

Open

Planning Committee

Agenda

6.00pm
Tuesday, 11th December 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.

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At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 1998. The footage recorded will be available to view on the Council's website for 6 months and shall be retained in accordance with the Council's published policy.

By entering the meeting room and using the public seating area, you are consenting to be filmed and to the possible use of those images and sound recordings for webcasting and or training purposes.

If members of the public do not wish to have their image captured they should sit in the Stourport and Bewdley Room where they can still view the meeting.

If any attendee is under the age of 18 the written consent of his or her parent or guardian is required before access to the meeting room is permitted. Persons under 18 are welcome to view the meeting from the Stourport and Bewdley Room.

If you have any queries regarding this, please speak with the Council's Legal Officer at the meeting.

NOTES

- Councillors, who are not Members of the Planning Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, Director of Community Assets & Localism or Director of Economic Prosperity & Place before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Director of Economic Prosperity & Place.
- Councillors and members of the public must be aware that in certain circumstances items may be taken out of order and, therefore, no certain advice can be provided about the time at which any item may be considered.
- Any members of the public wishing to make late additional representations should do so in writing or by contacting their Ward Councillor prior to the Meeting.
- For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, “background papers” in accordance with Section 110D will always include the case Officer’s written report and any letters or memoranda of representation received (including correspondence from the Highway Authority, Statutory Undertakers and all internal District Council Departments).
- Letters of representation referred to in these reports, together with any other background papers, may be inspected at any time prior to the Meeting, and these papers will be available at the Meeting.
- **Members of the public** should note that any application can be determined in any manner notwithstanding any or no recommendation being made.

Wyre Forest District Council

Planning Committee

Tuesday, 11th December 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 13th November 2012.	8
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.	61

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>	82
8.	<p>Areley Kings Conservation Area Draft Conservation Area Appraisal Reconsultation</p> <p>To consider a report from the Director of Economic Prosperity & Place that informs Members of the proposed draft Conservation Area Appraisal for the Areley Kings Conservation Area, and the proposed arrangements for public consultation.</p>	93
9.	<p>Wyre Forest Local Development Framework Annual Monitoring Report 2011/12</p> <p>To consider a report from the Director of Economic Prosperity & Place that informs Members of the production of the Local Development Framework Annual Monitoring Report for 2011/12.</p>	131
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>New Enforcement Case</p> <p>To receive a report from the Director of Economic Prosperity & Place on a new enforcement case.</p>	137
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13.	<p>Live Enforcement Cases</p> <p>To receive a report which lists live enforcement cases as at 28th November 2012.</p>	140
14.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER

13TH NOVEMBER 2012 (6.00PM)

Present:

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

Observers:

Councillors P V Hayward, A T Hingley and D R Sheppard.

PL.59 Apologies for Absence

Apologies for absence were received from Councillors H J Martin and F M Oborski.

PL.60 Appointment of Substitutes

Councillor H E Dyke was appointed as a substitute for Councillor F M Oborski.
Councillor V Higgs was appointed as a substitute for Councillor H J Martin.

PL.61 Declarations of Interests by Members

Councillor G Yarranton declared an interest in agenda item no. 9 - Planning Consultation by Worcestershire County Council Change of use of Second Floor of Existing Library to Office Accommodation and Provision of Covered Cycle Racks at Kidderminster Library, Market Street, Kidderminster, DY10 1AB as he is a Member of the Worcestershire County Council Planning Committee.

Councillor M A Salter declared in respect of application number 12/0317/FULL Lucy Baldwin Hospital, Stourport that he is a Member of Stourport Town Council who have already considered the matter but he came to the meeting with an open mind.
Councillor B McFarland declared in respect of application number 12/0607/FULL 30 Heightington Place, Stourport that he is a colleague of the applicant but did not have a close connection.

Councillor V Higgs declared an Other Disclosable Interest in application number 12/0607/FULL as she had a close connection with the applicant and in respect of application number 12/0317/FULL Lucy Baldwin Hospital, Stourport that she was a Member of Stourport Town Council but came to the meeting with an open mind.

PL.62 Minutes

Decision: The minutes of the meeting held on 9th October 2012 be confirmed as a correct record and signed by the Chairman.

PL.63 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 503 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 503 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.64 Applications Pending Decision

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

Decision: The schedule be noted.

PL.65 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.66 Section 106 Obligation Monitoring

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

Decision: The details be noted.

PL.67 Planning Consultation by Worcestershire County Council Proposed Change of Use of second floor existing library to office accommodation and provision of covered cycle racks, Kidderminster Library, Market Street, Kidderminster, DY10 1AB, 12/0643/WCCR

The Committee considered a report from the Director of Economic Prosperity & Place that asked 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.

Decision: To register the Council's strongest possible objection to the proposal. The proposal represents a serious downgrading of current arts and cultural provision within Kidderminster and effectively destroys a purpose built arts facility and replaces it with a totally inadequate replacement. It goes completely against the Council's Adopted Core Strategy Policy CP07 of Delivery Community Wellbeing, against policy KCAGPB7 Kidderminster Central Area Action Plan and also against policy KCAGPB5.

The meeting ended at 8.31 pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

13th November 2012 Schedule 503 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: 12/0292/FULL
Site Address: 35 WOODTHORPE DRIVE, BEWDLEY, DY12 2RH
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B3 (Finishing materials to match).
<u>Reason for Approval</u>
<p>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. The application is considered to be in accordance 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.</p>

Application Reference: 12/0323/FULL
Site Address: 22 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG
REFUSED for the following reason:
<ol style="list-style-type: none"> 1. The proposed development of apartments, within an area which is distinctively characterised by a predominance of traditional dwelling houses, would be out of character with this area of Blakedown and those existing properties within the vicinity of the application site. The introduction of self contained living accommodation over four floors (including the basement and roof space) would have an adverse impact upon the privacy and amenity of the surrounding properties. The proposed development would therefore be contrary to Policy NR.11 of the Adopted Wyre Forest District Local Plan; Policy CP11 of the Adopted Wyre Forest Core Strategy; Policy SAL.UP7 of the Pre-Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document; and the aims of the Chapters 3 and 5 of the Design Quality Supplementary Planning Guidance.

Application Reference: 12/0317/FULL
Site Address: LUCY BALDWIN HOSPITAL, OLIVE GROVE, STOURPORT-ON-SEVERN, DY13 8XY
REFUSED for the following reasons:
<ol style="list-style-type: none"> 1. It is considered that the proposed re-development of the site, which would provide a total of 41 units, would result in the overdevelopment of the site which would be out of keeping with, and cause harm to, the character of the site and the surrounding area. As such if approved the proposed development would conflict with Policies CP05 and CP11 of the Core Strategy, Policy SAL.UP7 of Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and the and Government advice in the NPPF. 2. The proposed development is to be accessed via Olive Grove, a narrow road with its narrowness exacerbated by on-street parking. On this basis it is considered that proposed access arrangements and surrounding highway network are unsuitable to serve the number of dwellings proposed and would result in deterioration of highway safety. If approved this would be contrary to Policy CP03 of the Core Strategy, Policy SAL.CC1 of the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and Government advice in the NPPF. 3. The four proposed affordable units within the converted Lodge Building would have an individual maximum floorspace of 34 sq m. The size of the units fails to adhere to the minimum sizes set out in the Council's Affordable Housing Toolkit (as updated May 2011) (which forms part of the adopted Planning Obligations SPD) and guidance of the Homes and Communities Agency Housing Quality Indicators and as such would fail to provide high quality homes in terms of their functionally and provision of amenity for future occupiers. To allow the development in these circumstances would be contrary to the adopted Planning Obligations SPD, Policy CP11 of the Core Strategy, Policy SAL.DPL4 of the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and Government Advice in the NPPF.

Councillor V Higgs left at 8.28pm after this item was discussed

Application Reference: 12/0551/FULL
Site Address: FOX HILL, HILLPOOL TOP, KIDDERMINSTER, DY10 4NJ
APPROVAL subject to the following conditions:
<ol style="list-style-type: none"> 1. A11 (Approved plans). 2. J1 (Removal of Permitted Development – Residential). 3. Materials.
<u>Reason for Approval</u>
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. The application is considered to be in accordance with policies H.9, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, DS01, CS04, CP11, CP12 of the Adopted Wyre Forest Core Strategy, DPL2, UP1, UP7, CC1, CC2 of the emerging SAP DPD, D.39 of the Worcestershire County Structure Plan, QE3 QE6 of the West Midlands Regional Spatial Strategy and Sections 6, 7 and 9 of the National Policy Planning Framework.

Application Reference: 12/0593/ADVE

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

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

This consent relates to the following plans/drawing(s):

Site location plan at 1:2500 scale.

Drawings entitled Front Elevation and Side Elevation.

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. The application is in accordance with policies AD.1 of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP10 (SAP DPD) and Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (Worcestershire County Council).

Application Reference: 12/0607/FULL

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

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).

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 application is considered to be in accordance with policies D.17, TR.17 (AWFDLP), CP11 of the Adopted Wyre Forest Core Strategy, SAL.DP1, SAL.CC2, SAL.UP7, SAL.UP8 of the emerging SAP DPD.

Application Reference: 12/0644/S106

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

Delegated authority be granted 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

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

DELEGATED AUTHORITY TO APPROVE 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 application is in accordance with policy CP07 of the Adopted Wyre Forest Core Strategy.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

11/12/2012

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0590/FULL	25 WATERSIDE GRANGE KIDDERMINSTER	APPROVAL	15

PART B

Reports

Ref.	Address of Site	Recommendation	Page No.
12/0321/FULL	UNIT 2 GREENACRES LANE BEWDLEY	DELEGATED APPROVAL	19
12/0507/FULL	LAND OFF CLENSMORE STREET CHURCHFIELDS KIDDERMINSTER	DELEGATED APPROVAL	27
12/0581/TREE	THE SPINNEY WAGGON LANE ISMERE KIDDERMINSTER	APPROVAL	41
12/0586/FULL	UNIT 1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER	APPROVAL	44
12/0639/FULL	TELEPHONE EXCHANGE LEA LANE COOKLEY KIDDERMINSTER	APPROVAL	53
12/0656/FULL	3 SNUFF MILL WALK BEWDLEY	APPROVAL	56

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH DECEMBER 2012

PART A

Application Reference:	12/0590/FULL	Date Received:	25/09/2012
Ord Sheet:	383161 277549	Expiry Date:	20/11/2012
Case Officer:	James Houghton	Ward:	Broadwaters

Proposal: Detached garage

Site Address: 25 WATERSIDE GRANGE, KIDDERMINSTER, DY10 2LA

Applicant: Mr J Littleton

Summary of Policy	D.17 (AWFDLP) CP11 (AWFCS) SAL.UP7, SAL.UP8 (SAP DPD)
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 shared parking area bounded by a 1.8m brick wall. Beyond the wall is the junction of Red Sands Road and Stoney Lane.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Highway Authority – No objections.

3.2 Canals and River Trust – Responded to confirm that there is no requirement to treat the Trust as a statutory consultee in this case.

12/0590/FULL

- 3.3 Neighbour/Site Notice – Responses have been received from three local residents in response to the consultation. The objections raised are on the grounds that:
- The proposed garage would be within an area which also provides shared parking for four properties, nos. 23, 25, 27 and 28, each benefitting from a pair of tandem spaces. The proposed structure would remove part of the manoeuvring space which allows these spaces to function.
 - The application site is an area marked on the deeds for properties adjacent as “an area subject to joint right of way and maintenance”.
 - The site of the proposed garage is currently used to provide additional spaces when required.
 - The deeds for neighbouring properties include a clause requiring that no plants or trees are to be removed which might have been planted to allow the developer to accord with a planning condition. Trees and shrubs have been removed from the site of the proposed garage.
 - A clause requiring that no joint accessway or joint footpath is obstructed by the parking of vehicles is also found on the deeds of neighbouring properties.

(Officer Comments - Whilst the various clauses of the deeds are noted these deeds would not be considered material planning considerations. Disputes based on deeds would normally be pursued privately through the Land Tribunal).

4.0 **Officer Comments**

- 4.1 The applicant seeks approval for the erection of a pitch roofed double garage within a shared parking area accessed between nos. 23 and 25 Waterside Grange.
- 4.2 The garage would be erected next to a 1.8m wall which forms the boundary to the parking area, and the building would have an eaves height of 2.5m and a ridge height of 4.1m. The position of the site the structure would be relatively divorced from the Waterside Grange street scene but would be clearly visible from both Red Sands Road and Stoney Lane. This view is characterised by extensions and outbuildings of dwellings fronting Waterside Grange and, as such, the building would not appear atypical or out of character. The building would offer no detriment to the amenity enjoyed by the occupants of neighbouring dwellings.

12/0590/FULL

- 4.3 An application for the erection of 223 dwellings has been approved adjacent to the site and would subsume Red Sands Road. It is proposed that a dwelling facing Stoney Lane would be immediately adjacent to the application site with a track and a substation between the wall which forms the boundary of the site and the garden of the dwelling on the adjacent site. The proposed garage would not prejudice the development of this site or adversely impact on future occupiers.
- 4.4 The issues raised by the occupants of neighbouring dwellings have been noted. The Highway Authority has raised no objections to the development and offer no concerns that the proposed development will displace vehicles onto the highway. The points raised relating to clauses within deeds are also noted but would not be considered material considerations in determining this application.

5.0 Conclusions and Recommendations

- 5.1 The proposed garage is considered acceptable in terms of scale and design and would offer no detriment to the appearance of the site, the character of the area or the amenity enjoyed by the occupants of nearby dwellings. There are no highway issues in this case.
- 5.2 It is recommended that the 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).

Reason for Approval

The proposed garage is considered acceptable in terms of scale and design and would offer no detriment to the appearance of the site, the character of the area or the amenity enjoyed by the occupants of nearby dwellings. There are no highway issues in this case. The development would be considered to accord with the requirements of Policy D.17 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Core Strategy (2010) and Policies SAL.UP7 and SAL.UP8 of the Emerging Site Allocations and Policies DPD.

PLANNING COMMITTEE

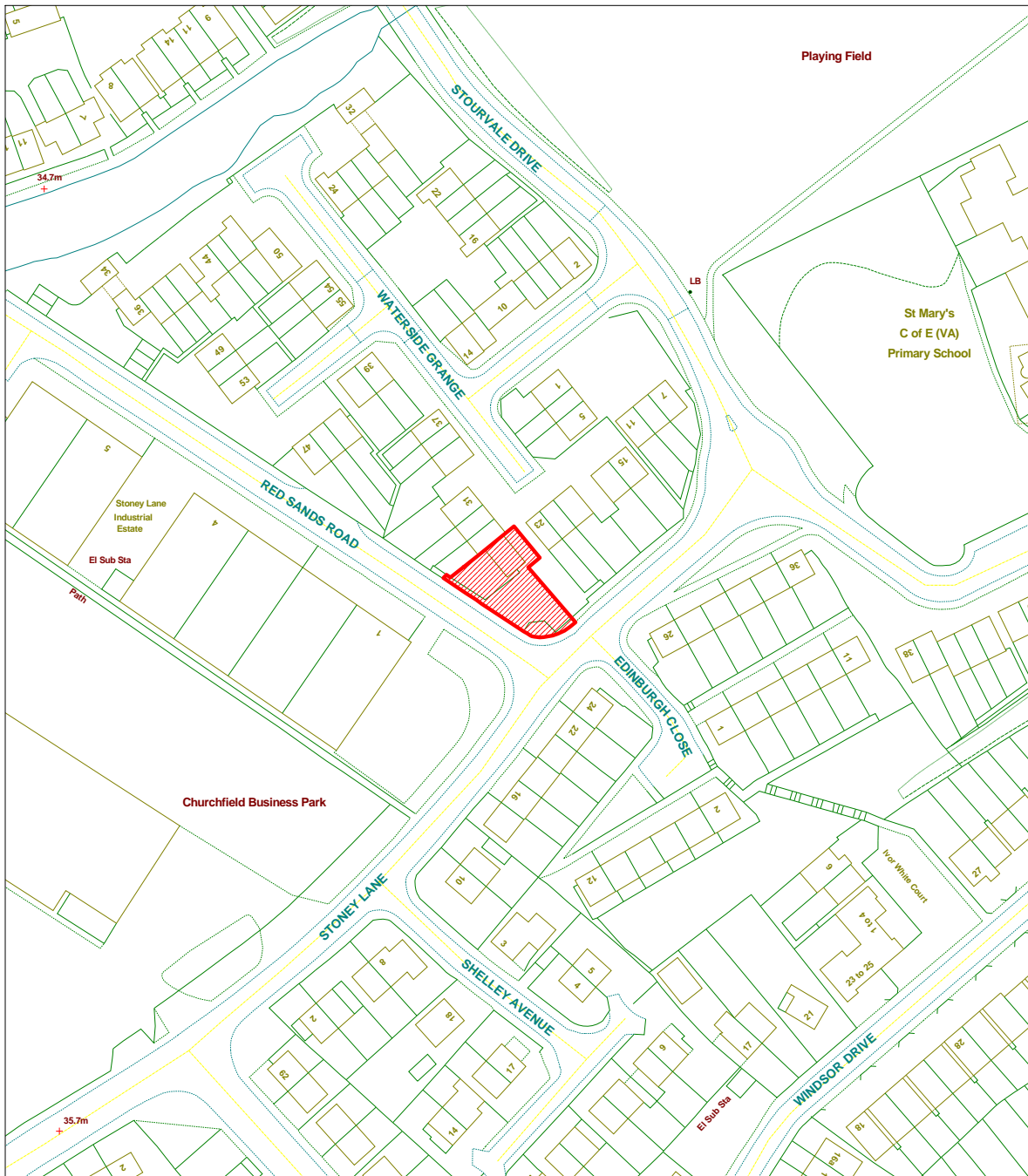
12/0590

Date:- 22 November 2012

OS sheet:- SO8377NW

Scale:- 1:1250

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ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**25 Waterside Grange
Kidderminster
DY10 2LA**



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

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH DECEMBER 2012

PART B

Application Reference: 12/0321/FULL **Date Received:** 25/05/2012
Ord Sheet: 378383 275805 **Expiry Date:** 20/07/2012
Case Officer: James Houghton **Ward:** Bewdley and Arley

Proposal: Demolition of existing industrial unit and offices, and construction of a three bedroom detached house and associated works

Site Address: UNIT 2, GREENACRES LANE, BEWDLEY, DY12 2RE

Applicant: Mr M Harding

Summary of Policy	H.2 (AWFDLP) DS01, DS03, CP11, CP14 (AWFCS) SAL.DPL1, SAL.CC1, SAL.CC2, SAL.UP5, SAL.UP7 (SAP DPD) Sections 6, 7, 10, 11 (NPPF)
Reason for Referral to Committee	Development Manager considers that application should be considered by Committee
Recommendation	DELEGATED APPROVAL subject to Section 106 Agreement

1.0 Site Location and Description

- 1.1 The application site is a derelict industrial unit set off a shared driveway off a private drive. The site is within an area allocated primarily for residential use and is within Flood Zone 2, the access to the site is within flood zone 3.
- 1.2 The application is supported by a Flood Risk Assessment, an Ecological Appraisal and a Sequential Test.

2.0 Planning History

- 2.1 None relevant.

12/0321/FULL

3.0 Consultations and Representations

- 3.1 Bewdley Town Council – No objection to the proposal and recommend approval subject to the Environment Agency being satisfied as to the principle of redevelopment on this site and to the design not increasing the risk of flooding in the immediate area.
- 3.2 Highway Authority – No objection subject to a condition relating to the provision of cycle parking.
- 3.3 Environment Agency – At present the applicant, Environment Agency and Environmental Health team are working to resolve contamination issues by agreeing the criteria for assessing the extent of contamination on the site and the required mitigation to ensure the site is made safe. A no objections response or recommendations for conditions has not yet been received.
- 3.4 Countryside and Conservation Officer – There are no major biodiversity issues with this development, the building is largely unsuitable for bats, and no evidence was found in a visual assessment. The ecologist has recommended the hand removal of ivy and roof and fascia structures as a precaution.

The site is in close proximity to the River Severn Special Wildlife Site and immediately adjacent to parkland and is, therefore, situated near optimum feeding habitat for bats. It is not considered unreasonable to request the developer complies with the ecologist's recommendations of including bat boxes within the development.

An area of scrub woodland borders the site and it is recommended that the a condition is attached to any permission issued to ensure that the developer puts into place measures to protect the woodland from detritus and root compaction. A condition preventing light pollution to the woodland is also recommended.

The site shows some potential for nesting birds hence all demolition and site clearance works need to be outside of the bird nesting season or following a detailed inspection for the presence of nesting by a trained and experienced ecologist.

- 3.5 Worcestershire Regulatory Services (Environmental Health) – Recommends that a condition be placed on any permission issued.

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- 3.6 Planning Policy Manager – The application site is one of 2 small dilapidated industrial units in an area of residential properties. The site is currently allocated for residential uses in the Adopted Local Plan. Most of the site also falls within flood zone 3. My comments concentrate on the principle of open market residential development on this site rather than more specific issues relating to flood risk.

ADOPTED CORE STRATEGY

The following policies of the Adopted Core Strategy are relevant to this application:

DS01: Development Locations – which specifies that limited opportunities for development to meet local needs will be identified on brownfield sites in Bewdley. This site contains an existing industrial unit and therefore can be classed as brownfield.

The settlement hierarchy in Policy DS01 states that suitable development in Bewdley would be ‘...housing to meet local needs...’ Local Needs Housing is further defined in the Site Allocations and Policies DPD submission version as synonymous with ‘affordable housing’ as set out in the National Planning Policy Framework.

DS03: Market Towns – which identifies that Bewdley’s contribution towards the District’s housing need will be limited primarily to the provision of affordable housing to meet local needs on allocated sites.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published in March 2012 (post the Core Strategy’s adoption). It states at para.50 that ‘local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes.) The NPPF also allows weight to be given to emerging planning policy documents subject to the stage of consultation and the level of support they have achieved.

The District Council has undertaken an NPPF conformity check on the Core Strategy and the emerging Site Allocations and Policies Plan in line with national recommendations. This has established that there are no significant conformity issues, but that there is scope for the more detailed Site Allocations Plan to include a degree of flexibility with regard to the deliverability and viability of small brownfield sites, where for financial reasons it may prove more difficult to deliver affordable housing.

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Submission Site Allocations and Policies Plan

The Site Allocations and Policies Plan was submitted to the Secretary of State for Independent Examination on 25th November 2012 and can therefore be taken into consideration in decision-making. The Plan includes a 'presumption in favour of sustainable development' policy in order to comply with the NPPF.

