

Open

Planning Committee

Agenda

6.00pm
Tuesday, 13th November 2012
Council Chamber
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, Finepoint Way, Kidderminster, DY11 7WF. 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, 13th November 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 9 th October 2012.	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	14
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	66

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>	86
8.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	90
9.	<p>Planning Consultation by Worcestershire County Council Proposed change of use of second floor of existing library to office accommodation and provision of covered cycle racks Kidderminster Library, Market Street, Kidderminster, DY10 1AB 12/0643/WCCR</p> <p>To consider a report from the Director of Economic Prosperity & Place that asks the Committee to make a decision on the planning consultation received from Worcestershire County Council in respect of the proposed change of use of second floor of existing library to office accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster.</p>	117
10.	<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>	
11.	<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

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>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER

9TH OCTOBER 2012 , 6PM

Present:

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

Observers:

Councillor J-P Campion.

PL.49 Apologies for Absence

Apologies for absence were received from Councillor C D Nicholls.

PL.50 Appointment of Substitutes

Councillor J A Shaw was appointed as a substitute for Councillor Nicholls.

PL.51 Declarations of Interests by Members

There were no declarations of interest.

PL.52 Minutes

Decision: The minutes of the meeting held on 11th September 2012 be confirmed as a correct record and signed by the Chairman.

PL.53 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No.502 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 502 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.54 Applications Pending Decision

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

Decision: The schedule be noted.

PL.55 Planning and Related Appeals

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

Decision: The details be noted.

PL.56 Exclusion of the Press and Public

That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during consideration of the following items of business on the grounds it involves the likely disclosure of 'exempt information' as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

PL.57

New Enforcement Cases

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

Members were advised of the content of the reports for enforcement cases 12/0084/ENF and 12/0124/ENF.

Case No. 12/0084/ENF

Decision: Delegated authority be granted to the Director of Community Assets and Localism to serve or withhold an enforcement notice to cease the use of land for the stationing of caravans.

Case No. 12/0124/ENF

Decision: Delegated authority be granted to the Director of Community Assets and Localism to serve or withhold and enforcement notice to cease the use of the land for the storage of caravans, vehicles and other equipment not used in conjunction with the use agricultural use of the land.

PL.58

Live Enforcement Cases

The Committee received a report that listed the live enforcement cases as at 26th September 2012. During debate a Member noted the age of some of the outstanding cases.

Decision: The details be noted.

There being no further business the meeting ended at 19:24.

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**9th October 2012 Schedule 502 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, Wyre Forest House, Fine Point Way Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 12/0528/FULL
Site Address: SUTTON PARK RESERVOIR, SUTTON PARK ROAD, KIDDERMINSTER, DY11 6JQ
DELEGATED AUTHORITY TO APPROVAL subject to:
<ul style="list-style-type: none"> i) the signing of a Section 106 Agreement to secure an £85,000 contribution towards off-site Affordable Housing; ii) the following conditions: <ul style="list-style-type: none"> 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). 18. F5 (Construction site noise/vibration).
<u>Reason for Approval</u>
<p>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 policies H.2, D.4, D.10, D.11, NR.11, LA.7, TR.17 (AWFDLP) DS01,</p>

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.

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.

Application Reference: 11/0449/FULL

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

Refusal

The technical information submitted with the application does not include sufficient detail to satisfactorily demonstrate that the amenity of the neighbouring properties would be safeguarded in the long term. In these circumstances, such issues of amenity must take precedence in the absence of evidence to provide reassurance to the Council.

Application Reference: 12/0429/FULL

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

DELEGATED AUTHORITY TO APPROVE subject to:

- i. The signing of a Section 106 Agreement:
 - to provide £8,400 towards off-site open space;
 - to ensure that, in the case that the shell and core of the building are not finished within 2 years, the owner is required to submit an up to date Economic Viability Appraisal which shows any increase in the development's reported profitability at that time, and any increase in value above the accepted percentage is payable to the Council as the Affordable Housing contribution

- ii 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.
 - 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 policies. 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.

Application Reference: 12/0447/FULL

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

APPROVED subject to:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).
4. No residential use.
5. Existing building to be demolished and all materials removed from site within one month of the first use of the proposed building.
6. Commencement of the development hereby approved shall prevent implementation of Planning Permission 11/0345/FULL.

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 application is considered to be in accordance with the requirements of Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan, 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).

Application Reference: 12/0513/FULL
Site Address: 30 NEW ROAD, KIDDERMINSTER, DY10 1AF
Delegated authority to APPROVE, subject to subject to no objections from the Environment Agency and Worcestershire Regulatory Services (Noise), and to the following conditions:
<ol style="list-style-type: none"> 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.
<u>Reason for Approval</u>
<p>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 application is considered to be in accordance with the policies 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).</p>

Application Reference: 12/0515/FULL & 12/0516/LIST
Site Address: BROOK COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SD
APPROVED application 12/0515/FULL subject to:
<ol style="list-style-type: none"> 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).
<u>Reason for Approval</u>
<p>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. The application is in accordance with policies 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)</p>
APPROVED of application 12/0516/LIST subject to:
<ol style="list-style-type: none"> 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. The application is in accordance with Policies LB.1 and LB.2 of the Adopted Wyre Forest District Local Plan and others from the report.

Application Reference: 12/0531/ADVE

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

Approved subject to:

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

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

APPROVED subject to:

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

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

APPROVED, subject to:

1. A6 (Full with No Reserved Matters).
2. A11 (Approved Plans).
3. B5 (Timber staining within 3 months).

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 polices D.10 (AWFDLP) CP11 (AWFCS)

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

13/11/2012

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0292/FULL	35 WOODTHORPE DRIVE BEWDLEY	APPROVAL	15
12/0317/FULL	LUCY BALDWIN HOSPITAL OLIVE GROVE STOURPORT-ON-SEVERN	DELEGATED APPROVAL	19
12/0323/FULL	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER	APPROVAL	37

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
12/0551/FULL	FOX HILL HILLPOOL TOP KIDDERMINSTER	APPROVAL	51
12/0593/ADVE	PARK BUTTS RINGWAY/FRANCHE ROAD KIDDERMINSTER	APPROVAL	55
12/0607/FULL	30 HEIGHTINGTON PLACE STOURPORT-ON-SEVERN	APPROVAL	57
12/0644/S106	PRIMARY CARE CENTRE HUME STREET KIDDERMINSTER	DELEGATED APPROVAL	60
12/0661/FULL	STOURPORT SPORTS CLUB LTD KINGSWAY STOURPORT-ON-SEVERN	DELEGATED APPROVAL	63

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
13TH NOVEMBER 2012

PART A

Application Reference: 12/0292/FULL **Date Received:** 15/05/2012
Ord Sheet: 378107 275668 **Expiry Date:** 10/07/2012
Case Officer: James Houghton **Ward:** Bewdley and Arley

Proposal: Two storey side and single storey rear extensions

Site Address: 35 WOODTHORPE DRIVE, BEWDLEY, DY12 2RH

Applicant: Mr & Mrs T Evans

Summary of Policy	D.17 (AWFDLP) CP11 (WFCS) SAL.UP7, SAL.UP8 (emerging SAP DPD) QE.3 (WMRSS) Design Quality SPG Section 7 (NPPF)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site is a detached pitch roofed dwelling set back from the road behind a front drive and gardens. The site slopes downhill from west to east, the property to the west of the application site is set approximately 1.4m higher and the property to the east 2.1m lower. The application property benefits from a flat roofed garage to the side.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Bewdley Town Council – No objection to the proposal and recommend approval subject to any modifications as to design the Planning Officer may wish to make.

12/0292/FULL

3.2 Highway Authority – No objections.

3.3 Worcestershire Regulatory Services (Environmental Health) – Recommends the addition of note WRS 5 (Extensions and conservatories within 250m of an inert Landfill site where gas issues are unknown) to any permission issued.

The site is known to be within 250m of a landfill site. The site no longer receives material and information held on the site and the fill material received would indicate the production of large volumes of landfill gas is unlikely.

This application is for an extension therefore gas protection measures should match those measures in place in the existing property. If there are no gas protection measures in the existing property there is no need to incorporate gas protection measures in the extension. The applicant may wish to undertake a landfill gas survey for their own piece of mind.

As a result the application is considered not to require any condition regarding landfill gas.

3.4 Neighbour/Site Notice – One letter of objection has been received. The objections are summarised below:

- The proposed extensions are of a significant size and would not be typical in this environment and would appear imposing to the occupants of neighbouring dwellings. It is suggested that a flat or lower pitched roof is added to the single storey element to reduce the impact of the extension.
- The extension would fill a large part of the garden and would be significantly closer to the boundary shared with no. 33 than the original building. This may affect the enjoyment of this neighbouring property.
- The proposed extension would reduce access to the wall of a neighbouring dwelling and would prevent access for maintenance.
- The materials used in the construction of the extensions may not match those of the original building and as such the extension may appear out of character with neighbouring buildings.
- The proposed forward projection would appear atypical for this area.
- The extensions proposed would have a detrimental impact on the views enjoyed from neighbouring properties.

4.0 Officer Comments

4.1 The applicant seeks approval for the erection of a two storey side extension and a single storey rear extension. The side extension would occupy the space currently occupied by the flat roofed garage and would provide an en-suite bedroom, a new garage, a utility room and a study, the rear extension would provide a family room/kitchen.

12/0292/FULL

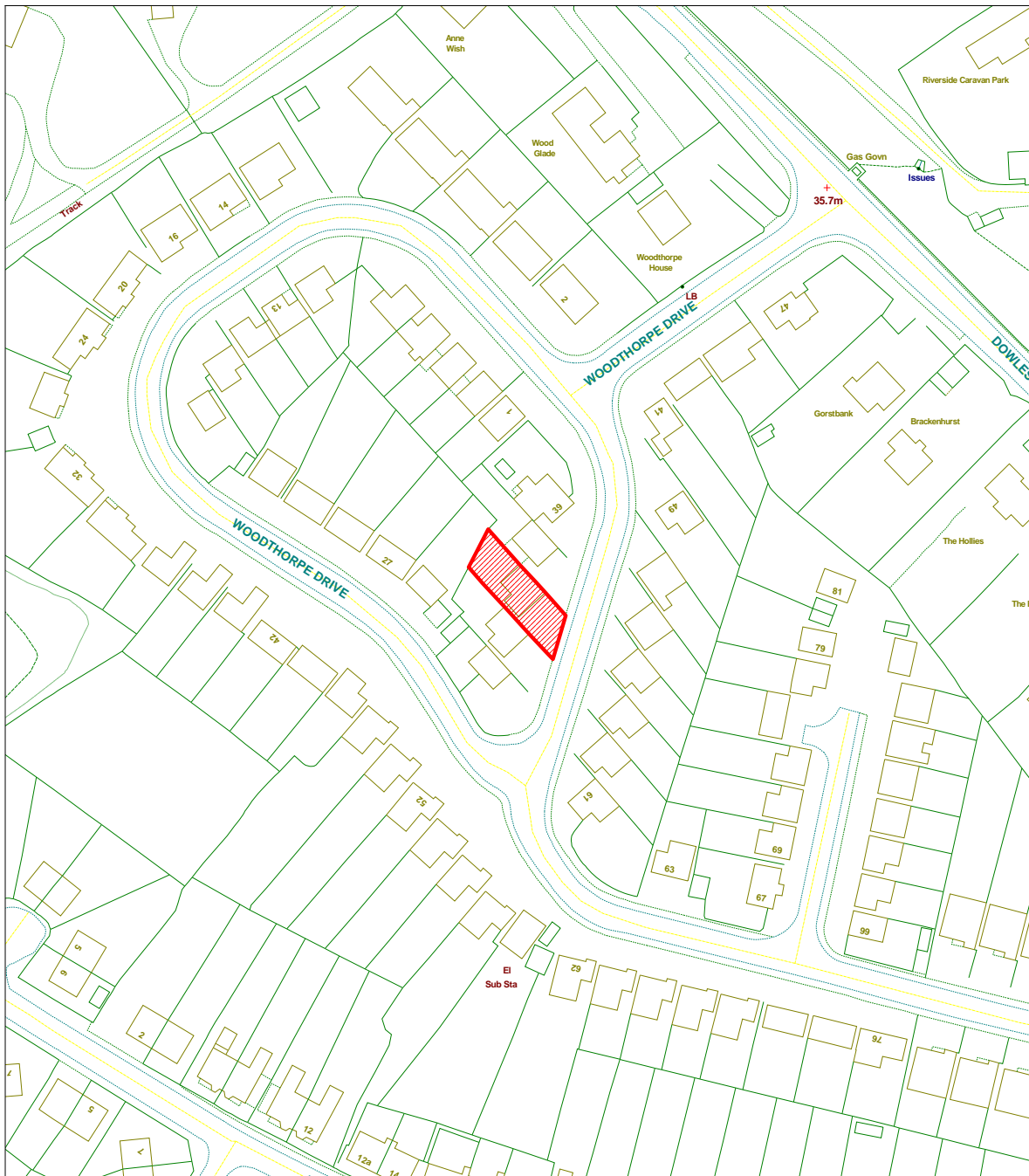
- 4.2 Amended plans have been submitted, since the submission of original objections, altering the two storey side extension to remove any set back or forward projection. This would allow the roof design to be less contrived than originally proposed and, given the topography of the site and the staggered building line would not contribute to a terracing effect. The amended plans also show obscure glazing in a side facing window and reduce the roof pitch of the rear projecting extension, albeit by only 2.5 degrees which would reduce the ridge height of the single storey extension from that originally proposed to 3.8 metres (with an eaves height of 2.4 metres).
- 4.3 The proposed extensions are considered appropriate in terms of both scale and design and would offer no detriment to the character of the property or the immediate area. The extensions would have a minimal impact on the amenity currently enjoyed by the occupants of neighbouring properties. The use of obscure glazing with the side elevation would minimise any loss of privacy. The levels difference across the boundary assist with the impact upon outlook and daylight. Whilst the 45° Code guidelines would be breached in relation to the proposed extension, the associated 25° Code tilt guidelines would not be breached and, as such, the extension is considered to be supportable and acceptable.
- 4.4 The comments of the objector relating to access to the side elevation of the property and to the protection of views are noted, but Members are advised that these are not material considerations in the determination of this application.

5.0 Conclusions and Recommendations

- 5.1 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. B3 (Finishing materials to match).

Reason for Approval

The proposed extensions are considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extensions on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to accord with Policy D.17 of the Adopted Wyre Forest District Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) and Policies SAL.UP7 and SAL.UP8 of the Emerging Site Allocations and Policies DPD.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**35 Woodthorpe Drive
Bewdley
DY12 2RH**



Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556

Application Reference: 12/0317/FULL	Date Received: 21/05/2012
Ord Sheet: 380672 272032	Expiry Date: 20/08/2012
Case Officer: Paul Round	Ward: Lickhill

Proposal: 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

Site Address: LUCY BALDWIN HOSPITAL, OLIVE GROVE, STOURPORT-ON-SEVERN, DY13 8XY

Applicant: Taylor Wimpey

Summary of Policy	H.2, LB.1, TR.17, D.4, D.10, D.11, D.12, AR.2, AR.3, NC.7, LR.3 (AWFDLP) DS01, DS03, CP01, CP02, CP03, CP04, CP11, CP13, CP14 (AWFCS) SAL. DPL1, SAL.DPL4, SAL.CC1, SAL.CC2, SAL.CC6, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9, SAL.WS2 (emerging SAP DPD) CTC17, CTC18, CTC19 (WCSP) QE3, QE5 (WMRSS) Design Quality SPG Planning Obligations SPD Sections 4, 6, 7, 11 and 12 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The site forms the Lucy Baldwin Hospital which is located off Olive Grove to the west of Stourport on Severn Town Centre.
- 1.2 The Lucy Baldwin Hospital complex was built in the 1920's in a Neo-Georgian style. This includes the main hospital building, Lodge and Clinic which have been included on the 'Local List'.
- 1.3 These heritage assets have been included on the Local Heritage List because they are buildings of significant local interest. Whilst they do have some architectural merit, principally they are associated with Lucy Baldwin, Countess Baldwin of Bewdley and Julien Chan, the philanthropic benefactor, and are a visible reminder to many of their birthplace. On April 16th 1929 The Lucy Baldwin Maternity Hospital was opened by the then Prime Minister, and local resident, Mr. Stanley Baldwin.

