be secured via a Section 106 Agreement.
- 4.17 In addition the existing Traffic Regulation Order (TRO) covering Blackwell Street would need to be revised to allow greater visibility when exiting the site. Such a revision would reduce the amount of on street parking. A financial contribution is required to revise the TRO, and this could be secured again by a Section 106 Agreement.
- 4.18 The Highways Authority have considered all of the above and revised their comments raising no objections subject to the signing of a Section 106 Agreement as explained above.

PROPOSED LAYOUT AND DESIGN

- 4.19 Whilst extending the flat roof building to the rear to provide an additional storey it has been designed to preserve the local distinctiveness of the site. The height of the proposed new flat roof would fall below the ridge height of the existing 1930's frontage building which would therefore retain its visual prominence.
- 4.20 The existing building has steps up to the front entrance precluding access by disabled people. However there are two entrances proposed to the rear, close to the proposed DDA compliant lift which would provide level access. Only two of the apartments would not be accessible by a disabled person.
- 4.21 The site would provide a total of 347 square metres of private amenity space which would be located either side of the building. This total is over 100 square metres more than the scheme given delegated authority to approve in 2008 for 54 apartments (ref. 08/0495/FULL).

ECOLOGY

- 4.22 The Phase One Environmental Survey reports an assessment of the site for bats, badgers, birds and reptiles. None were found, however the report acknowledges that part of the roof which could not be surveyed has the potential for bats and it recommends that a method statement is provided to ensure that there is no adverse impact.
- 4.23 The Council's Countryside and Conservation officer has raised no objections subject to conditions.

12/0429/FULL

SECTION 106 AGREEMENT

- 4.24 According to the SPD on Planning Obligations the scheme is above the threshold for the following:

Affordable housing	14 units (30%)
Open Space	£13,124
Education Provision	£33,354
Biodiversity	To be provided on site
Sustainable transport	No contribution required
Public Realm	Achieved via the uplift of the existing building

- 4.25 As stated earlier the applicants have submitted a financial viability assessment which aims to demonstrate that the financial contributions would make the scheme undeliverable. The results of the appraisal currently being undertaken by external consultants on behalf of the council are, at the time of writing, still awaited. Notably however the applicants have agreed to the suggestion by the Highway Authority for a Section 106 Agreement to secure the payment of a £200 bicycle voucher to the first owner occupier of each of the 42 units. This could potentially amount to £8,400, however as stated previously the developer is seeking to retain the building as an investment and to receive rental income. If the units were privately rented the proposed voucher scheme would not come into effect. The external consultants report relating to the appraisal of the applicants' financial viability assessment will be reported on the update sheet.

5.0 Conclusions and Recommendations

- 5.1 The NPPF outlines the Government's commitment to promote economic growth in order to deliver new homes and vibrant urban areas. It states that, "*Housing applications should be considered in the context of the presumption in favour of sustainable development*".
- 5.2 In support of this application the proposed scheme would result in the enhancement and the bringing back into active use, a run down building which has been the subject of vandalism and has been vacant for 12 years.
- 5.3 Whilst the provision of a residential use at ground floor would conflict with Policy TC2 of the Adopted Local Plan it would not result in the loss of retail frontage within the town centre. Furthermore the emerging Policies of the Draft KCAAP accept a more flexible approach to promote the vibrancy of this part of Kidderminster.
- 5.4 The proposed parking provision is significantly less than the County Council's parking standards; however the location of the site in relation to local amenities and public transport has been taken into account together with provision of cycle stands.

12/0429/FULL

- 5.5 The biodiversity of the site has been considered and can be enhanced via a suitably worded condition.
- 5.6 The proposed design of the roof top extension to the rear takes due regard of the prominence of the frontage building which would be retained to reinforce the distinctiveness of this part of Blackwell Street.
- 5.7 Officers have previously accepted, in principle, a Section 106 Agreement that has failed to provide the necessary financial contributions and affordable housing to meet the requirements of the SPD on Planning Obligations. This was on the basis of the financial viability of the scheme. The applicants have advised that the currently proposed scheme could not provide any affordable units or contributions (with the exception of the bike voucher), and still remain viable. The NPPF, together with Adopted and emerging Policy allow for reduced Section 106 contributions providing that it is justified by a financial viability assessment. At the time of writing the appraisal of this assessment which is being undertaken by external consultants in behalf of the Council is yet to be completed.
- 5.8 Therefore the recommendation is for **delegated** authority to **APPROVE** subject to the following:
- i. the satisfactory conclusion of the appraisal of the financial viability assessment (as reported on the update sheet);
 - ii. the signing of a satisfactory Section 106 Agreement as confirmed on the update sheet; and
 - iii. the conditions listed below:
 1. A6 (Full with No Reserved Matters).
 2. A11 (Approved Plans).
 3. Materials.
 4. Boundary treatment in accordance with plans.
 5. Drainage.
 6. Vehicle access construction.
 7. Access closure.
 8. Provision and retention of access turning and parking.
 9. Provision and retention of cycle stands.
 10. Submission of method statement for the removal of the tiled section of the existing roof to ensure that no harm inadvertently comes to bats.
 11. All demolition outside of the nesting season or under the supervision of an appropriate ecologist.
 12. Submission of details of a bat box (including its proposed location).
 13. Submission of noise assessment and implementation of necessary mitigation measures.

12/0429/FULL

14. Details of landscaping of amenity areas.
15. Maintenance of landscaping.
16. Desk top study of previous site uses and implementation of necessary mitigation measures.

Reason for Approval

The proposed use of the site would bring a vacant underused site back into an active use, and it is considered that there is sufficient flexibility within the emerging Draft DPD's to permit the residential use of the whole site. Whilst the provision of parking spaces fall short of the County Council standards it is considered that due to the location of the site and the provision of public transport and cycling facilities the proposed provision is adequate. The impact upon biodiversity and the amenity of future occupiers by reason of noise and disturbance has been considered and it is determined that there would be no significant adverse effect. For these reasons the proposals are considered to comply with the policies listed at the top of the report.

