

Open

Planning Committee

Agenda

6.00pm
Tuesday, 8th January 2013
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, 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, 8th January 2013

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Community Assets & Localism, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 11th December 2012.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	16
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	32

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>	52
8.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
9.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

10.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER

11TH DECEMBER 2012 (6.00PM)

Present:

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

Observers:

Councillors: J-P Champion.

PL.68 Apologies for Absence

Apologies for absence were received from Councillor N J Thomas.

PL.69 Appointment of Substitutes

Councillor G W Ballinger was appointed as a substitute for Councillor N J Thomas.

PL.70 Declarations of Interests by Members

There were no declarations of interests.

PL.71 Minutes

Decision: The minutes of the meeting held on 13th November 2012 be confirmed as a correct record and signed by the Chairman.

PL.72 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 504 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 504 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.73 Applications Pending Decision

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

Decision: The schedule be noted.

PL.74 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.75 Areley Kings Conservation Area Draft Conservation Area Appraisal Reconsultation

The Committee considered a report from the Director of Economic Prosperity & Place that informed Members of the proposed draft Conservation Area Appraisal for the Areley Kings Conservation Area, and the proposed arrangements for public consultation.

Decision:

- 1. A public consultation exercise on the revised draft Areley Kings Conservation Area Character Appraisal as attached at Appendix 1 of the report to the Planning Committee on 11th December 2012 be approved.**
- 2. Delegated powers be granted to the Director of Economic Prosperity and Place to determine the final format and presentation of the Character Appraisal.**

PL.76 Wyre Forest Local Development Framework Annual Monitoring Report 2011/12

The Committee considered a report from the Director of Economic Prosperity & Place that informed Members of the production of the Local Development Framework Annual Monitoring Report for 2011/12.

Decision: The report and appendices to the report be noted and approval be granted to 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.

PL.77 Exclusion of the Press and Public

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

PL.78 New Enforcement Case

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

Decision: Delegated authority be given to the Director of Community Assets and Localism to serve or withhold a Breach of Condition Notice, to remove the existing unauthorised touring caravan from the site.

PL.79 Live Enforcement Cases

The Committee considered a report which listed live enforcement cases as at the 28th November 2012.

Decision: The report be noted and updates be bought back on several cases to the Committee as soon as possible.

The meeting ended at 6.41 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

11th December 2012 Schedule 504 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: 12/0590/FULL
Site Address: 25 WATERSIDE GRANGE, KIDDERMINSTER, DY10 2LA
DELEGATED AUTHORITY TO APPROVE subject to no new issues being raised prior to the expiration of the consultation period and 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>
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 is 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.

Councillor J-P Campion left the meeting at this point, (6.26pm)

Application Reference: 12/0321/FULL
Site Address: UNIT 2, GREENACRES LANE, BEWDLEY, DY12 2RE
DELEGATED AUTHORITY TO APPROVE subject to a Section 106 Agreement to secure the dry access route across third party land; and the following conditions:
<ol style="list-style-type: none"> 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.
12. Drainage.
13. No piled foundations.
14. Monitoring and long term maintenance plan in respect of land contamination.

Note

Removal of asbestos.

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 is 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

Site Address: LAND OFF CLENSMORE STREET, CHURCHFIELDS, KIDDERMINSTER

DELEGATED AUTHORITY TO APPROVE 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.
 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. The application is considered to be in accordance

with policies 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 of the Adopted Wyre Forest District Local Plan, DS01, DS02, DS05, CP01, CP02, CP03, CP04, CP05, CP06, CP07, CP08, CP11, CP13, CP14, CP15 of the Adopted Wyre Forest Core Strategy, CTC17, CTC19, CTC20, CTC21, T4 of the Worcestershire County Strategy Plan, PFSD1, DPL1, DPL3, CC1, CC2, UP3, UP4, UP5, UP6, UP7, UP9 of the SAP DPD, PFSD1, DPL1, CC1, UP1, UP2, UP3, UP4, UP5, UP7, Ch1, Ch3 of the 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 of the West Midlands Regional Spatial Strategy and Sections 4, 6, 7, 10, 11, 12 of the National Planning Policy Framework.