In light of the publication of the NPPF and its emphasis on planning for a mix of housing including for people who wish to build their own home and its recognition that site specific policies should be deliverable and viable, a minor amendment to Policy SAL.DPL1 has been submitted alongside the plan for examination. This states:

"In Bewdley, on small windfall sites for 5 or less dwellings, subject to proposals being on previously developed land within the areas allocated primarily for residential development on the proposals map."

The corresponding reasoned justification states:

"In line with the strategic policies and objectives included in the Core Strategy, the Council considers that the sites identified in SAL.DPL1 could come forward for self build projects. Therefore self build schemes, which are located in the areas identified in SAL.DPL1, will be specifically encouraged."

CONCLUSION

To conclude, notwithstanding the Adopted Core Strategy policies, on balance the material weight now given to the emerging Site Allocations & Policies Plan falls in favour of the proposal. In my opinion the proposal would constitute sustainable development on a derelict brownfield site within a largely residential area. The application site is one of 2 adjoining industrial units now surrounded by residential properties. I also note that the adjacent site has outline permission for 2 bungalows.

POLICY COMMENTS IN RELATION TO FLOOD RISK

The site in question is located in flood zone 2 and 3 of the Environment Agency flood maps with the primary source of flood risk being fluvial flooding from the adjacent River Severn. Proposals for the site incorporate a refurbishment of an existing light industrial/commercial building to provide residential accommodation and as such the development is classified as a more vulnerable use as identified in Table 2 of the Technical Guidance of the NPPF.

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The applicants have identified that the majority of the development is located in Flood Zone 2 and as such is considered to be appropriate by virtue of Table 3 of the Technical Guidance of the NPPF. Notwithstanding this, the applicants have undertaken a sequential test to justify the proposal. The conclusion of this sequential test is that the other sites suggested within the emerging Development Plan Documents are not suitable or available to meet the needs in this instance and that they are to meet alternative development needs and requirements. There is currently a good residential land supply available within the District (6.5 years) and therefore a balanced view needs to be taken as to whether or not it is appropriate to allow this small scale development to come forward, given the flood risk vulnerability and the existence of other, albeit considered unsuitable, locations for development. It is generally agreed that the proposed development would not take place on other, more sequentially preferable sites identified in the plan, but this is mainly due to ownerships and the fact that this area of land exists as a previously developed site within Bewdley and should be considered on its merits. Therefore, a judgment needs to be made in relation to the specific issues concerning the redevelopment of this site and the wider need to provide sufficient houses on a strategic scale to meet the District's housing needs.

In relation to other aspects of flood risk, the applicants have identified that during the 1 in 100 year event, the access onto Greenacres Lane is considered to represent a significant hazard, with this classification increasing to extreme hazard with the application of future climate change. To combat this, an alternative route away from the property has been devised to ensure safe pedestrian access in times of flood. It is considered that this is suitable to meet the requirements of paragraph 103 of the NPPF.

It is recommended that the Environment Agency's view on the proposal is also taken into account to ensure that flood risk has been adequately addressed.

- 3.7 Natural England – No objections.
- 3.8 Severn Trent Water – No objection subject to the addition of a condition requiring the submission of drainage details for both foul and surface water.
- 3.9 Watercourse Officer – No objections subject to the provision of dry access and egress routes and a condition relating to finished floor levels and flood resilience.
- 3.10 Worcestershire County Council (Public Path Orders Officer) – No objections.
- 3.11 Neighbour/Site Notice – No representations received.

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4.0 Officer Comments

- 4.1 The applicant seeks approval for the demolition of the existing derelict industrial unit and the erection of a pitch roofed, two storey, three bedroom dwelling. The proposal includes the provision of a 50m² garden as well as an additional shared amenity space and parking for three vehicles within an existing shared yard.

PRINCIPLE OF DEVELOPMENT

- 4.2 The application site is within an area allocated primarily for residential development and, given its previous industrial use, would be considered a brownfield site (previously developed land). As such the erection of a dwelling on this site would satisfy the criteria laid out in Policy H.2 of the Adopted Wyre Forest District Local Plan and Policy DS01 of the Adopted Wyre Forest Core Strategy
- 4.3 Policy DS03 of the Adopted Core Strategy sets out the requirements for developments within the market towns of Bewdley and Stourport on Severn. With regard to Bewdley it is stated that within Bewdley additional housing shall primarily contribute to affordable housing to meet local need. The position of residential development in Bewdley has been clarified in Policy SAL.DPL1 of the Emerging Site Allocations and Policies DPD, as part of the 'minor amendments' approved by Cabinet, which now provides guidance for small windfall sites with a capacity of five or less dwellings on previously developed land within areas allocated primarily for residential development within Bewdley. This is in conformity with the approach set out in the National Planning Policy Framework (NPPF). The reasoned justification also encourages the erection of self build properties within those areas specified by Policy SAL.DPL1. The proposed self build development and the application site meet these criteria based on the presumption in favour of sustainable development as set out in the NPPF and the increased weight that can be afforded to the emerging policy, it is felt that the development can now be supported.

FLOOD RISK

- 4.4 The application site is within flood zones 2 and 3. The applicant has submitted a Flood Risk Assessment and has worked closely with the Environment Agency to minimise the chances of being isolated within the dwelling in the eventuality of a flood event. A dry exit route has been agreed across the gardens of two neighbouring dwellings. This can be secured through a Section 106 Agreement. A Sequential Test has been submitted to support the application, this sequential test concludes that the proposed development would serve to make a contribution to housing provision within the Wyre Forest District; the site has been assessed within the context of 223 other potential sites and was found to be the site with the least number of constraints.

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- 4.5 Through design and the recommendations set out in the Flood Risk Assessment it is hoped to minimise the impacts of flooding on the application property, the Council's Watercourse Officer has recommended conditions relating to finished floor levels and flood resilience which would be considered appropriate to add to any approval that may be issued.

CONTAMINATED LAND

- 4.6 The application site was, prior to being an industrial unit, a gas works. As such there is a significant probability that there is contamination within the ground at the site. The applicant has been working with Environmental Health, the Environment Agency and an Environmental and Geotechnical Consultant to produce a schedule of ground investigation and subsequently a mitigation scheme. Detailed conditions have been recommended by the Environmental Health Officer requiring the preparation of site investigations in accordance with guidance set out by DEFRA and the Environment Agency and for the setting out of a remediation scheme to ensure the site does not qualify as Contaminated Land under the provisions of Part 2A of the Environmental Protection Act 1990. These conditions are considered essential to the viability of this scheme.

DESIGN

- 4.7 Outline permission was granted for the erection of two bungalows on a site immediately adjacent to the application site, the matters reserved were the layout, scale and access. The proposed dwelling has been designed to minimise any overlooking and loss of privacy to these dwellings should a reserved matters application be made and the development commenced. The design of the proposed dwelling is considered acceptable in terms of both scale and design. There will be no significant detriment to the amenity currently enjoyed by the occupants of existing neighbouring dwellings. The proposal would be of a similar size as the existing industrial unit and as such would have no greater impact on the privacy, daylight or outlook currently enjoyed by the residents of neighbouring dwellings. Sufficient parking spaces have been proposed and the garden space is considered adequate.

5.0 Conclusions and Recommendations

- 5.1 It is recommended that **delegated** authority to **APPROVE** the application be given subject to:
- a) the signing of a **Section 106 Agreement** or similar mechanism to secure the dry access route across third party land;
 - b) no objections being received by the Environment Agency, and

12/0321/FULL

c) the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).
4. Ground investigations and remediation.
5. Cycle parking (4 cycles).
6. Requirement to notify Local Planning Authority should any additional contamination be found.
7. Finished floor levels and flood resilience measures.
8. Bat boxes.
9. Landscaping – Small scheme.
10. No development during nesting season.
11. No external lighting.

Reason for Approval

The development site is allocated for residential purposes within the Adopted Wyre Forest District Local Plan and constitutes previously developed land. The layout and design of the scheme is considered appropriate in this location, this development provides sufficient amenity space, parking and access provision. The impact of the development on neighbouring properties has been carefully assessed and it is considered that there will be no undue loss of amenity to nearby residents. The development would be considered to accord with the requirements of Policy H.2 of the Adopted Wyre Forest District Local Plan, Policies DS01, DS03, CP11 and CP14 of the Adopted Wyre Forest Core Strategy, Policies SAL.DPL1, SAL.CC1, SAL.CC2, SAL.UP5 and SAL.UP7 of the Emerging Site Allocations and Policies DPD and Sections 6, 7, 10 and 11 of the National Planning Policy Framework.

Application Reference:	12/0507/FULL	Date Received:	08/08/2012
Ord Sheet:	382999 277529	Expiry Date:	07/11/2012
Case Officer:	Julia Mellor	Ward:	Broadwaters

Proposal: Substitution of house types on plots 156 - 223 (inclusive) previously approved under planning application ref 11/0163/FULL

Site Address: LAND OFF CLENSMORE STREET, CHURCHFIELDS, KIDDERMINSTER,

Applicant: Barratt West Midlands

Summary of Policy	D.4, D.10, D.11, D.12, NR.2, NR.12, CA.1, CA.2, AR.2, AR.3, NC.1, NC.2, NC.7, TR.17, LR.3 (AWFDLP) DS01, DS02, DS05, CP01, CP02, CP03, CP04, CP05, CP06, CP07, CP08, CP11, CP13, CP14, CP15 (AWFCS) CTC17, CTC19, CTC20, CTC21, T4 (WCSP) PFSD1, DPL1, DPL3, CC1, CC2, UP3, UP4, UP5, UP6, UP7, UP9 (SAP DPD) PFSD1, DPL1, CC1, UP1, UP2, UP3, UP4, UP5, UP7, Ch1, Ch3 (KCAAP DPD) Re-Wyre Prospectus Churchfields Masterplan SPD Planning Obligations (2007) SPG Design Quality (2004) Character Appraisal for Staffordshire and Worcestershire Canal Conservation Area (2007) UR2, CF4, CF5, QE1, QE2, QE3, QE4, QE7, QE9, T1-T5, T7 (WMRSS) Sections 4, 6, 7, 10, 11, 12 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	DELEGATED APPROVAL subject to Supplemental Section 106 Agreement

1.0 Site Location and Description

1.1 The application site falls within a site known as Churchfields, previously referred to as the Georgian Carpets site. It has recently been named Keepers Lock by Bellway Homes who are currently implementing their planning permission for 223 houses approved under planning application 11/0163/FULL in December 2011.

12/0507/FULL

- 1.2 The current application site encompasses the last 68 plots within the Bellway Homes site. It adjoins the Waterside Grange development to the east and has a frontage to the Staffordshire and Worcestershire Canal of approximately 150 metres. The canal forms part of the Canal Conservation Area and also the Canal Special Wildlife Site. A Tree Preservation Order (TPO) incorporates several trees to the north of the site positioned along the canal-side.
- 1.3 The current applicants, Barratt West Midlands, are seeking to substitute their own house types for those approved under the Bellways scheme. The implementation of this current proposal would require the demolition of the last three remaining buildings on site including the industrial units which front onto Red Sands Road known as the Stoney Lane Industrial Estate.

2.0 Planning History

- 2.1 WF.122/05 - Full : Excavation of soil over part of site, regrading of existing embankments and the laying of a hard surfaced area to facilitate the open storage of motor vehicles (retrospective) and the change of use of land to allow the open storage of motor vehicles : Approved 5/8/05.
- 2.2 WF.457/05 – Change of use of unit 23C to B2 use for the manufacture of timber products (sheds and fending) (retrospective) : Approved 8/9/05.
- 2.3 WF.626/05 – Amendment of condition No. 6 of Planning Permission WF.122/05 for vehicle storage to extend hours of delivery from 8:30-16:30 to 8:30-18:00 (time slots to remain unaltered) Monday to Friday to enable late arrivals to unload; amendment to condition No 13 to extend hours of illumination for existing lights from 7:30-18:00 to 7:30-20:00 Monday to Friday : Approved 5/8/05.
- 2.4 WF.841/05 – Change of use from B2 and B8 use (i.e. from general industrial use to warehousing : Withdrawn 21/12/05.
- 2.5 05/0969/FULL – Change of use of industrial unit to warehouse and storage : Withdrawn 23/10/05.
- 2.6 06/0424/FULL – Change of use of Unit 25c from production to warehouse and distribution (B2 to B8 use) : Approved 26/5/06.
- 2.7 06/0432/FULL – Change of use of Unit 26 and adjoining land from industrial use to pallet storage, manufacturing, refurbishment and distribution business; variation of condition 17 of permission WF122/05 to enable part of approved parking area to be used for pallet storage and hardstanding : Refused 15/6/06.

12/0507/FULL

- 2.8 06/0808/FULL – Reinstallation of roller shutter door to Stoney Lane elevation : Approved 15/9/06.
- 2.9 06/1134/FULL – Installation of roller shutter door (retrospective application) : Approved 19/12/06.
- 2.10 08/0163/FULL – Variation of condition number 6 of Appeal Decision (APP/R/1845/C/06/2022489) to enable the construction of an acoustic barrier within the building instead of a vertical acoustic curtain in the main doorway : Approved 7/7/08.
- 2.11 11/0163/FULL - Construction of 223 dwellings and associated roadworks and landscaping (following demolition of existing buildings) (description of development and site area amended - site to include Red Sands Road) : Approved 7/12/11.
- 2.12 11/0533/CAC - Reduction of front wall of existing Cornmill building and associated wall to canal (to facilitate redevelopment of the site for residential purposes under planning application reference 11/0163/FULL – Approved 22/12/11.

3.0 Consultations and Representations

- 3.1 Arboricultural Officer Council – Awaiting comments.
- 3.2 Highway Authority – Recommends that the permission be refused for the following reasons:-

The proposed replacement house types also reposition driveways and accesses. Out of the 68 proposed dwellings 15 properties have insufficient car parking provision. The adopted local transport plans highway design guide requires a minimum parking provision for residential properties and whilst the previous approved proposal resulted in some properties having a reduced car parking provision against the advice of the highway authority, this application has a significantly greater shortfall of parking provision.

The application will result in the displacement of 15 cars onto the proposed estate road. The application does not accord with the adopted local transport plan and will result in displacement onto the prospective highway.

- 3.3 Environment Agency - We note that this application is for a substitute of house types for development proposals on part of the site, previously approved under planning ref. 11/0163/FULL. We have no further comments to make to those provided on the previous planning application, which still apply (Officer Comments - see the latest comments submitted by the EA which are repeated below).

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We have no objections, in principle, to the proposed development. However we wish to make the following comments and recommend that if planning permission is granted, conditions are imposed.

FLOOD RISK: The majority of the site is located within Flood Zone 1 (low probability), based on our Flood Zone Map. The north/west boundary of the site is located within Flood Zone 2 (0.1%, medium probability event) and is adjacent to the Kidderminster Flood Alleviation Scheme (FAS). The 1% plus climate change flood level for the River Stour in this location is 34.32m AOD.

FLOOD RISK ASSESSMENT (FRA): A FRA undertaken by Travis Baker has been submitted with the application. Whilst the FRA identifies the River Stour and Staffordshire and Worcestershire Canal as sources of flood risk, limited assessment has been provided to confirm the risk to the site posed by these bodies of water. It is noted that the site is generally within Flood Zone 1. However when climate change is taken into account on river levels this can sometimes put sites into a higher flood risk category. Notwithstanding this, the topography detail provided suggests that the site is above the 1% plus climate change flood level and the bank of the adjacent canal, in considering residual risk from the FAS. The finished floor levels of the proposed dwellings should be at least 600mm above the 1% plus climate change flood level (i.e. at least 34.92m AOD). The above should be confirmed by the applicant. We would recommend that British Waterways are consulted regarding potential flood risk from the canal.

CONTAMINATED LAND / GROUNDWATER VULNERABILITY

SITE CONTEXT: The application site is very sensitive in terms of controlled waters as it is located within Source Protection Zone 3, and is a principal aquifer (former major aquifer) of the Wildmoor Sandstone Formation. The site is also overlain by a secondary aquifer in the form of Worcester Member sands and gravels. The site is directly adjacent to the Staffordshire and Worcestershire Canal, with the River Stour 50m to the west. Your Environmental Health Officer should be contacted to confirm that there are no unlicensed private water supplies in the near vicinity of the site.

GEO-ENVIRONMENTAL ASSESSMENT REPORT: We have reviewed the 'Geo-environmental Assessment - Clensmore Street, Kidderminster' dated August 2009 and provided detailed comments in Appendix A attached to this letter. From the information submitted, we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

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We recommend that the following conditions are attached to any planning permission granted, in securing the site investigation and risk assessment recommended within the report and any subsequent remediation and verification works required. In meeting these conditions the applicant should also address our comments made in Appendix A of this letter.

- Details of a scheme to deal with the risks associated with contamination of the site
- Details of remediation to deal with contamination not previously identified
- No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning

The above comments relate to controlled waters. We would recommend that you also consult with your Contaminated Land Officer on these proposals.

SURFACE WATER DRAINAGE: The applicant has submitted further information within the revised FRA regarding the amount of surface water storage required and the assumptions made when deriving the storage. The applicant has also provided a response from Severn Trent Water (STW) regarding the discharge rates they need to comply with. We note a comment in the report provided by STW and would query how this has been considered in the drainage calculations and assumptions made etc. STW suggest their system will become surcharged during the 30 year event and could potentially back up onto areas 3 and 4 of the proposed development. We would seek clarification on what assumptions the developer has made for storage on site, if during some of the bigger events (including the 100 year plus climate change event) flow is not able to leave the site.

BIODIVERSITY: We have reviewed the letter from Ecology Solutions Ltd detailing the findings of the surveys undertaken for protected species (including otter), and are satisfied with the information submitted. We would provide the following advice for consideration in consultation with your Biodiversity Officer.

We would recommend that the 5 metre buffer habitat adjacent to the canal could be landscaped and planted to provide habitats that could be used as lying up areas for otter. Additionally, the provision of bat boxes on significant trees and structures (out of harms way) beside the canal would also help to improve and complement the canal as an active and functioning wildlife corridor/habitat for protected species.

For information, we would question the dismissal of the vegetated area adjacent to the canal as being of little ecological value due to the dominance of Japanese Knotweed. This is a species that should not have been allowed to have established or spread in the first place (being a notifiable weed). If managed responsibly this area would probably have had other tall ruderal species and scrub present, which would have been of slightly higher ecological value.

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- 3.4 Canal & River Trust – *The scheme is for “The substitution of house types apply to the previously approved plot numbers 156-223 inclusive. This is for substitution of house types only, with the approved layout, the cycleway and ecological buffer zone along the canal frontage all being retained as part of the overall approved development.*

It states on the Location Plan *“Please note: Ecological buffer zone and cycleway will be implemented as part of the main site development plan and do not form part of this application.”*

The FRA is as per the approved application 11/0163/FULL.

The Geo Environmental Report is as per the approved application 11/0163/FULL.

The Transport Assessment is as per the approved application 11/0163/FULL.

Design and Access Statement states:-

The design principles of the approved scheme are maintained, including housing fronting the street and overlooking the canal in order to provide natural surveillance over these movement corridors.

It has frontage overlooking the Staffordshire and Worcestershire Canal along which large detached houses have been positioned to complement and overlook this attractive space.

On this basis Canal & River Trust has no objection to the proposals.

- 3.5 Countryside and Conservation Officer – We should just check that the new designs are compatible with the previously shown bat mitigation.
- 3.6 Conservation Officer - The redevelopment of this site has already been agreed in principle under 11/0163/FULL. I do not consider the substitution of the Barratt house-types will raise any additional issues in terms of impact on the adjacent Staffordshire and Worcestershire Canal Conservation Area. No objections in principle, but subject to condition of approval of all building materials for new buildings facing the canal.
- 3.7 Crime Risk Advisor - I have no comments to make or objections to the above planning application.
- 3.8 Strategic Housing Services Manager – No objections.

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- 3.9 Worcestershire Regulatory Services - The report attached to this application is the same as the one for the earlier application, phase 1 of the development, all previous comments related to the report still stand as I presume this is just the next phase. I have no new comments to add.
- 3.10 Watercourse Officer - If you are minded approve this application then I suggest attaching a condition that ensures consistency with 11/0163/FULL, such as: - No development shall take place until a scheme of foul and surface water drainage for the development incorporating sustainable drainage principles has been submitted to, and approved in writing by the Local Planning Authority. The plan submitted should satisfactory demonstrate that the system is able to accommodate flows arising from the 1:100 year + 30 % climate change event with methods for safely managing more extreme exceedance events. The maximum allowable discharge rate for this site for the 1:100 year + 30 % climate change event is 50l/s, as agreed as part of 11/0163/FULL. A maintenance strategy must be submitted and agreed with the Local Planning Authority, to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime.
- 3.11 Inland Waterways Association - No comments received.
- 3.12 Severn Trent Water - No comments received.
- 3.13 Civic Society – No comments received.
- 3.14 Staffordshire and Worcestershire Canal Society – No comments received.
- 3.15 Neighbours / Site Notice / Press Notice – No representations received.

4.0 Officer Comments

- 4.1 As stated previously the current application seeks to substitute plot numbers 156 to 223 (inclusive), as approved under the Bellway Homes application for 223 dwellings (reference 11/0163/FULL).
- 4.2 The issues which were considered in relation to the approved planning application are briefly discussed below.

THE PRINCIPLE OF THE DEVELOPMENT

- 4.3 The principle of residential development on this site within the Churchfields area of Kidderminster has been agreed previously and the construction of the approved 223 dwellings commenced in January of this year.

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- 4.4 Whilst the Adopted Local Plan identifies the application site for employment uses, it was considered at the point of determining the previous application by Bellway Homes that greater weight should be attributed to the adopted Core Strategy together with the emerging policies of the Draft Site Allocations and Policies DPD, the Draft Kidderminster Central Area Action Plan and the Draft Churchfields Master Plan. As a consequence, the principle of residential development was considered to be acceptable. Even greater weight can now be attributed to the DPD's which are now at a pre-submission stage and the Churchfields Master Plan which has now been adopted. In addition the NPPF has a presumption in favour of sustainable development and there is the fall back position of an extant planning consent for housing. The principle is therefore still considered to be acceptable.

PROPOSED LAYOUT AND DESIGN

- 4.5 The proposed layout of the site would remain as approved. It has a clear emphasis on an urban design led approach informed by the design principles as set out in the Churchfields Master Plan. As reported previously,

“By this it is meant that the layout of the built form has been considered first which has then informed the alignment of the carriageways.