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- 1.4 The site itself is surrounded on three sides by residential development in Olive Grove and the Ridgeway and to the south by Memorial Park. The boundaries of the site are characterised by substantial hedgerows and Trees. Trees on site are protected by a Tree Preservation Order.
- 1.5 The site is allocated for residential purposes within the Adopted Local Plan and is included within the emerging Site Allocations and Policies DPD as a specifically allocated site. The site forms previously developed land as defined by the NPPF.
- 1.6 The development proposes demolition of two of the buildings on site allowing conversion of the Lodge Building to four flats and the erection of 37 dwellings, giving a total of 41 units. Access is to be gained from Olive Grove.

2.0 Planning History

- 2.1 None applicable.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited.
- 3.2 Highway Authority – No objections subject to conditions.
- 3.3 Conservation Officer - The proposed development site contains three heritage assets included on the Local Heritage List for Stourport-on-Severn.

The first of these, the main hospital building, was constructed in the 1920's as a maternity home. It has some Neo-Georgian elements including a portico to the front entrance with decorative plaque. It is of two storey construction with a largely rendered exterior. There are single storey wings attached to this main building which create internal courtyards and further modern extensions. Only the original principal two-storey building is included on the Local Heritage List.

The second heritage asset is The Lodge which is a pair of former semi detached houses located at the north east part of the site near the entrance. It too has a rendered exterior. It has been sympathetically extended and has most recently been in residential use.

The third heritage asset is the Clinic, situated between the Lodge and the main entrance. It is predominately a single storey structure with a raised roof area in the middle. There is a badly decayed decorative plaque above the entrance door.

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These heritage assets have been included on the Local Heritage List because they are buildings of significant local interest. Whilst they do have some architectural merit, principally they are associated with Lucy Baldwin, Countess Baldwin of Bewdley and Julien Chan, the philanthropic benefactor, and are a visible reminder to many of their birthplace.

Lucy Baldwin, wife of the then Prime Minister Stanley Baldwin, was vice-chairman of the National Birthday Trust Fund whose aims were to support maternity hospitals and to contribute to the development of the practice of midwifery. As co-founder of the Anaesthetics Appeal Fund Mrs. Baldwin used the new medium of wireless to make fundraising speeches and seek assistance for the venture.

Sir Julien Cahn, an entrepreneur and philanthropist from Nottingham heard one of the speeches on the wireless and wrote to Mrs. Baldwin offering to give her a present. She replied that she would most like to be given a maternity hospital for Stourport-on-Severn and to her amazement, he agreed to fund the entire hospital, providing his name would remain anonymous until the project was completed. On April 16th 1929 The Lucy Baldwin Maternity Hospital was opened by the then Prime Minister, and local resident, Mr. Stanley Baldwin.

DEMOLITION

Demolition of the main hospital building and clinic have been supported by structural reports and a heritage statement. Policy LB.1 of the Local Plan stipulates that demolition should only take place when a building is “wholly beyond repair”. Whilst this is open to interpretation it is my opinion that submitted documents do not go far enough to justify the demolition of the local heritage asset on these grounds alone. Whilst there may be other factors brought to play as part of the consideration, I cannot support the demolition on these grounds. It is a matter for the planning committee as to whether they feel the loss of the asset can be outweighed by the arguments put forward by the Developer.

THE PROPOSALS

The proposals have been modified to take account of my previous comments. The retention of the Lodge building is welcomed. I am now satisfied that the design of the properties are of sufficient design quality to replace the building (should this be deemed to be justified). Additional improvements have been made to ensure that the Social History of the site is not lost through retention of the ‘Lucy Baldwin Plaque’ and its replication on some of the house types. The developer has shown a real commitment to trying to establish a legacy for the site notwithstanding the proposed loss of the principal building.

CONCLUSION

Whilst I have no objections to the detail of the application I cannot support the demolition of the buildings as the submitted reports do not shown them to be “wholly beyond repair” as required by Policy LB.1. It is a matter for the Planning Committee to decide whether other factors outweigh this harm.

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- 3.4 Planning Policy Manager – The site in question is a 1.14ha former maternity hospital site. The hospital has been closed for a number of years and is vacant and falling into disrepair. The site is located in a primarily residential area but the northern boundary of the site fronts onto Stourport Memorial Park. The site is currently zoned on the Adopted Proposals Map of 2004 as a site for ‘Hospitals and other Health Care uses’. However, no health care services have operated from this location since its closure, and it is understood from representations received as part of the Development Plan process that the owners no longer view this site as having the potential to provide health care services and are seeking to dispose of it.

The proposal seeks to develop the site to provide a total of 41 dwellings. Given the location of the site and the uses proposed to be developed, it is considered that the following documents are of relevance to the determination of the application:

- National Planning Policy Framework (NPPF)
- Wyre Forest District, Adopted Core Strategy (December 2010)
- Site Allocations and Policies DPD – 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 and could potentially make the most of an existing asset.

However, there are some concerns relating to the potential loss of the Heritage Assets on the site, which may mean that the application runs counter to the NPPF, which identifies at p126 that *“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.”* In considering this application, further reference should also be made to Para’s 131 - 134 of the NPPF, which provides criteria for considering planning applications that affect a heritage asset. A balanced view will need to be taken based on the guidance provided within the NPPF over the retention of the identified heritage assets. Further comment is made on this element of the application under the local policy headings.

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WYRE FOREST DISTRICT, ADOPTED CORE STRATEGY (December 2010)

The Adopted Core Strategy identifies in DS01 that Stourport on Severn will be one of the main areas of focus for new residential development, with 30% 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. The application seeks to provide a total of 41 dwellings, of which a total of 12 units will be affordable. This equates to a total of 29.2%, which is considered to be in line with Adopted Policy CP04, which identifies that 30% provision should be made on sites of ten or more dwellings in Stourport-on-Severn. (Given that 13 units would equate to almost 32% of the total it is considered that 12 units would be acceptable in this instance). Although the proposed percentage of affordable housing is consistent with the Adopted Core Strategy Policy there are some concerns that the mixed proposed is not reflective of the needs within the area. Core Strategy Policy CP05 identifies that larger bedroomed houses to accommodate the needs of families should be provided on larger developments. In this instance the proposed mixed is more reflective of single person households and there are concerns that this would not meet local needs.

The proposed 'opening up' of this site would enable a link through to the adjacent Memorial Park to be realised and it is considered that this would be of benefit to the proposed redevelopment as well as to the adjoining residential areas. This improved recreational link is considered to be in line with Core Strategy Policy CP13: Providing a Green Infrastructure Network. It is considered however, that further thought should be given as to whether or not this link should be made more formal or whether it should remain 'incidental'.

SITE ALLOCATIONS AND POLICIES DPD

As part of the process of preparing the Site Allocations and Policies DPD a number of sites were considered for residential development. This particular site was considered through the Strategic Housing Land Availability Assessment and was considered to be a suitable site to be included within the Development Plan to meet the District's housing requirements. The site was also considered to be in conformity with the Adopted Core Strategy, as identified above.

The site has subsequently been included in the District's Site Allocations and Policies DPD. The site was included in the Preferred Options consultation and the suggested alternative use of the site for residential was generally supported. There were concerns raised during the consultation about the viability of retaining the locally listed buildings but overall the proposed allocation of the site did not receive many negative responses. The site has since been retained in the pre-submission Publication version of the Site Allocations and Policies DPD, and the site specific policy is as follows:

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Policy SAL.WS2
Lucy Baldwin Unit

Proposals for this site should:

- i. Provide for residential development.
- ii. Ensure that the Local Heritage List assets that are contained within the site boundaries are brought back into use and sympathetically incorporated into any design.
- iii. Provide linkages to the existing green infrastructure network, taking full advantage of the opportunities presented by the adjacent Memorial Park.
- iv. Provide access to the adjacent open space through improved walking and cycling links.
- v. Ensure that Significant Trees are retained and included within the scheme.

Therefore, it is considered that some weight should be given to this emerging policy position (in line with paragraph 216 of the NPPF) and that the principal of providing residential development in this location is generally supported, albeit concerns are still identified with regard to the retention of the locally listed buildings.

Irrespective of the outstanding objection in relation to the locally listed buildings, the emerging policy continues to state that the locally listed buildings on the site should remain and be incorporated in any development proposals. The current application only seeks to retain one of the designated buildings on the site and therefore is considered to be contrary to the emerging site specific policy, as well as existing Local Plan Policy LB.1. The proposal does, however, seek to provide a historic plaque, retaining elements of the larger hospital building as well as the one locally listed building as an alternative to the retention of all of the buildings. It is considered that advice should be sought from the Council's Conservation Officer as to the suitability of this approach with regard to the proposed loss of the locally listed buildings taking into account the local policy position as well as paragraphs 131-134 of the NPPF.

GENERAL COMMENTS ON THE APPLICATION

It should also be noted that the Council currently has a 6.5 year residential land supply (figure taken from the Housing Monitoring Report of April 2012). Therefore, there is not an urgent need to provide for future residential development and it is considered that this should be taken into account in the decision making process, along with the comments provided above.

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- 3.5 Stourport Civic Society - Due to the neglect of the buildings on this site, demolition now seems to be the only way ahead so with some reluctance we support this planning application but with strong reservations:
- Suggest the application be edited to remove the mysterious "Julien Chan" and replace him by "Sir Julien Cahn" who donated the site to the people of Stourport. Such clumsiness with historical detail is not impressive in a planning application.
 - Some thought seems to have been given to landscaping provision but this should not replace mature, protected trees on the site. It will be necessary for close monitoring of the site to ensure that the promised landscaping works are actually carried out.
 - There does seem to be an element of over-development here as the site is adjacent to an area of high-density housing. Of particular concern is vehicular access for 41 householders via Olive Grove which is very narrow- no doubt County Highways will be commenting on this.
 - The housing styles are predictable and show little attempt to reflect the buildings already on site. I suppose we should be grateful for the retention of the porters' lodge.

The buildings on this site played a significant role not just in the history of Stourport but in national history as the Lucy Baldwin Hospital was the prototype for many other local maternity hospitals. We would hope that the name "Lucy Baldwin" is retained in connection with the site and that an information board of some kind reflects its significant history (is this the purpose of the Lucy Baldwin "plaque" ?)

The lintel above the main entrance showing a baby in swaddling clothes and the plaque inside the building commemorating the official opening by Stanley Baldwin should be preserved and remain in Stourport in a location where they can be seen by the local population.

- 3.6 Severn Trent Water – No objections subject to condition.
- 3.7 Arboricultural Officer – No objection to amended plans subject to conditions.
- 3.8 Worcestershire Regulatory Services – Care to be taken during demolition to protect amenity of neighbouring properties.
- 3.9 Crime Risk Advisor – Need to secure fencing to boundaries and secure entrance to apartments.
- 3.10 North Worcestershire Water Management – No objection subject to condition on SUDs scheme to include allowance for climate change.
- 3.11 Natural England – Further bat survey required. If not supplied should be refused.

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3.12 Countryside Conservation Officer – No objections subject to condition and further details on bats and mitigation.

3.13 Strategic Housing Services Manager - The proposed scheme provides 12 affordable units (5 shared ownership and 7 rented) meeting the requirement for 30% provision as set out in Council's policy and of a mix that has been agreed. There are a couple of elements to the scheme that cause concern.

Firstly, the provision is wholly contained within the north section and not dispersed amongst the scheme, although I understand that this create an easier land transfer between the Developer and RSL.

The second area of concern is over space standards. The converted lodge building will create 4 x 1 bed apartments having floor areas of 26 sq m and 34 sq m (excluding stairwells and entrance areas). These are considered to be well below the requirement as set out in the Council's Affordable Housing Toolkit. It is noted that a letter has been received from Wyre Forest Community Housing agreeing to accept these units, however notwithstanding this assurance I cannot support a scheme that provides 1 bed units that are significantly below the required space standards.

3.14 Neighbour/Site Notice – Four letters received, expressing the following concerns:

- Impact on daylight to habitable rooms
- Loss of privacy and outlook
- Dominating street scene
- Maintenance of bollards
- Need of fencing to boundaries rather than relying on hedges.
- Inadequate highway access from Olive Grove

4.0 Officer Comments

PRINCIPLE OF DEVELOPMENT

4.1 The principle of development is established through three stands of policy, the Adopted Local Plan, Adopted Core Strategy and the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document.

4.2 The development site is located within an area of allocated within the Local Plan for Residential Purposes, which under the provisions of policy H.2 allows residential development on previously developed land. It is clear that the site constitutes previously developed land as defined by Annex 2 of the NPPF.

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- 4.3 Within the Core Strategy residential development is strategically focused to the urban areas of Stourport and Kidderminster. Policy DS.01 sets the criteria for allocating sites highlighting the need for sites to be on previously developed land. Policy DS.02 highlights the important role Stourport has in providing 30% of the housing requirements.
- 4.4 The Council’s Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document (SAPDPD) sets out the detailed policies for the District. Policy SAL.DPL.1 mirrors the requirements of the Core Strategy allowing residential development for sites within the residential allocation again on previously developed land. In addition site specific policies have been prepared in particular SAL.WS2 considers the application site allowing for residential development.
- 4.5 Given the Governments pro-active approach to residential development as set out in Ministerial Statements and the NPPF along with the acceptability of the site at a local level it is concluded that the principle of residential development in land use terms is acceptable on this site.

LOSS OF HERITAGE ASSETS

- 4.6 As part of the consideration of the principle of the site Policy SAL.WS2 requires any *development “...ensure[s] that the Local Heritage List assets that are contained within the site boundaries are brought back into use and sympathetically incorporated into any design...”*
- 4.7 This requirement needs cross referencing to Policy LB.1 of the Local Plan and its replacement SAL.UP6 of the SAPDPD. With regard to demolition, Policy SAL.UP.6 is not a replication of Policy LB.1 and, as such, the following table has been prepared which contrasts the requirements alongside the NPPF.

LB.1	UP.6	NPPF
All reasonable efforts have been made to sustain existing uses or find viable uses.	Substantial public benefits outweigh loss of building; or	Substantial public benefits outweigh loss of building; or
Relocation where possible; and	Nature of the asset prevents all reasonable uses; or	Nature of the asset prevents all reasonable uses; and
Detailed proposals for appropriate re-development that would provide substantial benefits; or		No Viable use can be found in the medium term; and
Wholly beyond repair and detailed proposals for appropriate re-development		Grant funding or public ownership is not possible; and
	Loss of heritage asset is outweighed by bringing the site back into use; or	Loss of heritage asset is outweighed by bringing the site back into use
	Proposals provide exceptional design to mitigate loss	

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- 4.8 Paragraphs 215 and 216 of the NPPF deal with the situation where conflict of adopted and emerging policy arises. As the Local Plan was adopted prior to Planning and Compulsory Purchase Act 2004 weight should be given to Policy LB.1 dependent on the degree of consistency with the NPPF. In respect of the SAPDPD, weight can be given according to the degree of preparation, extent of unresolved objections, and the degree of consistency with the NPPF.
- 4.9 The table above adequately demonstrates that policy LB.1 is out of kilter with the NPPF in respect of demolitions and as such the weight afforded to this policy can only be minimal. This is particularly the case given that the emerging policy is closely aligned to the NPPF and is in the submission stage of its preparation and there are no unresolved objections to Policy SAL.UP6. On this basis the greatest weight must be given to the NPPF and Policy SAL.UP6.
- 4.10 As loss of two of the buildings is proposed their significance needs to be evaluated so that the degree of harm can be established. The submission includes an appropriate heritage statement which identifies the site as been of Social importance to the area although the architecture of the building is not important in its own right. This is confirmed by the Conservation Officer giving the main importance of the buildings being their link to the social history of the area. It therefore could be argued that it is the nostalgic memories associated with the site and to a lesser extent the buildings that give the Lucy Baldwin Hospital its place in the social history of the area. As such the significance of the buildings as assets in their own right is limited and as such consideration should be on this basis.
- 4.11 It is difficult to attribute substantial public benefits to the proposal (one of the points contained within policy), although it is confirmed that the proceeds of the sale by the NHS will result in reinvestment in Local Services, a matter that cannot be relied upon as this is not a conditional element in the planning process. Other public benefits such as affordable housing provision and Public Open Space contributions are the same as for any development and cannot be taken as providing substantial public benefits.
- 4.12 In support of demolition the Developers have produced two structural surveys along with a financial viability assessment. The structural reports concentrate on the principal building which shows substantial signs of deterioration. The amount of works that is required to convert the building is prohibitive and would prevent the development of the site. In addition a marketing report has been submitted showing that only residential development would achieve the necessary values required and that conversion of the principal building would not be achievable. As such it is considered that the nature of the asset would prevent the reasonable use of the site and that no viable uses can be found.
- 4.13 It is evident that the site cannot remain disused; the SAPDPD promotes its development within the period 2011-16. There are clear benefits in bringing the site back into use for the strategic provision of housing.