Application Reference: 12/0447/FULL **Date Received:** 17/07/2012
Ord Sheet: 381953 281987 **Expiry Date:** 11/09/2012
Case Officer: James Houghton **Ward:** Wolverley

Proposal: Demolition and rebuild animal shelter (pig sty)

Site Address: SIX ACRES, CASTLE HILL LANE, WOLVERLEY,
 KIDDERMINSTER, DY11 5SE

Applicant: Mr S Cox

Summary of Policy	GB.1, GB.2, GB.3, GB.6 (AWFDLP) CP11, CP12, DS04 (AWFCS) SAL.UP1, SAL.UP7 (Emerging SAP DPD) CTC.1, CTC.2, D.39 (WCSP) QE.1, QE.6 (WMRSS) Section 9 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is 10,400m² of agricultural land. Currently the site is used for poultry and horses and was recently used for the rearing of pigs.. The site is located close to the junction of Sheepwash Lane and Birds Barn Lane.
- 1.2 The site is within the West Midlands Green Belt and registered as an agricultural holding.

2.0 Planning History

- 2.1 11/0345/FULL - Demolition and rebuild animal shelter (pig sty) : Approved 20/09/11.

3.0 Consultations and Representations

- 3.1 Wolverley and Cookley Parish Council – No comments received.
- 3.2 Neighbour/Site Notice – No representations received.

12/0447/FULL

4.0 Officer Comments

- 4.1 The applicant seeks approval to relocate the animal shelter approved under application 11/0345/FULL to a position to the north of the field, to the west of the site rather than running along the track which bisects the lower (south) section of the site. The building proposed has been slightly altered to incorporate a dual pitch roof rather than the monopitch previously approved. Whilst the footprint of the building would be unchanged, the proposed location removes the opportunity to utilise the topography of the site to reduce the volume of the building. As such, the volume of the building would increase from 181.5m³ to 234.7m³.
- 4.2 The site is within an area washed over by the West Midlands Green Belt. Section 9 of the National Planning Policy Framework sets out the national guidance for development within the Green Belt. As the new building is for agricultural purposes, it is defined as appropriate development within the Green Belt.
- 4.3 The proposed replacement building would be for an agricultural purpose and would be larger than the previously approved building but would provide similar operational space. The proposed building would be considered to offer no significantly greater impact to the appearance and openness of the Green Belt.
- 4.4 The replacement building would be erected in materials similar to the previously approved structure and as such would have no greater impact on the appearance of the site or the character of the area. The exterior of the building would be finished in white rendered block with a corrugated metal roof.

5.0 Conclusions and Recommendations

- 5.1 The proposed structure would have no greater impact on the Green Belt or the surrounding area than the existing building. As such the building would offer no significant detriment to the character, openness or appearance of the Green Belt. The building would have no significant impact on the character or visual amenity of the area.
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (External details – approved plan).
 4. No residential use.

12/0447/FULL

5. Existing building to be demolished and all materials removed from site within one month of the first use of the proposed building.

Reason for Approval

The provision of the building for the purpose of agriculture within the Green Belt is appropriate. The replacement building would offer no significantly greater impact than the existing building. The proposed building would be considered to accord with the requirements of Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan.

Agenda Item No. 5

Application Reference: 12/0513/FULL **Date Received:** 09/08/2012
Ord Sheet: 383217 276273 **Expiry Date:** 04/10/2012
Case Officer: Emma Anning **Ward:** Greenhill

Proposal: Change of use from A1 Offices to C3 Residential Dwelling

Site Address: 30 NEW ROAD, KIDDERMINSTER, DY10 1AF

Applicant: Marstons PLC

Summary of Policy	H.2, TR.17, TC.2 (AWFDLP) CP02, CP03, CP11 (AWFCS) SAL.DPL1, SAL.GPB2, SAL.CC2 (Emerging SAP DPD) KCA.GPB2, KCA.HP1 (Emerging KCAAP DPD) Design Quality SPG Sections 2, 10 (NPPF)
Reason for Referral to Committee	Planning application represents departure from the Development Plan
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

1.1 No. 30 New Road is a terrace property which sits between a public house and property in use as an office. The site is identified as being part of the secondary shopping area and is within flood zone 2.

2.0 Planning History

2.1 WF.0302/93 – Change of use from dwelling to offices : Approved

3.0 Consultations and Representations

3.1 Highway Authority - No objections subject to two cycle parking spaces being provided within the residential curtilage.

3.2 Environment Agency – Views awaited.

3.3 Planning Policy Manager – The site lies within the secondary shopping area established within the Adopted Local Plan and as such policy TC.2 is of relevance. Policy TC.2 sets out where residential uses will be allowed within the town centre inset areas. Policy TC.2 states that within the exception of allocated sites, residential uses will only be allowed above retail and business premises.

12/0513/FULL

This application is contrary to policy TC.2 of the Adopted Local Plan because it seeks a residential use at the ground floor level within the Town Centre Inset Area.

The National Planning Policy Framework (March 2012) allows weight to be given to emerging policies in the decision making process. The weight given to such documents increases in significance as they progress through the different stages of the plan-making process and greater weight can be afforded where there are no outstanding objections to a particular policy. As such, weight may be given to the emerging Kidderminster Central Area Action Plan.

Within the emerging KCAAP, the site is located within the Heritage Processions area. Policy KCA.HP1 identifies suitable uses within the area including C3 residential. The reasoned justification, at paragraph 15.9, states that a flexible approach to uses will be taken within the secondary shopping frontage and that particular flexibility will be applied within the New Road area as it is peripheral to the main retail circuit of the town. The site is also within the secondary shopping frontage. Policy KCA.GPB2 sets out the uses which will be supported within the secondary shopping area and these uses include C3 residential.

Whilst the proposal is contrary to policy TC.2 of the Adopted Local Plan, it is considered to be appropriate within the policy framework established by the emerging KCAAP.

- 3.4 North Worcestershire Economic Development & Regeneration (NWEDR) -The New Road shopping area is designated as a Secondary Shopping Frontage in the emerging Kidderminster Central Area Action Plane DPD. In these areas the KCAAP recognises that the viability of sites as retail premises may be restricted and therefore other uses may be considered, including residential, that promote vitality. The KCAAP specifically identifies the New Road as an area where extra flexibility should be taken, recognising that it is peripheral to the main retail area of the town and the need to add vibrancy.

In this instance, it is considered that the addition of a residential property to this site would contribute to the vibrancy and mixed-use nature of the street and encourage the use of a currently vacant property. Therefore the NWEDR service considers the proposal to be acceptable.