The proposed layout has been based on blocks of development and favours ease of movement by pedestrians and cyclists rather than vehicles. Not only does it provide an efficient use of land but it also ensures that the proposed routes for pedestrians and vehicles are direct, convenient and overlooked.

This design led approach has meant that the number of units has been reduced from 240 to 223. The amended layout also ensures the following aims have been achieved;

- *a strong active built frontage to the canal providing natural surveillance;*
- *an ecological buffer (5m wide) to maintain and enhance the SWS;*
- *pedestrian routes through to the canal where there is a 3m wide canal-side walkway aligning the ecological buffer again promoting activity throughout the day;*
- *visual connections from Broad Street and Clensmore Street to the canal-side;*
- *a perimeter block arrangement providing clear definition between public and private spaces;*
- *pedestrian routes through the site to allow simple legibility and ease of movement with increased connectivity to the wider area;*
- *the incorporation of Red Sands Road within the development to allow the proposed houses to back onto the adjoining development known as Waterside Grange;*
- *an area of open space in the centre of the site allowing natural surveillance by the surrounding properties”*

12/0507/FULL

- 4.6 Access to the site as a whole is proposed via three priority junctions with Clensmore Street. These site entrances, which lie outside of the current application site and are therefore to be retained are purposefully tight to signify entry into a residential area.
- 4.7 The proposed amendments to the house types are as follows:

House types within plots 156 to 223 (inclusive)		
No. of beds	Approved under planning permission 11/0163/FULL	Proposed within current application
1	3	0
2	15	15
3	27	36
4	23	17
Totals	68	68

- 4.8 The table above indicates that there would be an increase in 3 bed houses and a reduction in 4 bed houses and 1 bed flats. Within the wider scheme there would however be a further 60 x 4 bed houses and 6 x 1 bed flats which would be retained within the Bellway Homes part of the site.
- 4.9 It is considered that the range of houses types is acceptable.
- 4.10 There were previous concerns with respect to the impact upon some of the existing adjoining houses within the Waterside Grange development. The impact of the proposed house types has been assessed and it is considered that there would be no greater significant adverse impact upon the outlook or light enjoyed by the adjoining occupiers than previously approved.

GREEN INFRASTRUCTURE AND BIODIVERSITY

- 4.11 As the current proposals seek approval to simply substitute the approved house types, the application relies on the previous ecological surveys submitted with the Bellway Homes application.
- 4.12 The application site lies adjacent to the canal Special Wildlife Site. The approved layout incorporates a 5m wide ecological buffer to align the canal. This buffer, which was considered would enhance biodiversity lies outside the application site and therefore will be retained as part of the Bellway Homes approved scheme.

12/0507/FULL

- 4.13 The Arboricultural Officer previously objected to the wider application for 223 houses because the proposed scheme would result in the loss of the protected trees. Whilst the current scheme does not indicate the type of planting proposed it is considered that a satisfactory scheme could be secured via a suitably worded condition, whilst the principle of removing the protected trees has been agreed previously.

OPEN SPACE PROVISION

- 4.14 The two areas of open space within the wider site agreed previously lie outside the current application site whilst the contribution towards off site open space has been agreed via the existing S106 Agreement. Therefore the open space provision remains unchanged.

FLOODING AND DRAINAGE

- 4.15 The application site lies within flood zone 1 and is at a low risk of flooding. As per the previous application for the wider site it is anticipated that provision for surface and foul water drainage could be achieved by a suitably worded condition.

IMPACT UPON HERITAGE ASSETS

- 4.16 The application site borders the Staffordshire and Worcestershire Canal Conservation Area, designated in 1978. The wider site also accommodated the remains of a building known as the former Corn Mill. However the remains have been demolished as permitted under the earlier consent and they were sited outside of the current application site.

- 4.17 Whilst the proposed substitution of house types would alter the views of the site from the Conservation Area, the proposed amendments would not be significant and the overall effect of the redevelopment of the site for housing would, it is considered, improve the character and appearance of the conservation area.

HIGHWAYS AND AIR QUALITY

- 4.18 The number of plots within the site and the proposed points of access onto Clensmore Street would remain the same, and the impact upon the Horsefair Air Quality Management Area and the highway network has previously been accepted. (The total number of bedrooms within the proposed house types is less than approved, and therefore potentially the number of people generating vehicles on the highway would actually be fewer).

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- 4.19 There remains however an objection from the Highway Authority on the matter parking. At the time of writing the committee report there are 15 of the 68 plots which do not meet the County Council's parking standards. This is in contrast to the District Council's guidance as the County Council's LTP3 does not allow a garage to be counted as a parking space. This is because the County Council concurs with the Government's guidance contained in Manual for Streets which indicates that there is evidence to show that the majority of garages provided on residential developments are not used for car parking.
- 4.20 The previous application was approved with 17 of the 223 plots (8%) failing to meet the Highways Authority requirements, however officers recommended approval on the basis of the following:
- i The LTP3 was only adopted in February 2011. Therefore the County Council's stance regarding garages has not been longstanding. Furthermore the LTP3 also provides some flexibility, as it states *"To a degree, marginal variations around these parking standards are negotiable in acceptance of the numerous factors that may apply such as location, public transport provision, walking and cycling facilities, type of residential occupants, the existing land use, public parking provision and so on."*
 - ii The number of plots was minimal and they would still have private garages as a fall back position;
 - iii Whilst the applicant could meet the County Council's aspirations it would be at the cost of either pushing the proposed garages further into the rear gardens to allow an additional space in front thereby reducing the amount of amenity space; or turning the proposed garages into car ports.
- 4.21 If approved there would be 15 plots within the application site in addition to 15 plots within the Bellway Homes site which would rely on garages to meet the Highway Authority standards. A total of 30 plots equates to 13% of the plots within the wider site. Negotiations are however ongoing and it is anticipated that parking provision for all but 4 plots could be resolved, however this will be confirmed on the update and addenda sheet.
- 4.22 On the basis that only 4 out of 68 plots or a total of 19 out of 223 plots would be reliant on garages it is considered that it is appropriate to override the recommendation by the Highways Authority to refuse the application.

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SECTION 106 OBLIGATIONS

4.23 The following contributions were agreed under the previous consent, some of which have already been received in full or in part:

- Affordable housing 22% (49 units – 17 shared ownership / 32 social rented).
- Education - £150 000 – part received in accordance with the S106 Agreement.
- AQMA - £29 000 (towards appropriate traffic management scheme to reduce emissions) – received.
- Sustainable Transport - £35 000 (towards refurbishing Lime Kiln bridge) – received.
- Highway Improvements - £285 000 (as indicated in Churchfields Masterplan including but not limited to improving bus services 9/9a) - part received in accordance with the S106 Agreement.
- Open Space £200 000 - part received in accordance with the S106 Agreement.

4.24 In terms of the affordable housing, 19 of the plots fall within the current application site. The number, size and tenure proposed are all as agreed previously:

No. of bedrooms	Social Rented	Shared Ownership
2	8	0
3	6	3
4	3	0

4.25 Whilst the S106 contributions do not meet the amounts prescribed with the SPD on Planning Obligations, the previous applicants, Bellway Homes, advised that by imposing the policy compliant levels of contributions the scheme would not be viable. The applicants submitted a financial development appraisal which was evaluated externally and it was found that it was a reasonable realistic reflection of the viability of the site.

4.26 On the basis that the development was commenced less than 12 months ago, the number of plots remains the same and there is a fallback position whereby the development could be built out as approved officers consider that contributions as agreed under the current S106 Agreement should remain.

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5.0 Conclusions and Recommendations

- 5.1 The principle of residential development on this site has been agreed. The number of plots remains as approved and the impact upon the Canal Conservation area, the Canal Special Wildlife Site, the amenity of neighbours, highways, flooding and the overall layout and appearance of the site is considered acceptable.
- 5.2 The recommendation is for **delegated APPROVAL** subject to:
- a) the signing of a **Supplemental Section 106 Agreement** to secure the affordable housing provision; and
 - b) the conditions as listed below:
 - 1. A6 (Full with no reserved matters).
 - 2. A11 (Approved plans).
 - 3. No clearance works or development shall be undertaken during the bird breeding season (March - July). If works are intended to be carried out during these months then prior to any clearance or development works a nesting bird survey undertaken by a qualified ecologist.
 - 4. No clearance works or development shall take place until details of appropriate construction measures to prevent the ingress of materials and dust deposition adversely affecting the wildlife of the canal corridor; and a scheme to prevent run off from any materials generated and/ or stored on site adversely affecting the wildlife of the canal corridor.
 - 5. No development shall take place on site (until a layout has been submitted indicating dedicated areas on site for: i) parking for site operatives and visitors; ii) the storage of materials used in construction; and iii) the storage of waste materials from the construction process; until samples of types and colours of all external materials, site levels and finished floor levels, detailed drawings at scale 1:20 showing plans, elevations, sections, materials and finish of all of the windows and doors to the elevations of all properties hereby approved facing the canal boundary treatments.
 - 6. No fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a footpath) other than other that have been approved.
 - 7. Removal of permitted development allowances at Plots 209 and 210.
 - 8. Any building still on site by 1 December 2013 shall be re-surveyed for the presence of bats with the survey.

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9. Details of proposed bat bricks and bat and bird nesting boxes.
10. Details of a lighting scheme to the canal corridor.
11. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority.
12. Details of the proximity and method of foundation construction to those units fronting the canal.
13. Landscaping scheme.
14. Foul and surface water drainage details.
15. Scheme to deal with the risks associated with contamination of the site.
16. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation.
17. Visibility splays shall be provided on each side of the proposed accesses on a line joining a point 2.4m back from the nearside edge of the adjoining carriageway measured along the centreline of the access, to a point 43 metres in each direction measured along the nearside edge of the carriageway from the centre of the new access.
18. Details of how the approved driveways and vehicular turning areas are to be consolidated, surfaced and drained plus a timetable indicating when the works are proposed to be carried out.
19. One or two bedroom dwelling or flat hereby approved - secure parking for 2 cycles.
20. Three bedroom dwelling hereby approved - secure parking for 4 cycles.
21. Four bedroom dwelling hereby approved - secure parking for 4 cycles.
22. Welcome Pack' to promote sustainable forms of access.

Reason for Approval

The principle of residential development on this site has been agreed under Planning Permission 11/0163/FULL. The number of plots remains as approved and the impact upon the Canal Conservation Area, the Canal Special Wildlife Site, the amenity of neighbours, highways, flooding and the overall layout and appearance of the site is considered acceptable and in compliance with the policies as listed at the top of the report.

Application Reference: 12/0581/TREE **Date Received:** 24/09/2012
Ord Sheet: 386571 279189 **Expiry Date:** 19/11/2012
Case Officer: Alvan Kingston **Ward:** Blakedown and Chaddesley

Proposal: Fell two Oak Trees

Site Address: THE SPINNEY, WAGGON LANE, ISMERE, KIDDERMINSTER, DY10 3PN

Applicant: MR CLIVE SHARRATT

Summary of Policy	D.4 (AWFDLP) CP14 (AWFCS)
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 two trees within this application are within a number of mature trees located on land to the front of The Spinney, which is a rural property situated on Waggon Lane, Ismere.
- 1.2 Due to its rural location, the area is very well furnished with trees, hedges and an area of woodlands.

2.0 Planning History

- 2.1 Application 12/0245/TREE was submitted to remove the same trees on 24 April 2012, but was subsequently withdrawn due to inaccuracies included within the application.

3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – Objection received. The Parish Council considers that these are healthy trees and should not be felled to enable gate posts to be erected. The Parish Council considers that new gate posts should be erected away from these two trees.
- 3.2 Ward Members – No representations received.

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3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The proposed work is to fell two Common Oaks (*Quercus robur*), which are part of a number of mature oaks situated within a linear woodland on land to the front of The Spinney, Waggon Lane, Ismere.

4.2 The application trees are within a Woodland Tree Preservation Order, which incorporates all the trees within the woodland, no matter of age or species. As a result there are many trees surrounding the oaks within this application.

4.3 Although this application is to fell two trees, the main stems of both trees have grafted together at around 1 metre, which has formed one large tree.

4.4 The main reason for the proposed work is due to the applicant wanting to install new gates to improve the security of his property. Unfortunately the construction of the new gate posts would necessitate the removal of the two trees within this application.

4.5 The trees are within a linear woodland that runs parallel with Waggon Lane. As a result, the removal of these two trees will not have a major effect on the amenity of the area.

4.6 In addition, and possibly more importantly, where the two trees have grafted together is a potential weak point. Although the reasons given to remove these two trees is due to the construction of new gate posts, as a result of the structural condition of the two trees, I would have recommended approval had an application been submitted to fell the trees in question, even if their removal was not required to enable the proposed new gate posts.

5.0 Conclusions and Recommendations

5.1 The inaccuracies within application 12/0245/TREE have now been resolved, which included ownership of the land to the front of The Spinney and whether new gate posts would require planning permission.

5.2 As a result, Churchill and Blakedown Parish Council have withdrawn most of their previous reasons for objecting to the removal of the two trees; however, as stated in Paragraph 3.1, they do still have an overall objection to the proposed works as they feel the trees are both in a healthy condition.

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- 5.3 Although the trees do have a good physiological condition, unfortunately they have structural defects that make the trees a potential hazard to the applicant and the users of Waggon Lane. I therefore feel that the works are acceptable as long as two replacement trees are planted to mitigate for their loss.
- 5.4 It is therefore recommended that **APPROVAL** be granted, subject to the following conditions:
1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice').
 2. C16 (TPO replacement trees); tree (the next planting season) (*Quercus robur*) (14-16 cm girth at 1.5 metres up the stem) (in a location to be agreed).
 3. C17 (TPO Schedule of Works).

Schedule of Works

Only the following works shall be undertaken:

Fell two Common Oaks

Application Reference:	12/0586/FULL	Date Received:	21/09/2012
Ord Sheet:	383346 274173	Expiry Date:	16/11/2012
Case Officer:	Paul Round	Ward:	Aggborough and Spennells

Proposal: Variation of conditions 2,3,4 & 10 of Planning permission 11/0310/FULL to allow occupation by leisure goods retailer

Site Address: UNIT 1, FREDERICK ROAD, HOO FARM INDUSTRIAL ESTATE, WORCESTER ROAD, KIDDERMINSTER, DY11 7RA

Applicant: Mr S Jones

Summary of Policy	RT.5, TR.17, D.4, D.10 (AWFDLP) DS02, CP08, CP09 (AWFCS) GPB1, GPB2, CC1, CC2 (SAP DPD) D25 (WCSP) PA13 (WMRSS) Design Quality SPG Planning Obligations SPD Sections 1 and 2 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 This site covers an area of 0.87 hectares (which is smaller than that described under application 11/0310) and comprises the former Booker Cash and Carry premises located on Frederick Road and also has a frontage onto Edwin Avenue. The building has a gross floorspace of 3,279 sq m. To the front of the building is a car park (76 spaces) with access onto Frederick Road and to the rear is a service yard with access onto Edwin Avenue.
- 1.2 The surrounding area is industrial in character and is allocated for B1, B2 and B8 uses in the Adopted Wyre Forest District Local Plan.
- 1.3 Planning Permission was granted earlier this year for a retail bulky goods operator, TFM Farm and Country Superstore Ltd (11/0310/FULL). The lease agreement for this operator has fallen through and as such the owners are looking to vary the restrictive goods condition to allow for an alternative retailer, namely Go Outdoors, to occupy the unit.

12/0586/FULL

2.0 Planning History

- 2.1 WF.471/80 - Wholesale Food Cash and Carry: Approved 12/8/80.
- 2.2 11/0310/FULL – Change of use to bulky goods retailer: Approved 19/7/12.

3.0 Consultations and Representations

- 3.1 Highway Authority – No objections.
- 3.2 Planning Policy Manager - The proposals seek to vary the conditions of an existing planning permission (10/0310/FULL) to enable the occupation of this particular unit by a leisure goods retailer. The proposed site is located on Hoo Farm Industrial Estate, which is the largest employment site within the Wyre Forest District. The site is allocated for employment use, which covers use classes B1, B2 and B8 as well as some Sui Generis Uses. However, this particular proposal seeks a change of condition to an existing planning application which would allow the implementation of an A1 retail use and therefore should be considered in light of this decision and the differences between the uses proposed as well as the implications of varying the conditions.

The previous permission was for a Farm and Country superstore who proposed to sell primarily farming and agricultural 'bulky goods'. This application seeks to vary the condition of this previous permission to allow the use of the unit for a Leisure Goods retailer, as opposed to the previous farming and agricultural business.

The comments provided below are directly relevant to what is being proposed through this variation, although references to comments provided on the previous application are made, where appropriate. For clarity, the conditions of the previous application that are under consideration for a variation are as follows:

Condition 3 – This relates to the range of goods which can be sold. The proposed variation seeks to allow the following range of goods:

- *Bulky leisure goods, including tents, camping, caravanning and outdoor activity;*
- *Outdoor clothing and footwear (amounting to no more than 20% of the net area of the building) (the sale of such items shall only take place when the primary use of the building is for the sale and display of bulky leisure goods).*

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Condition 4 – This relates to the goods which can be displayed in the external yard. The proposed variation, which links to condition 3, is as follows:

- *The external area shall only be used for the display of tents and other large outdoor equipment.*

Condition 2 and Condition 10 – which relate to the car parking layout and car parking numbers - are considered to be relatively minor amendments and therefore only brief commentary is provided on these proposed changes and it is not considered necessary to repeat in full the proposed conditions here.

It is therefore considered that Condition 3 is the one area which requires the majority of commentary in terms of planning policy and this has been the focus of these particular comments. It is considered that Condition 4 is inextricably linked to Condition 3 and the suitability of varying this Condition 3 would affect the view taken on the variation to Condition 3. As indicated above, minor commentary is also provided on the proposed changes to Conditions 2 and 10.

PROPOSED VARIATION TO CONDITION 3: As identified above, the key change proposed via this application is to allow for a leisure retailer to occupy the premises on Hoo Farm. In this regard, the following is relevant to the consideration of the variation proposed.

RETAIL POLICY

National Planning Policy identifies that retail development should be targeted to the town centre in the first instance, before considering other locations. This sequential test is a key element of planning policy and one that the agents have undertaken as part of their submission. In this case, the previous permission has outlined that the Council would be willing to allow some retail use in the location, dependent on the restriction of the types of goods to be sold. Therefore, the key question is whether or not the proposed leisure use would be acceptable as opposed to the agricultural and farming use.

In the submitted planning statement the agents indicate that Go Outdoors is not an 'orthodox retailer' and they primarily cater for outdoor activities focused on high bulk/low value goods. The Go Outdoors stores are approximately 80% bulky goods, which is devoted to the sale and display of tents, camping equipment, caravanning and other outdoor activity equipment. It is also worth noting that the location of other Go Outdoors units elsewhere in this country are primarily in out of centre locations suggesting that a precedent has been set in other locations with regard to the format and function of this particular retailer.

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Notwithstanding the above, planning policy directs new retail development to the town centres in the first instance and therefore the agents for the site have provided a sequential test to justify the decision to locate at this out of centre unit. The main rationale in locating in this area relates to the financial viability of the store, as well as the operational requirements of this particular retailer. The extant PPS4 Practice Guidance on retailing does allow for some flexibility highlighting that some retailers are regarded as *“complementary to the role of the town centre retailing, and do not generate sufficient sales productivity to trade in prime town centre locations”*. The agents consider that Go Outdoors fits this description and therefore is prohibited from trading in the town centre. This approach appears to have been agreed by other Local Authorities who have allowed for stores to be located in out of centre locations. Furthermore, the agents consider that the stores that are currently vacant within the town centre do not lend themselves to be used by this particular retailer.

In terms of the impact of this proposal on the town centre the agents have identified that they would not expect a large trade diversion from Kidderminster, given the limited overlap with town centre retailers. That said, there are other, smaller specialist retailers which are located in the town centre who could be impacted as a result of this development. However, in many ways, the proposed trade diversion would be similar to that of the previously approved application and therefore it is considered that a refusal on the basis of the impact of the store on the town centre would be difficult to substantiate.

It is considered, therefore, that a balance needs to be struck between the potential impact on the town centre and the benefits of providing an active economic use in this location. Furthermore, the presence of an existing planning approval for a similar type of store with similar impacts is also a material consideration.

PROPOSED SITE (EMPLOYMENT)

In terms of this particular site, the Adopted Core Strategy provides a clear stance in terms of the retention for employment uses (B1, B2, B8) within allocated employment sites and the use being proposed in this instance does not conform to this. However, it should be noted that the previous application approves a departure from this existing framework. Furthermore, what also needs consideration is the fact that the unit has been empty for a number of years and the proposal would look to reinstate 50 jobs into the area, which would be of economic benefit, and would provide ‘employment’.

The last lawful use of the unit was a former cash and carry store and so the proposed development may not be that materially different to what is being proposed through this application, given the quasi-retail function that was provided before.

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TRANSPORT – CONDITIONS 2 AND 10

The proposed variations to these conditions seek to alter the layout of the car park by removing four elongated spaces and to increase the number of parking spaces from 77 spaces (including 8 disabled parking spaces), to 82 spaces (also including 8 disabled spaces). The proposed variations appear to be consistent with the County Highways Design Guide, and therefore consistent with local policy on car parking provision.

CONCLUDING THOUGHTS

Like the previous application there are merits and disadvantages of the proposal. The opening up of a leisure based retail unit in an out-of-centre location needs careful thought and the reasons for this fully appreciated and understood. The proposal does, however, bring economic benefits and employment, in terms of re-utilising an existing vacant unit and creating local jobs.

3.3 Neighbours – No representations received.

4.0 Officer Comments

4.1 Go Outdoors is classed as a bulky goods retailer and specialise in the provision of equipment and clothing for outdoor pursuits. Their stores are not based or tailored to traditional town centre locations, rather they are more focused to out of centre retail parks. In addition seven of their stores are located in industrial estate locations (Penrith, Southampton, Loughborough, Coventry, Norwich, Basingstoke and Bedford). The application seeks the variation of conditions 2, 3, 4 and 10 of the previous permission for bulky goods retailing at this site.

4.2 The principle of accepting a bulky goods retailer in this location has been accepted by virtue of the previous permission (11/0310/FULL) and therefore is established for this application. It therefore falls to determine the potential additional harm that the current proposal would cause to the Town Centre, and highway safety, through varying the conditions. This report will consider each of the conditions in turn. It should be noted, however, that Condition 2 relates purely to a substitution of plans and needs no further comment.