Application Reference: 12/0581/TREE

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

APPROVED, 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

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

APPROVED 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).

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. The application is in accordance with policies RT.5, TR.17, D.4, D.10 of the Adopted Wyre Forest District Local Plan, DS02, CP08, CP09 of the Adopted Wyre Forest Core Strategy, GPB1, GPB2, CC1, CC2 of the SAP DPD, D25 of the Worcestershire County Structure Plan, PA13 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance, Planning Obligations SPD and Sections 1 and 2 of the National Planning Policy Framework.

Application Reference: 12/0639/FULL

Site Address: TELEPHONE EXCHANGE, LEA LANE, COOKLEY, KIDDERMINSTER, DY10 3RL

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. The application is considered to be in accordance 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, Policies SAL.UP1, SAL.UP7, SAL.UP8 and SAL.UP11 of the Emerging Site Allocations and Policies DPD, Design Quality Supplementary Planning Guidance and Sections 7 and 9 of the National Planning Policy Framework.

Application Reference: 12/0656/FULL

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

APPROVED, 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.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

08/01/2013

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
12/0650/FULL	171 STOURBRIDGE ROAD KIDDERMINSTER	APPROVAL	17
12/0697/FULL	CHIPS AWAY ARTHUR DRIVE HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER	APPROVAL	20
12/0744/FULL	14 COMBERTON PLACE KIDDERMINSTER	APPROVAL	24
12/0756/FULL	HAMLET PLACE BEWDLEY ROAD STOURPORT-ON- SEVERN	DELEGATED APPROVAL	26
12/9052/NMA	STOURPORT SPORTS CLUB LTD KINGSWAY STOURPORT-ON-SEVERN	APPROVAL	30

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
8TH JANUARY 2013

PART B

Application Reference:	12/0650/FULL	Date Received:	22/10/2012
Ord Sheet:	384296 278122	Expiry Date:	17/12/2012
Case Officer:	James Houghton	Ward:	Broadwaters

Proposal: New Access and Vehicular Crossing

Site Address: 171 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2UX

Applicant: Mr E Cox

Summary of Policy	CP11 (AWFCS) QE3 (WMRSS) Worcestershire County Council Highways Design Guide Section 4 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application property is a semi detached, hip roofed dwelling set back from Stourbridge Road (A451) behind front gardens. The property benefits from a parking area to the rear, accessed from Wolverhampton Road (A449).
- 1.2 The majority of other properties within the immediate area benefit from parking provided with a layout similar to that which forms the basis of this applications.

2.0 Planning History

- 2.1 None relevant.

12/0650/FULL

3.0 Consultations and Representations

3.1 Highway Authority – Recommends that the permission be refused for the following reasons:-

The County Council's Local Transport Plan 3, Highway Design Guide indicates that only one means of vehicle access to a residential property is permissible. This application provides a secondary means of access to the site which is contrary to policy. The area of land to the front of the site does not provide sufficient space to park and turn a vehicle and the introduction of an access will result in vehicles reversing onto the highway which will have an adverse impact on highway safety.

The applicant has not proposed to close the existing access and has not demonstrated that manoeuvring will occur in the curtilage of the site, the proposal is therefore considered to be non compliant with the adopted local transport plan and therefore should be refused in the interests of highway safety.

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks approval for the addition of a dropped kerb to the front of the property to allow for the creation and use of off street parking. Sufficient space exists to comfortably park a number of vehicles, although the space is insufficient to turn a vehicle and thus allow access to and from the highway in a forward gear.