- 3.5 Neighbour/Site Notice – No representations received.

12/0513/FULL

4.0 Officer Comments

PRINCIPLE OF DEVELOPMENT

- 4.1 Policies H.2 and TC.2 of the Adopted Local Plan form the primary policy consideration when assessing the acceptability of the principle of this application. Both policies favour residential development in the town centre, however both state that it should be limited to premises at first floor and above in order not to prejudice the retail function.
- 4.2 Save from the fact that this property does not present itself as a retail unit and was originally a residential dwelling, it is considered necessary, as detailed in the comments provided by the Forward Planning team, to consider the principle of the proposal in light of the emerging development plan also. The Kidderminster Central Area Action Plan SPD (KCAAP) identifies the site as within the secondary shopping area and within a heritage asset area. With the site maintaining its 'secondary shopping area' status, the KCAAP allows for a more flexible approach to conversions to residential (C3) use with policies KCA.GPB2 and KCA.HP1 listing residential uses as appropriate in this location. With this in mind, in considering that the unit presents itself as a dwelling in its current form and given that support for the proposal from both the forward planning team and the Regeneration and Economic Development team as forthcoming I am satisfied that the principle of the development, despite being contrary to Adopted Local Plan policies, is in conformity with the emerging development plan and as such these policies should be given appropriate weight when assessing this proposal.
- 4.3 Given that the proposal would not prejudice the retail function of the locality and would serve to improve the vitality of the town centre I consider the principle of the development to be acceptable.

DESIGN AND AMENITY

- 4.4 No alterations to the external appearance of the building are proposed. The property presents itself as a small terraced dwelling which sits in a row of retail and non-retail units. Internal alterations would include refurbishments to reinstate a lounge, dining room and two first floor bedrooms a doorway which currently exists between the upper floor and the neighbouring property 28/29 new road would be blocked up. Given that there would be no external alterations the proposal would have no material impact on the street scene and as such would satisfy the requirements of Core Strategy Policy CP11.
- 4.5 Private amenity space is available to the rear of the property. This will serve to provide adequate bin storage and will be sufficient to accommodate the two cycle parking spaces required by Worcestershire County highways, as detailed above. Provision of the cycle spaces would be secured by a condition on any planning approval.
- 4.6 The impact of the proposal on the amenity of neighbouring occupiers has been carefully assessed and it is considered that they would not be unduly affected.

12/0513/FULL

CAR PARKING

- 4.7 The site does not benefit from off road or on-street car parking and no access to the rear amenity area for vehicular traffic is possible, as such the scheme is therefore presented without parking provision. Normally, for a two bedroom property the car parking standards, as set out in the Adopted Local Plan, would require one space to be provided.
- 4.8 The applicant has provided additional justification as to why the normal requirement for one car parking space, in this instance given the Town Centre location and the availability of generous public transport links, is not essential. This has been considered by Worcestershire Highways who have raised no objections.
- 4.9 In addition, Policy CP03 of the Core Strategy states that parking standards should be in conformity with national planning guidance. The National Planning Policy Framework (NPPF) favours development which facilitates the use of sustainable modes of transport and states that the availability of and opportunities for public transport are a consideration in setting car parking standards. Given the comments of the Highways officer and the reasoned justification put forward by the applicant I am satisfied that the proposal would not give rise to a situation which would be detrimental to highway safety and that the proposal would therefore accord with the relevant development plan policies.

OTHER CONSIDERATIONS

- 4.10 The site is within Flood Zone 2. Standing advice from the environment Agency is therefore relevant. Given that the proposal would involve a change of use from a 'less vulnerable' to a 'more vulnerable' use as detailed in the practice guide to Planning Policy Statement 25 (which was not superseded by the NPPF) then the development is considered to be appropriate. Similarly standing advice from the Environment Agency does not require them to be consulted formally but does advise that the requirements of the Sequential Test as set out in PPS25 should be followed. Given that PPS 25 has been superseded by the NPPF (but the practice guide hasn't) I have relied on the NPPF advice which states that applications for a change of use need not apply the sequential test but should demonstrate that the requirements for a site-specific test are met. In this instance the applicant has submitted a site specific Flood Risk Assessment which has been submitted to the Environment Agency for their approval. Views from the Environment Agency are awaited.

5.0 Conclusion

- 5.1 The proposed change of use is considered to be acceptable in principle and would not give rise to a situation which would be detrimental to highway safety. Subject to confirmation from the Environment Agency that the Flood Risk Assessment submitted is adequate, then the proposal would not give rise to or exacerbate flood risk in this part of Flood Zone 2.

12/0513/FULL

5.2 It is therefore recommended that delegated authority to **APPROVE** the application be granted, subject to no objections from the Environment Agency and to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Space for 2no. Cycle parking spaces to be provided within the residential curtilage.

Reason for Approval

The proposed change of use is considered to be acceptable as it would not prejudice the retail function of this part of the Secondary Shopping area and would improve the vitality of the Town centre. The proposal would not give rise to a situation which would be detrimental to highway safety, nor would it exacerbate or pose a new threat to flood risk. The proposal therefore complies with the relevant Development Plan policies as listed above.

Agenda Item No. 5

Application Reference: 12/0515/FULL & 12/0516/LIST
Ord Sheet: 389268 273849
Case Officer: Paul Round
Date Received: 13/08/2012
Expiry Date: 08/10/2012
Ward: Blakedown and Chaddesley

Proposal: Proposed side extension to form utility and alterations to existing roof

Site Address: BROOK COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SD

Applicant: Mr J Carter

Summary of Policy	GB.1, GB.2, D.17, LB.2, CA.1 (AWFDLP) CP11, CP12 (AWFCS) UP1, UP6, UP7, UP8 (Emerging SAP DPD) CTC.19, CTC.21, D.39 (WCSP) QE5, QE6 (WMRSS) Design Quality SPG Landscape Character Assessment Sections 7 and 9 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 Brook Cottage is a detached timber framed cottage built in the 17th Century. It is located on the edge of the village of Chaddesley Corbett. The property is a Grade II Listed Building and located within the Green Belt and the Chaddesley Corbett Conservation Area.

1.2 The proposal seeks consent for a replacement extension to be used as a utility room.

2.0 Planning History

Various but of relevance:

2.1 WF.0275/91 – Two Storey Rear Extension : Approved.

2.2 08/0303/FULL and 08/0304/LIST – Conservatory : Approved.