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CONDITION 3

4.3 This condition as approved restricted goods sold from the premises as follows:

- Agricultural products, including farm machinery and parts, spares, animal feed and accessories (amounting to no less than 50% of the net area of the building);
- DIY goods, ironmongery and builders merchant; Tools and plant; Gardening products and accessories; Country pursuits (including fishing tackle, riding equipment, shooting equipment); Outdoor Clothing and Footwear (amounting to no more than 15% of the net area of the building, i.e. no more than 393sq m); Household Goods (amounting to no more than 10% of the net area of the building i.e. no more than 262 sq m); and Domestic Electrical Goods but not televisions, fridges, ovens, washing machines, (amounting to no more than 5% of the net area of the building i.e. no more than 131 sq m).

4.4 It is proposed by the Applicants to change the condition to read as follows;

“Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1972 amended or the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), this permission limits the retail use of the store to the following range of goods:

Tents; camping and caravanning equipment and accessories; outdoor activity pursuit equipment and accessories (including watersports, snowsports, cycling, climbing/hiking, running, fishing and equestrian goods); and specialist insulative and protective outdoor clothing and footwear directly related to these outdoor pursuits. Clothing and footwear will occupy no more than 20% of the total floorspace of the building.”

4.5 A retail impact assessment has been submitted with the proposal to demonstrate the additional impact that will ensue through the diversion of trade from the Town Centre. The table below shows the comparison of the impact between the approved application and this latest proposal:

	Approval (11/0310/FULL)	Proposal	Difference
Diversion of Trade (2012)	£2.51 million	£2.38 million	-£130,000
Impact of Floorspace (2012)	1.5%	1.4%	-0.1%
Diversion of Trade (2016)	£2.82 million	£2.61 million	-£210,000
Impact of Floorspace (2016)	1.5%	1.4%	-0.1%

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- 4.6 The table indicates that the predicted impact on the town centres are similar if not slightly less than previously approved. The conclusion of the previous report presented to Committee was that the proposal “*would not give rise to significant detrimental impact or harm*”, on the basis of the retail impact study carried out as part of this proposal, and the results summarised in the above table. Officers have concluded that the impact would be the same, and certainly no worse, than the previous application.
- 4.7 The applicant’s agents have re-visited vacant premises closer to and within the Town Centre; however, none meet the functional or financial requirements of the Go Outdoors operator. That is to say, no suitable alternative premises are available. It is considered that the unit, the subject of this application, is suitable for this operator and will not have any further impact on the town centre than previously approved.
- 4.8 This approach is fully supported by the Government’s ‘presumption in favour of sustainable development’ and the flexible approach to employment areas as set out in the NPPF. On this basis Officers consider that the proposed variation of condition 3 is acceptable.

CONDITION 4

- 4.9 This condition related to external storage/display around the building, limiting it to only bulky agricultural related goods and other ancillary bulky goods. As part of the Go Outdoors model they have no external storage although an area for external display of equipment is needed. As such the applicants have requested that the condition is amended as follows;

“The external display area shall only be used as a showcase / demonstration area for assembled goods on sale within the store. The items on display shall be limited to tents, camping furniture, and caravan trailers, and for no other purposes.”

- 4.10 The proposed change will not create any additional harm to the viability of the town centre or the visual amenity of the area. In respect of visual amenity, it is considered that there will be an overall betterment with the proposed variation, which will provide a cohesive display area rather than the previous external storage proposal. The proposed amended wording to this condition is therefore considered to be acceptable.

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CONDITION 10

- 4.11 This condition identified the requirement to provide 77 car parking spaces associated with the previously approved application. As part of the revised format for Go Outdoors a further 5 spaces can be provided and, as such, the condition is therefore proposed to be varied to allow for 82 spaces to be provided. The 8 disabled spaces as previously provided will not be altered. The amount of parking is within the adopted car parking standards. This variation is also considered to be acceptable and in this regard Members will have noted that the proposed increase in parking spaces has not attracted an objection from the Highway Authority.

ADDITIONAL CONSIDERATIONS

- 4.12 There are additional considerations to be considered in the determination of this application, namely job creation and the use of a building that has been empty for a number of years. Such economic considerations are one of the three strands which lie at the very heart of Government guidance set out within the NPPF. This being the case, Officers are of the opinion that these are material considerations which add further weight to the acceptable nature of the proposed variation of conditions as already outlined in this report.

5.0 Conclusions and Recommendations

- 5.1 The original permission allowed for a bulky goods retail operation at the property which is within an area allocated for B1, B2 and B8. The current proposal to vary conditions to allow an alternative operator is considered acceptable and will not result in additional harm to the vitality and viability of the Town Centre or highways safety.
- 5.2 It is therefore recommended that **APPROVAL** be given to vary conditions 2, 3, 4 and 10 of Planning Permission 11/0310/FULL, as set out below. The remaining conditions of the previous planning permission, which have not been varied, will remain unaltered but will be reiterated within the Decision Notice for clarity and completeness.

2. The development hereby approved shall be carried out strictly in accordance with the following plans/drawings:

Location Plan (Drawing No. 1635-LP-01-Rev B).

Existing Site Plan (Drawing No. 1635-EX-01 Rev C).

Proposed Site Layout Plan (Drawing No. 1011-51-PL0003 Rev A).

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3. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1972 amended or the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), this permission limits the retail use of the store to the following range of goods:

Tents; camping and caravanning equipment and accessories; outdoor activity pursuit equipment and accessories (including watersports, snowsports, cycling, climbing/hiking, running, fishing and equestrian goods); and specialist insulative and protective outdoor clothing and footwear directly related to these outdoor pursuits. Clothing and footwear will occupy no more than 20% of the total floorspace of the building.

4. The external display area shall only be used as a showcase / demonstration area for assembled goods on sale within the store. The items on display shall be limited to tents, camping furniture, and caravan trailers, and for no other purposes.
10. The change of use hereby permitted shall not commence until an area has been properly laid out, consolidated, surfaced, drained and the spaces demarked on the ground within the application site for the parking of 82 cars and the loading and unloading of commercial vehicles and for cars and commercial vehicles to turn so that they may enter and leave the application site in a forward gear. The car parking areas shall thereafter be retained and the loading/unloading areas and all manoeuvring space shall be left available for these purposes and unobstructed by any object or structure at all times.

Reason for Approval

The extant permission allows for a bulky goods retail operation at the site which is within an area allocated for B1, B2 and B8. The current proposal to vary conditions to allow an alternative operator is considered acceptable and will not result in additional harm to the vitality and viability of the Town Centre or highways safety. The supporting retail impact, including the sequential test, has adequately demonstrated the acceptability of the proposal both in terms of location and viability. There are no other issues of acknowledged importance. For these reasons the proposal is in accordance with the policies listed above.

Application Reference: 12/0639/FULL **Date Received:** 11/10/2012
Ord Sheet: 383278 279303 **Expiry Date:** 06/12/2012
Case Officer: James Houghton **Ward:** Wolverley

Proposal: Alteration involving replacing existing windows/doors and single storey extension to rear to provide shower room

Site Address: TELEPHONE EXCHANGE, LEA LANE, COOKLEY, KIDDERMINSTER, DY103RL

Applicant: Mr N Dhillon

Summary of Policy	D.17, GB.6, RB.1, RB.5 (AWFDLP) CP11 (AWFCS) SAL.UP1, SAL.UP7, SAL.UP8, SAL.UP11 (SAP DPD) QE3 (WMRSS) Design Quality SPG Sections 7 and 9 (NPPF)
Reason for Referral to Committee	Planning application represents departure from the Development Plan
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a former telephone exchange converted for use as a holiday cottage in 1996 and subsequently utilised as a dwelling following the granting of a Certificate of Lawful Development. The property benefits from an existing flat roof rear extension which provides an outdoor wc. Permitted Development rights were removed through the application to change the use of the building to a holiday home.

2.0 Planning History

2.1 WF/0366/96 - Full: Change of use of Old Telephone Exchange to holiday home - Approved: 16/07/96.

2.2 09/0152/CERTE - Use as a residential property for 12 months each year without complying with condition Nos. 3 and 4 of planning permission WF366/96 - Approved: 08/04/09.

12/0639/FULL

3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council – Views awaited.

3.2 Canals and Rivers Trust – No objections.

3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks approval for the erection of a small rear extension to the building to allow the enlargement and alteration of an existing flat roof rear projection to provide a bathroom which can be accessed from inside. The existing situation only provides an externally accessed wc.

4.2 The erection of extensions to buildings within the Green Belt is not necessarily inappropriate. Paragraph 89 of the National Planning Policy Framework states that the extension or alteration of a building, providing it does not result in disproportionate additions over and above the size of the original building, is appropriate within the Green Belt. In this case the extension proposed has a floor area of 1.7m² and a volume of 4.25m³ which is considered negligible when considered against the original building.

4.3 Policies RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan and Policy SAL.UP11 of the Emerging Site Allocations and Policies DPD preclude the erection of extensions to converted rural buildings on the basis of the impact on the character of the building. In this case the harm of the extension can be outweighed by virtue of the diminutive dimensions and proportions of the development when viewed against the existing property are considered to be of a sympathetic and complementary design. The development would offer no significant additional harm to the original character property. It is clear that the spirit of the policy is not intended to prevent alterations of this nature.

5.0 Conclusions and Recommendations

5.1 It is considered that in this instance material considerations exist which outweigh Policies RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan, these material considerations being the diminutive dimensions and proportions of the development when viewed against the existing property; the sympathetic and complementary design of the development which would offer no significant additional harm to the original property and the lack of harm the development would have on the openness, visual appearance and visual amenity of the Green Belt.

12/0639/FULL

5.2 It is recommended that the 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).

Reason for Approval

It is considered that in this instance material considerations exist which outweigh Policies RB.1 and RB.5 of the Adopted Wyre Forest District Local Plan, these material considerations being the diminutive dimensions and proportions of the development when viewed against the existing property; the sympathetic and complementary design of the development which would offer no significant additional harm to the original property and the lack of harm the development would have on the openness, visual appearance and visual amenity of the Green Belt. For these reasons the proposal is considered to accord with Policies RB.1, RB.5, GB.1, GB.6 and D.17 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Wyre Forest Core Strategy, as well as Policies SAL.UP1, SAL.UP7, SAL.UP8 and SAL.UP11 of the Emerging Site Allocations and Policies DPD.

Application Reference: 12/0656/FULL **Date Received:** 15/10/2012
Ord Sheet: 378336 275023 **Expiry Date:** 10/12/2012
Case Officer: Emma Anning **Ward:** Bewdley and Arley

Proposal: Alterations to existing dwelling and insertion of new first floor side facing window (obscure glazed)

Site Address: 3 SNUFF MILL WALK, BEWDLEY, DY12 2HG

Applicant: Mr S Dryden

Summary of Policy	D.17 (AWFDLP) CP11 (AWFCS) SAL.UP7, SAL.UP8 (SAP DPD) Design Quality SPG Section 7 (NPPF)
Reason for Referral to Committee	Development Manager considers that application should be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Number 3 Snuff Mill Walk is a detached, two-storey dwelling located in a residential area of Bewdley.
- 1.2 The property occupies a sloping site which rises from east to west resulting in the rear garden being at a significantly higher level than the front of the property.

2.0 Planning History

- 2.1 WF/0101/98 - Covering of existing balcony to form a conservatory: Refused.
- 2.2 WF/0777/98 - Enclosure of existing balcony with construction of dormer style extension: Approved.

12/0656/FULL

3.0 Consultations and Representations

3.1 Bewdley Town Council – Awaiting comments.

3.2 Neighbour/Site Notice – One neighbour objection received from occupier of 4 Snuff Mill Walk. The main points raised are summarised below:

- The houses in Snuffmill Walk were regarded when built as up-market and cleverly designed to give them character, space and privacy as between neighbours. Our current neighbours are newly arrived and bought their house of their own free will, but are now proposing a window that would ruin our privacy throughout every major area of our house and gardens, whilst they continue to enjoy their amenity as before.
- The problem is exacerbated by the fact that the houses are at different levels so that a modest change at bedroom level next door impacts severely on us at first floor level, and elsewhere. We would lose privacy in our lounge (made worse because every detail in that room reflects in our patio window). We would be overlooked in our breakfast room in various states of undress, in our games room, our conservatory where we spend a lot of time and every corner of our house and gardens.
- We note that the proposal is for obscure glazed glass, but we have seen just how ineffective this is in the sun room opposite. You can see every minute detail and we have provided photographs of this.
- Furthermore the application does not stipulate whether or not the proposal is for a window that opens, in which case fitting obscure glazed glass would not satisfy our privacy needs in any event.
- The application does not state the size of the window and we would ask that this be kept to reasonable proportions, and as narrow as possible to avoid it coming too far forward when it would hit us even more directly in our lounge in a location the house was never designed to accommodate.
- We strongly believe the problem and the extremes of heat can be solved without resorting to a further window. In particular the very high glass roof designed to trap heat could be removed and other methods are also available as routine.
- We also gather that an effort is being made with this proposal to argue that the window is necessary to serve as a fire escape route when two other routes already exist. Nothing was said of this by Planning or Building Regs at the time of the original construction, and it has served well for the fourteen years since.

12/0656/FULL

4.0 Officer Comments

- 4.1 Planning permission is sought to carry out alterations to the existing property. This includes the following works to tile the roof and insert a roof light into the north facing roof slope and to insert a first floor window to the southern elevation of the main house facing the neighbouring property 4 Snuff Mill Walk.

DESIGN

- 4.2 The development plan requires that alterations to residential properties must be in keeping with the form and character of the host property and must not result in an adverse impact on the street scene. Given that it is proposed to refurbish the existing glazed roof of the front extension with tiles which would match the main property, I consider that the proposed works would serve to improve the visual appearance of the property strengthening its visual relationship with the main property and which would relate more closely to other properties in Snuff Mill Walk, thus providing an improved visual appearance of the street scene. The roof window and side facing window are of a size and design which would relate well to the host property and would not appear incongruous and are therefore also considered to be acceptable.

IMPACT ON AMENITY

- 4.3 The primary concern raised is the impact upon neighbouring residents, principally occupiers of 4 Snuff Mill Walk, which the side facing window would face towards. Several objection letters from the owners of 4 Snuff Mill Walk have been received and are summarised at paragraph 3.4. It should be noted that matters covered under the Building Regulations, such as means of escape, are not material planning considerations; however, for completeness it should be noted that due to the internal configuration of habitable rooms, Building Regulations would be required for this window which would be required to have an opening of 0.33sq.m to provide a satisfactory means of escape to the bedroom which it would serve.
- 4.4 The window would be installed in the side facing wall 5.6 metres from the rear wall of the property and would therefore be forward of the rear elevation of 4 Snuff Mill Walk. The siting of the window in this location would make overlooking of any rooms at the rear of the adjacent property, including the conservatory, difficult. The breakfast room would be obscured by the canopy over the rear door (which houses the only glazed areas on this elevation to this room) and again would not create difficulties in overlooking.

12/0656/FULL

- 4.5 Due to the change in levels, 4 Snuff Mill Walk is a three storey property with the main living accommodation on the first and second floors, with the games room being on the ground floor and lounge to the first floor. Sight lines drawn from the proposed window across towards 4 Snuff Mill Walk demonstrate how the view into the lounge and games room would be restricted by the built form of 4 Snuff Mill Walk. At present there is a side facing window to the front extension of 3 Snuff Mill Walk which would be removed as part of this proposal. It is clear when on site that this window, being in line with the lounge and games room windows, allows a significant degree of overlooking largely due to it being finished with low opacity obscure glazing. It is my opinion that the scheme proposed would actually represent betterment to the occupiers of 4 Snuff Mill Walk in terms of overlooking as it would remove the existing side facing window.
- 4.6 The side window would directly face towards 4 Snuff Mill Walk and as such there is an impact on privacy; however, it is felt that adequate design characteristics could be applied to the window which would prevent any undue loss of amenity to neighbours. Having considered the concerns raised by the neighbours and in being mindful of the applicant's reasoning for the proposal, it is felt that an obscure glazed top hung window would provide adequate protection in this instance. A window of this design would allow for a suitable means of ventilation, a means of escape and would not cause a loss of amenity for neighbours for the reasons outlined below. No details have been provided by the applicant of the type or glazing of the window; however, it is felt that satisfactory details could be secured by a condition attached to any planning permission issued.
- 4.7 In respect of front and rear amenity areas it is acknowledged that a top hung obscure glazed window would allow open views to the side were a person to stand with their head proud of the window frame. In this instance this would permit the viewer to see across the front of 3 Snuff Mill Walk onto the public highway to the front and to the rear, would enable peripheral views across an area of the rear garden of 4 Snuff Mill Walk, which would be the same areas of the rear garden that could be observed by a person observing from the rear windows of 3 Snuff Mill Walk and therefore I cannot conclude that a loss of amenity would occur.
- 4.8 In summary I consider that the proposed installation of a window to the side facing elevation of 3 Snuff Mill Walk would not give rise to a situation which would be detrimental to neighbour amenity and as such the proposal accords with the requirements of Policy D.17 of the Adopted Wyre Forest District Local Plan and Policy SAL.UP8 of the Emerging Site Allocations and Policies DPD.

12/0656/FULL

5.0 Conclusions and Recommendations

- 5.1 The proposal is acceptable in terms of its design, its impact on the street scene and its impact on neighbours and therefore it accords with the requirements of the development plan
- 5.2 It is therefore recommended that **APPROVAL** be given, subject to the following conditions:
 - 1. A6 (Full with no reserved matters).
 - 2. A11 (Approved plans).
 - 3. B3 (Finishing materials to match).
 - 4. Details of size, operation and glazing of window.
 - 5. Removal of existing side facing window.

Reason for Approval

The proposed alterations are considered to be of an appropriate design and will relate well to the architectural characteristics of the main dwelling and the street scene. The proposal would not result in an undue loss of amenity for neighbouring properties and as such the proposal accords with Policy D.17 of the Adopted Wyre Forest District Local Plan and Policies SAL.UP7 and SAL.UP8 of the Pre Submission Publication version of the Site Allocations and Policies Development Plan Document and Section 7 of the National Planning Policy Framework.