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- 4.14 The loss of some two buildings is mitigated by the developer through the following measures:
- The retention and conversion of the Lodge Building
 - The retention of the Lucy Baldwin Plaque and Official Opening Plaque and provision of a historic interpretation within a specifically designed Mounting
 - Architecturally designed houses that incorporate the 'Lucy Baldwin' plaque.
- 4.15 These measures ensure that the legacy of the Lucy Baldwin site is not lost although the development does remove two of the buildings.
- 4.16 On this basis whilst the loss of the buildings identified is unfortunate I am satisfied that the degree of the loss to the heritage asset is outweighed by bringing the site back into re-use and attribute allowed by Policy SAL.UP6 of the SAPDPD. In arriving at this conclusion the comments made by the Conservation Officer and the Civic Society have been fully considered.
- 4.17 Even if it was felt that the benefits are evenly balanced to the harm, the additional weight that is given to the 'presumption in favour of development' by the NPPF and ministerial statements add the additional weight to allow favourable consideration of the application.
- 4.18 Having therefore established that the 'in principle' considerations are acceptable it therefore falls to consider the detail of the proposal.

LAYOUT

- 4.19 The development of the 1.14ha site provides for 41 dwellings at density of 36 dwellings per hectare, which reflects the sensitive nature of the site. The layout connects from Olive Grove and forms a cul-de-sac arrangement running north to south with spurs of private drives accessed from the main access road. The houses front onto roads frontages and continue the pattern of development within the area linking properties at both ends of Olive Grove. To the south of the site properties are orientated so as to face onto the memorial park to the rear. Where they are adjacent to residential gardens they either back onto (in the case of properties in Olive Grove to the east) or side onto (in the case of properties in the Ridgway to the west). Where they back onto properties there is sufficient garden lengths of at least 11m to ensure that there is no adverse overlooking. There is only one exception to this on Plot 36 where this is reduced due to the triangular shape of the plot, however the only window that fails to provide the necessary separation on this property is an upper floor bathroom window that will be obscure glazed.
- 4.20 All corner plots are specifically designed with dual aspect dwellings that punctuate the corners and have a Green Wall boundary treatment. The entrance to the development visually focuses on the Lodge Building and draws the eye into the development through the distinctive corner plots.

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- 4.21 Parking is provided to the frontages of the smaller properties to side, with garaging, for the larger properties.
- 4.22 Effective boundary treatment is provided to each plot with suitable 1.8m high dividing fences. To the edges of the site the existing hedge will be maintained, however to ensure security of rear gardens 1.2m high mesh fencing is provided to reinforce the hedgerow.
- 4.23 The proposal provides an exciting and effective use of land that addresses the key characteristics of the site without appearing overdeveloped. Thus the layout is considered to be acceptable.

DESIGN OF PROPERTIES

- 4.24 The design of the properties has evolved during the application and has been the focus of negotiations with the developer. As a result of these discussions there has been a movement away from the standard house types focusing more on individual architecturally designed properties. Where standard house types have been used these have been modified elevationally to ensure there is a coherent design across the whole development. The Lucy Baldwin plaque is incorporated into the frontage.
- 4.25 The properties contain hipped roof designs with a mixture of brick, and brick and render, being of design that merges with the style of properties that exist in Olive Grove to the style of the retained Lodge building and picking up the architectural details of the principal building that is to be lost. The design ethos that has been adopted has been done in conjunction with and is endorsed by the Conservation Officer. Appropriate mixture of materials is shown which reflect the quality of the design.
- 4.26 It clear that the final design as submitted reflects the sensitive nature of the site and the proposal provides a design quality that is appropriate in the historic context reflect the character of the surrounding area and combining effectively with the retained building on site. This is an appropriate and acceptable approach which is wholly supported.

PROTECTED TREES AND BIODIVERSITY

- 4.27 The whole site is protected by an area Tree Preservation Order. A tree survey has been undertaken and the root protection zones shown on the proposed layout. The major trees that are worthy of retention are situated on the boundaries albeit there is a Eucalyptus tree within the site which is of importance. All important trees are to be retained and are protected as part of the layout ensuring adequate distances are achieved. Where development is close to protected trees adequate protection can be afforded through conditions. The Arboricultural Officer is satisfied with the scheme.

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- 4.28 An ecological survey has been undertaken identifying the presence of bats within the site. The developer has shown how these can be mitigated through adequate provision within the site. In addition a Biodiversity statement highlights how the planting of shrubs, grasses and fruit trees will provide sufficient enhancement to the biodiversity of the site. This approach is acceptable and supported resulting in no outstanding issues in respect of trees or biodiversity.

HIGHWAY ACCESS AND PARKING

- 4.29 Access is gained via Olive Grove which is accessed from the main Bewdley Road that runs between Bewdley and Stourport on Severn. A transport statement has been submitted and demonstrates that in comparison with the use of the property as a hospital, 41 dwellings would add a further 10 vehicle movements to the site at peak times equating to a 5.8% increase. The site is considered to be sustainable given the distance from the Town Centre, services and bus stops. It is concluded that the existing network can accommodate the proposals.
- 4.30 The Highway Authority accept these findings, although to secure adequate access a S.106 contribution of £3,660 would need be provided to progress the installation of parking restrictions at the junction of Olive Grove and Olive Grove to protect visibility splays and ensure vehicles do not need to encroach onto the opposite side of the road. On this basis the access to the site is acceptable.
- 4.31 Parking and access within the site has been modified to take account to the County Standards. This is now acceptable with parking provision within the County criteria of 1 space for a 1 and 2 bed unit and 2 spaces for 3 and 4 bed units. Where there is communal parking an additional visitor space is required. It should be noted that in the vast majority of plots the garage space is in addition the standards given.
- 4.32 Public access is to be provided through the memorial park allowing permeability through the site which also considered to be acceptable.

DRAINAGE

- 4.33 As the site is over 1 ha in area, a flood risk assessment has been submitted. North Worcestershire Water Management (NWWM) shared service have assessed the submission, which seeks to provide soakaways wherever possible with foul water connecting direct to the sewer system. This will reduce the burden on the existing sewer as the existing site runs both foul and surface water into the sewer. NWWM are satisfied with the proposal subject to a condition seeking approval of the SuDS system to ensure that the surface water drainage system can accommodate flows arising from the 1:100 year plus 30% climate change event with methods for safely managing more extreme exceedance events. Severn Trent Water Ltd has raised no issues on capacity.

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NEIGHBOURING PROPERTIES

- 4.34 The layout and design of the properties has been amended to ensure that residential properties are not adversely harm as a result of the development. All properties have hipped roofs which limit the impact of shade and shadow on garden areas of existing properties. Where there are facing windows adequate distances are achieved. Whilst there will be a change to the outlook of some of the properties this has been fully assessed to ensure that no undue loss of amenity occurs. The property known as Hunters Lodge has a side facing window. This has been fully appraised and a 11m separation distance is provided to the gable of the new house ensuring that no undue loss of light will occur, with the test as set out in the 45 degree code being fully adhered to.

AFFORDABLE HOUSING

- 4.35 In line with both Local Plan and Core Strategy policies 30% of the total number of properties are required for affordable units. For 41 units 12.3 units are required, the developers have accepted this requirement and provided 12 units. These are split into a mix of 7 social rented and 5 shared ownership. The properties are located to the north of the site and provided around two access points. Whilst these are grouped together rather than the preferred dispersal in the development, it is accepted that this allows easier land transfer and management by the Registered Provider (formerly known as Registered Social Landlord). The Strategic Housing Services Manager has expressed concern over the space standards in respect of the 1 bed units, especially those of the converted Lodge Building. The developer has agreed terms with Wyre Forest Community Housing who have confirmed that they are willing to take the units based on the sizes stated. On this basis and given the lack of policy specific wording in respect of the required space standards I do not feel that this is matter that can be pursued via the planning application. In any event I feel that the need to provide a use for the Lodge building as a heritage asset takes precedent on this particular occasion.
- 4.36 The developer has fulfilled the obligation in respect of affordable housing.

OTHER S.106 OBLIGATIONS

- 4.37 Under the terms of the Council's adopted Supplementary Planning Document on Planning Obligation the following other contributions are required.

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Education Contributions				
	No of 2+ Bed Flats	No of 2 or 3 Beds	No of 4+ beds	Affordable Units
	0	17	12	12
Rate	£1,962	£4,905	£7,358	£0
Total Education Contributions		£171,681.00		

Public Open Space		
	No of Market Child bed Spaces	No of Affordable Child Bed Spaces
	70	9
Rate (2012)	£463	£232
Total Public Open Space Contribution		£34,508.40

4.38 These are in addition the affordable housing and highway obligations. The Public Open Space contribution will allow for 20% to be given to Town Council for the maintenance of the Memorial Park with the remainder being used by the District Council for the existing parks they manage within the locality. The developer has accepted these contributions which will be secured through the S.106 agreement.

OTHER ISSUES

4.39 In respect of sustainability, an Energy Statement has been submitted on behalf of the Developers that demonstrates that will ensure that each unit's water consumption will not exceed 210 litres a day and that, as part of the development, the following measures will be used:

- 400mm of insulation within loft space.
- Fully filling the cavity including party walls with 100mm of mineral wool with a maximum density of 40 kg/m³.
- Robust standard details to be used for party wall situations to improve sound transmission.
- Every bulb in all units to be energy efficient.
- Energy efficient gas boilers.
- Selecting insulation materials that have reduced use of gases that contribute to global warming.
- Use of materials with lower environmental impacts over their life cycle.

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4.40 This is in addition to the SuDS drainage improvements as set out above.

5.0 Conclusions and Recommendations

5.1 The proposed development is acceptable in principle and is considered to be appropriate in terms of design and layout. The loss of the heritage assets has been fully justified as part of the proposal. The impact on neighbouring properties has been fully considered and it is considered that no undue harm will arise. Access and parking provision has been provided to the development which can be accommodated within the existing highway network. Matters of tree protection, biodiversity, drainage and sustainably have also been adequately addressed as part of the proposal.

5.2 It is therefore recommended that **delegated APPROVAL** be given subject to:

- i. the signing of a **Section 106 Agreement** to secure:
 - a. 12 affordable units.
 - b. £171,681.00 Education Contribution.
 - c. £34,508.40 Public Open Space Contribution.
 - d. £3660 Highway Contribution.

- ii. the following conditions:
 1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Materials as per plan.
 4. Means of enclosure as per plan.
 5. B9 (Details of windows and doors).
 6. J1 (Removal of permitted development – residential).
 7. Open plan estate.
 8. E2 (Foul and surface water).
 9. SuDS drainage.
 10. Tree protection.
 11. Highways.
 12. C8 (Landscape implementation).

Notes

- | | |
|---|--|
| A | SN2 (Section 106 Agreement). |
| B | SN1 (Removal of Permitted Development Rights). |
| C | SN12 (Neighbours' rights). |

12/0317/FULL

Reason for Approval

The proposed development is acceptable in principle and is considered to be of an appropriate in design and layout. The loss of heritage assets has been fully justified as part of the proposal. The impact on neighbouring properties has been fully considered and it is considered that no undue harm will ensure. Access and parking provision has been provided to the development which can be accommodated within the existing highway network. Matters of tree protection, biodiversity, drainage and sustainability have been adequately addressed as part of the proposal. For these reasons the proposal is in accordance with the policies listed above.

PLANNING COMMITTEE

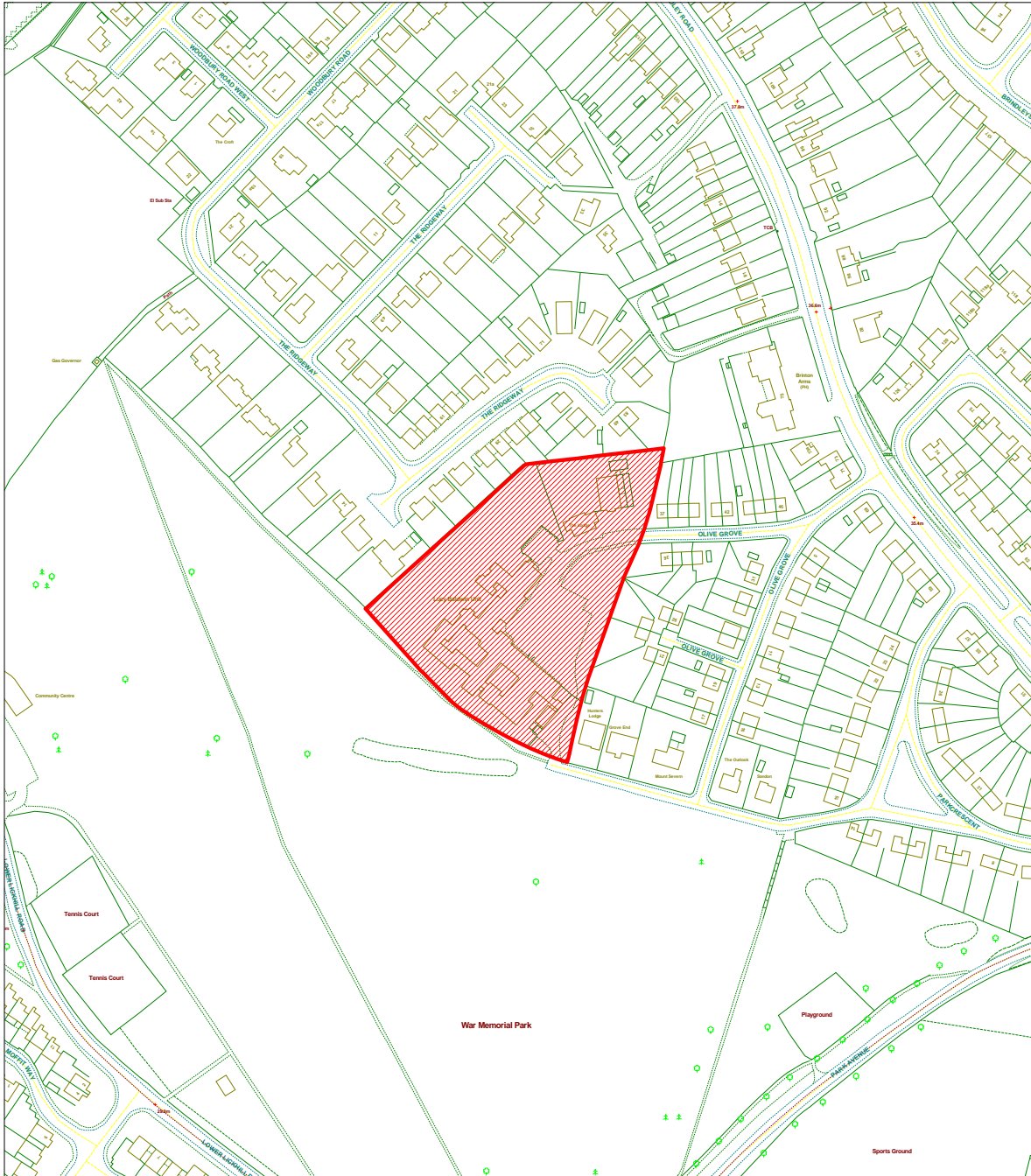
12/0317

Date:- 29 October 2012

OS sheet:- SO8072SE

Scale:- 1:2500

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Wyre Forest
District Council

ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Lucy Baldwin Hospital
Olive Grove
Stourport DY13 8XY



Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556

Agenda Item No. 5

Application Reference: 12/0323/FULL **Date Received:** 15/05/2012
Ord Sheet: 388081 278352 **Expiry Date:** 10/07/2012
Case Officer: John Baggott **Ward:** Blakedown and Chaddesley

Proposal: 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.