2.3 08/0846/FULL and 08/0847/LIST – Conservatory (alternative design) : Approved.

12/0515/FULL & 12/0516/LIST

3.0 Consultations and Representations

3.1 Chaddesley Corbett Parish Council – The Parish Council feel that this is overdevelopment of this listed building, in the light of previous applications.

3.2 Conservation Officer - This Listed Building occupies a prominent location at the end of the main village street and within the Conservation Area, thus Adopted Policies LB.2, CA.1 and the emerging Policy SAL.UP6 are relevant.

The proposed extension is quite modest in scale, is compatible with the existing historic fabric and is complementary in proportion, plan and detailing. It thus appears to comply with Policies LB.2 and SAL.UP6.

The impact upon the Conservation Area will I think be minimal. As the proposal is in harmony with the special character and appearance of the area and does not have an adverse impact on views into or out of it, it is compliant with Policies SAL.UP6 and CA.1.

3.4 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 Within Green Belt areas extensions are permitted by Policy GB.1 and the NPPF subject to them being proportionate to the original dwelling. The following table illustrates the proportionality based on footprint:

	Area in Sq m	% Increase
Original	65.75	-
Extensions Added	+41.96	64%
Proposed less demolished extension	+6.46 -3.77	4%
Total Additions	44.65	68%

4.2 It is considered that when taking into account previous and proposed extensions that an increase of 68% over and above the original is proportionate and, as such, the proposal represents appropriate development in the Green Belt.

4.3 The design of the extension is simplistic with a pitched roof design and painted brickwork replicating the pitch and appearance of the original property. One door is proposed in the side elevation, with the main light source provided by the rooflight to the rear. The design provides an acceptable addition to this property.

12/0515/FULL & 12/0516/LIST

- 4.4 Notably the Conservation Officer considers that this minor proposal will have a limited impact on the Heritage Assets. The character of the listed building will be protected through the design quality, scale and detailing. Due to the position of the extension and other existing structures limited views will be obtained from public vantage points. Any that are obtained will be read in the context of the existing building and, as such, the character of the Conservation Area will be preserved.
- 4.5 The views of the Parish Council have been noted. The proposed extension would provide an additional 2.69 sq. m over and above the existing structure and when taken with other additions would represent only a 68% increase of the original. It is therefore not considered that this proposal represents an over- development of the property.
- 4.6 There will be no significant adverse impact on neighbouring properties or highway safety.

5.0 Conclusions and Recommendations

- 5.1 The proposed extension constitutes appropriate development in the Green Belt that does not harm its openness. The design, scale and position of the extension is acceptable and will not harm the character or setting of Heritage Assets, namely the host Grade II Listed Building and the Chaddesley Corbett Conservation Area. There will be no significant adverse impact on neighbouring properties or highway safety.
- 5.2 I therefore recommend **APPROVAL** of application **12/0515/FULL** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B1 (Samples/details of materials).
 4. G1 (Details of works to Listed Building).

Reason for Approval

The proposed extension constitutes appropriate development in the Green Belt that does not harm its openness. The design, scale and position of the extension are acceptable and will not harm the character or setting of Heritage Assets, namely the host Grade II Listed Building and the Chaddesley Corbett Conservation Area. There will be no significant adverse impact on neighbouring properties or highway safety. For these reasons the proposal is compliant with the policies listed above.

12/0515/FULL & 12/0516/LIST

5.3 I also recommend **APPROVAL** of application **12/0516/LIST** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. B1 (Samples/details of materials).
4. G1 (Details of works to Listed Building).

Reason for Approval

The design, scale and position of the extension are acceptable and will not harm the integrity, character or setting of the host Grade II Listed Building. For this reason the proposal is in accordance with Policies LB.1 and LB.2 of the Adopted Wyre Forest District Local Plan.

Application Reference: 12/0531/ADVE **Date Received:** 16/08/2012
Ord Sheet: 382978 275833 **Expiry Date:** 11/10/2012
Case Officer: James Houghton **Ward:** Greenhill

Proposal: Erection of 5 No. Freestanding Post Mounted Advertisement Signs

Site Address: A451 TRAFFIC ISLAND, STOURPORT ROAD /, A449
 WORCESTER ROAD, KIDDERMINSTER, DY10 1EZ

Applicant: WYRE FOREST DISTRICT COUNCIL

Summary of Policy	AD.1 (AWFDLP) CP11 (AWFCS) SAL.UP10 (Emerging SAP DPD) Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (WCC)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site is a roundabout at the junction of Stourport Road (A451) and Worcester Road (A449).

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

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

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks permission to place five freestanding post mounted signs on the roundabout. The signs would be have a surface area of 0.49m² and a maximum height of 0.8m.

12/0531/ADVE

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

5.0 Conclusions and Recommendations

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

Notes

- A. This consent relates to the following plans/drawing(s):
 - Site location plan at 1:2500 scale.
 - Drawings entitled Front Elevation and Side Elevation.
- 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: 12/0532/ADVE **Date Received:** 16/08/2012
Ord Sheet: 383496 276411 **Expiry Date:** 11/10/2012
Case Officer: James Houghton **Ward:** Greenhill

Proposal: Erection of 4 No. Freestanding, Post Mounted Advertisement Signs

Site Address: TRAFFIC ISLAND A448 COMBERTON HILL, A451 RINGWAY, GREEN STREET, KIDDERMINSTER, DY10 1QG

Applicant: WYRE FOREST DISTRICT COUNCIL

Summary of Policy	AD.1 (AWFDLP) CP11 (AWFCS) SAL.UP10 (Emerging SAP DPD) Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (WCC)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site is a roundabout at the junction of Comberton Hill (A448) and the Ringway (A451).

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

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

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks permission to place four freestanding post mounted signs on the roundabout. The signs would be have a surface area of 0.49m² and a and a maximum height of 0.8m.