Wyre Forest District Council

Planning Committee Meeting 11 December 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
11/0543/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0146/EIA	13/03/2012	03/07/2012	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	An outline application for the redevelopment of the British Sugar Factory (phase 1), including access and Phase 1 link road with all other matters reserved, comprising: demolition of any remaining existing structures on site; residential development up to a maximum of 250 dwellings (class C3); employment development of up to 4 hectares (class B1, B2 and B8); retail development (class A1); restaurant/café/drinking establishment/hot food take away (class A3, A4 and A5); hotel (class C1); care home (class C2); extra care facility (class C2); crèche (class D1); a railway halt; access into site, ancillary roads, footpaths and cycleways; and open space	St Francis Group	Julia Mellor
12/0155/FULL	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0156/LIST	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Internal and external alterations for the proposed conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0266/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0296/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0411/LIST	05/07/2012	30/08/2012	PARKHALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103NL	Extensions and alterations to Keepers Cottage including 'reinstatement' of first floor level, chimneys, loading doors and windows and addition of single storey extension to west elevation	Mr R Stevens	Julia Mellor
12/0429/FULL	06/07/2012	05/10/2012	THE OLD POST OFFICE BLACKWELL STREET TOWERS BUILDINGS KIDDERMINSTER DY102DY	Conversion, roof top extension and alterations to existing elevations to provide 42 dwellings with associated parking and landscaping	Blue Square Kidderminster Ltd	Julia Mellor
12/0430/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 manege; re-grading of site levels; provision of hard surfaced 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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0444/FULL	17/07/2012	11/09/2012	ROWLAND HILL SHOPPING CENTRE VICAR STREET KIDDERMINSTER DY101DE	Amendments to planning Permission 12/0013/FULL to allow revised entrance to Vicar Street, internal alterations including retention of staircase and toilet in lieu of new retail units	Joint LPA Receivers of Rowland Hill Centre	Julia Mellor
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0468/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
12/0502/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0549/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
12/0553/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
12/0563/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
12/0584/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
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
12/0580/FULL	18/09/2012	13/11/2012	THE LEYS THE SHORTHYARD 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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0582/FULL	21/09/2012	16/11/2012	THE TYTHE HOUSE BROOME STOURBRIDGE DY9 0ET	Variation of condition 2 of planning permission WF.1100/01 to allow amendments to the scheme for conversion of barn to ancillary accommodation	Mr D Potter	Julia McKenzie-Watts
12/0586/FULL	21/09/2012	16/11/2012	UNIT 1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	Variation of conditions 2,3,4 & 10 of Planning permission 11/0310/FULL to allow occupation by leisure goods retailer	Mr S Jones	Paul Round
12/0581/TREE	24/09/2012	19/11/2012	THE SPINNEY WAGGON LANE ISMERE KIDDERMINSTER DY103PN	Fell two Oak Trees	MR CLIVE SHARRATT	Alvan Kingston
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
12/0590/FULL	25/09/2012	20/11/2012	25 WATERSIDE GRANGE KIDDERMINSTER DY102LA	Detached garage	Mr J Littleton	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
12/0610/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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	Emma Anning
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
12/0614/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
12/0609/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
12/0620/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
12/0597/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0624/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
12/0630/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0634/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
12/0637/FULL	10/10/2012	05/12/2012	276 HURCOTT ROAD KIDDERMINSTER DY102RQ	Proposed two storey extension and single storey rear extension and hipped roof over existing	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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0656/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
12/0644/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	Haven Health Properties Ltd Diane Darlington (Com	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
12/0650/FULL	22/10/2012	17/12/2012	171 STOURBRIDGE ROAD KIDDERMINSTER DY102UX	New Access and Vehicular Crossing	Mr E Cox	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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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
12/0665/FULL	29/10/2012	24/12/2012	COTE COTTAGE BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104QA	Single storey rear extension to provide sun room	Mr B Carpenter	Emma Anning
12/0680/FULL	29/10/2012	24/12/2012	49 SNOWDON CLOSE KIDDERMINSTER DY115JH	Two storey side extension	J Hopkins	James Houghton
12/0681/FULL	29/10/2012	24/12/2012	195 BIRMINGHAM ROAD KIDDERMINSTER DY102SD	Garden Summerhouse (Retrospective)	Mr F D'orian	James Houghton
12/0664/TREE	30/10/2012	25/12/2012	3 SOUTHGATE CLOSE KIDDERMINSTER DY116JN	Fell Maple	Mr C Fletcher	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0666/FULL	30/10/2012	25/12/2012	SEAGARS LAMBSIE LANE SHENSTONE KIDDERMINSTER DY104DA	Remodel existing two storey front bay window and gable over	Mr J Walls	Emma Anning
12/0667/FULL	30/10/2012	25/12/2012	BRITISH RED CROSS SOCIETY REDCROSS HOUSE PARK STREET KIDDERMINSTER DY116TW	Proposed conversion of existing building to form 5 No. residential units with new parking	Central Building Design	Emma Anning
12/0669/TREE	30/10/2012	25/12/2012	7 ROXALL CLOSE BLAKEDOWN KIDDERMINSTER DY103JX	Fell two Scots Pines	Mr Owen	Alvan Kingston
12/0677/FULL	30/10/2012	25/12/2012	31 CHESTER ROAD SOUTH KIDDERMINSTER DY101XJ	Front porch and house elevational improvements, extending a rear conservatory and a partial rear loft conversion	Mr & Mrs N Bahra	James Houghton
12/0673/FULL	31/10/2012	26/12/2012	RED RIDGE SANDY LANE KIDDERMINSTER DY115QZ	Side Extension to bungalow	Mr D Burrows	Emma Anning
12/0678/FULL	31/10/2012	26/12/2012	171 BIRMINGHAM ROAD KIDDERMINSTER DY102SJ	Side & rear ground floor extension	Mr M Vernon	Julia McKenzie-Watts
12/0675/FULL	01/11/2012	27/12/2012	VISION & AUDIO SERVICES LTD 138 SUTTON ROAD KIDDERMINSTER DY116QR	Change of planning permission from two single bedroom flats to a two bedroom house	Mr T Smith	Emma Anning
12/0676/FULL	01/11/2012	27/12/2012	STRATHFIELD 9 NEW WOOD LANE BLAKEDOWN KIDDERMINSTER DY103LD	Bedroom and En-suite extensions above existing garage	Mr J Goodwin	James Houghton
12/0685/LIST	01/11/2012	27/12/2012	BROCKSTONE HOUSE NETHERTON LANE DUNLEY STOURPORT-ON-SEVERN DY130UW	Demolition of timber + glass structure and replacement building	Mr & Mrs M Cook	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0671/FULL	02/11/2012	28/12/2012	181 SUTTON PARK ROAD KIDDERMINSTER DY116LF	Proposed Rear Extension	Mr & Mrs Peters	Julia McKenzie-Watts
12/0689/CERTP	02/11/2012	28/12/2012	THE DELL SHEEPWASH LANE WOLVERLEY KIDDERMINSTER DY115SE	Proposed side extension	Mr G Hale	Paul Round
12/0690/FULL	02/11/2012	28/12/2012	5 & 6 CHURCH STREET KIDDERMINSTER DY102AD	Change of use from offices to 6 No. 1 & 2 bedroom flats on three floors and the retention of approximately 134sq m of office/commercial space on ground floor	Finch house Properties	Emma Anning
12/0691/LIST	02/11/2012	28/12/2012	5 & 6 CHURCH STREET KIDDERMINSTER DY102AD	Change of use from offices to 6 No. 1 & 2 bedroom flats on three floors and the retention of approximately 134sq m of office/commercial space on ground floor	Finch house Properties	Emma Anning
12/0672/TREE	05/11/2012	31/12/2012	THE WOODLANDS 6 BARNETTS GROVE KIDDERMINSTER DY103HG	Fell Scots Pine and Beech	Mr P Mantle	Alvan Kingston
12/0683/ADVE	05/11/2012	31/12/2012	EDWARD PARRY CENTRE COVENTRY STREET KIDDERMINSTER DY102BP	Provision of Non-illuminated free standing signs and building signage	Mr J James	Paul Round
12/0684/FULL	05/11/2012	31/12/2012	10 ST. GEORGES TERRACE KIDDERMINSTER DY101SQ	Raising and extending the 'terrace' area adjacent to the kitchen at the rear of the house forming a new larger and single level platform/patio achieved by the erection of timber decking above the existing concrete slabs and by a raised deck (in excess of +300mm) above the existing garden access steps and beyond the existing retaining wall forming a new deck staircase to garden level.	Mr R Bambury	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0694/FULL	05/11/2012	31/12/2012	AUTUMN COTTAGE CHURCHILL LANE BLAKEDOWN KIDDERMINSTER DY103NB	Orangery to rear of property	Mr J Morse	Julia McKenzie-Watts
12/0695/FULL	05/11/2012	31/12/2012	60 STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Proposed two semi-detached dwellings and six 1 bedroom flats with associated access and parking	Mr & Mrs M & K Humphries	Emma Anning
12/0679/FULL	06/11/2012	01/01/2013	MOJO DENTAL LTD LOMBARD LODGE WORCESTER ROAD STOURPORT-ON-SEVERN DY139BZ	Change of use of first floor to class D1 Medical from Class B1 Industrial, to form 2 Dental Surgeries	MOJO DENTAL LTD (Mr M Ganderton)	James Houghton
12/0688/FULL	06/11/2012	01/01/2013	THE PADDOCK PORCHBROOK ROCK KIDDERMINSTER DY149RZ	Proposed rear kitchen extension	Mr C Taylor	James Houghton
12/0692/FULL	06/11/2012	01/01/2013	KIDDERMINSTER GENERAL HOSPITAL BLOCK F BEWDLEY ROAD KIDDERMINSTER DY116RJ	Over roofing with new pitched gable roof with render fenestration changes	Mr M Taylor	Paul Round
12/0693/WCCR	06/11/2012	27/11/2012	BURLISH PARK PRIMARY SCHOOL WINDERMER WAY STOURPORT-ON-SEVERN DY138LA	Proposed double classroom modular building	Worcestershire County Council	Julia McKenzie-Watts
12/3018/AG	06/11/2012	04/12/2012	FOLD FARM THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Agricultural storage building	Mr C Rowberry	Paul Round
12/0682/LIST	07/11/2012	02/01/2013	7 THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Open up fireplace, part removal of internal wall	Mr A smith	Emma Anning
12/0686/TREE	08/11/2012	03/01/2013	9 MARCH GROVE BEWDLEY DY121QQ	Fell Sycamore	Mr J Harper	Alvan Kingston
12/0687/TREE	09/11/2012	04/01/2013	2 HUNTS RISE BEWDLEY DY121HR	Re-Pollard Norway Maple	MR D MANDER	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0697/FULL	09/11/2012	04/01/2013	CHIPS AWAY ARTHUR DRIVE HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Extension to existing Industrial Unit	J & I Property	Emma Anning
12/0727/FULL	09/11/2012	04/01/2013	22 BRAMLEY WAY BEWDLEY DY122PU	Single storey utility extension	Mr P Harris	James Houghton
12/0699/FULL	12/11/2012	07/01/2013	521 CHESTER ROAD SOUTH KIDDERMINSTER DY101XH	Two storey and single storey rear extensions	Mr J Jones	Julia McKenzie-Watts
12/0701/FULL	12/11/2012	07/01/2013	8 HILLSIDE CLOSE STOURPORT-ON-SEVERN DY130JW	Conservatory to rear	Mr P Brothwell	James Houghton
12/0704/FULL	12/11/2012	07/01/2013	CHERRY ORCHARD ROCK KIDDERMINSTER DY149YP	Front dining room/lounge extension	MR B LASHBROOKE	Emma Anning
12/0705/FULL	12/11/2012	07/01/2013	28 LOAD STREET BEWDLEY DY122AS	Change of use from A1 (Retail) to A2 (Financial & Professional)	ALLAN MORRIS & JONES LTD	Emma Anning
12/0706/ADVE	12/11/2012	07/01/2013	28 LOAD STREET BEWDLEY DY122AS	Non-illuminated fascia sign	ALLAN MORRIS & JONES LTD	Emma Anning
12/0707/LIST	12/11/2012	07/01/2013	28 LOAD STREET BEWDLEY DY122AS	Listed Building Consent for fascia sign and screw hooks for temporary signage	ALLAN MORRIS & JONES LTD	Emma Anning
12/0696/CERTE	14/11/2012	09/01/2013	GLADDERBROOK FARM HEIGHTINGTON BEWDLEY DY122YR	Use of residential property for more than 10 years in breach of agricultural restrictive condition	Mr & Mrs Butler	Paul Round
12/0698/FULL	14/11/2012	09/01/2013	OAK TREE COTTAGE 1 WELL LANE RUSHOCK DROITWICH WR9 0NR	Rear extension and alterations and side porch	Mr & Mrs G Palmer	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0711/ADVE	14/11/2012	09/01/2013	LLOYDS TSB BANK PLC 10-11 HIGH STREET STOURPORT-ON-SEVERN DY138DA	Display of 5no. Fascia signs and 1no. Non-illuminated hanging sign to replace existing signage	Lloyds Banking Group	Julia McKenzie-Watts
12/0716/TREE	14/11/2012	09/01/2013	9 DOVE CLOSE KIDDERMINSTER DY104JU	Fell Willow	Mr P Evans	Alvan Kingston
12/3019/AG	14/11/2012	12/12/2012	FIELD BODENHAM LANE WOLVERLEY	General Purpose Agricultural Building	D Stephens	Emma Anning
12/0700/FULL	16/11/2012	11/01/2013	64 COMBERTON ROAD KIDDERMINSTER DY103DX	Single Storey Rear Extension	Mr & Mrs A Perkin	Julia McKenzie-Watts
12/0703/CERTE	16/11/2012	11/01/2013	YEW TREE COTTAGE EGG LANE BELBROUGHTON STOURBRIDGE DY9 0BS	Certificate of proposed lawful development for single storey side extension and new dormer to rear	Mr Steven Greybanks	Emma Anning
12/0709/FULL	16/11/2012	11/01/2013	122 BEWDLEY ROAD STOURPORT-ON-SEVERN DY138XH	Provision of hardstanding and new access	Miss S O'Farrell	Julia McKenzie-Watts
12/0712/FULL	16/11/2012	11/01/2013	SEVERN SIDE CARAVAN PARK SANDY LANE TITTON STOURPORT-ON-SEVERN DY139PY	To change the open season of the park from 1st March until 31st December to 7th March until 7th January	Mr A Hall	James Houghton
12/0702/FULL	19/11/2012	14/01/2013	2 BIGBURY LANE STOURPORT-ON-SEVERN DY139JG	Two storey side & rear extension	Mr & Mrs Taylor	James Houghton
12/0710/FULL	19/11/2012	14/01/2013	RIPPLEDOWN BARN SUGAR LOAF LANE IVERLEY KIDDERMINSTER DY103PB	Conversion and extension to existing barn to provide new site manager's residential accommodation at first floor level	The Camphill Village Trust	Paul Round
12/0713/FULL	19/11/2012	14/01/2013	14 EDDY ROAD KIDDERMINSTER DY102NL	Proposed rear bedroom extension	Mr S Ahmed	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0714/FULL	19/11/2012	14/01/2013	CORBESLEY HOUSE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Single storey rear extension and alteration to front of property	Mr & Mrs Adams	Emma Anning
12/0708/CERTP	20/11/2012	15/01/2013	BARTONS COTTAGE RANTERS BANK ROCK KIDDERMINSTER DY149DT	Extensions to cottage	Mr Angelo Mastropietro	Paul Round
12/0717/FULL	21/11/2012	16/01/2013	GLENWOOD PLOUGH LANE ROCK KIDDERMINSTER DY149UX	Removal of existing mobile home and the stationing of a caravan with improvements to vehicle access and installation of a septic tank	Mr P.A Ray	Paul Round
12/0719/FULL	21/11/2012	16/01/2013	48 TAN LANE STOURPORT-ON- SEVERN DY138HD	Change of use from A5 takeaway to a Launderette	Mr O Akbas	Emma Anning
12/0720/FULL	21/11/2012	16/01/2013	BLACKMOOR COTTAGE TENBURY ROAD CLOWS TOP KIDDERMINSTER DY149HE	Change of use of paddock to domestic curtilage and erection of double garage and store	Mr J Martin	John Baggott
12/0721/FULL	21/11/2012	16/01/2013	THE ROCK TANDYS LANE HARVINGTON KIDDERMINSTER DY104NG	Two storey extension	Mr S Orme	Emma Anning
12/0722/FULL	21/11/2012	16/01/2013	78 MILL STREET KIDDERMINSTER DY116XJ	Change of use from car showroom to hair salon	Lisa Shepherd Salon	Emma Anning
12/0723/FULL	21/11/2012	16/01/2013	UNIT 15 WEAVERS WHARF KIDDERMINSTER DY101AA	Installation of plant and plant enclosure and bin store	Mr r Migoa	Emma Anning
12/0724/FULL	21/11/2012	16/01/2013	3 AUSTCLIFFE GARDENS COOKLEY KIDDERMINSTER DY103US	Erection of a garage/workshop to front of property, single carport to side of property, canopy over rear decking and siting of shed at bottom of garden	Mr M Cutler	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0725/FULL	21/11/2012	16/01/2013	WHYTEHOUSE FARM BARN GREENWAY ROCK KIDDERMINSTER DY149SJ	Change of use to stationing of touring caravans (maximum of 50 pitches)	Mr J & P Lawley	Paul Round
12/0726/FULL	21/11/2012	16/01/2013	2 WALKER DRIVE KIDDERMINSTER DY102YW	First floor side extension	H Vickers	James Houghton
12/0728/FULL	21/11/2012	16/01/2013	BUNGALOW AT SANDY LANE FARM SANDY LANE KIDDERMINSTER DY115QZ	Change of use of land to residential curtilage and erection of double garage	Mr C Ngo	Emma Anning
12/0715/TREE	22/11/2012	17/01/2013	15 MANOR AVENUE KIDDERMINSTER DY116EA	Fell Scotch Pine	Mr N Solomans	Alvan Kingston
12/0729/FULL	22/11/2012	17/01/2013	140 BEWDLEY HILL KIDDERMINSTER DY116BT	Erection of a detached double garage	Mr J Atkinson	Julia McKenzie- Watts
12/0730/TREE	23/11/2012	18/01/2013	35 SANDBOURNE DRIVE BEWDLEY DY121BN	Crown reduce Ash by 20%	Mrs J Williams	Alvan Kingston
12/0718/FULL	27/11/2012	22/01/2013	16 HIGHFIELD ROAD KIDDERMINSTER DY102TL	Two storey side extension and front porch	Mr & Mrs Willis	Julia McKenzie- Watts
12/0731/LIST	27/11/2012	22/01/2013	SEVERNSIDE CARAVAN PARK SANDY LANE TITTON STOURPORT- ON-SEVERN DY139PY	Display of 5 No. Fascia signs and 1 No. Non-illuminated hanging sign to replace existing signage	Mr A Hall	Julia McKenzie- Watts

WYRE FOREST DISTRICT COUNCIL

Planning Committee

11 December 2012

PLANNING AND ENFORCEMENT APPEALS

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1408 12/0257/TREE	APP/TPO/R1845/2709	Mr J Edmonds	6 PARKLAND AVENUE KIDDERMINSTER DY116BX Fell oak tree	HE 31/07/2012	11/09/2012		30/10/2012 Wyre Forest House	
WFA1410 12/0381/TREE	APP/TPO/R1845/2811	Mr & Mrs A Attwood	32A RODEN AVENUE KIDDERMINSTER DY102RE Fell a lime tree and a red cedar tree	WR 06/09/2012	18/10/2012			Allowed With Conditions 15/11/2012

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
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		Dismissed 19/11/2012
WFA1413 12/0113/LIST	APP/R1845/E/12/2184988/NWF	Mr E H Gatehouse	WOODHOUSE FARM POUND GREEN ARLEY BEWDLEY DY123LD Installation of Solar Panels on barn	WR 18/10/2012	29/11/2012	13/12/2012		
WFA1416 12/0351/FULL	APP/R1845/D/12/2186728	Mr G Attwood	HIGHGATE HOUSE BACK LANE SHENSTONE KIDDERMINSTER Orangery to side elevation of property	WR 02/11/2012	14/12/2012	28/12/2012		

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
WFA1417 11/0545/FULL	APP/R1845/A12/ 2183527/NWF	MRS S J SMITH	TOP ACRE OFF CURSLEY LANE SHENSTONE KIDDERMINSTER Application under S.73 to vary conditions 1 and 2 of Planning Permission 06/1062/FULL to remove all reference to the limited time period of 5 years for the stationing of caravans for residential purposes, the laying of hardstanding and erection of a close boarded and gravel board fence	HE 09/11/2012	21/12/2012	04/01/2013		
WFR1415 12/0496/CERT	APP/R1845/X/12 2186069	Mrs M Tracey	CUCKOO HILL KINGSFORD LANE WOLVERLEY KIDDERMINSTER Certificate: Proposed front extension	WR 24/11/2012	05/01/2013	19/01/2013		



Appeal Decision

Site visit made on: 25 October 2012

By: **Jim Unwin** BSCFor MICFor FArborA CEnv.
An Arboricultural Inspector appointed by the Secretary of State for Communities
and Local Government

15 NOV 2012

Decision date:

Appeal Ref:

APP / TPO / R1845 / 2811

At:

No.32A Roden Avenue, Kidderminster, DY10 2RE.

- The appeal is made under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order.
- The appeal is made by Mr Andrew & Mrs Vicky Attwood, against the decision of Wyre Forest District Council.
- The application Ref: 12/0381/TREE, dated 18 June 2012, was refused by notice dated 13 August 2012.
- The work proposed and refused was felling of one lime and one red cedar. The work appealed is refusal of consent for felling one lime tree, within A1 of the TPO.
- Permission was granted for felling the red cedar as part of another treework application.
- The relevant Tree Preservation Order (TPO) is the *Wyre Forest District Council (No.22 Roden Avenue, Kidderminster) Tree Preservation Order*, which was confirmed on 15 June 1977.

Decision

1. I allow the appeal, and permit felling of one lime tree, within A1 of the TPO, standing in the rear garden of No.32A Roden Avenue, subject to the following conditions:-
 - (i) Following felling, one replacement common lime (*Tilia x vulgaris*) or small-leaved lime (*Tilia cordata*), container grown and 3.6m-4.8m tall at planting, is to be planted in accordance with **BS4428:1989 Code of Practice for general landscape operations**, within the rear (eastern) half of No.32A's rear garden, outside the canopy spread of any other trees, during the first planting season (October to March inclusive) following the date of this decision.
 - (ii) If, within a period of five years from the date of planting, the tree (or any other tree planted as a replacement) is removed, uprooted, or destroyed or dies, another tree of the same size and species shall be planted within the first planting season following the removal, uprooting, destruction or death of the original tree.
 - (iii) The felling for which consent is hereby granted shall be implemented within two years of the date of this decision.

Main Issues

2. I consider the main issues in this appeal are:
 - the impact the proposal would have on the appearance and character of the locality, and
 - whether the reasons given for felling the lime tree are sufficient to justify that course of action.

Reasons

- ***The impact the proposal would have on the appearance and character of the locality.***

Character of the locality

3. Roden Avenue is a straight and quiet residential road with narrow grass verges and footways either side running north from the busy A456 Birmingham Road. The equally-busy A449 Chester Road runs parallel with Roden Avenue, about 125m to its east, and quiet residential Shrubbery Street runs parallel to, and about 120m west from, Roden Avenue. The area is primarily mature residential, comprising mostly two- or three-storey detached houses set in long plots.
4. No.32A runs east from the middle of Roden Avenue about 190m north from Birmingham Road, and is separated by one similar plot (south of No.32A) from a private drive accessing five single-storey houses set between Roden Avenue and Chester Road. The plot is medium-sized and about 19m wide, created around 1990 by sub-division of a larger plot. The two-storey house is set just front of centre, to give a large front garden comprising shared drive, parking and lawns, and quite exposed to the road. East of the house is a large almost-square rear garden about 23m long. This comprises narrow patio behind the house, central lawn, and beds around the edges. The rear garden is bounded by other rear gardens on all sides.

Local tree cover

5. The centre of the residential area bounded by Roden Avenue, Chester Road, Hurcott Road and Birmingham Road contains a significant number of mature trees, as well as smaller ones. Those noted near No.32A's rear garden include several large mixed conifers to the north; horse chestnut, ash, lime and cypresses to the east; and lime, false acacia and holly to the south. Roden Avenue itself, and its continuation north as Imperial Avenue, is lined on both sides by continuous avenues of limes, which have been pollarded previously, but are now quite large.
6. Closer to the appeal tree are an early-mature (three-quarters grown) sycamore about 11m to its north, a mature (fully grown) lime about 18m to its north east, a mature horse chestnut about about 11.5m to its east, and an early-mature beech about 13m tall standing 5m south east from the appeal tree. The front garden of No.32A contains three sycamores and a holly, and the front garden immediately south contains a horse chestnut, lime & yew.

Amenity value of the appeal tree

7. The appeal lime is mature and healthy, and nearly fully-grown in this location. It may have been crown reduced some time previously. The lime is about 20m tall, similar to larger trees hereabouts. It has a high canopy with radial spread from 5.4m to 6.5m, and the western spread extends to the rear of the house. It stands about 6.3m east from the centre of the single-storey rear of No.32A: containing windows into kitchen, living room and utility. The first-floor bedroom windows are set 2-3m further west from the tree.

8. The appeal tree is set about 40m east from Roden Avenue and over 70m west from Chester Road. At the site visit I was able to see the appeal tree in a view south east off Roden Avenue where it merged with other trees, and in a longer view north east off the road where the upper half of the canopy was visible over intervening roofs. There are intervening trees between the appeal tree and the road in other views off Roden Avenue.
9. I was able to see the lime in a long view west off Chester Road between houses, but this view was restricted by intervening trees, leaving only a narrow gap through which the appeal tree was visible. Therefore, the tree is partially obscured by intervening trees in views west from rears of Chester Road properties.

Impact of tree removal on the local landscape

10. Overall, the appeal lime is not individually prominent, but it is a useful component of the tree cover along Roden Avenue, and to its east. Based on the assessment above, removal of the appeal tree would cause some erosion of local landscape value to nearby properties on Roden Avenue and nearby properties along Chester Road. However, I place some weight on the potential noted by the appellants for the nearby beech tree, currently partially under the appeal lime's canopy, to develop, and substitute some canopy cover to replace that lost by felling the lime. Reasonable justification still would be required to remove the lime.

- ***Whether the reasons given for felling the appeal lime tree are sufficient to justify that course of action.***

Location of the tree

11. I have considerable sympathy with the appellant's concern that the lime tree is now disproportionate to its back garden location, given its size, proximity to the rear of the house, and the presence of other trees. On this issue of over-bearing and dominance alone, I consider there are reasonable ground to remove the tree.

Condition of the tree

12. I place no weight in this decision on the lean of the lime tree as justification for its removal. It does not lean nearly as much as 20° from vertical as asserted by the appellants. The inclination is not towards the house, and there is no evidence of historic or current rootplate movement around the base of the tree.