Site Address: 22 BELBROUGHTON ROAD, BLAKEDOWN,
KIDDERMINSTER, DY10 3JG

Applicant: Upward Consultancy

Summary of Policy	H.2, H.13, D.10, D.11, NR.12, TR17 (AWFDLP) DS01, DS04, CP01, CP05, CP07, CP11 (AWFCS) SAL.DPL1, SAL.DPL5, SAL.UP7, SAL.UP9 (emerging SAP DPD) Design Quality SPG Section 7 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory consultee has objected to the application. Parish Council request to speak on the application. Third Party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Located on the south side of Belbroughton Road, approximately 100 metres distant from the junction with the A456 Birmingham Road, the site sits between existing detached residential properties, and faces towards smaller terraced cottage style dwellings. To the rear of the site lies the Blakedown and Churchill Parish Rooms and associated car park. Vehicular access into the application site is directly from Belbroughton Road.
- 1.2 The application site is currently vacant having previously been occupied by a detached inter-war style house, which has been demolished following the granting of planning permission in 2011 for a replacement dwelling on the site (Ref: 11/0343/FULL). There is, however, some evidence of construction work on the site, in the form of a large basement.

12/0323/FULL

- 1.3 Whilst planning permission 11/0343/FULL made provision for a basement associated with the proposed replacement dwelling, it is clear that what has been constructed on site, predating the submission of the current application, exceeds the size of the basement previously approved. Upon closer inspection, that which has been constructed to date appears to be in accordance with the plans submitted with the current application, and as such Members are advised that there is retrospective element to the application under consideration.

2.0 Planning History

- 2.1 11/0343/FULL – Replacement Dwelling : Approved (22/07/11).

3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – Object to this application as, in particular, it is considered that the building is not suitable for the proposed use. The building is some 50% wider than the original building, it is out of scale with neighbouring properties and it is considered that this is not an appropriate design or layout for the business use now proposed. Indeed, it is felt that the design is out of character with the residential properties in Belbroughton Road.

The application is for “special needs”, but the Parish Council does not consider that this would meet the requirement for “local needs”, a prime Wyre Forest District Council policy for new development in Blakedown.

The proposed use is clearly for a business use with an ancillary residential use. The basement has facilities for day treatment; this would indicate that there would be a “service” to non-residents and this is likely to be during the evenings as well as during daytime. This would thereby increase the traffic movements into and from the site during the day and evening, to the detriment of neighbours. Visitors to the premises will also have an impact on the limited on-site parking and traffic movements in the area.

The proposal would do little to improve rural employment, as required by the Core Strategy.

As well as the business use the building is shown for six separate flats/apartments, and no adaption has been made for the type of occupants suggested in the application. This could lead to a considerably more intensive use of the site, with a corresponding increase in traffic movements and general activity, to the detriment of neighbouring residents.

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Should this application be approved the Parish Council would recommend that it is subject to a Section 106 Agreement, requiring (1) that only local needs are fulfilled, and (2) a contribution towards leisure facilities in Blakedown.

- 3.2 Highway Authority – No objections, subject to the imposition of suitable conditions.
- 3.3 Planning Policy Manager - Policy CP05 of the Adopted Core Strategy is of relevance to this application. Policy CP05 sets out the overarching approach to “*Meeting the Needs of Older People and those with Mobility Impairments*” and states that “*The District will support innovative housing schemes which assist older and vulnerable people to live securely and independently in sustainable locations with access to local services*’. This proposal provides supported accommodation to meet a specific need within close proximity of a village centre and would therefore appear to be in conformity with this policy.

Additionally, the National Planning Policy Framework (NPPF) allows weight to be given to emerging planning policy documents. The Site Allocations and Policies DPD Publication Draft has now received Council approval and can therefore be taken into consideration in decision-making. Policy SAL.DPL5 sets out criteria for extra care housing and consideration should be given to how the proposal meets these criteria.

Additional Comments: Whilst the facilities within Blakedown itself are limited, although the (existing village) shop does offer a opportunities for top-up shopping, there is access to both Hagley village and Kidderminster town centre, both of which offer a wider range of services, by bus and rail and therefore, my view is that it does meet the requirements of CP05. Criteria (i) of policy SAL.DPL5 refers to facilities being accessible by foot or public transport, although this is not an adopted policy the NPPF makes it possible to give weight to emerging policy.

- 3.4 Strategic Housing Manager – Comments to be reported.
- 3.5 Crime Risk Advisor – No objections.
- 3.6 Severn Trent Water Ltd – No objections.
- 3.7 Neighbour/Site Notice – In total, 38 letters of objection have been received against the proposed development, and in some instances these objections go into great detail about supporting streams for such a development, and in particular alleged previous assurances made by the landowner regarding his intentions for the application site. Whilst noted by officers, these are not considered material to the determination of this current application. The grounds for objection are numerous, and are summarised by the following bullet-points:
- Excessive size and resulting visual impact of the building;
 - Non-compliance with the 45 degree code guidance;

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- Lack of local need for such a development in Blakedown;
- Inappropriate location for such a development;
- Potential lack of support from appropriate bodies (e.g Social Services);
- Contrary to Local Plan/Local Development Framework planning policy;
- Inappropriate development introducing flats into an area characterised by a predominance of dwelling houses;
- Concerns over end use – Flats or House in multiple occupation (HMO);
- Lack of local facilities/services (no local GP surgery or supermarket, etc);
- Discrepancy between the approved plans; proposed development; and, the “as built” basement;
- Non-compliance with the Party Wall Act;
- Insufficient details provided regarding front boundary treatment and landscaping;
- Insufficient manoeuvring space to allow vehicles to turn within the site and exit in a forward gear;
- Previous misleading information regarding proposals;
- Highway safety and increased traffic flows;
- On-street parking;
- Pedestrian safety;
- Out of keeping with the area;
- Retrospective application (footings and basement already constructed);
- Resulting disturbance due to 24/7 operation and supervision of residents;
- Insufficient parking for visitors and care staff;
- Lack of public transport (bus) services;
- Impact on streetscene;
- Contrary to Blakedown Parish Plan;
- Over-development of the site;
- Introduction of a commercial enterprise into a residential area;
- Loss of privacy and overlooking;
- Impact of additional lighting (24 hours);
- Allegations of deceit or subterfuge;
- Inconsistencies and discrepancies between plans and accompanying documents;
- Excessive height of development in relation to neighbouring properties;
- Impact on sewage system.

4.0 Officer Comments

- 4.1 It is worth reiterating at this point that a significant number of representations received against the proposed development make specific reference to the previously approved replacement dwelling and alleged assurances made by the landowner in the lead-up to that application being submitted, and subsequently approved, such that some residents claim to have been “misled” by the landowner. In some cases, detailed “time-lines” of alleged events have been provided.

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4.2 Members are advised that officers were not previously aware of such alleged matters, which have only now come to light following the submission of the current application. However, in any event, those specific matters raised are between the relevant parties, and are not considered material to the determination of this application, which stands to be considered on its own merits.

4.3 For clarity, the following officer comments are broken down into a series of sub-headings as follows:

- Background and previous planning permission;
- The proposed development;
- Comparisons between approved and proposed building;
- Relevant Planning Policy;
- Key Issues;
- The “Fall-Back” position;

BACKGROUND AND PREVIOUS PLANNING PERMISSION

4.4 Planning permission was granted by Planning Committee in July 2011 (Ref: 11/0343/FULL) for the demolition of a detached property at 22 Belbroughton Road, and the erection of a traditionally styled 5/6 bedroom modern house with attached garage. The main body of the approved house was to be centrally placed and situated on the same building line as the property it was to replace. The proposed house was indicated as being two storeys in appearance, although rooms were also proposed in the roof space, lit by skylights.

4.5 The approved house was to be set back 12.4 metres from the back of pavement, and be served by a single access to a front driveway and the aforementioned garage. With maximum dimensions of 17.1 metres wide (including the 5.1 metre wide garage) and 10.5 metres deep, the approved dwelling was to stand at a maximum height of 9.6 metres (approximately 0.5 metres higher than the house it was to replace). The distances to the boundaries with neighbouring properties at Nos. 20 and 24 Belbroughton Road were indicated as being 1.0 metre and 4.0 metres respectively.

4.6 In considering the merits of that application, the principle of a replacement residential property was found to be sound and in accordance with Local Plan policy. The potential impact upon the streetscene was fully assessed, and in this regard the Case Officer at that time commented that:

“The proposed dwelling has a ridge height that is approximately 500mm higher than the existing and the roof is gable ended rather than hipped. A drawing has been produced that shows that the proposed dwelling is about 1metre higher than the dwelling on the one side and approximately 1.4 metres higher than the dwelling on the other.”

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However, the street scene is made up of a wide variety of house types with a range of roof heights and styles and the proposed dwelling which occupies a more set back position than most properties in the locality should not look out of place. the proposed design is different to the existing, but the proposed property is well designed and incorporates some traditional features.

Paragraph 3.17 of the Design Quality SPG states:

‘Simply aping the style or architectural forms of existing residential areas is not a requirement of the guide and is something which the Council would tend to discourage in favour of contemporary interpretation in the design of new places to live.’

- 4.7 With regard to the relationships with neighbouring properties, these too were assessed, with the Case Officer observing that:

“The proposed dwelling is closest to number 20 Belbroughton Road which is on the west side of the site. A drawing has been submitted that shows that the proposed dwelling affects the 25 degree line from a side facing dormer window on the neighbouring property. (Officer comment: This window currently serves an office, which is accessed via a bedroom. However, there would be nothing to stop the room being a bedroom in the future. Although the development fails the 45 degree code, not a great deal of light to the neighbour would be lost as the 25 degree line crosses through the uppermost parts of the apex of both the garage and main roof of the proposed dwelling, which represents a very small percentage of the sky light in this direction. Other windows at No 20 are either not affected or are secondary windows. As part of the application a letter has been submitted from this neighbour stating that he has no objection to the development as he intends to renew a planning permission to extend on this side of his house..... On the other side of the property at number 24 Belbroughton Road the property has been extended. In the side of the extension facing towards the site is a small window that is obscure glazed. This window according to the approved plans is a secondary window to a kitchen/ dining room area that is also lit by larger south facing windows. The side window is consequently not a primary window and the development is not in breach of the 45 degree code.”

THE PROPOSED DEVELOPMENT

- 4.8 The application as submitted proposes the erection of a single building, which is extremely similar in appearance and overall dimensions to the previously approved replacement dwelling, as granted consent under 11/0343/FULL. However, unlike the previously approved scheme which consisted of a single detached dwelling, it is proposed to provide 6 no. Self-contained supported living units for people with learning disabilities, along with 24 hour on site care support. The applicant has stated the nature of the future residents’ learning disabilities will be such as that they will have a significantly reduced ability to understand new or complex information, or to learn new skills and to live independently. As a result, they are often vulnerable members of society who require support and supervision.

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- 4.9 The supported living units take the form of self contained apartments, each with separate bedroom, living room, bathroom and kitchen facilities. The proposal indicates 5 x one bedroom apartments and 1 x two bedroom apartment across the ground, first and second (roof space) floors.
- 4.10 Within the sizeable basement which, as previously commented, has already been constructed on site, support facilities are proposed in the form of a communal dining/living room; kitchen; sensory room; music room; hydrotherapy room; and, staff sleep-over facilities. The applicant has advised that these facilities would be available for the use of the residents of the units on the upper floors only, and would not be available to visitors or external bodies, which is a concern raised by local residents and the Parish Council alike.
- 4.11 With a single front door, and with the self contained units served off a central hallway and landing, the exterior of the proposed development would appear as a single dwelling house, and for that matter extremely similar to that previously approved on the site. In terms of the layout within the site and the critical dimensions, these are similar to those previously approved for the single dwelling house, and, most notably, the overall height is slightly less than that previously approved (scaled at 9.4 metres in height rather than 9.6 metres). In this regard, a comparison table of dimensions is set out at paragraph 4.16 of the report.
- 4.12 The provision of self contained units provides the best of both worlds for the occupants, giving a sense of independence in a safe and controlled environment, but with the benefits of on site care and assistance, very similar to elderly warden controlled sheltered housing. The proposed occupants, it is stated, would be between the ages of 18 and 65, but ideally of a similar age where possible to assist with social interaction and friendship. Any potential occupant would first have their individual needs assessed by the primary care trust and social services, to ensure that their individual needs are considered and met.
- 4.13 In terms of on site care, there would be a 24/7 presence on site, with typically up to 4 staff carers on site during the day. There will also be a reduced care presence at night. The car parking indicated upon the plans makes provision for 6 parking spaces, these being available to staff carers and visitors. It should be noted that none of the residents will be able to drive due to their learning disabilities.

COMPARISONS BETWEEN APPROVED AND PROPOSED BUILDING

- 4.14 Having outlined the nature of the proposed development, it is appropriate to return to issues relating to the appearance and key dimensions of the proposed building and compare these with the previously approved, but unimplemented, replacement dwelling.

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- 4.15 Overall, the proposed building closely resembles the previously approved replacement dwelling. The biggest visible difference between the approved scheme and that proposed is the introduction of a second front gable feature to supplement the previously approved single gable. Added to this, the previously approved garage would, under the proposed development, provide residential accommodation, resulting in garage doors being replaced by window openings. Some alterations to fenestration details are also proposed, particularly to the rear.
- 4.16 The following table provides an “at a glance” comparison between the key dimensions:

	Approved Dwelling	Proposed Accommodation
Distance from back of pavement	12.4m	12.6m
Distance to boundary with No. 20	1.0m	1.0m
Distance to boundary with No. 24	4.0m	3.8m
Width of building (total)	17.1m	17.3m
Width of building (two storey)	12.0m	11.9m
Depth of building (max)	10.5m	10.5m
Height of building – single storey	6.2m	6.0m
Height of building – max ridge height	9.6m	9.4m

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- 4.17 As already outlined, the basement as proposed is larger than that previously indicated at the time of the application for a single dwelling. With gross dimensions of approximately 11.5 metres by 10.0 metres, this represents a significant increase in floorspace over what was previously considered at the time of the earlier application for the single dwelling. However, that is not to say that had such a size of basement been proposed previously it would have been resisted. The basement, as already summarised, provides ancillary support and communal facilities for residents of the apartments only. To reiterate, there is no intention to allow these facilities to be accessible to non-residents. That said, were Members minded to support the application as submitted, officers would wish to suggest a suitable condition to ensure that these facilities are retained purely for the benefit of on-site residents, and will not be made available to outside bodies or individuals.

RELEVANT PLANNING POLICY

- 4.18 The site falls within an area identified on the Adopted Local Plan proposals map as being appropriate for residential development, in accordance with Policy H.2 of the Local Plan. In this regard, the nature of the development, which is essentially a residential use with associated support facilities, would fall to be considered against Policy H.2. This is a previously developed site as previously accepted and the proposed building would occupy the same footprint as that previously approved.
- 4.19 Whilst aimed specifically at residential homes, Policy H.13 of the Local Plan has some relevance and offers support to the overall principle of the proposal.
- 4.20 Policy DS01 of the Adopted Core Strategy sets out the levels of development and suitable locations within the District during the plan period (i.e. up until 2026). In terms of settlement hierarchy, Blakedown comes under the “villages” category, with suitable development therein suggested as being: “Housing to meet local needs; Local services; and, Small scale rural employment”.
- 4.21 In terms of the proposed development, whilst this might offer an employment opportunity locally, given the specialist care to be provided on site, it is reasonable to conclude that the opportunities might be viewed as minimal. In terms of the issue of “local needs” in respect of housing, as identified elsewhere in the report whilst the level of accommodation is self-contained, giving a degree of independence to the occupants, the on-site 24/7 care assistance renders the proposed units as falling outside of what would reasonably be considered to be local housing provision.