4.2 The comments of the Highway Authority are noted. However the application site is remarkable for properties along this side of the Stourbridge Road in that it benefits from no off street parking accessed to the front of the property by means of a drop kerb. The majority of properties along Stourbridge Road already benefit from similar access arrangements as parking, but also have insufficient space to turn a vehicle. As such it is considered that the proposed dropped kerb and parking area would offer no greater detriment to road safety in this area than is the case at present.

4.3 The proposed access, any potential parking area and the drop kerb would not appear atypical or alien in this setting. The development proposed would offer no significant detriment to the amenity currently enjoyed by the occupants of neighbouring properties.

12/0650/FULL

5.0 Conclusions and Recommendations

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

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

Reason for Approval

The proposed drop kerb is considered acceptable; the access would not appear atypical or incongruous in the context of the street scene or the character of the area. It has been demonstrated that sufficient space exists within the site to provide a parking space and as such it is considered that the development would have no significant impact on highway safety. The development would be considered to accord with the requirements of Policy CP11 of the Adopted Wyre Forest Core Strategy.

Agenda Item No. 5

Application Reference: 12/0697/FULL **Date Received:** 09/11/2012
Ord Sheet: 383343 274171 **Expiry Date:** 04/01/2013
Case Officer: Emma Anning **Ward:** Aggborough and Spennells

Proposal: Extension to existing Industrial Unit

Site Address: CHIPS AWAY, ARTHUR DRIVE, HOO FARM INDUSTRIAL ESTATE, KIDDERMINSTER, DY11 7RA

Applicant: J & I Property

Summary of Policy	DS01 DS02 CP08 (AWFCS) SAL.SK1 SAL.GPB1 SAL.CC1 SAL.CC2 SAL.UP8 SAL.UP9 (SAP DPD)
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 Chips Away is a detached industrial unit located on the Hoo Farm Industrial Estate, which is home to a mix of large and small commercial units undertaking a range of light and heavy industrial processes. Chips Away is located half way down Arthur Drive situated amongst other lighter industrial units.
- 1.2 The site is identified as being within an area suitable for B1, B2 and B8 uses as identified by the Adopted Local Plan Proposals Map and is part of the South Kidderminster Enterprise Park, as defined in the Draft Proposals Map associated with the Pre-submission Publication Version of the Site Allocations and Policies Development Plan Document, and is bounded to the rear by Urban open Space.

2.0 Planning History

- 2.1 WF/0999/99 Full - Erection of an extension to form an additional workshop and construction of car park : Approved.

12/0697/FULL

3.0 Consultations and Representations

3.1 Highway Authority – Recommends that the permission be Refused for the following reasons:-

The application proposes to increase the sites car parking allocation over the stated maximum provision in the location transport plan. Based on the proposed gross floor area of the proposed extended building a maximum parking provision of 10 parking spaces is acceptable and a minimum of 1 disabled persons space over this. The application proposes 13 parking spaces and 1 disabled person's space which exceeds the standard by 3 spaces. The site is not considered to promote sustainable transport and encourages car based trips by the over provision of parking spaces.

3.2 Worcestershire Regulatory Services (Noise Assessment) – No adverse comments.

3.3 Worcestershire Regulatory Services (Pollution Control) - The planning application lies within the 250m buffer zone of the former British Sugar Corporation Landfill site and as the application is for an extension if there are any gas protection measures in the current building the extension should match, as such recommend the following as an advice note:

The site is known to be within 250m of a landfill site. The site no longer receives material and information held on the site and the fill material received would indicate the production of large volumes of landfill gas is unlikely. This application is for an extension therefore gas protection measures should match those measures in place in the existing property. If there are no gas protection measures in the existing property there is no need to incorporate gas protection measures in the extension. The applicant may wish to undertake a landfill gas survey for their own piece of mind.

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

Additionally, the whole of the site is an industrial site as no information regarding the former use of the particular area in question has been supplied then recommend the full contaminated land condition.