12/0532/ADVE

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

5.0 Conclusions and Recommendations

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

Notes

- A. This consent relates to the following plans/drawing(s):
 - Site location plan at 1:2500 scale.
 - Drawings entitled Front Elevation and Side Elevation.
- 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:	12/0533/FULL	Date Received:	17/08/2012
Ord Sheet:	384771 275036	Expiry Date:	12/10/2012
Case Officer:	John Baggott	Ward:	Blakedown and Chaddesley

Proposal: Re-site garden fence to within 1 metre of eastern boundary of the property

Site Address: 38 KITTIWAKE DRIVE, KIDDERMINSTER, DY10 4RS

Applicant: Mr J Saunders

Summary of Policy	D.10 (AWFDLP) CP11 (AWFCS)
Reason for Referral to Committee	The applicant is a serving Wyre Forest District Council Officer or is an immediate family member
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application property is located on the corner of Kittiwake Drive and a small cul-de-sac (also Kittiwake Drive), within the Spennells Estate.
- 1.2 The property is orientated north-south, with a blank gable wall to the east, which faces towards the highway, over a tapered section of garden land to the side of the property.

2.0 Planning History

- 2.1 There is no planning history of relevance.

3.0 Consultations and Representations

- 3.1 Stone Parish Council – No objection.
- 3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 As described earlier the property occupies a corner position within the Spennells Estate, and features a tapered section of garden to the side of the property, which ranges in width from approximately 2.2 metres to 4.5 metres. This side garden is currently landscaped, consisting of an approximately 0.75 metre high box hedge, and a lawned area with additional planting.

12/0533/FULL

- 4.2 Whilst the side garden is well maintained, it does not lend itself readily to any meaningful use other than providing a buffer between the back of pavement and the property itself, with the hedge providing an effective means of preventing dogs accessing the lawned area.
- 4.3 It is proposed to reposition an existing 1.8 metre high fence, which extends off the side and rear of the property to enclose the private rear garden so as to increase the size of the private rear garden. This would entail the relocation of the fence to a position 1 metre from the back of pavement along a 15 metre length of the side garden.
- 4.4 The Spennells Estate is an essentially open plan estate, although over the passage of time boundaries and means of enclosure have been repositioned, but not to the overall detriment of the open plan feel of the estate. In this instance, officers are satisfied that the proposed relocation of the fence, and the retention of the hedge at the back of pavement, would have no adverse impact upon the character and appearance of the street scene in this area of the estate. Furthermore, there would be no adverse impact upon the outlook and amenities of the occupiers of neighbouring properties.

5.0 Conclusions and Recommendations

- 5.1 The proposed repositioning of the existing fence to within 1 metre of the back of pavement would be acceptable in this location. There would be no adverse impact upon the open nature of the estate; no detrimental impact upon the street scene; and, no adverse impact upon neighbouring properties.
- 5.2 It is therefore recommended that the application to reposition the garden fence be **APPROVED**, subject to the following conditions:
1. A6 (Full with No Reserved Matters).
 2. A11 (Approved Plans).

Reason for Approval

The proposed repositioning of the existing garden fence is considered appropriate in terms of its extent and location. The development would have no detrimental impact upon the overall open plan character of the area nor the street scene. The proposal has been assessed in terms of the potential impact upon the amenities currently enjoyed by the occupants of neighbouring properties and no detrimental or adverse impact has been identified. For these reasons the proposal is considered to comply with the above policies.

Wyre Forest District Council

Planning Committee Meeting 09 October 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
11/0449/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
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

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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0266/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
12/0273/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
12/0292/FULL	15/05/2012	10/07/2012	35 WOODTHORPE DRIVE BEWDLEY DY122RH	Two storey side and single storey rear extensions	Mr & Mrs T Evans	James Houghton
12/0323/FULL	15/05/2012	10/07/2012	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	The erection of a new building to provide support accommodation in the form of 5 no. one-bed apartments, 1 no. two-bed apartments including communal space for tenants and occupants including staff sleep-over room.	Upward Consultancy	John Baggott

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0319/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
12/0341/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 bungalow and garage	Mr & Mrs Jones	James Houghton
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0409/FULL	04/07/2012	29/08/2012	WESTMEAD 42 STOURPORT ROAD BEWDLEY DY121BL	Single Storey rear extension (Renewal of Planning Permission 08/0810/FULL)	Mr S Davies	Julia McKenzie- Watts
12/0410/FULL	05/07/2012	30/08/2012	OLD COACH HOUSE 199a BIRMINGHAM ROAD KIDDERMINSTER DY102SD	Erection of a two storey extension	Mr P Evans	Julia McKenzie- Watts
12/0411/LIST	05/07/2012	30/08/2012	PARKHALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103NL	Extensions and alterations to Keepers Cottage including 'reinstatement' of first floor level, chimneys, loading doors and windows and addition of single storey extension to west elevation	Mr R Stevens	Julia Mellor
12/0429/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
12/0420/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
12/0430/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; provision of hard surfaces area and driveway (part retrospective)	Mrs J Rowlingson	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0433/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
12/0447/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
12/0440/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
12/0448/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
12/0450/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0461/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
12/0468/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
12/0491/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
12/0488/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
12/0496/CERTP	03/08/2012	28/09/2012	CUCKOO HILL KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SL	Certificate: Proposed front extension	Mrs M Tracey	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0501/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0509/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
12/0525/TREE	14/08/2012	09/10/2012	PINETREE HOUSE 58A PINERIDGE DRIVE KIDDERMINSTER DY116BQ	Various tree works	Mr N Lansley	Alvan Kingston
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0531/ADVE	16/08/2012	11/10/2012	A451 TRAFFIC ISLAND, STOURPORT ROAD / A449 WORCESTER ROAD KIDDERMINSTER DY101EZ	Erection of 5 No. Freestanding Post Mounted Advertisement Signs	WYRE FOREST DISTRICT COUNCIL	James Houghton
12/0532/ADVE	16/08/2012	11/10/2012	TRAFFIC ISLAND A448 COMBERTON HILL A451 RINGWAY GREEN STREET KIDDERMINSTER DY10 1QG	Erection of 4 No. Freestanding, Post Mounted Advertisement Signs	WYRE FOREST DISTRICT COUNCIL	James Houghton
12/0533/FULL	17/08/2012	12/10/2012	38 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Re-site garden fence to within 1 metre of eastern boundary of the property	Mr J Saunders	John Baggott
12/0534/FULL	17/08/2012	12/10/2012	TALL TREES KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SN	Demolish bungalow and rebuild to plans previously approved under application 12/0036/FULL	Mrs I Griffiths	Julia McKenzie- Watts
12/0535/FULL	20/08/2012	15/10/2012	BROOM COTTAGE WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QA	New tiled roof over existing flat roofs	Mr J Stanier	Emma Anning
12/0541/FULL	20/08/2012	15/10/2012	3 WOODBURY ROAD NORTH STOURPORT-ON-SEVERN DY138XL	FULL: Single Storey Extension to the Side/Rear, Two Storey Rear Extension	Mr & Mrs Reading	James Houghton
12/0543/FULL	20/08/2012	15/10/2012	FROG HALL COTTAGE HEIGHTINGTON BEWDLEY DY122XR	FULL: Proposed Garage	Mr B Norgrove	James Houghton
12/0546/ADVE	21/08/2012	16/10/2012	CHADDESLEY CORBETT PRIMARY SCHOOL ADJACENT ROWBERRYS NURSERIES LOWER CHADDESLEY KIDDERMINSTER DY104QN	Provision of signage and flags for new school	The Trustees of Chaddesley Corbett Primary School	John Baggott
12/0536/FULL	22/08/2012	17/10/2012	C M S (KIDDERMINSTER) LTD CHURCHFIELDS KIDDERMINSTER DY102JL	Replace current mesh fencing with paladine fencing	Mrs L Fellows	John Baggott