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- 4.22 As previously identified in the Planning Policy Manager's response, under paragraph 3.3, Policy CP05 sets out the overarching approach to *"Meeting the Needs of Older People and those with Mobility Impairments"* and states that *"The District will support innovative housing schemes which assist older and vulnerable people to live securely and independently in sustainable locations with access to local services"*. The proposed development provides a development of supported accommodation to meet a specific need within close proximity of a village centre and the services located therein, which include public transport services (rail and bus).
- 4.23 The Site Allocations and Policies DPD Publication Draft has now been submitted to the Secretary of State and can therefore be afforded weight in decision-making, as confirmed by the National Planning Policy Framework (NPPF). Of particular relevance is Policy SAL.DPL5 of the Draft DPD, which relates specifically to extra care provision.
- 4.24 Policy SAL.DPL5 sets out an eight point criteria against which any proposal should be assessed. The reasoned justification which accompanies the policy states that:
- "Across Worcestershire, extra care is seen as an option for a wide range of needs stretching from older or disabled people who need more suitable accommodation in which to continue to live independently, through to those who need high levels of care Space, design and environmental standards should be as high as possible in order to ensure long term letability and saleability of extra care developments and that they continue to contribute to the regeneration of the District"*.
- 4.25 It is officer's opinion that when the issue of need is considered with regard to extra care facilities and supported living such as in this case, the issue of need encompasses a wider geographical area (i.e. District and County-wide) rather than just immediate, local, need.

KEY ISSUES

- 4.26 Members will have noted the high volume and wide-ranging levels of objection to the application. Inevitably with applications such as this there tend to be high levels of objection and this is clearly an emotive issue for many local residents.
- 4.27 As previously referred to, there is no doubt that issues revolving around the original intentions for the site (i.e. a single dwelling) have stoked some of the concerns being expressed. Officers are unable to comment on these matters, and this application stands to be considered upon its own merits.

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- 4.28 In terms of relationships with neighbouring properties and those opposite, these have been assessed in terms of the relevant local guidance and the physical relationships have been found to be acceptable. Of course, unlike the original permission for a single dwelling, the current proposal consists of a 6 no. Apartments, and in this regard what might have previously been bedroom windows, used at certain times of the day, are now proposed as living rooms, which will be more intensively used and occupied. Even so, it is not unusual to find apartments, either through new build or conversion, sitting cheek by jowl with residential dwelling houses.
- 4.29 Members will be well aware of the issues relating to vehicular movements and parking along Belbroughton Road, and objections on such grounds are perhaps understandable. Even so, the level of parking provision proposed is satisfactory and will serve the care staff and visitors. However, it is likely that at times some on-street parking may occur, in the same way as it currently does for existing residential dwellings along this stretch of the public highway.
- 4.30 Representations received question the appropriateness of the development in this location. There is a demonstrable need for such accommodation within Worcestershire and in planning policy terms such a development is supportable within a residential area such as this. The issues raised regarding access to local services are noted, and it is acknowledged that services within Blakedown are restricted (e.g. there is no GP surgery). However, public transport facilities are available, and whilst the residents of the development would require assistance and supervision from the care staff, they would be able to access services in nearby Hagley and beyond, or in the opposite direction, Kidderminster.
- 4.31 In policy terms, as identified elsewhere in the report, there is support for the proposed development. Representations have been made stating that the proposal is contrary to the Parish Plan. Members are advised that the Parish Plan is not a material consideration and has no weight in determining the application, in line with the NPPF. Even so, with regard to such a specific development as that proposed, the Parish Plan appears, understandably, “silent” on such issues, although the Parish Plan does refer to issues of local needs housing. However, as previously commented, in terms of “local need”, it appears entirely appropriate to consider local need as referring to the needs of the district, as referred to in the reasoned justification supporting Policy SAL.DPL5 of the emerging SAD DPD.

THE “FALL BACK” POSITION

- 4.32 A “Fall Back” position refers to development which could take place on a site even if a current planning application were to be refused, and is recognised as a material consideration in the decision making process. In this instance, the previous planning permission for a single dwelling house is relevant, and offers a “fall back” position for the applicant, as the wording of Use Class C3 allows the use of a dwellinghouse by –
“not more than six residents living together as a single household where care is provided for residents”.

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- 4.33 Furthermore, paragraph 76 of Circular 03/05 states that more than six persons living together does not necessarily constitute a breach of planning control, and that this will only occur where the use has intensified so as to become of a different character or the residents no longer live together as a single household.
- 4.34 It is clear that were the previously approved single dwelling to be erected, it could be occupied in a manner similar to what is proposed, albeit without the provision of self-contained apartments. As to whether this is a realistic option for the applicant officers cannot say, but this must be a material consideration in the determination of the current proposal, for what is physically a similar building, as previously outlined.

5.0 Conclusions and Recommendations

- 5.1 Clearly, as previously stated, this application has stirred emotions locally, not only because of concerns regarding the proposal itself, but also because of the allegations made regarding the manner in which the proposal has been brought forward.
- 5.2 The application proposes the erection of a building virtually identical to a building, albeit a single dwelling house, which has previously been found to be acceptable by virtue of the permission granted under 11/0343/FULL. That said, additional accommodation is proposed by the use of what would have been the garage space, and the addition of the sizeable basement to provide support and communal facilities to serve the “above ground” apartments, as proposed.
- 5.3 Given the previous decision and the acceptance of the physical building, the success or otherwise of the current application comes down to the acceptability of the proposed use and the associated issues. A strong argument has been presented by third parties questioning the need and appropriateness of such a development in this particular location, and these arguments have been assessed against the relevant planning policy with the application standing up to such scrutiny.
- 5.4 There remains the matter as to whether or not such a development would be supported by Social Services, but even if it weren't in terms of placements and support, such a facility could operate as a private venture. As such, the consideration should lie with regard to the acceptability of the land use and the development in this location, rather than focusing on how the development might be supported by other bodies in the future.
- 5.5 As outlined under paragraphs 4.32 to 4.34, above, there exists a “fall-back” position which is a material consideration in the determining of this application, such that a similar, but admittedly not identical, form of occupation of the site could take place without any further requirement for planning permission based upon a virtually identical sized building.

12/0323/FULL

5.6 The objections raised by third parties have been fully considered, and the application has been assessed against the existing and emerging local planning policy. The development is considered to be compliant with the Development Plan and it is therefore recommended that the application be **APPROVED** subject to the following conditions:

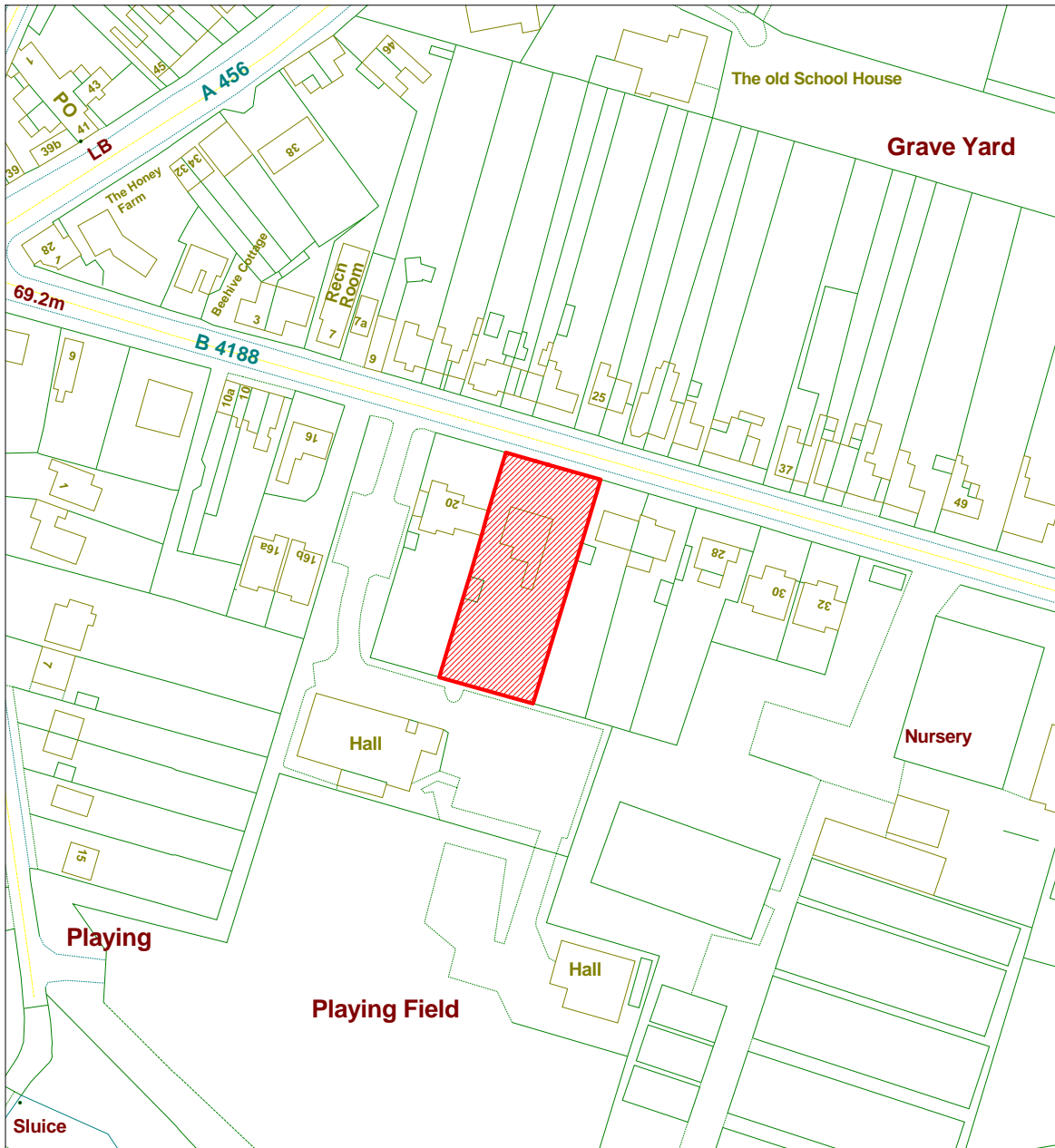
1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B1 (Samples/Details of materials).
4. B9 (Details of windows and doors).
5. Drainage.
6. Highway – Parking provision.
7. Highway – Access.
8. Highway – Cycle storage.
9. Restriction on use – Not open market/rented apartments.
10. Restriction on use – Support facilities for use by residents only.
11. Landscaping.
12. Front boundary treatment.

Notes

- A SN12 (Neighbours' Rights).
- B Highway.

Reason for Approval

The principle of a residential building on this site has been previously assessed and accepted. This application has been carefully considered with regards the appropriateness of such a development in this location; to the effect on the street scene; the impact on neighbouring properties; and, with respect to highway safety. The proposed use has been assessed against the relevant adopted and emerging planning policy and appropriate weight has been attributed to those relevant policies. The development is judged to be acceptable and in accordance with the above mentioned policies in the Development Plan.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

22 Belbroughton Road
Blakedown
DY10 3JG



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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
13TH NOVEMBER 2012

PART B

Application Reference:	12/0551/FULL	Date Received:	22/08/2012
Ord Sheet:	389542 276055	Expiry Date:	17/10/2012
Case Officer:	Paul Round	Ward:	Blakedown and Chaddesley

Proposal: Retention of Replacement Dwelling

Site Address: FOX HILL, HILLPOOL TOP, KIDDERMINSTER, DY10 4NJ

Applicant: Mr & Mrs A Hackett

Summary of Policy	H.9, GB.1, GB.2, GB.6 (AWFDLP) DS01, CS04, CP11, CP12 (AWFCS) DPL2, UP1, UP7, CC1, CC2 (emerging SAP DPD) D.39 (WCSP) QE3 QE6 (WMRSS) Sections 6, 7 and 9 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The site of Foxhill is located within the settlement of Hillpool to the west of Chaddesley Corbett. The property now demolished had been the subject of a number of applications for residential extensions in 2002 and 2003.
- 1.2 The site is within the West Midlands Green Belt.
- 1.3 The proposal seeks for the retention of the replacement dwelling which has commenced on site.

2.0 Planning History

- 2.1 WF.0920/82 – Extensions : Approved.
- 2.2 WF.0473/93 – Garage : Approved.
- 2.3 WF.0097/01 – Extensions : Approved.

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- 2.4 WF.1009/01 – Extensions : Approved.
- 2.5 WF.0183/02 – Extensions : Approved.
- 2.6 WF.0113/02 – Extensions and Cellar : Approved.
- 2.7 WF.0374/03 – Extensions, Cellar and Swimming Pool : Approved.

3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – The application form is incorrect as hedges have already been removed from the site prior to the application. These hedges have been replaced with unacceptable alternatives and these should be removed and replaced with native species.

This proposed development is much larger than the original property and is considered to be overdevelopment in the green belt, and is not in keeping with the surrounding area.

- 3.2 Highway Authority – No objection.
- 3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 Green Belt policy as established in Policy GB.1 and supplemented by Policy H.9 of the Adopted Local Plan allow for replacement dwellings within the Green Belt. This is subject to the replacement being not materially larger than the one it replaces or of similar three dimensional form, using the terms of Policy H.9.
- 4.2 The emerging policy in the Council's Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document (SAPDPD) mirrors this policy stance in SAL.DPL2 and SAL.UP1 as does the advice in the NPPF.
- 4.3 Planning Permission was given for extensions to the property between 2001 and 2003, including cellar space and a swimming pool. During implementation of the works the Applicant identified structural defects in the property and took steps to 'rebuild' the property in identical form as part of the extension works without realising that a new planning application would be required. This application seeks to regularise this situation.

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- 4.4 The proposed replacement is in the same position and exactly the same size as previously approved extended property and is of the same height. The only minor changes are the omission of a covered porch and the replacement and provision of pitched roof over an extension that was previously to be retained. The size of the dwelling is acceptable in policy terms as it is a direct replacement of the form and scale of the extended dwelling already approved. Permitted Development rights would need to be removed to ensure that there is control over any future extensions or alterations of the property. On this basis the proposal is appropriate development in the Green Belt and will have no impact on its openness or visual amenity.
- 4.5 The design of the property replicates the design as originally approved. It is considered that this design is acceptable and replicates the form of the originally intended extended cottage which is appropriate in the context of the surrounding area.
- 4.6 It is unfortunate that the application is retrospective. However, as the proposal is acceptable in policy terms, the retrospective nature of the application has had no bearing on the determination of the application. The Parish Council comments are noted, however the size of the dwelling has already been approved by virtue of the previous permission, a matter that the Parish Council had no objections to in 2003. In respect of the hedgerow and replacement boundary treatment, as this has happened prior to application and would not require planning permission in itself, these matters cannot be pursued via this application.
- 4.7 Due to the location of the dwelling there are no issues with neighbouring properties.
- 4.8 There have been no alterations to the access or parking arrangements and none are approved. The Highway Authority has registered a 'no objection' response to the application.

5.0 Conclusions and Recommendations

- 5.1 The replacement dwelling is appropriate development in the Green Belt as it is the same size, including height, and on the same footprint as the existing approved extended dwelling. The design replicates that approved and there are no alterations to the access. On this basis there would be no impact on highways safety, residential amenity, or the visual amenities or openness of the Green Belt.

12/0551/FULL

5.2 It is therefore recommended that **APPROVAL** be granted subject to the following conditions:

1. A11 (Approved plans).
2. J1 (Removal of Permitted Development – Residential).
3. Materials.

Reason for Approval

The replacement dwelling is appropriate development in the Green Belt as it is the same size, including height, and on the same footprint as the existing dwelling as extended. The design replicates that approved and there are no alterations to the access. On this basis there would be no impact on highways safety, residential amenity, or the visual amenities or openness of the Green Belt. For these reasons the proposal is in accordance with the policies listed above.