3.4 Neighbour/Site Notice – No representations received.

12/0697/FULL

4.0 Officer Comments

4.1 As detailed above, planning approval was granted in 1999 for the extension of this unit, but this was never implemented. The plans submitted for consideration as part of this application are identical to those already approved. Given the changes made to the Development Plan since 1999, it is not considered that the above lapsed permission carries any material weight in the determination of the application. The primary considerations in this instance are: the principle of development; the design of the proposed extension; the impact upon amenity and highway safety. Each of these matters is discussed in turn below.

PRINCIPLE OF DEVELOPMENT

4.2 As detailed above the site is within an area allocated for industrial purposes and is part of the South Kidderminster Enterprise Park where economic development is encouraged. The proposal is to extend the existing industrial unit which is used as a car repair workshop (Use Class B2). The extension would enable the occupier to expand the in-house training arm of the business which trains operatives to work in the car body repair industry.

4.3 Given that the proposal would enhance an existing facility and allow the further growth of the business, I am satisfied that the proposal would positively contribute towards the economic well-being of the District and as such would be in accordance with SAL.SK1(a) of the Pre-submission Publication Version of the Site Allocations and Policies Development Plan Document and Policy CP08 of the Adopted Wyre Forest Core Strategy which seeks to support the expansion of a range of businesses on identified employment sites (including vehicle maintenance and repair where appropriate). I am therefore satisfied that the principle of this proposal sits comfortably within the Development Plan framework.

DESIGN

4.4 The proposed extension would double the size of this industrial unit, resulting in a unit of 433sq.m (floorspace). Given that the extension would be of identical design, form and materials as the unit to which it would be added, I am satisfied that that the proposal would harmonise with its setting and would complement the existing building as is required by Policy SAL.UP8 of the Pre-submission Publication Version of the Site Allocations and Policies Development Plan Document.

IMPACT ON AMENITY

4.5 This particular area of the South Kidderminster Enterprise Park sits 100m from residential properties at Hopton Drive, off Wilden Lane. Given the separation distance that the proposal involves, only light industrial processes and that Worcestershire Regulatory Services do not object to the proposal on noise ground, I am happy that the amenity of neighbours, due to potential noise pollution, would not be compromised.

12/0697/FULL

- 4.6 The visual amenity of nearby residents would remain largely unaffected given the suitability of the proposed design of the unit and the distance it would be from the nearest properties. As was the case in 1999 when an identical extension was approved, it is proposed to add a condition requiring details of landscaping to the western boundary (as is indicated on the proposed plans) to be submitted and approved in order to ensure that the extension is adequately screened from view, thus ensuring that no visual harm is caused to distant views as a result of the proposal.

HIGHWAY SAFETY

- 4.7 It is proposed to increase the parking provision of the site from six spaces to thirteen in order to accommodate the additional staff and visitors which would occupy the proposed extension. Being an automotive business it is likely that the number of vehicles visiting the site may be greater than would be typical of other industrial uses and as such the requirement for car parking provision would too be likely to be greater.
- 4.8 A recommendation for refusal has been submitted by Worcestershire County Council (as the Highway Authority) for the reasons set out in paragraph 3.1 above. Whilst the views expressed have been carefully considered in this instance, and in considering the nature of the business undertaken on site, it would be unreasonable to refuse this application due to overprovision of car parking particularly as the number of additional spaces only amounts to 3.
- 4.9 Given that all car parking can be accommodated on site, I am satisfied that the proposal would not give rise to a situation which would be detrimental to highway safety in accordance with Policy SAL.CC1 of the Pre-submission Publication Version of the Draft Site Allocations and Policies Development Plan Document.

5.0 Conclusions and Recommendations

- 5.1 For the reasons outlined above 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. Materials to match existing.
 4. Landscaping details to be submitted.
 5. Contaminated land investigation to be carried out.

Reason for Approval

The principle of an extension to this industrial building is acceptable as it satisfies the land use requirements of the Adopted Wyre Forest Core Strategy and the Pre-submission Publication Version of the Draft Site Allocations and Policies Development Plan Document. The extension proposed would harmonise with the host building and, as such, would not cause harm to visual amenity. The proposal would not give rise to a situation which would be detrimental to highway safety. For these reasons the proposal accords with the Development Plan policies listed above.