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0545/LIST	22/08/2012	17/10/2012	UPPER BLACKSTONE FARM STOURPORT ROAD BEWDLEY DY121PY	Demolition of Existing open-sided Dutch Barn. Barn located within curtilage of existing listed building	A J Bate (Builders)	Emma Anning
12/0551/FULL	22/08/2012	17/10/2012	FOX HILL HILLPOOL TOP KIDDERMINSTER DY104NJ	Retention of Replacement Dwelling	Mr & Mrs A Hackett	Paul Round
12/0530/FULL	23/08/2012	18/10/2012	3 HAFREN WAY STOURPORT-ON- SEVERN DY138SJ	Erection of balcony on existing conservatory	Mr A Hawkes	John Baggott
12/0542/FULL	23/08/2012	18/10/2012	80A WOOD STREET KIDDERMINSTER DY116UB	Demolition of existing commercial premises and construction of 4 No. 1-bed apartments	Mrs J Morris	Emma Anning
12/0522/TREE	24/08/2012	19/10/2012	9 CHURCH WALK STOURPORT- ON-SEVERN DY130AL	Crown lift two lime trees	Mr D Gough	Alvan Kingston
12/0526/TREE	28/08/2012	23/10/2012	39 - 41 BARNETTS LANE KIDDERMINSTER DY103HH	Fell Scots Pine; Raise crown and remove dead branches of Chile Pine; Crown and remove dead ivy from Cedar of Lebanon.	Mr L Griffiths	Alvan Kingston
12/0527/TREE	28/08/2012	23/10/2012	24 GOLDCREST DRIVE KIDDERMINSTER DY104HQ	Crown raise and crown thin by 20% of Beech Tree and remove branches growing towards house	Mr R Bereford	Alvan Kingston
12/0528/FULL	28/08/2012	27/11/2012	SUTTON PARK RESERVOIR SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Residential Development of 14 Detached Houses	BDW TRADING LTD (DAVID WILSON HOMES MERCIA)	John Baggott
12/0544/FULL	28/08/2012	23/10/2012	13 LOMBARD STREET STOURPORT-ON-SEVERN DY138DP	Change of use of Shop from Retail (A1) use to Tattoo Studio (Sui-Generis)	Mr G Way	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0560/FULL	28/08/2012	23/10/2012	8 BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103JE	Removal of single storey conservatory and the erection of a single storey extension with a mono pitch roof (Amendment to Application 12/0142/FULL)	Mr Richard Dymott	Julia McKenzie-Watts
12/0538/FULL	29/08/2012	24/10/2012	COACH HOUSE NURSING HOME BROOME STOURBRIDGE DY9 0HA	Rear extension to form lounge and porch entrance to unit 4	Mr E Lane	Emma Anning
12/0539/LIST	29/08/2012	24/10/2012	COACH HOUSE NURSING HOME BROOME STOURBRIDGE DY9 0HA	Rear extension to form lounge and porch entrance to unit 4	Mr E Lane	Emma Anning
12/0540/FULL	29/08/2012	24/10/2012	37 NORTHUMBERLAND AVENUE KIDDERMINSTER DY117AN	Erection of dormer bungalow to the rear of 37 Northumberland Avenue	Mr N Cook	Paul Round
12/0547/ADVE	29/08/2012	24/10/2012	KIDDERMINSTER COLLEGE MARKET STREET KIDDERMINSTER DY101LX	Display of 4no. Non Illuminated Fascia Signs and 1no. Internally Illuminated Fascia Sign	Ms S Price	James Houghton
12/0548/FULL	29/08/2012	24/10/2012	THE MOUNT TRIMPLEY BEWDLEY DY121NL	Change of use of existing out building to form conference / meeting room and associated accommodation	Mrs A Hall	Emma Anning
12/0549/FULL	29/08/2012	24/10/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SF	Demolition and Rebuild of Chicken rearing sheds	Mr S Cox	James Houghton
12/0559/TREE	29/08/2012	24/10/2012	119 STOURPORT ROAD BEWDLEY DY121BJ	Raise crown of Cedar Tree	Mrs Parke	Alvan Kingston
12/3015/DEM	29/08/2012	26/09/2012	BROADWATERS COMMUNITY CENTRE UPTON ROAD KIDDERMINSTER DY102YB	Demolition of Community Centre	Wyre Forest Community Housing, Mr M Preston	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/3016/DEM	29/08/2012	26/09/2012	27 MARTLEY ROAD STOURPORT-ON-SEVERN DY130NH	Demolition of pre-fabricated bungalow	Wyre Forest Community Housing - Mr M Wright	Paul Round
12/0553/FULL	03/09/2012	29/10/2012	OAK TREE BUNGALOW KINLET ROAD FAR FOREST KIDDERMINSTER DY149UE	Proposed erection of two field shelters	Mr & Mrs John Dayus	Julia McKenzie-Watts
12/0550/TREE	04/09/2012	30/10/2012	18 DUNLEY ROAD STOURPORT-ON-SEVERN DY130AX	Fell two Cedar Trees	Mr Glen	Alvan Kingston
12/0552/ADVE	04/09/2012	30/10/2012	UNIT 15 WEAVERS WHARF KIDDERMINSTER DY101AA	Display of 1no. Illuminated Fascia sign and 5no. Poster frame signs (2 with Boots welcome signage, 3 with changeable show material)	Mr Richard Migda	Emma Anning
12/0554/FULL	04/09/2012	30/10/2012	UNIT 1 21-23 COVENTRY STREET KIDDERMINSTER DY102BG	Change of use to Class D1 to provide Podiatry/Chiropody Clinic	Mr Naujit Walia	Paul Round
12/0555/TREE	04/09/2012	30/10/2012	26 PINE LODGE ARELEY COURT STOURPORT-ON-SEVERN DY130AR	Fell and Replace over mature Oak Tree	Mr Dennis Siviter	Alvan Kingston
12/0556/TREE	04/09/2012	30/10/2012	15 CHURCH WALK STOURPORT-ON-SEVERN DY130AL	Fell one Lime tree	Mrs Wendy Maughan	Alvan Kingston
12/0557/FULL	05/09/2012	31/10/2012	1 HIGHLOW AVENUE KIDDERMINSTER DY115JD	Re-location of Boundary Fence	Mr D Thomas	Julia McKenzie-Watts
12/0558/LIST	06/09/2012	01/11/2012	BEWDLEY BAPTIST CHURCH 61 HIGH STREET BEWDLEY DY122DJ	Alterations to fenestration and construction of glazed canopy (amendment to previously approved application 11/0572/LIST)	BEWDLEY BAPTIST CHURCH	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0561/FULL	06/09/2012	01/11/2012	7 RIDDINGS CLOSE BEWDLEY DY121EN	Side extension to existing bungalow	Mr & Mrs C & K Pratchett	James Houghton
12/0568/FULL	07/09/2012	02/11/2012	2 TORRIDON CLOSE STOURPORT-ON-SEVERN DY138NB	Single storey side extension to existing bungalow and workshop in rear garden with balcony and retaining walls and steps	Mr J Silwood	James Houghton