Agenda Item No. 5

Application Reference: 12/0593/ADVE **Date Received:** 25/09/2012
Ord Sheet: 382606 276798 **Expiry Date:** 20/11/2012
Case Officer: James Houghton **Ward:** Sutton Park

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

Site Address: PARK BUTTS RINGWAY/FRANCHE ROAD, KIDDERMINSTER, DY11 6YH

Applicant: Wyre Forest District Council

Summary of Policy	AD.1 (AWFDLP) CP11 (AWFCS) SAL.UP10 (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 Park Butts Ringway and Franche Road.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

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

3.2 Neighbour/Site Notice – No representations received.

12/0593/ADVE

4.0 Officer Comments

- 4.1 The applicant seeks permission to place four freestanding post mounted signs on the roundabout. The signs would be have a surface area of 0.49m² and a maximum height of 0.8m.
- 4.2 In principle the signage would have no significant impact on the appearance or character of the area. Given the location of the signage the primary consideration in determining this application is the impact of any sign on highway safety. The 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, as 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:	12/0607/FULL	Date Received:	28/09/2012
Ord Sheet:	380174 270463	Expiry Date:	23/11/2012
Case Officer:	Julia Mellor	Ward:	Areley Kings

Proposal: Side extension and alterations, rear extension to garage to form home study

Site Address: 30 HEIGHTINGTON PLACE, STOURPORT-ON-SEVERN, DY13 0BE

Applicant: Mr & Mrs J Shaw

Summary of Policy	D.17, TR.17 (AWFDLP) CP11 (AWFCS) SAL.DP1, SAL.CC2, SAL.UP7, SAL.UP8 (emerging SAP DPD)
Reason for Referral to Committee	The applicant is a Councillor
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site lies within the Areley Kings area, located to the south-west of Stourport on Severn.
- 1.2 The site accommodates a detached three-bedroom bungalow with a detached single garage located to the rear.
- 1.3 The application seeks consent firstly for an extension to the side of the property which, in conjunction with the re-configuration of the internal layout, would provide a lounge and dining room extension. The dimensions of the extension measure 2.4 metres by 6.6 metres.
- 1.4 The second part of the application proposes a 4.0 metre by 3.0 metre extension to the detached garage to provide a study.

2.0 Planning History

- 2.1 None.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Awaiting response.
- 3.2 Neighbour/Site Notice – No responses received.

12/0607/FULL

4.0 Officer Comments

- 4.1 The site lies within an area allocated within the Adopted Local Plan and Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document (SAPDPD) primarily for residential use.
- 4.2 The recently updated Policy SAL.UP8 of the Pre-Submission Publication Version of the Site Allocations and Policies DPD specifically relates to the determination of applications for extensions to dwellings. It echoes Policy D.17 of the Adopted Local Plan which requires that extensions be in keeping with the form, materials and architectural characteristics of the original, be subservient to the original building, harmonise with the existing townscape and do not detract from the amenity of adjacent neighbours by virtue of loss of light.
- 4.3 The two extensions would adhere to the policy guidance as, by virtue of their siting and design, they would be in keeping with the character of the dwelling but would not overwhelm the size or prominence of the original structure. Notably the ridge heights of the two extensions are slightly lower than that of the existing dwelling and detached garage.
- 4.4 Moreover, whilst the extension to the garage would bring it closer to the road which lies to the rear of the property, the development would not create an incongruous feature within the street scene.
- 4.5 Furthermore the siting of the extensions would meet the 45° Guide with respect to the loss of light from neighbouring windows.
- 4.6 The siting of the proposed extensions would retain the existing parking whilst the proposed floor plan indicates that there would be a reduction in the number of bedrooms. Therefore the impact upon parking is considered acceptable.

5.0 Conclusions and Recommendations

- 5.1 It is therefore considered that the principle and detailed design of the extensions accord with the guidance of the Adopted and Emerging Policies. It is recommended that this application be **APPROVED**, subject to the following conditions:

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

Note
SN12 (Neighbours' rights).

12/0607/FULL

Reason for Approval

The principle and detailed design of the extensions are considered appropriate. They are considered to be in scale and in keeping with the original dwelling whilst not overwhelming the structure. Furthermore, they would harmonise with the existing townscape and not significantly adversely affect the amenity currently enjoyed by existing occupiers of neighbouring properties. The proposed development is therefore considered to comply with the policies as listed at the top of the report.

Application Reference: 12/0644/S106 **Date Received:** 17/10/2012
Ord Sheet: 382309 276253 **Expiry Date:** 12/12/2012
Case Officer: Emma Anning **Ward:** Sutton Park

Proposal: Variation to Section 106 Agreement to allow a Community Transport contribution to replace already agreed public transport contribution

Site Address: PRIMARY CARE CENTRE, HUME STREET,
 KIDDERMINSTER, DY11 6RE

Applicant: Haven Health Properties Ltd

Summary of Policy	CP07 (AWFCS)
Reason for Referral to Committee	Application involving proposed Section 106 obligation
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

1.1 The application site sits at the southern end of the Kidderminster Hospital site on the corner of Hume Street and Sutton Road. The site is occupied by a new medical centre and car park approved under planning reference 10/0347/FULL.

2.0 Planning History

2.1 10/0347/FULL - Provision of a new primary care centre and pharmacy with associated car parking and external works, following the demolition of redundant hospital building and the relocation of hospital staff car parking : Approved subject to conditions (including S106 obligations)

3.0 Consultations and Representations

3.1 Highway Authority – Views awaited.

12/0644/S106

4.0 Officer Comments

- 4.1 As detailed above, planning permission for a new health centre was granted in 2010. The application was born out of a desire to amalgamate the service provision provided by two existing surgeries, namely Aylmer Lodge Surgery and Northumberland House surgery which had outgrown their existing premises.
- 4.2 That consent was given subject to conditions and a Section 106 Agreement which included monies towards highway improvements to the tune of £80,000. The suite of highway improvements included (amongst others) an index linked financial contribution (£58,000) towards an improved bus service to and from the medical centre as it was felt that, whilst there were bus services to the hospital site, the patients who benefited from bus access to the Aylmer Lodge and Northumberland Avenue medical centres would have, without improvements to that bus service, been adversely impacted by the location of the new surgery either having no service to the new facility or a reduced service frequency. In order to mitigate for the reduced bus service a Section 106 contribution was required to extend the 5/5A bus service from Franche to the hospital where patients have a short walk to the proposed centre and provide a contribution toward increasing the frequency of the X3 service.
- 4.3 The above S106 Agreement contained a covenant upon the County Council (as Highway Authority) to utilise the bus service contribution, as detailed above, only for the purpose of a bus service. A deed of variation is now sought to allow the monies to be put towards a community transport option instead.
- 4.4 Section 106A of the Town and Country Planning Act 1990 (as amended) gives developers the ability in which to amend or modify a Section 106 agreement. Under the terms of this section such an application can only be considered after a five year period, with any adverse decision being made able to an appeal under Section 106B.
- 4.5 As this application has been submitted within 5 years, the Local Planning Authority has the ability to consider whether a deed of variation can be approved, without any reprisals under S.106B in respect of appeals

12/0644/S106

- 4.6 Information from the applicants Haven Health Properties Ltd. and Worcestershire County Council states that the variation is sought due to it not being possible to secure the bus service improvements previously agreed. Officers are advised by Worcestershire County Council that following the major review of subsidised local bus services in September 2011, buses from the Franche area (previously 5/5A) were totally reconfigured. This, and subsequent operational amendments to the local network, mean that these services can no longer be easily diverted via the new health centre. First (the bus service provider) are also no longer able to enhance their service X3 as originally planned. This was only a viable option in the present economic climate in conjunction with the Tesco store development in Stourport on Severn. As the Tesco development is now considerably delayed, First have confirmed they are no longer able to offer this enhancement, therefore the original intention of rerouting service 5/5A and enhancing service X3 is not now possible.
- 4.7 In light of the above problems with enhancing the bus service a Community Transport (CT) alternative has been worked up by the applicants and Worcestershire County Council's Sustainable Schemes Project Manager in partnership with the local community transport operator Wyre Forest Dial-a-Ride (WFDaR) who would be allocated the monies for the purchase of a new vehicle and for funding to secure provision of the service for three years. The service would provide a more personalised, flexible transport service to deliver a registered bus route operating between, approx. 9am and 5 pm Monday to Friday. This service will operate from the Birchen Coppice, Foley Park, Ferndale and France areas. As there is no alternative public transport option, it is the opinion of the Sustainable Schemes Project Manager that this alternative is a measurable improvement.
- 4.8 In summary, given that it is not possible for the local bus provider to enhance the service to and from the Hume Street Medical Centre and in considering that there is a willing community transport partner who can provide an alternative service specifically designed to meet the needs of the medical centre users Officers are satisfied that the variation to the Section 106 Agreement, as applied for, would provide an appropriate alternative highway/transport contribution.

5.0 Conclusions and Recommendations

- 5.1 For the reasons outlined above it is considered that the community transport option in lieu of an amended bus service provision would be an acceptable alternative contribution to mitigate the effects of the development on access to the medical centre.
- 5.2 It is therefore recommended that **delegated authority** be given to the Director of the Community Assets and Localism in consultation with the Director of the Economic Prosperity and Place **to vary the Section 106 Agreement.**

Application Reference:	12/0661/FULL	Date Received:	30/10/2012
Ord Sheet:	381242 272989	Expiry Date:	25/12/2012
Case Officer:	Paul Round	Ward:	Lickhill

Proposal: Cycle track lighting

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

Applicant: STOURPORT SPORTS CLUB LTD

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

1.0 Site Location and Description

- 1.1 The application site being the Stourport Sports Club forms a triangular piece of land bounded by Kingsway, Minster Road and the Wyre Forest Golf Course. The land is owned by Wyre Forest District Council and leased to the Sports Club.
- 1.2 The site is located within the Green Belt and is allocated within the Local Plan as part of the Minster Road outdoor sports area. Within the Landscape Character Assessment the area falls within the Sandstone Estatelands Landscape Character Type.
- 1.3 The application seeks to provide lighting to the existing cycle track.

2.0 Planning History

- 2.1 09/0642/FULL - Erection of new changing facilities and new fitness suite with associated car parking, storage facilities and floodlighting to sports pitch : Approved.
- 2.2 09/0639/FULL - Installation of new 1.5km long tarmacadam surfaced cycle track and associated landscaping works : Approved.
- 2.3 12/0101/FULL - Construction of an all weather surface synthetic hockey pitch and associated lighting and fencing : Approved.

12/0661/FULL

3.0 Consultations and Representations

- 3.1 Stourport on Severn Town Council – View awaited.
- 3.2. Neighbour/Site Notice – No comments at time of writing (consultation expires 21st November 2012).

4.0 Officer Comments

- 4.1 The site falls within the Green Belt, where particular attention must be given to all development. Policy GB.1 and the National Planning Policy Framework (NPPF) both allow recreational facilities within the Green Belt provided that the Green Belt is not harmed. Associated operational development is appropriate so long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it.
- 4.2 The cycle track was approved in 2009 and has been in existence for approximately 2 years. The next stage of its development in conjunction with British Cycling is to maximise its use through lighting the track, allowing all year use. This is clearly a beneficial proposal for the community and the recreational use of the site.
- 4.3 The columns are proposed at 6m high. Wherever possible the central reservation will be utilised with double headed columns. However, there is a section to the north of the site where the central reservation is not wide enough to give the required 3m separation distance from the track; as such single headed columns will be provided to the outer edges at this point. The lighting heads will be LED lighting, which provides efficient illumination without excessive light spill.
- 4.4 Due to the timescales involved and funding streams it has not been possible to give an exact number or layout for the position of lighting columns. The applicant's agent has confirmed that between 15 and 20 columns will be used. I accept this position and am satisfied that this matter can be conditioned once the principle and maximum number of columns is accepted. In order to minimise impact the applicants are happy to restrict the hours of operation for the lighting.
- 4.5 Due to height of the columns and the number involved it has to be construed that the openness will be impacted, although I take the opinion that the purposes of including land within the Green Belt will not be prejudiced as it helps provide opportunities for outdoor sport and recreation, one of the key aims of Green Belt as set out the NPPF. As such, the floodlights have to be judged as being inappropriate development in the Green Belt.

12/0661/FULL

- 4.6 The justification for the lights in order to maximise the increasing capacity and usage of the track that this essential facility provides weighs heavily in the favour of the development. In addition it has to be viewed in the context of the other lights within sports club context. This key facility in the context of the support from British Cycling along with continued and enhanced provision for the community, and the District provides adequate justification to outweigh the harm caused to the Green Belt. On this basis it is considered that Very Special Circumstances exist.
- 4.7 There are no residential properties that would be adversely affected by the proposal.

5.0 Conclusions and Recommendations

- 5.1 The proposed lighting although inappropriate development is considered acceptable as Very Special Circumstances exist and will be appropriate in the context of site as a whole.
- 5.2 It is therefore recommended that **delegated APPROVAL** be given subject to the expiry of the consultation period and the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Hours of lighting.
 4. Details of position and number of columns which shall not exceed 20.

Reason for Approval

The proposed lighting although inappropriate development is considered acceptable as Very Special Circumstances exist and will be appropriate in the context of the site as a whole. The proposal is therefore compliant with the policies listed above.

Wyre Forest District Council

Planning Committee Meeting 13 November 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.	Mr R Fullerton	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

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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
12/0321/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
12/0396/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
12/0411/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

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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
12/0430/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
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
12/0444/FULL	17/07/2012	11/09/2012	ROWLAND HILL SHOPPING CENTRE VICAR STREET KIDDERMINSTER DY101DE	Amendments to planning Permission 12/0013/FULL to allow revised entrance to Vicar Street, internal alterations including retention of staircase and toilet in lieu of new retail units	Joint LPA Receivers of Rowland Hill Centre	Julia Mellor

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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
12/0448/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
12/0468/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
12/0501/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
12/0507/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

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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
12/0518/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
12/0511/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
12/0546/ADVE	21/08/2012	16/10/2012	CHADDESLEY CORBETT PRIMARY SCHOOL ADJACENT ROWBERRYS NURSERIES LOWER CHADDESLEY KIDDERMINSTER DY104QN	Provision of signage for new school	The Trustees of Chaddesley Corbett Primary School	John Baggott
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
12/0542/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
12/0526/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
12/0528/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

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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
12/0553/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
12/0568/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
12/0563/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 KIDDERMINSTER DY116JY	Various tree works to 2 Lime Trees; 1 sweet Chestnut and 2 Sycamore Trees	Mr A Thompson	Alvan Kingston
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

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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
12/0575/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
12/0570/FULL	21/09/2012	16/11/2012	SIX ACRES SHEEPWASH LANE WOLVERLEY KIDDERMINSTER DY115SE	Proposed temporary agricultural dwelling in form of static caravan and associated storage container for a temporary 3 years period	Mr N Cox	James Houghton

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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
12/0594/TREE	21/09/2012	16/11/2012	17 HAY CLOSE KIDDERMINSTER DY115DH	Proposed works to Beech: Reduce the crown by 2m; thin by 15% and remove low branch growing towards house	Mrs J Childs	Alvan Kingston
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
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
12/0588/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
12/0590/FULL	25/09/2012	20/11/2012	25 WATERSIDE GRANGE KIDDERMINSTER DY102LA	Detached garage	Mr J Littleton	James Houghton
12/0591/FULL	25/09/2012	20/11/2012	WEST VIEW DRAYTON ROAD CHADDESLEY CORBETT KIDDERMINSTER DY104QL	Proposed first floor side extension rendering of existing house and new porch infill	Mr G Powell	Emma Anning