Light

13. The lime almost overhangs the rear of No.32A, and when in leaf will block considerable daylight from reaching the rear of the house and garden nearby. Therefore, combined with the light restrictions posed by other nearby trees, the tree significantly restricts the private amenity of the rear garden of No.32A.
14. I note the appellants' desire to grow vegetables in the rear garden, and I agree that removal of the appeal tree would improve light levels to its north. However, further back (to the east) other trees would still cast shade.

Therefore, I place little weight in this decision on the potential to grow vegetables, as justification to remove the lime tree.

15. Similarly, I place no weight in this decision on the appellants' suggestion that removal of the lime would allow installation of solar panels (either photo-voltaic or water heating), for two reasons. The main roofs of No.32A face roughly east and west, at a typical pitch, so are poorly orientated to catch solar radiation. In addition, even following removal of the appeal tree, numerous trees to the west, south and east of the roofs would still cut out a large amount of direct sunlight, significantly reducing the potential for capturing solar energy.

Other matters

Replacement tree

16. The appellants have suggested that, in the event of the appeal being granted, a container-grown common lime tree 3.6m-4.8m tall is planted roughly centrally towards the rear end of No.23A's rear garden, this winter 2012/2013: before removal of the appeal tree. They have suggested removing the appeal tree in September 2014. I consider this perfectly reasonable, and I am conditioning replanting this winter, whilst allowing two years to remove the appeal tree: extending to late 2014.

Conclusions

17. I consider the appeal lime is healthy, and provides some local visual amenity value to its quiet residential locality, as part of a larger grouping of medium and large-sized trees.
18. The appeal lime is located centrally just behind the rear of No.32A, and significantly over-bears and dominates the rear of the house and garden underneath. For this reason the tree is now unsuitable for its location. I consider the modest reduction in local landscape value along Roden Avenue caused by removal of one tree is justified.
19. The appellants have raised other issues such as light for vegetable growing and solar panels, which would not justify tree removal.
20. For this reason I allow the appeal to remove the lime tree within A1 of the TPO, standing close to the rear (east) elevation of the house of No.32A Roden Avenue. Tree removal is consented subject to a replanting condition.

Jim Unwin

Arboricultural Inspector.



Appeal Decision

Site visit made on 30 October 2012

by Roger Pritchard MA PhD MRTPI

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

Decision date: 19 NOV 2012

Appeal Ref: APP/TPO/R1845/2865

4 Parkland Avenue, Kidderminster, DY11 6BX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order.
 - The appeal is made by Ms Nicola Harris against the decision of Wyre Forest District Council.
 - The application Ref: 12/0350/TREE, dated 1 June 2012, was refused by notice dated 13 September 2012.
 - The work proposed is to fell a cedar tree.
 - The relevant Tree Preservation Order (TPO) is the County of Worcester (Summerhill Estate, Kidderminster) TPO 1952, which was confirmed on 25 February 1953.
-

Decision

1. The appeal is dismissed.

Procedural Note

2. On the afternoon of 29 October, I paid an unaccompanied, preliminary visit to the site of another TPO appeal (PINS Ref: APP/TPO/R1845/2709). This followed the Council's decision to refuse consent to fell an oak tree at the front of 6 Parkland Avenue. I was to conduct a Hearing into this appeal the following day. I noted that there was a second public notice on site other than that relevant to the appeal then before me. This second notice advertised an application to fell a cedar tree that stands at the front of the next door property, 4 Parkland Avenue. At the beginning of the Hearing, I asked about this other application. The oak and the cedar have intertwined crowns and the issues raised by the two applications were closely connected. I also noted that the arboricultural evidence submitted in support of Appeal APP/TPO/R1845/2709 made frequent reference to the cedar and was commissioned to examine the effects of both trees on neighbouring properties.
3. The Council told me that it had also refused the application to fell the cedar, which had been made by one of the joint owners of No 4, Ms Harris, citing the same reasons as had been advanced for refusing the application to fell the oak. Furthermore, it understood that an appeal against its decision in respect of the cedar had also been made, though I was unaware of this at that time.
4. Although Ms Harris and her partner, Mr Potts, had not attended that part of the Hearing that took place in the Council's offices, they made themselves known to me after I had adjourned the Hearing to the site to look at the issues on the ground. The evidence which they then submitted convinced me even more that the connection between the two appeals was strong and that they should

be considered together. On returning from the Hearing, I therefore raised the matter with the Inspectorate's administration, suggesting that the appeal on the cedar also be allocated to me. Ms Harris agreed that this would be an appropriate course, provided I saw all the relevant papers - which I now have - and that a second site visit was unnecessary

5. Although I have written separate decisions - which I consider appropriate given that the appellants in the two cases are different - in each I have taken account of the evidence submitted in the other and the conclusions that I have there drawn.

Main Issue

6. I consider the main issue to be the amenity value of the protected cedar tree and the likely impact of the proposed works on the character and appearance of the area; and in the light of the above assessment whether the reasons given for carrying out the proposed works to the tree justify that course of action.

Reasons

7. The cedar that is the subject of the appeal is a mature specimen of the Atlas Cedar *Cedrus Atlantica*. It is probably up to 150 years old and derives from the planting of the parkland from which the adjacent road takes its name. It was one of a number of species that were present when the then local planning authority, Worcestershire County Council, made an area TPO in 1952 in anticipation of the residential development of which 4 Parkland Avenue is part. It was thought for some time that the land on which the cedar stands was unregistered, but recently it has been established that Worcestershire owns this land in its capacity as the local highway authority.
8. The cedar is currently around 25 metres in height and has a crown spread of around 20 metres. The cedar stands within some 20 metres of another protected tree, a mature oak, which is the subject of the other appeal, with which I am dealing. The cedar has height broadly similar to the oak but, as would be expected given the different form of the two species, has a significantly greater crown spread. The consequence has been some crowding out of the oak, which has grown differentially away from the cedar causing a slightly lop-sided appearance.
9. The cedar is thereby the more dominant of the two trees. It is also a very prominent specimen in the street scene, being visible from much of the surrounding area, where trees of this scale and quality are not now common. As example, the western end of Parkland Avenue now has no street trees of equivalent scale or quality. As a consequence, the cedar and its neighbouring oak are major features of the local visual environment. While the Council may have not carried out a full environmental appraisal, I noted that no party dissented from the view that its loss would result in harm to the visual amenity of the area.
10. However, it is the appellant's case, in which she is supported by her neighbours, the owners of Nos 2 and 6, and by Cllr McGregor, the local Ward member, that the cedar represents a threat to the stability of her property and to the safety of both members of her family and the public.

11. Unlike its neighbour the oak, there is evidence of problems with the cedar. It has lost its leader and I noted from the aerial photographs submitted that the top of its crown seems to have significant areas of die back. Moreover, it has recently shed some substantial upper branches and when the Council recently undertook work to the tree I understand that substantial amounts of dead and damaged wood were cleared away.
12. However, neither of the two arboricultural reports, submitted to me in the context of the other appeal, suggests that the cedar is at risk of imminent failure. Nor can the tree be assessed as dead or dying as might exempt the proposed felling from the provisions of the TPO. Moreover, as the first and more substantial arboricultural report suggests some loss of branches may be occasionally expected in a specimen of this species of such size and maturity. It is possible that the recent shedding of branches may presage more serious future problems but I noted that regular maintenance was recommended to ensure that the cedar '*...does not pose a significant safety risk*'. In this context, the Council's in-house Arborist Team has made a commitment to undertake such maintenance in the future '*...when necessary for health and safety reasons and in the general public interest.*' I conclude that at the present time this should reduce the risk from fallen branches to an acceptable extent.
13. The appellant suggested that there was also a risk from the accumulation of sap on the adjacent footway and that this had produced slippery conditions which had led to a recent minor accident to her elderly neighbour, the owner of No 2. Although I was unable to see evidence of these deposits at the site visit, I am aware that many species of trees can secrete 'sap-like' deposits which form sticky accumulations on the ground below. Cedars are not particularly prone to such secretions (compared for example to limes) though it can be more common in coniferous trees. However, this is an entirely natural process and, as with leaf fall, is a consequence of living close to a large tree that I conclude does not constitute grounds for its felling.
14. The issues with regard to the stability of the appellant's property are more complex. When the properties in Parkland Avenue were built in the early 1950s, the presence of large adjacent trees was recognised, if inadequately, by the provision of a root barrier that seems to have run along the front garden wall of Nos 4 and 6 (and may have extended further towards Nos 2 and 8). This barrier was apparently around 2½ metres (8 feet) deep but was only 8 metres from the trunk of the cedar. The cedar would have been a mature specimen at the time and not substantially smaller in height and spread than it is at present.
15. Cedars are characterised by a wide root spread which is often close to the surface. Unsurprisingly, the evidence is that the original root barrier was breached some years ago and the appellant submitted evidence, from when a porch was recently added to the frontage of No 4, that roots now reached as far as the front wall of her property. (It is generally assumed that these roots are from the cedar, although the adjacent presence of the oak makes it possible that the root systems of both trees underlie the front driveway of No 4.) Nor do I dispute that the cedar's root system must have spread under much of the adjacent footways and probably the highway itself. However, the degree of cracking and/or lifting of these surfaces is not as substantial as can be seen where many street trees occur. Nor did I see signs of roots breaking through to the surface.

16. Furthermore, apart from damage to the front garden wall, now repaired, and some lifting of the driveway, subsequently relaid, no evidence was presented of any structural damage to No 4 or of its neighbour, No 2. Nor did the appellant claim that any had yet occurred. Kidderminster is an area with sandy soils and problems of subsidence and 'heave' are not prevalent here as in areas of clay soils, which may be especially liable to shrinkage.
17. I also noted that, with respect to the other appeal against the refusal to consent to fell the oak, the appellant had there taken steps to provide a more effective root barrier when putting in foundations for his recent front extension to No 6. He had also agreed that similar measures were technically feasible to protect its main frontage, especially if combined with some root pruning. Clearly there would be a cost to such measures but I saw no reason why such measures would not be feasible to protect No 4 from present threats of future damage.
18. Both the appellant and Cllr McGregor commented that whilst they accepted that the cedar had an amenity value, its size and proximity to residential properties now made it inappropriate in this location. However, I was not convinced that felling the cedar and perhaps replacing it with a smaller example of a different species was appropriate. Any replacement tree would take some time to grow to the point where it made a significant contribution to the local, visual environment. By contrast, the cedar and the adjacent properties appear to have co-existed satisfactorily for many years
19. There is insufficient evidence that the cedar is a significant and immediate risk to public safety. Furthermore, whilst there may be the longer-term potential for damage to the main structure of No 4, and to a much lesser degree No 2, from the cedar's root system, there is no evidence that this threat is imminent or could not be contained by the more effective root protection measures as are now available.
20. I therefore conclude that the likely impact of the proposed felling of the cedar in respect of the harm that would result to the character and appearance of the surrounding area is not justified by the arguments advanced as to its current effects on either public safety or adjacent properties.

Conclusion

21. For the reasons given above I conclude that the appeal should be dismissed.

Roger Pritchard

INSPECTOR

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH DECEMBER 2012

**Areley Kings Conservation Area
 Draft Conservation Area Appraisal Reconsultation**

OPEN	
DIRECTOR:	Director of Economic Prosperity and Place
CONTACT OFFICER:	Peter Bassett – Ext. 2536 Peter.Bassett@wyreforestdc.gov.uk
APPENDICES:	Appendix 1 : Revised draft Areley Kings Conservation Area Character Appraisal Appendix 2 : Responses to public consultation exercise

1. PURPOSE OF REPORT

- 1.1 To inform Members of the proposed draft Conservation Area Appraisal for the Areley Kings Conservation Area, and the proposed arrangements for public consultation.

2. RECOMMENDATION

- 2.1 **That the Committee APPROVES a public consultation exercise on the revised draft Areley Kings Conservation Area Character Appraisal as attached at *Appendix 1*.**
- 2.2 **That the Director of Economic Prosperity and Place be given delegated powers to determine the final format and presentation of the Character Appraisal.**

3. BACKGROUND

- 3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon every local planning authority, from time to time, to review and to determine whether any parts or further parts of their area are of special architectural and/or historic interest, the character of which it is desirable to preserve or enhance, and to designate them as Conservation Areas.
- 3.2 At present there are seventeen Conservation Areas in Wyre Forest District. The Adopted Wyre Forest District Local Plan (January 2004) advises that proposals for reviewing existing boundaries for Conservation Areas will be prepared and investigated.
- 3.3 The effects of designation of a Conservation Area include stricter planning controls over demolition, minor development, the protection of

trees, and stricter regulation of new development to ensure it preserves and/or enhances the special character of the Area. In addition, Local Planning Authorities have a duty to draw-up schemes for the enhancement of Conservation Areas.

- 3.4 There was a commitment to publish a draft Conservation Area Appraisal for the Areley Kings Conservation Area by January 2011, and subsequently a public consultation exercise took place in early 2011. The responses to that exercise are reported in *Appendix 2*.
- 3.5 The unusually large proportion of responses requesting changes to the Appraisal (70%) has led to major revisions to the documentation, such that Officers consider that this revised Appraisal should be subject to further consultation. There are two main reasons to support this approach: firstly to demonstrate that public consultation is a two-way process and that factual information received is wherever possible incorporated into later revisions, and secondly to serve to reassure those who expressed concerns that their concerns have been assessed and taken into account.

4. KEY ISSUES

- 4.1 As previously stated, the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon every local planning authority, from time to time, to review and to determine whether any parts or further parts of their area are of special architectural and/or historic interest, the character of which it is desirable to preserve or enhance, and to designate them as Conservation Areas. In line with this advice, the Adopted District Local Plan states (in paragraph 8.11), the District Council's intention to compile a Local List of Buildings and Structures.
- 4.2 The effects of designation of a Conservation Area include stricter planning controls over demolition, minor development, the protection of trees, and stricter regulation of new development to ensure it preserves and/or enhances the special character of the Area. In addition, Local Planning Authorities have a duty to draw-up schemes for the enhancement of Conservation Areas.
- 4.3 In order to progress the Conservation Area proposals, it is considered that a consultation process should be undertaken with all affected persons. This will include the local Civic Society, the owner and/or occupier of properties within the boundary of the Area, Town Council, and other interested parties. The consultation will take the form of public notification of intent, through public displays, and through a mail-drop to each individual property and interested party, as outlined above, enclosing a leaflet describing the proposals, the effects on the owner/occupier. The consultation would run for a period of 6 weeks, from mid-January 2013 to the end of February 2013.
- 4.4 The results of the consultation will be the subject of a future report to the Planning Committee, in May 2013.

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 An Equality Impact Assessment Screening has been undertaken for Conservation Area Appraisals. This identified that Conservation Area Appraisals have no discernible impacts on the six equality strands.

9. CONCLUSION

9.1 Officers are of the opinion that there are two potential courses of action as set out below:

1. The first course of action is to agree to undertake a public consultation on the document appended to this report to gauge the opinion of all affected persons, with a report back to Members at the end of the consultation period, to indicate the level of public support for the Appraisal, and its contents.
2. The second course of action is to acknowledge the comments submitted as part of the original public consultation process and to accept the revised version as attached in Appendix 1 without further consultation.

9.2 Officers consider that the first course of option is appropriate, for the reasons referred to under Paragraph 3.5 of the report.

10. CONSULTEES

10.1 Owners of property, and those resident within the Areley Kings Conservation Area, Stourport-on-Severn Civic Society, Ward Members for Areley Kings, English Heritage, and Stourport-on-Severn Town Council.

11. BACKGROUND PAPERS

11.1 There are no background papers.



**Revised Draft
CHARACTER APPRAISAL
for
ARELEY KINGS CONSERVATION AREA
DECEMBER 2012**



**Revised Draft
ARELEY KINGS CONSERVATION AREA
CHARACTER APPRAISAL**

DECEMBER 2012

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- 4.0 Concluding Statement**

Appendix 1 Adopted Wyre Forest District Council Local Plan Policies
Appendix 2 Boundary of Areley Kings Conservation Area (Map insert)

1. INTRODUCTION

Areley Kings Conservation Area (the Area) was designated by Wyre Forest District Council in 1993. It is based upon two groups of buildings and several open spaces, in a semi-rural location on the south-west edge of Stourport-on-Severn, in the County of Worcestershire.

The Conservation Area is predominantly residential, although part of the Area includes the historic Church and churchyard, and covers 10.4 hectares (25.8 acres).

This document aims to set out the special architectural and historic characteristics of the Conservation Area. The character appraisal will be of interest and use to those involved with development and use of the area, and that adjoining it, to preserve and enhance the character of the Area.

The Adopted Wyre Forest District Local Plan (January 2004) contains policies, outlined in Appendix 2 of that document, to assist in preserving and enhancing Conservation Areas within the District: these will be used when considering any development or other proposals within the defined boundaries of this Conservation Area. Appendix 1 of the same document shows the boundary of the District, in map form, together with a number of the features referred to in this document. However, Policy CA5 lapsed in September 2007, as part of the transitional arrangements set out under the Planning and Compulsory Purchase Act 2004. Subsequently, the Core Strategy for the District, Adopted in December 2010, contains Policy CP11, referring to design quality and the need for consideration of local distinctiveness.

The Council is also in the process of producing two further Development Plan Documents, which include policies that will assist in the management of development in Conservation Areas, as follows:

- Site Allocations and Policies DPD
- Kidderminster Central Area Action Plan DPD

These documents have recently been submitted to the Planning Inspectorate and an Examination in Public is likely to be held in early 2013. Both of these documents include policies linked to the Historic Environment. For Areley Kings Conservation Area Policy SAL.UP6 of the Site Allocations and Policies DPD, which is called 'Safeguarding the Historic Environment', is particularly relevant. This Policy, when adopted, will ensure that future development within, or adjacent to the Conservation Area will need to protect, conserve and where possible, enhance the Area.

2. LEGISLATIVE AND POLICY FRAMEWORK

The first Conservation Areas were designated under the Civic Amenities Act (1967). This Act was superseded by the Planning (Listed Buildings and

Conservation Areas) Act 1990. Section 69 of this later Act imposes a duty on Local Planning Authorities to identify areas that are of special architectural or historic interest, where it is desirable to preserve and enhance the character and appearance, and to designate them as Conservation Areas.

The National Planning Policy Framework (NPPF) has replaced previous Government guidance which was detailed in Planning Policy Statement 5: Planning for the Historic Environment. The NPPF does, however, maintain the importance placed on conserving and enhancing the Historic Environment as well as providing specific advice for Conservation Areas, most notably in Paragraphs 127, 137 and 138.

The General Permitted Development Order 1995 (GPDO) classes a Conservation Area as being “Article 1(5) land”. Whilst planning permission is not required for many types of works outside such areas, control is given to Local Authorities for works being undertaken within Conservation Areas, including, but not exclusively, the enlargement of a dwelling-house, the rendering of such properties, and the installation of antennae and satellite dishes.

The Adopted Wyre Forest District Local Plan (January 2004) contains various policies describing the aims and objectives of the Local Authority with relation to the wider historic environment, and in particular to the preservation and enhancement of the conservation areas within the District. Furthermore, Policy CP11 of the Adopted Core Strategy refers to local distinctiveness and design quality, especially with developments impacting on the historic environment. These policies are contained within Appendix 1 of this Appraisal.

It should be noted here that it is not only buildings that are protected when a Conservation Area is designated – trees are also given some protection.

3. ANALYSIS OF CHARACTER

3.1 Setting and topography

Areley Kings Conservation Area is set around the historic hamlet of Areley Kings, to the south-west edge of Stourport-on-Severn, distinct from the more modern settlement of the village of Areley Kings, which has developed around the settlement of Areley Common. Split between two groups of buildings, the Conservation Area is divided between steeply rising high ground to the west at about the 40m contour, overlooking the lower ground to the east at about the 25m contour, and the River Severn at the 20m contour. The underlying geology of the area is a Triassic Sandstone, forming part of the Wildmoor Sandstone Formation. The soil is loam, producing crops of wheat and barley.

The Conservation Area sits within a number of larger areas, designated by various agencies including:

Natural England Landscape Area: Mid Severn Sandstone Plateau

Natural England Natural Area:	Midlands Plateau
Landscape Character Assessment:	Sandstone Estatelands
Regional Character Area:	Kinver Sandlands

The eastern parts, together with a small part of the north-western area of the Conservation Area lie within the SFRA Level1 Flood Plain. A flood event was recorded in parts of Cedar Close in June 2007. The 2012 Flood Maps show large areas of the eastern part of the Conservation Area as being susceptible to flooding. Isolated areas susceptible to flooding include land to the south of Mucklowe House and land between Lower House and Layamon House.

3.2 *Historic evolution*

Little evidence has been uncovered relating to the pre-medieval settlement of Areley Kings, save for a few recorded artefacts discovered through archaeological field-walking and watching briefs. These include fragments of pre-historic stone-workings and Romano-British pottery, together with several Bronze Age artefacts from near-by. These give an indication of settlement around the area, but no definitive settlements have been identified as yet.

The name Areley Kings is subject of some debate, but it is probable that it is a derivative and corruption of Ernleye, an Anglo-Saxon word meaning a clearing where eagles are present. The “Kings” element arises from the area being within a Royal Manor, owned by Edith, the wife of Edward the Confessor, and subsequently by William I. The Domesday Book mentioned Ernleye as being within the King’s ownership. Recorded variations of the name include Ernel', Hernelia (xii cent.); Erneleie, Arleia, Armleg (xiii cent.); Arleye Kyng (xiv cent.); Kyngys Areley, Neather Arley (xvi cent.); Lower Areley, Areley Kings (xviii cent.).

The estate at Areley Kings originated in a fishery on the River Severn, which was granted by Empress Matilda, heir and daughter of Henry I, to Bordesley Abbey near Redditch on its foundation in 1136. This gift was confirmed by subsequent monarchs and was held by the crown under a feudal tenure known as frankalmoign (tenure in free alms). On the dissolution of Bordesley Abbey the estates were granted in 1544 to John Pakington of Hampton Lovett.

Areley Kings was home to the early 13th century priest and poet, Layamon, whose most notable work is Brut, the first English language work to discuss the legends of Arthur and the Knights of the Round Table. This work provided the inspiration for many later writers including Sir Thomas Mallory.



Although Layamon refers to the “noble church upon the Severn’s bank at Ernleie” it was, in fact, a dependent chapel of Martley and referred to as the “chapel of Arleia” in 1291. The church remained as a dependent chapel of Martley until the middle of the 17th century, although somewhat confusingly it returned a separate rectory in 1535.