Application Reference:	12/0744/FULL	Date Received:	27/11/2012
Ord Sheet:	383729 276307	Expiry Date:	22/01/2013
Case Officer:	Julia McKenzie- Watts	Ward:	Greenhill

Proposal: Change of use from A2 to Sui Generis (Dog Groomers)

Site Address: 14 COMBERTON PLACE, KIDDERMINSTER, DY10 1QR

Applicant: Miss L Wheal

Summary of Policy	RT.6 (AWFDLP) CP03, CP09 (AWFCS) KCA-EG1 (KCAAP DPD) Section 2 (NPPF)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Number 14 is currently a vacant unit located in Comberton Place. The unit is located at the end of a row of six units within an area defined as a Local Centre within the Adopted Wyre Forest District Local Plan.
- 1.2 The Magistrates Court is located next to the unit, a hot food takeaway is immediately adjacent and a veterinary practice is opposite the site. There is a large surface pay and display car park opposite the unit with limited free on-street car parking to the front of the premises.
- 1.3 It is proposed to change the use of the unit from its current A2 use to a dog groomers which falls into the sui generis category.

2.0 Planning History

- 2.1 611/74 - Veterinary surgery : Approved.

3.0 Consultations and Representations

- 3.1 Highway Authority – No objection.
- 3.2 Neighbour/Site Notice – No objection.

12/0744/FULL

4.0 Officer Comments

- 4.1 Wyre Forest District Council owns the land on which number 14 Comberton Place is situated. The 62.24 square metre unit is currently a vacant property since the previous occupiers, learn direct / support services, left the site. The unit benefits from one designated parking space to the side of the unit in a private parking area.
- 4.2 The unit currently has A2 (Financial and Professional Services) permission and therefore any use outside of this use other than A1 retail would require a Change of Use application. A dog grooming establishment does not fit readily into any land use classification as defined by the Use Classes Order and as such is a sui generis use and therefore planning permission is required.
- 4.3 Policy RT.6 of the Adopted Wyre Forest District Local Plan allows professional services to be considered on their merits in retail locations and although this proposal does not fit exactly in this category, it is considered to be a similar kind of use. The unit was utilised as a veterinary practice for approximately 30 years before the owner retired and there is a new larger practice opposite the site, therefore the development is considered to be acceptable in principle.
- 4.4 The site is judged to be a good location as the surrounding units are served by some minimal on street parking and a large surface pay and display car park opposite. There are no residential properties close by and, as such, then any impact from potential noise disturbance would be minimal.
- 4.5 The proposed opening hours of the dog groomers are 9.00 a.m. - 5.00 p.m. Monday to Friday and 10.00 a.m. - 4.00 p.m. on a Saturday. Such hours are entirely appropriate given the location of the premises.

5.0 Conclusions and Recommendations

- 5.1 The application has been carefully considered in terms of the principle of allowing development in terms of the effect on nearby units and the surrounding area and is considered to be acceptable and in compliance with the policies listed above.
- 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).

Reason for Approval

The change of use application has been carefully considered in terms of the principle of allowing development in terms of the effect on nearby units and the surrounding area. The location of the proposed dog groomers is considered appropriate given the use of the surroundings units and in compliance with the policies listed above.

Application Reference: 12/0756/FULL	Date Received: 28/11/2012
Ord Sheet: 380349 272308	Expiry Date: 23/01/2013
Case Officer: Paul Round	Ward: Lickhill

Proposal: Variation of condition 7 of 10/0321/OUTL to allow occupation of plots 5 to 12 prior to noise alteration works being completed

Site Address: HAMLET PLACE, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR

Applicant: Mr S Duffin

Summary of Policy	NR.11 (AWFDLP) Paragraph 123 (NPPF) Noise Policy Statement for England (DEFRA 2010)
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 Hamlet Place is the name given to the residential development by Redrow Homes as part of the Morgan Advanced Ceramics factory site on Bewdley Road, Stourport on Severn.
- 1.2 The site is currently being developed with a number of plots already completed. The application seeks to vary the noise condition to allow occupation prior to the completion of the noise mitigation works to the factory premises.