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12/0593/ADVE	25/09/2012	20/11/2012	PARK BUTTS RINGWAY/FRANCHE ROAD KIDDERMINSTER DY116YH	4 freestanding post mounted signs with coloured graphic and text detail to front and powder coated reverse	Mr Joe Scully	James Houghton
12/0601/FULL	25/09/2012	20/11/2012	UPPER ARLEY MEMORIAL HALL SPORTS AND SOCIAL CLUB UPPER ARLEY BEWDLEY DY121XA	Part demolition and extension to form new village hall	Mrs L Johnson	Paul Round
12/0602/CAC	25/09/2012	20/11/2012	UPPER ARLEY MEMORIAL HALL SPORTS AND SOCIAL CLUB UPPER ARLEY BEWDLEY DY121XA	Part demolition and extension to form new village hall	Mrs L Johnson	Paul Round
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 Manège and rebuilding of existing stable block and field store	Mr & Mrs P Hanlon	James Houghton
12/0592/FULL	26/09/2012	21/11/2012	9 BULLUS ROAD STOURPORT-ON-SEVERN DY139DG	Demolish existing two-storey side extension and construct new single storey extension	Mrs G Sinclair	James Houghton
12/0596/TREE	26/09/2012	21/11/2012	5 & 6 EIDER CLOSE KIDDERMINSTER DY104TE	Prune Beech Tree	Mr G Walters	Alvan Kingston
12/0610/FULL	26/09/2012	21/11/2012	THE GRANARY HILLFIELDS FARM SHATTERFORD LANE WOLVERLEY KIDDERMINSTER DY115TG	Creation of new driveway with new access onto B4189 and building of new garage	Mr R Archer	James Houghton
12/0622/FULL	27/09/2012	22/11/2012	BRADFORD HOUSE DROITWICH ROAD HARTLEBURY KIDDERMINSTER DY104EA	Proposed erection of new potatoes store for storage of potatoes and general agricultural use (Excluding Livestock)	Mr TG Cartridge	Julia McKenzie-Watts

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12/0629/FULL	27/09/2012	22/11/2012	WOOD STORE/YARD PARK LANE KIDDERMINSTER DY116TE	Demolition of wood store and erection of eight one-bedroom flats	MKDL Holdings	Paul Round
12/0595/TREE	28/09/2012	23/11/2012	EDWARD PARRY CENTRE COVENTRY STREET KIDDERMINSTER DY102BP	Pruning to lower levels and crown cropping to T1, T2 ,T3 ,T4 and T5	Mr J James	Alvan Kingston
12/0599/LIST	28/09/2012	23/11/2012	THE TYTHE HOUSE BROOME STOURBRIDGE DY9 0ET	Change of use of barn to ancillary residential accommodation	Mr & Mrs D Potter	Julia McKenzie-Watts
12/0600/FULL	28/09/2012	23/11/2012	NORTHWOOD FARM NORTHWOOD LANE BEWDLEY DY121AP	Stables and agricultural store following removal of existing buildings	Mr Hutton	Paul Round
12/0606/FULL	28/09/2012	23/11/2012	114 WILDEN LANE STOURPORT- ON-SEVERN DY139LP	Demolition of single storey side entrance/store and erection of single storey orangery	Mr B Fellows	Julia McKenzie-Watts
12/0607/FULL	28/09/2012	23/11/2012	30 HEIGHTINGTON PLACE STOURPORT-ON-SEVERN DY130BE	Side extension and alterations, rear extension to garage to form home study	Mr & Mrs J Shaw	Julia Mellor
12/0614/FULL	28/09/2012	23/11/2012	460 STOURPORT ROAD KIDDERMINSTER DY117BD	Single and two storey extensions and raising of ridge height	Mrs P Rayner	Julia McKenzie-Watts
12/0621/FULL	28/09/2012	23/11/2012	57 TRIMPLEY DRIVE KIDDERMINSTER DY115LB	Proposed front single storey utility, hall and lounge extension	Mrs K Coakley	James Houghton
12/0598/FULL	01/10/2012	26/11/2012	29 LANGDALE ROAD STOURPORT-ON-SEVERN DY130BJ	Extension to rear of bungalow	Simon Fletcher	James Houghton
12/0603/TREE	01/10/2012	26/11/2012	8 CAMPION WAY BEWDLEY DY121HW	Fell Lime Tree	Mrs C Lewis	Alvan Kingston
12/0604/FULL	01/10/2012	26/11/2012	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Retention of Temporary classroom for a further 3 years (Renewal of 09/0607/FULL)	Heathfield Education Trust	Julia McKenzie-Watts

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12/0608/FULL	01/10/2012	26/11/2012	O/S WILLIAM HILL 36 COMBERTON HILL KIDDERMINSTER DY101QN	Replacement of existing public telephone kiosk with kiosk combining public telephone service with ATM service	BT Payphones	James Houghton
12/0609/FULL	01/10/2012	26/11/2012	HAWKBATCH COTTAGE ARLEY BEWDLEY DY123NH	Extension and alterations to existing two storey dwelling	Mr G Tennant	James Houghton
12/0611/FULL	01/10/2012	26/11/2012	109 STOURPORT ROAD BEWDLEY DY121BJ	Single storey extension to rear	Mr S Yearsley	James Houghton
12/0615/ADVE	01/10/2012	26/11/2012	THE PIANO BUILDING WEAVERS WHARF KIDDERMINSTER DY101AA	Additional internally illuminated advert	Mr John Starmer	Paul Round
12/0617/LIST	01/10/2012	26/11/2012	THE PIANO BUILDING WEAVERS WHARF KIDDERMINSTER DY101AA	Additional internally illuminated advert	Mr John Starmer	Paul Round
12/0620/FULL	01/10/2012	26/11/2012	38 TRIMPLEY LANE BEWDLEY DY121JJ	Two storey side extension	Mr Tim Saxon	James Houghton
12/0623/FULL	01/10/2012	26/11/2012	LAND ADJACENT 7 HARTLEBURY ROAD STOURPORT-ON-SEVERN DY139NL	Construction of three 2no. Bed houses and two 2no. Bed flats, new vehicle access (Amendment of planning permission 10/0446/FULL)	Robert Gordon Hughes LLP	Julia McKenzie-Watts
12/0619/FULL	02/10/2012	27/11/2012	18 MANOR AVENUE KIDDERMINSTER DY116EA	Two storey extension to front	Mr J Neri	Julia McKenzie-Watts
12/0597/ADVE	03/10/2012	28/11/2012	66 LOAD STREET BEWDLEY DY122AW	Display of 1 no. Externally illuminated fascia sign and 1 no. Non illuminated projecting sign	Mr Balbinder Singh Jagpal	Emma Anning
12/0605/TREE	03/10/2012	28/11/2012	10 CAMPION WAY BEWDLEY DY121HW	Fell tree	Mrs H Lad	Alvan Kingston

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12/0612/LIST	03/10/2012	28/11/2012	5 BEALES CORNER BEWDLEY DY121AF	Installation of demountable flood barrier system to front and rear door	Mrs Gill Holland	Emma Anning
12/0613/FULL	03/10/2012	28/11/2012	TESCO EXPRESS WARBLER PLACE KIDDERMINSTER DY104DZ	Removal of existing 'Plant' and installation of 1 No. combined condenser unit and fence enclosure. Removal of handrail to side existing concrete base	Tesco Stores Ltd	Julia McKenzie-Watts
12/0618/FULL	03/10/2012	28/11/2012	13 MANOR AVENUE KIDDERMINSTER DY116EA	Detached garage extension with raised roof	Mr & Mrs Ward	Julia McKenzie-Watts
12/0624/FULL	03/10/2012	28/11/2012	PURCELL HOUSE WESTMINSTER ROAD KIDDERMINSTER DY116HQ	Conversion of existing building to create 5 one bed flats and associated amenity areas	Mark Taylor	Emma Anning
12/0625/TREE	03/10/2012	28/11/2012	5 & 6 ANTON CLOSE BEWDLEY DY121HX	Fell Tree T20	Mrs H Lad	Alvan Kingston
12/0616/FULL	04/10/2012	29/11/2012	22 BALDWIN ROAD KIDDERMINSTER DY102UA	Single storey extension to rear after demolition of existing extensions	Mr S Mogg	James Houghton
12/0630/FULL	04/10/2012	29/11/2012	COMMON FARM BARN CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Existing building including stable block to be demolished and replaced with new stable and store	Mr & Mrs Singh Gora	James Houghton
12/0631/FULL	04/10/2012	29/11/2012	COMMON FARM BARN CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Existing building to be re-clad	Mr & Mrs Singh Gora	James Houghton
12/0632/ADVE	05/10/2012	30/11/2012	BEWDLEY BYPASS BRIDGE BEWDLEY DY121BE	Non-illuminated advert	MR N RALLS	James Houghton

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12/0633/CERTP	05/10/2012	30/11/2012	BARN CLOSE COTTAGE THE HOLLOWAY CHADDESLEY CORBETT KIDDERMINSTER DY104QD	Two storey rear extension, single storey side extensions to north and south elevations	Miss E Pardoe	Paul Round
12/3017/TE	05/10/2012	30/11/2012	BEWDLEY CRICKET CLUB LOWER PARK BEWDLEY DY122DP	Installation of a 15m high telecommunications wooden column with 3 no. antennas and 2 no. dishes and 6 no. equipment cabinets at ground level adjacent to the column and ancillary equipment thereto.	Everything Everywhere Ltd	Paul Round
12/0635/LIST	08/10/2012	03/12/2012	7 & 8 THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Erection of external gates and dividing railings	Mr Smith & Mr MacKinnon	James Houghton
12/0634/FULL	09/10/2012	08/01/2013	SEVERN VALLEY RAILWAY STATION DRIVE KIDDERMINSTER DY101QZ	Construction of new diesel depot and associated facilities at Kidderminster Station	SEVERN VALLEY RAILWAY	John Baggott
12/0636/FULL	09/10/2012	04/12/2012	3 ALDERMERE ROAD KIDDERMINSTER DY115HN	Proposed front pitched roof over existing flat roof	Mr P Whettall	James Houghton
12/0637/FULL	10/10/2012	05/12/2012	276 HURCOTT ROAD KIDDERMINSTER DY102RQ	Proposed two storey extension and single storey rear extension	Mr & Mrs Morris	James Houghton
12/0640/FULL	10/10/2012	05/12/2012	ELFIN GLEN ROCK KIDDERMINSTER DY149YH	Demolition of existing garage and construction of new garage building with hobby room and storage space to ground floor and in roof space. Retention of existing dwelling for storage purposes during construction.	Mr P Rogers	Paul Round
12/0626/TREE	11/10/2012	06/12/2012	5 CAMPION WAY BEWDLEY DY121HW	Fell Lime Tree	Mr Platts	Alvan Kingston

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12/0628/TREE	11/10/2012	06/12/2012	AMADA UK LTD SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER DY101XS	Fell 9 Common Alders	Mr I White	Alvan Kingston
12/0639/FULL	11/10/2012	06/12/2012	TELEPHONE EXCHANGE LEA LANE COOKLEY KIDDERMINSTER DY103RL	Alteration involving replacing existing windows/doors and single storey extension to rear to provide shower room	Mr N Dhillon	James Houghton
12/0627/TREE	15/10/2012	10/12/2012	7 CAMPION WAY BEWDLEY DY121HW	Fell two lime trees	Mr S Bonas	Alvan Kingston
12/0638/LIST	15/10/2012	10/12/2012	ELFORDS HEIGHTINGTON BEWDLEY DY122XW	Alterations and conversion of former agricultural barn to a two bed dwelling (Amendments to LBC WF/1221/04)	Mr C Miller	James Houghton
12/0641/FULL	15/10/2012	10/12/2012	11 SALISBURY DRIVE KIDDERMINSTER DY116EY	Construction of a new 2 storey 3 bedroom dwelling attached to the existing property	Mr D Bullers	Emma Anning
12/0642/WCCR	15/10/2012	05/11/2012	DOG INN WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LN	Proposed new Sewage Pumping Station, GRP Kiosk, associated infrastructure, new access, landscaping and temporary constructors compound, on existing agricultural field adjacent to A450 Worcester Road, Harvington, Worcestershire.	Severn Trent Water Ltd	Julia McKenzie-Watts
12/0656/FULL	15/10/2012	10/12/2012	3 SNUFF MILL WALK BEWDLEY DY122HG	Alterations to existing dwelling and insertion of new first floor side facing window (obscure glazed)	Mr S Dryden	Emma Anning
12/0643/WCCR	17/10/2012	07/11/2012	KIDDERMINSTER LIBRARY MARKET STREET KIDDERMINSTER DY101AB	Change of use of second floor of existing Library to Office Accommodation and provision of covered cycle racks	Worcestershire County Council	John Baggott

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0644/S106	17/10/2012	12/12/2012	PRIMARY CARE CENTRE HUME STREET KIDDERMINSTER DY116RE	Variation to Section 106 Agreement to allow a Community Transport contribution to replace already agreed public transport contribution	Diane Darlington (Company Secretary)	Emma Anning
12/0646/TREE	17/10/2012	12/12/2012	9 CAMPION WAY BEWDLEY DY121HW	Fell two Common Lime Trees	Mrs A Horsfield	Alvan Kingston
12/0653/FULL	17/10/2012	12/12/2012	TANGLE STONE BLUNTINGTON TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Resubmission of Application 12/0397 Revised scheme to include demolition of existing garage and utility, repositioning of garage to permitted development outbuilding, and amendments to approved rear extension to suit.	Mr & Mrs Reed	James Houghton
12/0654/FULL	18/10/2012	13/12/2012	55 BLACKWELL STREET KIDDERMINSTER DY102EE	Proposed pitched roof over existing flat roof and rear dormer window	Mr M Tranter	James Houghton
12/0650/FULL	22/10/2012	17/12/2012	171 STOURBRIDGE ROAD KIDDERMINSTER DY102UX	New Access and Vehicular Crossing	Mr E Cox	James Houghton
12/0651/FULL	22/10/2012	17/12/2012	LISTER ROAD PLAY AREA KIDDERMINSTER DY116NN	Refurbishment of existing play area and provision of additional play equipment	Wyre Forest Community Housing	James Houghton
12/0657/FULL	22/10/2012	17/12/2012	MARKS & SPENCER PLC UNIT 18-19 WEAVERS WHARF KIDDERMINSTER DY101AA	Siting of 2 No. refrigerated storage containers within the rear service yard between 1st November and 31st January annually	Mark and Spencer PLC	James Houghton
12/0658/FULL	22/10/2012	17/12/2012	THE SLADD KINVER ROAD CAUNSALL KIDDERMINSTER DY115YG	Conversion of former agricultural barns to 3 dwellings (Renewal of 09/0682/Full)	Mr T Nock	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0659/FULL	22/10/2012	17/12/2012	THE MOUNT TRIMPLEY BEWDLEY DY121NL	Change of use of existing outbuilding to from holiday letting (Resubmission of withdrawn application 12/0548/FULL)	Mrs A Hall	Emma Anning
12/0645/TREE	23/10/2012	18/12/2012	8 LITTLE GREBE ROAD KIDDERMINSTER DY104AF	Fell 3 Alder Trees	Ms C Dallaway	Alvan Kingston
12/0652/FULL	24/10/2012	19/12/2012	50 COMBERTON ROAD KIDDERMINSTER DY103DT	Retention of double garage	Mr R Smith	James Houghton
12/0655/FULL	24/10/2012	19/12/2012	CRUNDALLS COTTAGE CRUNDALLS LANE BEWDLEY DY121NB	Single storey side extension	Mr M Richardson	James Houghton
12/0660/ADVE	24/10/2012	19/12/2012	LONDIS ARELEY KINGS POST OFFICE 63 ARELEY COMMON STOURPORT-ON-SEVERN DY130NG	Display of 1 No. Externally illuminated fascia sign, 1No non-illuminated fascia sign, 1No. Non-illuminated hanging sign and panel sign to front of store	Mr J Perry	Emma Anning
12/0661/FULL	30/10/2012	25/12/2012	STOURPORT SPORTS CLUB LTD KINGSWAY STOURPORT-ON- SEVERN DY138BQ	Cycle track lighting	STOURPORT SPORTS CLUB LTD	Paul Round
12/0664/TREE	30/10/2012	25/12/2012	3 SOUTHGATE CLOSE KIDDERMINSTER DY116JN	Fell Maple	Mr C Fletcher	Alvan Kingston

WYRE FOREST DISTRICT COUNCIL

Planning Committee

13 November 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/2709	APP/TPO/R1845/2709	Mr J Edmonds	6 PARKLAND AVENUE KIDDERMINSTER DY116BX Fell oak tree	HE 31/07/2012	 11/09/2012		30/10/2012 Wyre Forest House	
WFA1410 12/0381/TREE/2811	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			

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
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			Dismissed 22/10/2012
WFA1412 12/0350/TREE	APP/TPO/R1845 /2865	Miss N Harris	4 PARKLAND AVENUE KIDDERMINSTER DY116BX Fell a cedar tree in front of property	WR 17/10/2012	28/11/2012	12/12/2012		



Appeal Decision

Site visit made on 16 October 2012

by **B J Sims BSc CEng MICE MRTPI**

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

Decision date: 22 October 2012

Appeal Ref: APP/R1845/D/12/2181988

1 Baldwin Road, Bewdley, DY12 2BP

- 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 and Mrs John Wilkes against the decision of Wyre Forest District Council.
 - The application Ref 12/0197/FULL, dated 27 March 2012, was refused by notice dated 21 June 2012.
 - The development proposed is: extension and modification; new vehicular access.
-

Decision

1. The appeal is dismissed.

Procedural Clarification

2. The appeal was jointly made by Mr and Mrs John Wilkes but is regarded as proceeding in the name of Mr J Wilkes as the sole Applicant for planning permission.
3. Construction work has commenced on the site but this does not influence the manner in which the appeal is determined.