12/0571/FULL	07/09/2012	02/11/2012	31 RIBBESFORD DRIVE STOURPORT-ON-SEVERN DY138TQ	Proposed side extension to create ground floor shower room	Mr R Belshaw	Julia McKenzie-Watts
12/0562/FULL	10/09/2012	05/11/2012	WINTERFOLD HOUSE SCHOOL WOOD HOUSE NURSERY WINTERFOLD CHADDESLEY CORBETT KIDDERMINSTER DY104PW	Proposed external fire escape staircase	WINTERFOLD HOUSE SCHOOL	James Houghton
12/0563/FULL	10/09/2012	05/11/2012	SALANTARN COTTAGE BEWDLEY BYPASS SPRING GROVE BEWDLEY DY121LQ	Agricultural shed for storage of machinery used for the upkeep of the land and storage of hay & straw for animal	Mr MICHAEL INSULL	Julia McKenzie-Watts
12/0566/TREE	10/09/2012	05/11/2012	6 THE LEA CAUSEWAY KIDDERMINSTER DY116PB	Various tree works to 2 Lime Trees; 1 sweet Chestnut and 2 Sycamore Trees	Mr A Thompson	Alvan Kingston
12/0567/FULL	11/09/2012	06/11/2012	HILL HOUSE COTTAGE WOLVERLEY KIDDERMINSTER DY115TQ	Proposed equestrian manège with change of use	Mr & Mrs M Lord	James Houghton
12/0577/FULL	13/09/2012	08/11/2012	HALFSHIRE COTTAGE STAKENBRIDGE LANE CHURCHILL KIDDERMINSTER DY103LT	Proposed two storey rear extension and garage extension with pitched roof over existing garage.	Mr M Farley	Emma Anning
12/0584/FULL	13/09/2012	08/11/2012	8a BEWDLEY HILL KIDDERMINSTER DY116BS	Conversion of ground floor triple garage to form 1no. 2-bed ground floor flat	Mr I Love	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0569/LIST	14/09/2012	09/11/2012	66 LOAD STREET BEWDLEY DY122AW	Removal of internal partition wall and erection of stud wall between proposed consultation rooms	MR BALBINDER JAGPAL	Julia McKenzie-Watts
12/0572/FULL	14/09/2012	09/11/2012	ARLEY ESTATE CAR PARK OPPOSITE UPPER ARLEY C E FIRST SCHOOL SCHOOL BANK UPPER ARLEY BEWDLEY DY121XA	Extension to the car park opposite Upper Arley C of E Primary School, School Bank, Arley	Upper Arley Parish Council	Paul Round
12/0576/ADVE	14/09/2012	09/11/2012	KIDDERMINSTER PRIMARY CARE CENTRE HUME STREET KIDDERMINSTER DY116RB	2 No. Non-illuminated signs	Mr N Naeem	John Baggott
12/0578/FULL	14/09/2012	09/11/2012	50 GREATFIELD ROAD KIDDERMINSTER DY116PH	Conservatory 4m x 3m	Mr & Mrs Dymov	Paul Round
12/0573/TREE	18/09/2012	13/11/2012	FLAT 10 THURSTON COURT SEVERN SIDE SOUTH BEWDLEY DY122DX	Trim and remove dead branches of two Yew Trees	Mr R Silk	Alvan Kingston
12/0574/TREE	18/09/2012	13/11/2012	MORGAN ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON- SEVERN DY138QR	Fell one Horse Chestnut tree	Mr S Duffin	Alvan Kingston
12/0575/TREE	18/09/2012	13/11/2012	34 SUMMER HILL AVENUE KIDDERMINSTER DY116BY	Fell Common Oak and Crown Lift another Common Oak	Mr P Woodnutt	Alvan Kingston
12/0579/FULL	18/09/2012	13/11/2012	31 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SH	Two storey side extension	Mr & Mrs Reynolds	Paul Round
12/0580/FULL	18/09/2012	13/11/2012	THE LEYS THE SHORYARD WOLVERLEY KIDDERMINSTER DY115XF	Oak Framed Garage	Mr & Mrs Warwick	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0585/LIST	19/09/2012	14/11/2012	PIANO BUILDING WEAVERS WHARF KIDDERMINSTER DY101AA	Redevelopment involving mixed use scheme comprising of change of use from retail (Class A1) and residential (Class C3) to a higher education academy (Class D1) including provision of restaurant (Class A3) and retention of retail (Class A1) to part of ground floor, together with ancillary facilities and associated works including the formation of a new ground floor mezzanine level, structural strengthening works, external mechanical services plant deck, provision of service yard for refuse, insertion of new window and door openings and installation of new glazed shopfront.	Mr J Stamer	James Houghton
12/0570/FULL	21/09/2012	16/11/2012	SIX ACRES SHEEPWASH LANE WOLVERLEY KIDDERMINSTER DY115SE	Proposed temporary agricultural dwelling in form of static caravans and associated storage container for a temporary 3 years period	Mr N Cox	James Houghton
12/0582/FULL	21/09/2012	16/11/2012	THE TYTHE HOUSE BROOME STOURBRIDGE DY9 0ET	Variation of condition 2 of planning permission WF.1100/01 to allow amendments to the scheme for conversion of barn to ancillary accommodation	Mr D Potter	Julia McKenzie-Watts
12/0586/FULL	21/09/2012	16/11/2012	UNIT 1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	Variation of conditions 2,3,4 & 10 of Planning permission 11/0310/FULL to allow occupation by leisure goods retailer	Mr S Jones	Paul Round
12/0581/TREE	24/09/2012	19/11/2012	THE SPINNEY WAGGON LANE ISMERE KIDDERMINSTER DY103PN	Fell two Oak Trees	MR CLIVE SHARRATT	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0583/FULL	24/09/2012	19/11/2012	8-9 NEW ROAD KIDDERMINSTER DY101AE	Change of use from Retail (A1) store to Italian Restaurant (A3); Installation of ventilation and extraction equipment	Mr A Banfield	Emma Anning
12/0587/LIST	25/09/2012	20/11/2012	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Replacement of stolen lead flashing to ridge and hips with lead alternative material (DEKS PERFORM)	Mr T Gulliver	James Houghton
12/0588/FULL	25/09/2012	20/11/2012	42 AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER DY103UP	Proposed single storey extension to rear and two storey extension to the rear and side and porch to front	Mr T Scandrett	Emma Anning
12/0589/FULL	26/09/2012	21/11/2012	BLUNDELLS BARN WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104NQ	Change Of Use Of Land For The Keeping Of Horses. Proposed Ménage and rebuilding of existing stable block	Mr & Mrs P Hanlon	James Houghton