2.0 Planning History (of relevance)

- 2.1 10/0321/OUTL – Residential Development of up to 150 dwellings : Approved.
- 2.2 11/0601/FULL - Removal of Condition 5 of 10/0321/OUTL to remove requirement for a continuous block of single aspect houses along the south west boundary : Approved.
- 2.3 11/0703/RESE - Erection of 98No. dwellings with associated garaging and ancillary car parking, hard and soft landscaping and ancillary works : Approved.
- 2.4 12/0268/S106 - Variation of S106 to allow revised affordable housing percentage (24%) and mix : Awaiting Completion.

12/0756/FULL

- 2.5 12/0733/FULL – Variation of condition 25 of 10/0321/FULL to allow occupation of up to 13 plots prior to completion of highway works : Awaiting determination.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited.
- 3.2 Worcestershire Regulatory Services – Views awaited.
- 3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The original outline planning permission was approved on the basis of a restrictive noise condition in order to mitigate and control any noise emissions from the factory. The condition as imposed was as follows:

(7) Notwithstanding the details shown in the Noise Assessment by Cole Jarman dated May 2010, prior to the submission of any reserved matters application pursuant to this outline permission, a Noise Management Strategy Report shall be submitted to and approved in writing by the Local Planning Authority.

The Noise Management Strategy Report shall include Noise Contours taking into account the existing noise climate and shall include:

- a) Noise Contours following completion of specific noise mitigation measures being implemented on plant and machinery used in connection with the activities at the retained adjoining factory unit, namely Morgan Ceramics Limited.*

The Noise Management Strategy Report shall also identify a scheme of noise mitigation measures considered necessary for the adjoining factory unit (Morgan Ceramics Limited) and any internal or external measures to be incorporated into the residential layout of the development hereby permitted in order to meet the World Health Organisation 1999 Community Noise recommendations. Those identified measures shall be provided in accordance with the approved details, prior to any of the residential units hereby permitted being occupied and shall thereafter be retained.

12/0756/FULL

Noise emissions from the adjoining factory unit (Morgan Advanced Ceramics Limited) shall, when the residences are first occupied and thereafter be limited to, not exceed the World Health Organisation 1999 Community Noise recommendations for residences when measured at or within those residences.

- 4.2 The mitigation strategy was submitted and approved prior to the reserved matters being submitted. This involved the movement and replacement of machinery, the installation of cladding to the existing building and acoustic fencing. Under the terms of the condition these works should be completed in their entirety prior to occupation of any dwelling. Although some of the works have been completed, due to legal difficulties they have not been completed. Redrow have 8 dwellings (plots 5-12) which have been completed and a number have been sold subject to contract. To allow them to complete the sales and allow occupation the condition needs to be varied to exclude these plots.
- 4.3 To support this application a supplemental noise assessment has been conducted taking noise tests from within Plot 6 and outside Plots 6 and 12, these plots being chosen as the closest to and oriented towards the factory. The following results are reported;

Description	Noise Level (L _{Aeq})
Plot 6 – 1m from SW facade	
21.18 – 21.28	43
22.56 – 23.06	43
Plot 6 – Master Bedroom	
Window Shut (21.32)	21
Window Part Open (21.40 – 21.50)	30
Plot 12 – 1m from S facade	
22.18 - 22.28	44
22.40 - 22.45	43

Source – Cole Jarman – 27th November 2012 (ref 2010/0581)

- 4.4 The point of reference within the Condition is the World Health Organisation (WHO) 1999 Community Noise recommendations for residences. The relevant WHO noise limits are as follows:
- 30 db L_{Aeq} in bedrooms 11pm – 7am.
 - 35 db L_{Aeq} in other habitable rooms 7am – 11pm.
 - 45 db L_{Aeq} 11pm – 7am externally 1m from the facades of living spaces.