Main Issue

4. The sole main issue is the effect of the extension now proposed to the side of No1 Baldwin Road on the appearance and character of the existing house in its street context, compared with a side extension previously approved under Ref 10/0491/FULL.

Reasons

5. There is no evidence of any objection to the new vehicular access, subject to conditions securing its satisfactory completion. Accordingly, no further reference is made to this aspect of the proposed development.
6. The proposed side extension would have a noticeably lower roof line than the main house and, to that extent, would appear subservient to it. However the proposal includes a pitched-roofed dormer window to the additional first floor bedroom. This would rise from a continuous section of roof, sweeping down over the ground floor sitting room. These architectural features would be significantly out of keeping with the character of the original house and its semi-detached neighbour. Despite being set down into the site below footway level, the extension would appear prominent and incongruous, resulting in an

unacceptable degree of visual imbalance with the neighbouring dwelling. The development would in turn be unduly detrimental to the appearance of the wider street scene of Baldwin Road.

7. It is important to take into account that the roof of the extension previously approved would be higher than that now proposed and that the lower roof profile of the appeal design would help compensate for its increased floor area. However, in contrast with the appeal scheme, the approved extension would retain the same eaves line. The new bedroom window would be contained within a vertical front wall and would be consistent in appearance and proportion with the windows of the original house. The result would be a significantly more harmonious appearance than the current proposal, comparable with that of a similar extension completed at No 4 Baldwin Road opposite, having a lesser impact on the visual balance of the semi-detached pair and the street scene. It is, in any event, fundamental that this appeal be decided on its individual merits.
8. In conclusion, for the reasons stated above, the extension now proposed would be in unacceptable conflict with adopted local policy seeking good design for residential extensions, in particular Policy CP11 of the Core Strategy and Policy D17(i) and (iii) of the adopted Wyre Forest District Local Plan. These policies are consistent with Section 7 of the National Planning Policy Framework, also requiring good design, and are the proper basis for this decision. Accordingly the appeal fails.

B J Sims

INSPECTOR

SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0623/FULL	Land adjacent 7 Hartlebury Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £15,696 • Open Space contribution of £2,316 		
12/0528/FULL	Sutton Park Reservoir Sutton Park Road Kidderminster	£85,000 towards offsite affordable housing	Commencement of development	Draft agreement just awaiting landowner approval
12/0429/FULL	The Old Post Office Blackwell Street Tower Buildings Kidderminster	£8,400 towards off site open space	Prior to first occupation of any unit	

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0114/FULL	Former Blakedown Nurseries Belbroughton Road Blakedown	<ul style="list-style-type: none"> • Education contribution of £147,188 • The provision of 19 affordable units 13 social rented 6 shared ownership • Open Space contribution of £31,932.96 to be spent as specified (or not) by the Parish Council 	<p>Prior to first occupation of any unit</p> <p>Prior to first occupation of any unit</p>	Draft agreement in circulation
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	<ul style="list-style-type: none"> (i) a minimum of 12% affordable housing; (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West; (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal) (iv) up to £35k towards public realm 		Agreements out for signature
12/0433/FULL	Caunsall Farm 100 Caunsall Road Caunsall	Revocation of Secretary of State's decision dated 19 March 1979 which allowed a retail shop		Draft with applicants

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Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0155/FULL	Land to rear of 10 York Street/ 31 High Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £2,460 • Public Open Space contribution of £1,349.28 	Commencement of development	Draft with applicants
12/0268/S106	Morganite Advanced Ceramics Bewdley Road Stourport on Severn	Variation to allow revised affordable housing percentage (24%)		Draft with applicants
11/0309/FULL	1 Frederick Road, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12
11/310/FULL	Unit 1 Frederick Road, and land to the east, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
13th NOVEMBER 2012

**Planning Consultation by Worcestershire County Council
 Proposed change of use of second floor of existing library to office
 accommodation and provision of covered cycle racks
 KIDDERMINSTER LIBRARY, MARKET STREET,
 KIDDERMINSTER, DY10 1AB
 12/0643/WCCR**

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

1. PURPOSE OF REPORT

- 1.1 To make a decision on the Planning Consultation received from Worcestershire County Council in respect of the proposed change of use of second floor of existing library to office accommodation and provision of covered cycle racks at Kidderminster Library, Market Street, Kidderminster.

2. RECOMMENDATION

- 2.1 **The Committee is asked to resolve to respond to the consultation by offering NO formal OBJECTION to the application currently being considered by Worcestershire County Council.**

3. BACKGROUND

- 3.1 Members may recall that a report was considered by the Planning Committee on 12 June 2012 in respect of proposals to change the use of the second floor of Kidderminster Library to office accommodation (and the provision of cycle racks) following formal consultation by Worcestershire County Council, in their role as the relevant decision making body (ref: 12/0169/WCCR).
- 3.2 The proposal at that time was to change the use of the second floor of the library to form office space to accommodate Worcestershire County Council staff relocating from existing offices (estimated to be 139 staff in total). The existing meeting rooms on the second floor were to be replaced by similar sized rooms on the first floor of the library, which with the aid of folding walls was to provide a degree of flexibility in terms of size of meeting space available. The existing piano and recital space were to be accommodated within these meeting rooms also, with the addition of acoustic lining to cater to piano recitals and other music events. The exhibition/gallery space was

proposed to be accommodated at the ground floor within the current atrium area, along with a new coffee bar facility.

- 3.3 The Planning Committee, on 12 June 2012, resolved to raise an objection to the proposed development, on the following grounds:

“The Council wishes to register the strongest possible objection to this proposal. It represents a serious downgrading of current arts and cultural provision within Kidderminster. It effectively destroys a purpose built art facility and replaces it with a totally inadequate replacement. It goes completely against our adopted Core Strategy Policy CP07 of Delivering Community Wellbeing; and goes against Policy KCA.GPB7 and Policy KCA.GPB5 of the Draft Pre-Submission Kidderminster Central Area Action Plan”.

- 3.4 Members are advised that the planning application as made to Worcestershire County Council was subsequently withdrawn, with no formal decision made.

- 3.5 The District Council has now received a further planning consultation from Worcestershire County Council in respect of a new planning application to change the use of the second floor of the library, as summarised under paragraph 1.1, above.

- 3.6 This latest application has been submitted following public consultation, which included unmanned displays within Kidderminster Library and pre-planning engagement events, which took place in September 2012, at which time it is understood that two potential options were tabled. The application as submitted, and now being consulted upon, is reflective of the more popular of the options considered via the public consultation, although it is noteworthy that 22% of respondents stated that they would prefer to see the status quo maintained, with no alterations to the existing gallery/exhibition space within Kidderminster Library.

- 3.7 At present, the second floor of the library currently provides accommodation in the form of a gallery/exhibition area/piano recital room; meeting rooms; Staff room; workspace; and, associated facilities.

- 3.8 As with the previous application, it is proposed to change the use of the second floor to form office space and associated meeting rooms and rest rooms to accommodate Worcestershire County Council staff relocating from existing offices. Approximately 61 desk spaces and 14 touchdown spaces will be created, with 5 desk spaces retained for library staff use. The existing second floor wc facilities will remain unaltered. The existing gallery and public meeting rooms are proposed to be relocated to the first floor of the library. The ground floor accommodation will remain unchanged except for the provision of a covered cycle rack located adjacent to the rear entrance to the premises. The possibility of providing ground floor wc facilities is being considered, but at this stage these have not been indicated upon the plans submitted and being consulted upon. In any event, the installation of such facilities would not require the benefit of planning permission.

- 3.9 Members may recall that in considering the previous application, the arrangements for piano and music recitals (currently accommodated within the second floor gallery space) was the focus of a significant proportion of the debate. Members are advised that this latest application proposes the relocation the existing Steinway piano from Kidderminster Library to Kidderminster Town Hall, with the result being that no piano recitals or other music events would take place in the library in the future.

4. COMMENTS ON THE CONSULTATION

- 4.1 It is for Worcestershire County Council, as the relevant decision making body, to consider the appropriateness of the development with reference to all material planning considerations. The consultation process does, however, offer Wyre Forest District Council the opportunity to comment upon the application. In doing so, the starting point must be consideration of the relevant planning policies

Relevant Planning Policy

- 4.2 The site of Kidderminster Library is currently allocated on the Saved Wyre Forest District Local Plan Proposals Map for Community Facilities, although the related Local Plan Policy (CY.2) was excluded in 2010 following the adoption of the Core Strategy. Two further emerging Development Plan Documents have been published and submitted to the Planning Inspectorate. The National Planning Policy Framework (NPPF) specifies that development control decisions may give weight to relevant policies in emerging plans. It is therefore considered that the following adopted and emerging policies hold material weight in the consideration of this application.
- 4.3 **Adopted Core Strategy Policy CP07: Delivering Community Wellbeing -** This Policy seeks to ensure that future development fully considers the needs of local communities and seeks to promote and enhance facilities wherever practicable. It states that the Council will resist the loss of any community services and facilities unless an alternative is provided or evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and where feasible, sustainable location.
- 4.4 **Adopted Core Strategy Policy CP09: Retail and Commercial Development -** This specifies that new office development will be directed to the strategic centre of Kidderminster in the first instance and allocated through the Kidderminster Central Area Action Plan (KCAAP).
- 4.5 **Site Allocations and Policies DPD: Policy SAL:DPL11: Community Facilities -** This policy safeguards the community facilities and services as allocated on the Proposals Map unless clear evidence is provided to demonstrate one of the following:

- That it would not be economically viable to retain the buildings for community use;
- That the community facility could not be provided by an alternative occupier or the local community;
- That suitable alternative provision can be provided in an appropriate location.

Development proposals involving community facilities should demonstrate that they have consulted with the relevant local community about options for the continued delivery of the community use. If suitable, alternative accommodation can be provided within the locality then the redevelopment of a community facility for other uses would be considered more favourably.

4.6 **Kidderminster Central Area Action Plan: Policy KCA.GPB7** - The KCAAP includes a number of objectives which seek to develop the entertainment and cultural offer of Kidderminster. The District Council will promote and encourage the provision, enhancement and diversification of Kidderminster's leisure and cultural facilities.

4.7 **Kidderminster Central Area Action Plan: Policy KCA.GPB5 – Employment Development** - This policy specifies that subject to site specific policies, the following areas will be the focus for B1(a) office development within the KCAAP area:

- Traditional Town Centre
- Eastern Gateway
- Heritage Processions
- Churchfields

It also recognises that targeting new office development in the KCAAP area will also contribute strongly to the Council's aim to promote and secure the vitality and viability of its town centres. One of the employment objectives for the document is to increase the amount of office floorspace within the KCAAP area.

The principle of the proposed change of use to offices

4.8 It is considered that the proposal for office provision generally accords with the Wyre Forest District Council's policy approach towards office provision within Kidderminster town centre. Whilst it is acknowledged that the KCAAP does not contain a site specific policy relating to office uses at Market Street, it does specify that the traditional town centre will be a focus for B1(a) office development. In principle, therefore, the proposed end use would appear to be acceptable in planning policy terms.

The proposed relocation of existing facilities

4.9 However, in considering the merits of the proposal it is also relevant, in planning policy terms, to consider the loss/relocation of the community facilities, and principally the gallery/exhibition area and the associated piano recital facilities, all currently housed on the second floor of the library building.

- 4.10 It is proposed to relocate the existing second floor facilities (i.e. the gallery/exhibition space and public meeting rooms) onto the first floor of the library. The existing meeting rooms provide a combined floorspace of approximately 72 sq.m. The proposed replacement meeting rooms would offer a combined floorspace of 84 sq.m. Therefore, in comparing like-for-like in respect of the existing public meeting rooms and what is proposed, the floorspace as proposed compares favourably.
- 4.11 The existing second floor of the library accommodates a publicly accessible gallery/exhibition area. Officers are aware that concerns have been raised regarding the loss of such a space without provision being made for its replacement in a suitable alternative location. Indeed, in planning policy terms, such provision would be required in line with the relevant policies set out above. In this regard, the application proposes to make provision for gallery/exhibition space on the first floor of the building. The existing gallery/exhibition is stated as providing 87 sq.m floorspace. The proposed new gallery/exhibition space on the first floor would provide 67 sq.m floorspace. Therefore, comparing like-for-like, the actual area proposed would represent a net loss in floorspace. However, the plans as submitted indicate scope and flexibility for the gallery/exhibition area to be opened out, via the use of folding partitions, into the public meeting rooms if required. Furthermore, it is suggested that additional exhibition space can be provided within the existing foyer/display area on the ground floor of the library.
- 4.12 The existing gallery/exhibition space also accommodates a Steinway piano and this area is used for popular piano/music recitals. The previous application proposed to relocate the piano within the library into a multi-functional area. This proposal generated objections from the public and, as previously indicated, was the subject of some debate by Members of the Planning Committee when considered on the 12 June 2012. In particular, the comparison of the acoustics within the existing gallery area (with its raised ceiling height) and the proposed first floor location (with its lower ceiling height) was of concern to Members.
- 4.13 As outlined previously at paragraph 3.9 of the report, it is now proposed to relocate the Steinway piano to an alternative location, namely Kidderminster Town Hall, which is already home to the William Hill Organ. This venue is used for Orchestral Performances, with Orchestras having to provide a Grand Piano. The permanent relocation of the Steinway piano would therefore be of benefit in this regard, and in terms of the acoustics of the Town Hall, these are a marked improvement upon the previous proposal to relocate the piano within the library building. The existing piano recitals are therefore proposed to be accommodated at the Town Hall.
- 4.14 Officers are aware that the proposed change of use has generated a significant level of concern locally with regard to the potential loss, reduction, and relocation of publicly accessible exhibition space and appropriate facilities for piano/music events. This latest application does make provision for the relocation of gallery/exhibition facilities, and public meeting rooms, within the existing building, to a level of provision that is considered acceptable. The

proposal to relocate the Steinway piano to the Town Hall, with superior acoustics to what had previously been proposed, is considered to be appropriate. In addition, as has already been identified under paragraph 4.8, above, the proposed end use for B1(a) offices would satisfy the current local planning policies.

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications.

6. LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal or policy implications.

7. RISK MANAGEMENT

7.1 There are no risk management issues.

8. EQUALITY IMPACT ASSESSMENT

8.1 This report relates to a consultation with Wyre Forest District Council by Worcestershire County Council, as the relevant planning authority. There are no equality impact implications to be considered.

9. CONCLUSION

9.1 Having considered the proposal for the change of use of the second floor of Kidderminster Library to B1(a) offices against the relevant local planning policy, it is concluded that a **no objection** response should be returned to Worcestershire County Council.

10. CONSULTEES

10.1 None.

11. BACKGROUND PAPERS

- Planning Consultation 12/0643/WCCR.
- Worcestershire County Council Planning Application 12/000065.
- Planning Consultation 12/0169/WCCR.
- Worcestershire County Council Planning Application 12/000017.
- Worcestershire County Structure Plan.
- Wyre Forest Core Strategy.
- Wyre Forest District Local Plan.
- National Planning Policy Framework.