WYRE FOREST DISTRICT COUNCIL

Planning Committee

09 October 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
WFA1408 12/0257/TREE	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	
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				Dismissed 12/09/2012

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1410 12/0381/TREE	APP/TPO/R1845/2811	Mr & Mrs A Attwood	32A RODEN AVENUE KIDDERMINSTER DY102RE Fell a lime tree and a red cedar tree	WR 06/09/2012	18/10/2012			
WFA1411 12/0197/FULL	APP/R1845/D/12/2181988	Mr J Wilkes	1 BALDWIN ROAD BEWDLEY DY122BP Extension and modification, new vehicular access	WR 19/09/2012	31/10/2012			



Appeal Decision

Site visit made on 5 September 2012

by D J Barnes MBA BSc (Hons) DipTP MRTPI

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

Decision date: 12 September 2012

Appeal Ref: APP/R1845/D/12/2180538

19 Mill Road, Stourport-on-Severn, Worcestershire, DY13 9BG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Robbie Whitehouse against the decision of Wyre Forest District Council.
 - The application Ref 12/0325/FULL was refused by notice dated 13 July 2012.
 - The development proposed is for the construction of a timber framed detached garage and associated landscaping.
-

Decision

1. The appeal is dismissed.

Main Issue

2. It is considered that the main issue is the effect of the proposed development on the character and appearance of the streetscene.

Reasons

3. The proposed garage would be erected within the front garden of 19 Mill Road which is situated at the junction with Orchard Avenue. The surrounding area is predominantly residential in character comprising a mix of bungalows and houses of varying styles and types. Although there are building lines associated with the siting of some dwellings within the surrounding area, especially along Orchard Avenue, there is not the same degree of consistency associated with properties fronting this part of Mill Road.
4. The size and design of the proposed garage would be subservient to the host property which would retain its visual dominance when viewed from the adjacent roads. However, the appeal scheme would be sited in advance of this chalet bungalow rather than physically and visually integrate with the property. The proposed timber weatherboard walls would not reflect the predominant material of brick walls within the surrounding area. Accordingly the appeal scheme would be a noticeable and prominent feature within the streetscene whose adverse visual impact would not be adequately mitigated by the extension of the existing hedge along the boundary with Orchard Avenue.
5. The property, the neighbouring short terrace and 23 Mill Road are set back from the footway and their parking areas and gardens positively contribute to the open character and appearance of the area around the junction. By reason of siting the appeal scheme would not harmonise with the streetscene and

would introduce an incongruous form of development within this generally open area, principally when viewed from Mill Road.

6. This adverse harm would be contrary to Policy D17 of the Wyre Forest District Local Plan (LP) which, amongst other matters, requires outbuildings to harmonise with the existing townscape and not create incongruous features. Policy CP11 of the Wyre Forest District Local Development Plan Core Strategy (CS) also requires development to sensitively connect to the surrounding streets and spaces. These policies generally reflect the core principle of the National Planning Policy Framework (the Framework) which seeks to secure a high quality of design. The Council's *Design Quality Supplementary Planning Guidance* does not particular add anything to these policies because the references brought to my attention appear to refer to new residential development rather than buildings within the curtilage of an existing dwelling.
7. Reference has been made by the appellant to recent residential developments which have been erected within the surrounding area. Although they are not a similar form of development to the proposed garage, the contribution of these dwellings to the streetscene has been noted, including where they are sited within the context of their neighbouring properties. Further, details of the planning circumstances of these dwellings have not been provided. For these reasons, little weight has been attached to this matter.
8. Accordingly, and taking into account all other matters and the Framework's presumption in favour of sustainable development, it is concluded that this appeal should fail because the proposed development would cause adverse harm to the character and appearance of the streetscene and, as such, would be contrary to LP Policy D17 and CS Policy CP11.

D J Barnes

INSPECTOR