Areley Kings formed part of the manor of Martley until 1654, when the latter was sold by the Mucklowe family, who retained Areley Kings. Descendents of this family were still in residence at Areley Hall well into the 20th century.

The parish was enclosed under an Act of 1846, the award being dated 16 December 1848.

Up until the late-1960’s, the area abutting the south-eastern boundary of the Conservation Area was open land, forming part of the estate of Areley Court. However, the early 1970’s saw this estate largely developed with a new housing estate, and the principal house demolished. Only remnants of the original estate survive, including the lodge at the entrance to Dunley Road.

Notable dates:

- | | |
|-------------|---|
| 1200’s | Layamon, a priest at Areley Kings, writes <i>Brut</i> , the first great book to be written in the English language, discussing King Arthur. |
| 1500’s | South Tower of St Bartholomew’s church constructed. |
| 1536 | Church House Constructed. |
| 1780 | Areley House constructed whilst Areley Hall was being restored for Sampson Lloyd, of the banking family, and Sarah Zachary. |
| 1848 | Parish Award for Areley Common, leading to the Enclosure of the Common and surrounding land. |
| 1869 | First reaping machine used, at Red House Farm, Stourport. |
| 1875 | Areley Hall extended to the west in brick, a third gable added and the structure rendered. |
| 1885 | St Bartholomew’s Church is restored. |
| 1930’s | Portions of Areley Kings incorporated in Stourport Urban District. |
| Late 1930’s | Areley Court destroyed by fire |

1940's Walshes Farm purchased by Stourport Urban District Council, and developed as a major housing scheme, with an estimated population of 10,000.

Early 1970's Construction of new housing estate on site of Areley Court.

3.3 *Land-uses*

Land uses in the Area are as follows:

- a) The predominant land-use is residential, the majority of which is in historic properties; some modern development occurs abutting the Area, both to the north-east and the south-west.
- b) The Church, Rectory and Church House form an important group of buildings and dominate the western half of the Area. It is from here that fine views of the surrounding area can be obtained.
- c) The land to the west and north-west of the church, and the land to the south of Areley Lane, both provide important open spaces in the Area, retaining the rural character and feel of the hamlet. The latter area is also important, creating a vital buffer zone between the modern housing development and the Area, as well as marking the historic boundary of Areley Court.
- d) The agricultural land within the Conservation Area, lying to the west of the church, is Grade 3.

3.4 *Colours*

The principal colours within the Areas are as follows:

- White of timber-framed infill panels
- White, and off-white of painted and rendered Georgian buildings;
- Reddish-brown brickwork and creamy white mortar of Georgian and later buildings;
- Yellow-white of ashlar of Georgian buildings;
- Lighter reddish-brown and brown of cement of modern buildings;
- Dark blue of blue engineering bricks used for copings and boundary walls;
- Dark blue-grey of roofing slate
- White paint-work of window and door frames;
- Dark red of roof-tiles;
- Black of tarmacadam;
- Greens and reds of trees and shrubs;
- Black of railings and rainwater goods.
- Brown and black of timber framing

Outside the Area, the dominant colours are the range of greens and reds of trees and grass, black of tarmacadam, and red of bricks of buildings, and

brown of timber framing, together with the brown-blue-green of the River Severn.



The Conservation Area is particularly colourful in autumn

All the colours found within and adjacent to the Area are typical of rural and semi-rural areas, and contribute to the Area's character.

3.5 *Climate*

Climate exerts a number of influences over the Area, including design of buildings, and views within, into and out of the Area.

The more historic roofs within the Area are quite steeply pitched, between 30 and 40 degrees, and shed water easily. Shallower hipped roofs have been employed on some buildings, with pitches of about 20 degrees. Wall copings are rounded, chamfered, or angled, allowing the discharge of water away from the structures.

Much of the area has substantial tree-cover and hedgerows, which alter through the seasons, in colour, texture and depth. During the autumn and winter, these allow glimpses through, expanding the depth of vision within and outside the Area.

The surrounding countryside, creating the setting for the Area, and giving rural views out of the Area is heavily influenced by the climate, changing scenery, colours and views with the seasons. The River Severn, whilst not within the Area, does impact on its character and appearance, depending on the seasons and time of year. Flooding has been known to come up to the edge of the Area, along the line of Burnthorn Brook.

3.6 *Green Spaces*

Trees and hedgerows are well represented within the Area and add a considerable value to the rural nature of Areley Kings. Located on the edge of the urbanised area of Stourport-on-Severn, the Area is situated at the start of a sizeable rural area comprising of agricultural fields and woodlands. A large part of the character of the Area is derived from its green and open spaces.



This aerial view of Areley Kings Conservation Area illustrating the predominance of green spaces

There are a mixture of broadleaved trees that include beech, oak, chestnut and sycamore as well as coniferous trees including yew, pine, cedar and Douglas fir, which give all-year interest, ranging from autumn leaves, flowers, nuts, to seeds and attractive bark.

The churchyard has some fine specimens including a mature Siberian elm, an ancient yew and a fine walnut tree.

Hedgerows along Rectory Lane include mixed holly, hawthorn interspersed with a planned row of mature deciduous trees to the north side and mixed sycamore and ash to the south.

3.7 *Historic pattern and movement*

The layout of the area and movement pattern remained little changed from the medieval period up to the early 20th century. The church has been constructed on the most prominent location within the settlement, on the highest ground, with the settlement adjacent to it, also on higher ground. Further settlement adjacent to the river may have been associated with the mediaeval fisheries and lands of Bordesley Abbey.



Historic map of Areley Kings 1884

Areley Lane remains the principal artery through the Area, giving access to the historic settlement, and to the church. Whilst modern development on the site of Areley Court has impacted on the setting of the Area to the south, it has had little impact on the pattern and movement within the Area, remaining relatively self-contained and creating a definite separate settlement to the historic core of Areley Kings.

3.8 *Illumination and night-time appearance*

There are six standard sodium street lights within the Area, giving a warm orange-yellow lighting to the Area during hours of darkness. The street-lamps are standard highway types, mostly with galvanised steel shafts and brackets and are centred round the more residential part (eastern) of the Area, with a single lamp opposite the turning for Rectory Lane.

Although in isolation they could be considered to detract from the appearance of the conservation area, they are generally sited adjacent to hedgerows and tree cover which reduces their impact considerably. There is, what appears to be remains of an old gas lamp post near Areley House, which lends some character to the area. It is thought that this lamp may have been the property of Areley House. There is no other evidence for gas lighting in the area although there may have been oil lamps at the entrances to the principal buildings.

3.9 *Views*

Important views into, out of and within the Area are as follows:

Within the Conservation Area

Many of the views within the Conservation Area are limited due to the tree cover, narrow lanes and differences in altitude. The heavily wooded entrance to the Conservation Area at the corner of Areley Lane and Dunley Road soon offers glimpses to the north of Areley House, set back behind a brick boundary wall. The stable block of Areley House is a prominent historic feature to the north whilst to the south the land rises steeply behind a mature hedgerow. The junction of Areley Lane and Cedar Close gives good views to the modern housing built in the former grounds of Areley House and to more modern properties located opposite Areley Hall.



Further along Areley Lane there is a long view down the private driveway leading to Lower House, although the river cannot be seen behind the trees. The modern housing is perhaps unexpected. Although of mid-20th century design it sits quite comfortably behind neat railings.

From the private driveway can be seen glimpses of the timber-framed Mucklowe House which originally formed part of Areley Hall until the property was subdivided in the 1970's.

Looking back along Areley lane towards Dunley Road the scene is a little more suburban with neatly clipped hedges to the gardens to the north, with glimpses of Areley House in the distance.

The view up Areley Lane westwards is restricted by the dense hedgerows on both sides up to the entrance to Areley Hall. This provides expansive views of the Hall down a tree-lined drive.

Continuing along Areley Lane the views become entirely rural and one is aware of the steep hill to the south on which stands the centre of the historic settlement. Tall hedgerows and the curvature of the road restrict all but fairly short-distance views.

From the western-most boundary of the Conservation Area there is a more generally open view towards St. Bartholomew's church on the hill but this is soon lost as the lane winds around the base of the hill. It is not until one returns to the junction with Rectory Lane and turns to climb towards the church that the river is seen.

The view up Rectory Lane is much restricted by the overhanging branches of mature trees, but they are quite widely spaced and a climb up the bank is rewarded with far-reaching views over the fields adjacent to the River Severn and towards Stourport beyond.



On passing Church House and turning round one is presented with a view of the church, Church House, its modern extension and the former Rectory behind, and modern housing opposite. This is perhaps the best view wholly within the Conservation Area, encapsulating many periods of development from 1200 to the present day, and emphasising the setting and importance of the church and its related buildings. Other views in this vicinity include those of the Rectory seen from various points within the churchyard.



A footpath runs from the entrance of the church to Areley lane which affords the only good views of the western part of the Conservation Area including the tree-lined valley of the Burnthorn Brook.



Looking into the Conservation Area

The group of buildings around St Bartholomew's church is prominent in views from the south-west, at the junction of Rectory Lane and Church Walk,



and the church itself is also a landmark when viewed from the north – along the river, but mainly in winter when tree cover is reduced. Views across the area from Bower Bank, a row of large modern bungalows to the south are largely restricted to glimpses of buildings through the tree cover. From the Dunley Road the tree cover provides a very effective visual screen.



Looking out from the Conservation Area

Due to the number of trees and high roadside banks and hedges there are few opportunities to achieve far reaching views out of the conservation area. Those that are available are largely restricted to the gateways along the lanes, particularly that opposite the church, and footpaths to the rear of the church in winter. Views from the churchyard to the north-west are good in winter and occasionally boats can be seen on the river.



3.10 *Pattern and density of building*

The pattern and density of building within the Area has remained largely unaltered since the late medieval period, if not prior to this. The church stands in its own grounds, with the adjacent rectory, gardens and graveyard. The construction of the Church House during the sixteenth century maintained the relationship of these buildings.

Although there is evidence of charitable trusts providing labourer's cottages in Areley Kings in the late 18th century it is probably that these were erected on common land and not within the present Conservation Area.

The other historic properties within the Area are generally large in size, detached, built within their own grounds, set well back from the road. Areley House appears to be the exception to this rule being built close to the Dunley Road.

Development of the historic plots has included the construction of new buildings within them including Areley Hall Cottages, a pair of semi-detached properties constructed during the mid-Twentieth Century to the north of Areley Lane.

Whilst areas of modern development abutting the Area have impinged on the historic landscape, buffer zones separate these developments from the historic core of Areley Kings.

3.11 *Type of building*

The majority of the buildings in the Area are residential or are related to residential uses, for example the stables at Areley House. Several buildings with ecclesiastical associations cluster around the hilltop settlement.

One set of agricultural barns lies within the Area to the north of Lower House, but these have been converted into residential units in recent years.



Former agricultural barns now dwelling Church House farm

3.12 *Style of buildings*

No one architectural style is predominant within the area which reflects the very gradual and piecemeal development over many hundreds of years.

Timber-framing is present in many buildings reflecting the preference for locally available timber as a building material up to the 17th century.

Church House with its jettied first floor may originally have been built as an ale-house in the 16th century, or may have accommodated the priest before the Rectory was built in the 17th century.

The Rectory is timber framed although now largely encased in brick, and timber framing is also evident in Areley Hall and its annexe Mucklowe House, Lower House Barns, Church House and the Rectory.

This timber framing has been covered in render (Areley Hall, 16th century, rebuilt 19th century) or re-cased in brick (Rectory, 18th century) although certain exposed elements remain and where covered, certain elements of design such as paired gables hint at the frame behind.

Alterations and additions to both Areley Hall and the Rectory have been constructed in a soft red brick, typical of the locality.

Brick vernacular exists with Lower House, a fine example of Queen Ann architecture, commonly found in farm-houses throughout Worcestershire. Lower House Barns, whilst constructed in timber-framing, have brick nogging rather than rendered infill panels, possibly indicating a later date than other timber-framed buildings within the Area although probably not as late as the 1759 date on the gable end, which may reflect a later construction phase. Other brick vernacular can be seen with the stable-block for Areley House, constructed in a similar warm red soft brick, and creamy white lime mortar, although cement repointing has been undertaken during the latter part of the Twentieth Century.



Church House Farmhouse

Areley House, at the junction of the Bewdley and Stourport roads, is a rectangular ashlar-faced three-storied brick house. It dates from around 1820 and is an example of polite architecture. On the south front is a central portico with fluted Ionic columns whilst an oval drawing room on the north elevation partly projects in the form of a curved bay window.

St Bartholomew's church was entirely rebuilt in 1885-6 with the exception of the medieval chancel and 14th century tower. The medieval nave was replaced with a decorated style nave and north aisle by Frederick Preedy. Several isolated elements illustrate the antiquity of the building, however.

These include the chancel which is partly Norman with a 12th century window, 13th century priest's doorway, a 14th century porch and century brickwork in the east wall c.1800. The building thus provides evidence of the continual habitation of the area over the past millennium.

The Rectory for the church lies to the east of it is a timber framed structure of 17th century origin, with three gables, which Pevsner thought looked a little stunted due to the Georgian brick parapet. The south elevation is Jacobean style brickwork however the west elevation to the churchyard is a Georgian four-bay facade. The rectory garden contains the "Outstout", a three-storey building constructed by the then Rector in 1782 as a retreat and study. A shell shaped gazebo nearby dates from the same time.



The Rectory



The Outstout

Several modern buildings exist within the Area, including Areley Hall cottages and the modern, detached, Georgian-inspired Layamon House; several more exist adjacent to the boundary by Areley House and south of Areley lane.

3.13 *Size and morphology of buildings*

The buildings within the Area can be divided into three categories, relating to their age and their use. The more historic residential buildings tend to be larger, and set in their own ground, whilst the more modern residential properties are smaller, and set within the historic grounds of the larger buildings.

The older residential buildings, dating from the fifteenth century onward, tend to be large manorial-size buildings, reflecting the wealth of the Area historically. Most are of either 2 storeys with attic or 3-storeys, and show their period of construction, and additions, through the building materials used, ranging from the timber-framing of Mucklowe House (once part of Areley Hall), to the soft red brick and lime mortar of Lower House, its associated barns, and the Rectory, through to the ashlar with fine lime mortar joints of Areley House. Roofs tend to be covered in hand-made red plain clay roof-tiles, giving character to the roofs, although both Areley House and its associated stables are roofed in Welsh slate, another indication of wealth at the time, and a traditional covering for such designed properties.

Whilst some modern buildings reflect the design styles and materials fashionable when they were constructed others such as Layamon House have employed historic-influenced designs and materials. All the buildings within the area contribute to its overall character, although some more modern materials perhaps contribute less positively to the historic setting than others.

The third, ecclesiastical element of architecture plays an important part in creating the setting of the Area. Here, the church shows the use of a variety of stones, and architectural styles, reflecting the different ages of construction of the church, from the 12th Century through to the 19th Century. The church is the largest building within the Area, and retains its dominance over the settlement through its size and height, in comparison to the other buildings. Its status is confirmed by its dominant location at the highest point within the Area.



3.14 *Materials and construction*

There is a variety of types of materials and styles of construction throughout the Area, showing the evolution of the settlement through time.

a) Walls and construction methods

Red brick is the most common building material within the Area. The brick colour in the more historic properties is a mix of dark orange/red and a more burnt plum-colour. Sizes vary from narrow post-tudor bricks to Victorian standard imperial (9").



Red brick wall, former stables, Areley House

The mortar used in the jointing is a traditional lime mortar, with a creamy white colour, although a substantial amount of re-pointing with a red-brown cementitious mix has been undertaken on many of the properties. Layamon House is constructed of red brick however other modern properties within the Area, and those abutting the Area use a more yellow/red brick, including the bungalows at Cedar Close and the modern extension joining Areley House with the stables.



Bungalows within the Conservation Area: Cedar Close

Timber framing is quite extensively employed on the more historic buildings and is most evident on Church House and Areley Hall (Mucklowe House). The design of the framing on each of these properties is similar with close studded sections, although Church House has more diagonal bracing visible. Both brick nogging and rendered infill panels are present.

Areley House is the only residential property within the Area which is ashlar-faced: an indicator of the wealth of those for whom it was built. The fine joints are in a creamy lime mortar.

The church is constructed in sandstone, although due to the different ages of construction, the type of sandstone differs throughout the building. The base of the tower is constructed in a greeny-white sandstone, possibly originally from Highley.



Church of St. Bartholomew

The 18th century elements of the building are a redder sandstone, probably sourced more locally, although blocks of white sandstone are also present throughout. The coursing of the sandstone again differs dependant on the age of the element of building. With the tower, the stone is laid in a regular bond, whereas a random coursing is used more for the main body of the building. All joints are fine and in a creamy-white lime mortar.



The church exhibits several phases of construction
Some rendered and painted brickwork is present within the Area.

b) Windows

Windows are generally rectangular in shape, mainly vertically orientated. A variety of materials are used, mainly timber, but also upvc and aluminium profile.

The more polite buildings of the Georgian and Victorian periods incorporate vertically-sliding, 3/4 light, sash windows with timber glazing bars and are often present on all elevations of the buildings.

Some older properties such as The Rectory have sliding sash windows which replaced the original casements when the buildings were rebuilt. Church House has modern replacement timber mullioned windows, stained light brown in contrast to the dark stained timber-framing, and more in keeping with the contemporary extension. Areley Hall (and its annexe Mucklowe House) retain a cruciform style of window to their principal elevations, but the on former "Georgian" style glazing has been introduced into the cruciform window.

The church reflects the style of the more modern element of building, utilising a simple decorated window, reflecting the Gothic Revival style of ecclesiastical architecture of the Nineteenth Century, whilst a smaller vertical rectangular leaded light can clearly be seen on the earlier element of the tower.

On Lower House Barn simple timber casements are employed.

Some more modern properties within the Area feature UPVC windows. Whilst these are not generally permitted on listed buildings there is currently no control on the alteration of windows on unlisted buildings within the Area. Such control could be achieved in future by the imposition of an Article 4(2) Direction, which would have the effect of removing permitted development rights, the operation of replacing windows then requiring planning permission.

UPVC windows have generally, since their introduction some 30 years ago, featured simple, often heavy, frame designs and this is reflected in the styles of frames currently employed. Nowadays, however a much wider range of styles with finer detailing is available so it is anticipated as these windows reach the end of their useful life replacements may be obtained which sit more comfortably amongst the various historic designs within the Conservation Area.

c) Doors

Many historic properties within the Area retain original or replica replacement Georgian raised-and-fielded 6-panel doors, including the Rectory, Areley House and Lower House. The door surrounds of these are also generally retained, and tend to be elegant, simple canopied timber door surrounds, with some fluting on the pilasters. Areley House has a rather grander entrance with

Doric columns creating a portico covering the paired panelled doors and fanlight over.

d) *Roofs*

Roofing materials vary, but red clay tiles are most evident. Originally, these tiles would have been hand-made, resulting in a double cambered tile, giving the roof a rustic appearance. Properties which have retained these tiles retain more character whilst those which have been re-roofed in more modern machine made tiles have a more uniform appearance.

Welsh blue slate is used within the Area, in particular on Areley House and the associated stables, and natural slate has also been used on the modern Layamon House.

Roof slopes are generally quite steeply pitched gables; however those at Areley House, the former stables and Layamon House at the Dunley Road end of the Area are shallower and hipped.

Chimneys have generally survived on historic buildings and feature on the modern buildings too. They are of varied designs and several feature multiple flues. The loss of traditional historic pots is noticeable, with many either with no pots or more modern roll-top pots. Castellated pots are still present on some buildings.

e) *Rainwater goods*

Rainwater goods are traditionally in cast iron, predominantly in half-round profile for guttering. Where non-metal upvc guttering has been used this is prone to deflection and fading which can detract from the appearance of more traditional properties.

f) *Boundary walls, copings and railings*

Due to the rural surroundings boundary walls tend to be low key, and less dominant than perhaps in a more urban settlement. They tend to demarcate the entrances and front driveways of properties. Originally, as at Areley House, they surrounded the boundary of the property, but since some walls have been partially removed to permit access to modern housing their impact on the Area is reduced considerably.

The more historic walls also tend to have interesting and characterful piers and entrance gates. The Rectory has narrow brick pillars surmounted by stone acorns, and utilising a pair of ledged and braced panelled and decorated foot-gates, and Areley House has an historic dwarf brick wall, capped with sandstone copings.

The modern walls and railings surrounding the gates at the entrance to Areley Hall have been constructed to improve sight-lines and whilst constructed

using traditional materials their design is more modern and has perhaps a suburban character.

Boundary walls are a feature of some properties within the Area, and assist in defining, both physically and visually, the boundary of the individual property. The materials tend to reflect the period of property, with most bricks being of either a Georgian deep red, smooth-faced, regular coloured brick, with creamy white lime mortar, or a more irregular coloured brick, similar to those of the buildings.

Railings are also found within the Area, again in varying types and sizes. Wrought iron is mostly used, some of which is historic, and traditional in style, whilst other types are of a more modern “off-the-shelf” type.

Other elements of enclosure include timber fencing, ranging from the more historic three-bar fencing to the more modern feather-edged fencing panels.

Other boundaries within the Area demark historic and modern land ownership, field systems, and edges of sites, and are often in a mixed hedgerow. Many of these hedges are historic in their character, and in their age, reflecting the lack of development and rural character of the Area.

3.15 *Survival of architectural features*

The area has retained many original architectural features. This is almost certainly due to the high number of listed buildings, the controls over which have regulated indiscriminate losses, together with the care and attention to details by local residents. Important surviving features include:

- Railings, gates and boundary walls – various types are present throughout the Area, including estate fencing, decorative wrought iron railings, brick walls, and timber bar fencing;
- Outbuildings, some of which are used as garaging or stores;
- Traditional windows and doors – both in traditional materials and designs;
- Traditional roofs and dormers –traditional clay tiles, and Welsh blue slate.
- Non-painted or rendered brickwork – showing the dark red of the local brick, with the fine jointed, creamy white mortar joints;
- Wrought iron lych-gate entrance to St Bartholomew’s church;
- Pointing – a mix of fine, narrow jointing and wider jointing is present. The majority of the pointing is in a creamy-white lime mortar;
- Traditional steps – due to many of the houses being constructed slightly higher than the principal road, steps were often incorporated into the front entrance of the property;

Noticeable losses of, or damage to, original architectural features include the following:

- The installation of UPVC in some properties, for windows/doors and/or rainwater goods;

- The use of cement in pointing and render, together with inappropriate pointing techniques;
- Front doors of a style alien to the building they serve.

3.16 *Landmarks, focal points and special features*

a) *Landmarks*

Landmarks are buildings, structures, or other features that are important because of their size, design or position makes them particularly noticeable. Special care is needed in the treatment of landmarks.

Landmarks in the Area are as follows:

- Areley Hall. Perhaps the oldest residential building in the Area, and being set deep within its own grounds, Areley Hall can be seen from several points around the Area, and due to its historical associations, and age, should be considered as a vital landmark of the Area. Mucklowe House adjoins Areley Hall (and was indeed part of it) and forms part of the built massing that constitutes this landmark feature.
- Areley House. This is a landmark building, by virtue of its location, size and distinctive design. Its stable block is perhaps the most prominent building on Areley Lane and is something of a landmark in its own right, although its historic interest has been somewhat compromised by later additions and alterations.



Entrance portico Areley House

- St Bartholomew's Church. This is a landmark due to its size and prominent location at the top of the hill at the centre of the original settlement. Whilst it is set back from the road, and from other buildings, it is none-the-less imposing, and another vital element of the Area.
- The Church House. Due to its position, and its purpose, this building is noted as a landmark, especially with its historic, and modern, relationship

to the church. It is set close to Rectory Lane and is highly visible from the west.

- The War Memorial. This is an important landmark within the Area, serving also as a focal point for services of remembrance.

b) *Focal points*

Focal points are buildings, structures or areas, that are important because of their position in view lines, or because they are the centre of well-frequented public activity. Special care is needed in the treatment of focal points because they are particularly noticeable to the public. Due to the extent of trees and green cover within the Area, together with several of the larger buildings set in their own grounds and set back from the main routes, there are few visual focal points in the Area. However, the following are considered as both visual and/or social focal points

- St Bartholomew's Church and curtilage, including Church House - the church is a prime social focal point within the Area. It also forms a strong visual focal point from outside its own curtilage, although this is somewhat seasonal due to the foliage and tree cover.
- War Memorial is the focus of attention for services of remembrance.



c) *Special Features*

There are thirteen Statutory List Entries within the Area, equating to 13 Listed Buildings and structures; there are also several other buildings, that whilst not included in the Statutory List, are of local architectural and historic interest.

The Worcestershire Historic Environment Record contains information on these buildings as well as other heritage assets including the site of a World War II road block and a Medieval Fishery.



Areley Kings Conservation Area (hatched). Red dots indicate listed buildings.

Particular special features include the following:

- The range, ages and variety of period architectural detailing and period construction techniques;
- The historic pattern of roads and lanes in the Area;
- Railings and walls to the front of many of the properties;
- Views out to the open countryside;
- Trees and hedges.

Many of these are vitally important in retaining the character of the Area, and should ideally remain undeveloped, thereby maintaining the character and appearance of the Area.

3.17 *Ground surfaces*

Standard black-top tarmacadam, is used both for the principal roads running through the Area, and for the small amount of pavement at the Dunley Road end of Areley Lane. It is the dominant ground material within the Area. This is a non-traditional material, but has been in use for 100 years and due to the layout of the Area, and the traffic volumes using the roads this is now accepted as being appropriate.



Tarmacadam road surface typical of the Conservation Area

Grass and low ground-covering plants cover most road verges. Formal pavements are restricted to the Dunley Road end of Areley Lane, wild verges being more common throughout the Area. This retains the semi-rural character and appearance of the Area, and reduces the roads impact on the historic character and appearance.

Gravel is used in some areas, including the church car-park, and the Rectory. This creates a softer treatment and setting to the buildings, and there is a more natural integration between the tarmac and the grassed verges and hedges.



Driveway at The Old Rectory

Some entrance driveways may have originally been gravelled and a return to this material or other appropriate permeable surfaces should be encouraged.

Where kerbing is used within the Area, this tends to be of a modern concrete kerb, which is considered as being unsympathetic and detracting from the rural character and appearance of the Area. However, square blue granite

sets have been used as kerbing to the church car-park, which creates a more visually acceptable solution.

3.18 *Hard landscaping/ street furniture*

There are few elements of street furniture within the Area, which helps to preserve its character and appearance. Apart from the six lamp-posts within the Area, the only elements of highways furniture are road signs, each of which are in the small size, indicating speed limits and junctions. Whilst these are not generally seen as being sympathetic to the character or appearance of Conservation Areas, that they are minimal, un-illuminated, and small in size it is felt that there is a good balance between requirements of highways safety and the character and appearance of the Conservation Area.

There are three Council-maintained road name signs within the Area, the first at the junction of Areley Lane and Dunley Road, the second at the junction of Areley Lane and Cedar Close and the third at the junction of Areley lane and Rectory Lane. These are traditional in character and appearance and in the fonts used.

Various other signs appear to have been erected over the years including a yellow sign on the wall by Areley House Stables, a red “residents parking only” sign at the entrance to Cedar Close, a large white sign at the turn for Mucklowe House, Layamon House and Lower House, and other “private” signs. These display less consistency in terms of size, lettering font and materials. Signs in garish colours have been employed to denote disabled parking spaces at the church and whilst these may be effective they also have a somewhat detrimental impact on the character of the conservation area.



Three other elements of street furniture are present within the Area: a post-box near to the junction of Dunley Road, and a timber bench on the opposite side of the road. Both of these are traditional in character and appearance and compliment the character and appearance of the Area. The yellow grit bin adjacent to the War Memorial is a more intrusive feature, but is necessary owing to the steep hill being prone to ice in winter.

3.19 *Tranquil areas and active areas*

Tranquillity is the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree. It is particularly important to retain the tranquil character of such areas.

Most of the Conservation Area is such an area. Save for abutting the Dunley Road (A451), the majority of the Area lies within a semi-rural edge-of-urban area, separated from the main town by the River Severn, and from the modern developments by a buffer zone of trees and woodland to the west/south-west.



Those areas considered to be particularly tranquil include the churchyard and the grounds of Areley Hall.

The entrance to the Area from the south, turning onto Areley Lane from Dunley Road is considered as an active area. Whilst footfall is less common here, the traffic arising from the road, using the crossing of the River Severn, creates a busy and active approach to the Area.

Socially, there are two main other areas of activity, although this has to be taken relatively. Neither area would normally be considered as active areas, but due to the otherwise tranquil nature of the Area, these are considered as the busiest locations within the Area. The church, at times, is one of the principal active areas, being a socio-religious focal point. The use of the Church House as a meeting room/ conference room also brings activity and human movement into the locality. The other main area of activity is the junction of Areley Lane and Cedar Close, where the traffic, both pedestrian and vehicular, access and egress the bungalows and other properties in the Area.

3.20 *Noise*

There is generally a low level of background noise experienced within the Conservation Area. Towards the Dunley Road there is an almost continual hum of road traffic during the day which becomes more sporadic at night. Depending on the wind direction the Conservation Area is also sometimes affected by noise from Stourport-on-Severn town centre, mainly amplified music. At other times it is possible to hear agricultural operations (tractors

etc). The noise from motorsports on the hills nearby has been cited as an occasional nuisance.

Within the conservation area itself there is very little noise generated: the occasional passing car, wind in the trees, birdsong, and the conversation of pedestrians. At the land opposite Lower House Farm, the noise of farm yard animals can be heard, although this is not an intrusive or piercing sound. The bells at the church are also an added sound that can be heard at times in the conservation area.

3.21 *Paths*

There is one pavement running along Areley Lane from its junction with Dunley Road to its junction with the lane leading to Lower House.

One public footpath exists in the Area, starting adjacent to Church House, and leading down the hill linking to Areley Lane. This is unmade, and retains its natural appearance and character, sometimes being extremely muddy. The lane past Lower House Farm provides pedestrian access to the footpath running along the west bank of the River Severn.

The paths across the churchyard are paved although rustic in character and lack formal kerbs or edging stones.

The lane past Church House Farm towards the river, although a private road, is classed as a public bridleway.



Paths range from asphalt to mud!

3.22 *Alien features*

Whilst the Area is predominantly “traditional” in character, there are elements that are alien to the character and detract from the appearance of the Area.

Highways signage is of the standard type utilising modern reflective materials and is thus alien to the character of the Area. The limited use of this signage results in a minimal impact on the Area. Locations appear to have been

considered quite carefully, to benefit both the road users and reduce the impact on the Conservation Area.

Similarly the highways lack intrusive road markings, whilst the lack of hard edges to the road, with limited kerbings, helps to reduce the impact of the blacktop on the Area and retain a more rural character.

The small electricity sub-station to the side of Cedar Close is a purely utilitarian structure, and although hidden behind a timber fence this appears quite tired and in need of replacement. The provision of a brick wall around the entire site would help it become assimilated into the area instead of standing out.



The Area is bordered by modern housing to the north in Cedar Close, to the south at Bower Bank and opposite Church House. The bungalows in Cedar Close impact perhaps more on the curtilage of the listed Areley House than the Conservation Area itself, although the suburban approach along Cedar Close could benefit from more planting to better integrate this into the Conservation Area.

Where they have been introduced Solar PV panels, satellite antennae and upvc doors and windows generally impact on the conservation area, but currently not to such a degree that the fundamental character of the area is seriously compromised.

The bright yellow plastic salt bins do detract from the character of the Area, however they are required to treat icy roads in winter, and they need to be readily identified in poor weather and in the hours of darkness. It is not within the jurisdiction of the Council to seek their removal.

3.23 *Areas that would benefit from enhancement*

The boundary between Areley House and Dunley Road is currently unfenced, the vegetation has been broken down and there is some evidence of fly-tipping. The lack of fencing could encourage anti-social behaviour in and around the dense vegetation. The erection of a railing or simple fence could deter casual access.

The road surface on Rectory Lane is another aspect of the conservation area that could be improved as it is currently rough and rutted due to frost damage.

Many of the bricks on the walls along Areley Lane in particular, are in need of attention, as they are badly perished – caused by inappropriate pointing, however some areas of lime pointing remain and here the bricks have survived in a much better state.

The electricity substation would benefit from a new brick boundary wall which would enhance security and serve to camouflage the facility.

3.24 *Neutral areas*

A neutral site is defined as a small part of an area whose character does not conform with that of its immediate surroundings. These sites do not necessarily detract from an area, but should development proposals be forthcoming, then they should improve the site, in terms of visual and/or social impact on the Area, and relate well to the surroundings, *or* be designed that the development is confined to spaces within the neutral area that are not visible to the public gaze.

It is not considered that there are any neutral sites within the Area. This is partially due to the general lack of modern development and alterations within the Area, and also that the areas which would otherwise be considered neutral, such as Cedar Close, are considered to have more of a negative impact on the Area than a neutral one.

4.0 CONCLUDING STATEMENT

Areley Kings Conservation Area covers an historic hamlet which has remained largely unchanged during the past 1000 years, with the principal focus being the church and immediate vicinity. With its semi-rural setting, variety and number of trees and hedges, its historic buildings and predominantly undeveloped character, in contrast to the developments to the south and west, the hamlet is widely recognised as having a special character and appearance.

Whilst there are some elements within the Conservation Area that detract from the special character and appearance they sufficiently few in number to prevent the area from being at risk of losing its special interest.

Areley Kings Draft Conservation Area Character Appraisal 2011
Summary of representations, Director of Planning & Regulatory Services responses and recommendations

Name	Summary of representation	Director of Planning & Regulatory Services Response	Director of Planning & Regulatory Services Recommendation
A&M Bhardwaj	<p>New street lighting not in keeping with the Conservation Area.</p> <p>Disagrees with Areley House creating an important introduction to the historic character of the Area.</p> <p>Layamon House does not fit in with the Conservation Area.</p> <p>Disagrees that Areley House is grandiose.</p> <p>Front gates to Areley Hall are not electronic and do not <i>“present a low quality modern intrusion into the area”</i>.</p> <p>Disagrees that the area is tranquil, complains about noise from surrounding activities.</p> <p>Disagrees with comments made on page 20 about the driveway, modern treatment of extensions and poor quality boundary treatment.</p> <p>Alarmed and distressed by the final paragraph in the concluding statement relating to Areley Hall. It is our opinion and that of friends and relatives who have visited, that Areley House, in its current state, and Layamon House (to a lesser degree) are the biggest eyesores in the area around our home.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted; disagree.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted – further investigation has taken place.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Opinions noted.</p>	<p>Revised section on street lighting to be incorporated in revised draft appraisal.</p> <p>Revised emphasis on impact of Areley House to be incorporated in revised draft appraisal.</p> <p>Description to be revised. Factual errors to be corrected.</p> <p>A revised section on noise to be incorporated into the revised draft appraisal.</p> <p>A review of the comments made about Areley Hall to be undertaken and a revised assessment to appear in the revised draft appraisal.</p> <p>As above.</p>

Areley Kings Draft Conservation Area Character Appraisal 2011
Summary of representations, Director of Planning & Regulatory Services responses and recommendations

A Daw and Group	Request that land to west of Areley Kings Church is never built on due to peaceful character.	Comments noted.	
A Jones	Submits photos in support of Conservation Area	Support for the Conservation Area is noted. Excellent photographs.	
A Wehner	Proposes that the Area be extended to the Gladderbrook to incorporate site of medieval fishponds. Disagrees that modern materials are unsympathetic to the Area; part of the ongoing history; Area not to be a time capsule. Factual errors in description of Rectory. Proposes Area map to go in front of document. Correct spelling of Mucklowe House to be used.	Comment noted. Agree. Noted. Agree. Noted.	Further investigation into the Area boundary to be undertaken. A revised section on materials and their impact to be provided in the revised draft appraisal. Text to be corrected. Web version of Appraisal to feature map at front – hard copy to retain pull out map at rear. Text to be corrected.
Anonymous	No elm in churchyard. Various errors in formatting, spelling, factual errors.	Disagree: Aboricultural Officer has identified one elm present November 2012. Noted.	 Text to be corrected.
Church House Charitable Trust	Suggest date of construction of Church House be included in text. Bier House now demolished. Tranquility affected by motor sports.	Noted. Noted. Noted.	Date to be included in text. Incorrect references to be removed. A revised section on noise to be incorporated into the revised draft appraisal.

Areley Kings Draft Conservation Area Character Appraisal 2011
Summary of representations, Director of Planning & Regulatory Services responses and recommendations

	No reference to Outstout and adjacent gazebo.	Noted.	Facts to be included in text.
Dr Harrison	<p>Critical of the number of errors, both factual and typo, immature style etc.</p> <p>Believes the Council has discredited itself by permitting the building of the Tesco Supermarket affecting several conservation areas.</p> <p>Believes Council has its priorities wrong in investing money in this very poorly conducted review of the Conservation Area</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. WFDC has a duty to identify areas that are of special architectural or historic interest under the P(LBCA)A 1990. Conservation Area Character Appraisals inform this process.</p>	<p>Document is to be re-drafted entirely to reflect the standard of other Appraisals in Wyre Forest District.</p> <p>As above.</p>

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH DECEMBER 2012

**Wyre Forest Local Development Framework
 Annual Monitoring Report 2011/12**

OPEN	
DIRECTOR:	Director of Economic Prosperity and Place
CONTACT OFFICER:	Heather Stone – Ext. 2520 Heather.Stone@wyreforestdc.gov.uk
APPENDICES:	Appendix 1 : Annual Monitoring Report 2011/12 Executive Summary Appendix 2 : Housing Trajectory

1. PURPOSE OF REPORT

- 1.1 To inform Members of the production of the Local Development Framework Annual Monitoring Report for 2011/12.

2. RECOMMENDATION

- 2.1 **The Committee is asked to note the report and appendices and give APPROVAL for the Director of Economic Prosperity and Place to finalise the full document prior to uploading it onto the Council’s website by the end of December 2012.**

3. BACKGROUND

- 3.1 This is Wyre Forest District Council’s 8th Annual Monitoring Report. It reports on the period 1st April 2011 to 31st March 2012. The document shows:

- How the Local Development Framework is progressing;
- The extent to which strategic objectives and policies in the Core Strategy are being achieved; and
- Progress made against targets and indicators.

- 3.2 Planning reforms set out in the Localism Act have removed the duty to submit an Annual Monitoring Report to the Secretary of State by 31st December each year. However, the overall duty to monitor is retained and local planning authorities can now decide what to include in their AMR. The main purpose of the AMR is to share the performance and achievements of the local planning authority with the local community.

- 3.3 The Wyre Forest Core Strategy was adopted in December 2010. It contains a comprehensive Monitoring and Implementation Framework.

These indicators will be used in this and future Annual Monitoring Reports.

- 3.4 The AMR helps to highlight policy performance and identify whether policies are delivering sustainable development and having the intended effect. Where policies are not having the desired effect, measures can be put in place to amend or replace them. The AMR provides a historical trend analysis, as well as current information through the use of various indicators.

4. KEY ISSUES

- 4.1 The Project Plan (previously the Local Development Scheme) was updated in February. It outlines progress in plan preparation including adoption of the Core Strategy (December 2010), consultation on potential gypsy sites (October/November 2011), adoption of Churchfields Masterplan SPD, approval of Eastern Gateway Concept Statement and adoption of Landscape Character Assessment SG by the County (December 2011).
- 4.2 During 2012 the following milestones have been reached:
- Progression of both the Site Allocations and Policies DPD and the Kidderminster Central Area Action Plan DPD through to Publication (July/September) and Submission to the Planning Inspectorate (25th October 2012) stages.
 - Submission of a draft Proposals Map to accompany the above Development Plan Documents.
 - Implementation of a Local Development Order for the South Kidderminster Enterprise Park (August 2012).
 - Revision of the Statement of Community Involvement in line with the emerging Localism Agenda - draft out for consultation November 2012. Initial viability assessment in association with commencing work on a charging schedule for the Community Infrastructure Levy for potential consultation in spring 2013
- 4.3 2011/12 saw the completion of 234 dwellings (42% were flats) – up from 154 the previous year – but with 49 demolitions, there were only 185 net additions to the housing stock. Projected completions for 2012/13 are over 300 dwellings. There were 73 affordable completions during the year, mainly houses. The Adopted Core Strategy proposes a net housing allocation of 4,000 dwellings with an annual target of 200 additional dwellings.
- 4.4 A housing trajectory shows how these dwellings will be delivered during the plan period. Projected completions for 2012/13 are around 350 dwellings. The projected completions for the 5 year period starting from April 2013 are 1,725 dwellings compared with an annual requirement of 182 (910 dwellings in total) giving a 5-year supply of 189.6%. The majority of this housing already has permission.

- 4.5 The executive summary attached at Appendix 1 summarises the key findings of the Annual Monitoring Report. The Adopted Core Strategy Monitoring and Implementation Framework contains 49 separate indicators. Many of these are reported on in this year's report. Once monitoring systems are refined, it is hoped to give a fuller feedback in next year's report.

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 implications.

8. EQUALITY IMPACT ASSESSMENT

- 8.1 There are no equality impact implications to be considered.

9. CONCLUSION

- 9.1 Although housing completions were still slightly below the target level of 200, the housing trajectory shows that the District Council is still on target to deliver the minimum level of 4,000 additional dwellings by 2026. Targets set out in the Core Strategy for retail, employment and commercial growth are not currently being met, but much of the growth in those sectors is projected to come forward later in the plan period.

10. CONSULTEES

- 10.1 None.

11. BACKGROUND PAPERS

- 11.1 None.

Wyre Forest Local Development Framework

Annual Monitoring Report 2011/12

Executive Summary

Project Plan (previously known as Local Development Scheme)

The latest Project Plan came into effect in February 2012. Since that date, the Site Allocations and Policies Development Plan Document (DPD) and the Kidderminster Central Area Action Plan DPD have been published and submitted to the Planning Inspectorate. The hearings will be held in early 2013. In August, a Local Development Order for the South Kidderminster Enterprise Park came into effect. This will be in force for 3 years.

Population

- Initial results from 2011 Census show only a small increase of 1,100 since 2001. This is equivalent to a 1.1% rise in the population. The over 60s have shown a 30% increase with the school age population falling by almost 10%.
- Since 2001 the number of households has increased by 2,700 to around 43,000. This increase is mostly accounted for by single person households.

Housing

- 234 new dwellings were completed in 2011/12; 49 dwellings were demolished giving a net completion rate of 185 dwellings for the year;
- 72% of dwellings were completed on brownfield sites (previously developed land);
- Only 231 dwellings were under construction at the end of the financial year, significantly lower than in 2010 when there were 345;
- 93% of completions were at a density of at least 30 dwellings per hectare;
- There were 73 affordable dwellings completed during 2011/12 including 22 shared ownership; 25 were built by Bellway Homes at their Puxton site; 70% of these affordable dwellings were houses;
- 57% of completions had 2 or more bedrooms (excluding flats);
- There were 125 completions in Kidderminster (twice the number the previous year);
- Five sites accounted for 80% of housing completions - 46 affordable homes at Wribbenhall in Bewdley, final 45 homes at Lichfield Basin in Stourport-on-Severn, 42 flats at Castle Locks in Kidderminster town centre, 41 houses at Puxton and 13 at the Briars in Kidderminster; and
- Planning permission was granted for 13 gypsy pitches in the Sandy Lane area of Stourport-on-Severn.

Economic

- Unemployment during the year averaged between 4.5% and 4.9%. Overall numbers were highest in Broadwaters Ward and the % rate was highest in Oldington & Foley Park Ward where unemployment levels averaged 12% – both wards are in Kidderminster;
- Construction of the new District Council offices began in 2011/12;
- Current employment land supply is 51.83 Ha - some 10.62 Ha has been completed since 2006;
- 2,791 sq.m retail floorspace was completed in 2011/12 including a large extension at Sainsburys on Crossley Retail Park;
- 2 new hotels opened in Kidderminster – Premier Inn at Slingfield Mill on Weavers Wharf and Travel Lodge on Park Lane;
- A State of the Area debate was held in March 2012 involving residents, businesses, politicians and stakeholders;
- The ReWyre conference showcased 4 important schemes – proposals at West Midlands Safari Park, proposals for the redevelopment of the former British Sugar site, the Kidderminster Academy in the Piano Building and the Local Development Order for the South Kidderminster Enterprise Park;
- Work began on the fitting out of the former Stour Vale Mill as a fully interactive Carpet Museum complete with working looms following a Heritage Lottery Fund grant of almost £2 million; and
- A replacement school for Stourport Primary was completed in January with work well advanced on 3 replacement primary schools in Kidderminster.

Local Environment

- Broadwaters Park in Kidderminster retained its Green Pennant and Jubilee Gardens in Bewdley retained its Green Flag; and
- A new Conservation Area at Green Street in Kidderminster was designated in February.