It is evident from the tests that were carried out that the mitigation works that have been carried out thus far are sufficient for these residences that are to the far south-east of the development site. As the evidence has shown that noise levels are suitable at this present moment in time for these properties, it falls that these properties can be excluded from the condition.

12/0756/FULL

- 4.5 The views of Worcestershire Regulatory Services are awaited to verify the report submitted. On the basis of their acceptance of the report, approval can be given without prejudice to the remaining noise attenuation provision.
- 4.6 As part of the condition has already been approved the condition will be amended to take account of previous approvals.

5.0 Conclusions and Recommendations

- 5.1 The condition was imposed to protect the new properties for noise associated from the adjoining factory. The submitted report demonstrates that adequate provision has been made for plots 5-12 and subject to verification of the report from Worcestershire Regulatory Services the proposal to vary the condition is acceptable.
- 5.2 It is therefore recommended that **delegated** authority be given to **APPROVE** this application subject to a 'no objection' response from Worcestershire Regulatory Services and the following revised condition 7.

The approved Noise Management Strategy Report shall be incorporated into the residential layout of the development hereby permitted in order to meet the World Health Organisation 1999 Community Noise recommendations. Those identified measures shall be provided in accordance with the approved details, prior to the residential units (excluding plots 5-12 inclusive) hereby permitted being occupied and shall thereafter be retained.

Noise emissions from the adjoining factory unit (Morgan Advanced Ceramics Limited) shall, when the residences are first occupied and thereafter be limited to, not exceed the World Health Organisation 1999 Community Noise recommendations for residences when measured at or within those residences.

Reason for Approval

The proposed variation of condition has been supported by a satisfactory noise assessment that has adequately demonstrated that the specific plots can be occupied without loss of amenity to those residential dwellings. On this basis the proposed variation is in accordance with Policy NR.11 of the Adopted Wyre Forest District Local Plan.

Application Reference: 12/9052/NMA	Date Received: 07/12/2012
Ord Sheet: 381280 272688	Expiry Date: 04/01/2013
Case Officer: Paul Round	Ward: Lickhill

Proposal: Non-Material Amendments to Planning Permission
12/0101/FULL (Rotate pitch approximately 10m from position shown on approved drawing to avoid poor ground)

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

Applicant: Stourport Sports Club Ltd

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

1.0 Site Location and Description

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

2.0 Planning History (of relevance)

- 2.1 12/0101/FULL - Construction of an all weather surface synthetic hockey pitch and associated lighting and fencing : Approved 19/4/12.

3.0 Consultations and Representations

- 3.1 None Required.

12/9052/NMA

4.0 Officer Comments

- 4.1 Following the Government's *Planning for a Sustainable Future (2007)*, S.96A was inserted into the Town and Country Planning Act to formally allow non-material amendments to planning permissions allowing greater flexibility to developers.
- 4.2 There is no statutory definition of 'non-material' as it is dependent on the context of the overall original scheme. Government guidance states that the Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under S.96A. The grant of an application does not give a new permission but simply a variation to the one previously approved.
- 4.3 As Members may be aware, planning permission was given earlier this year for a new hockey pitch at Stourport Sports Club. Works have commenced on site which involves the levelling of the site and some ground movement in order to create a suitable site to lay the synthetic surface.
- 4.4 Unfortunately the original alignment of the pitch was situated on ground that was found to be unsuitable and could not be utilised for the pitch creation. Following further investigations it has been decided that moving the pitch by 10m to the south and west that suitable ground conditions can be achieved. This is an efficient and effective solution that does not alter the fundamental position of the pitch or the main planning reasons for giving approval.

5.0 Conclusions and Recommendations

- 5.1 It is considered that, given the context of the development, the proposed alteration to the planning permission through the minor movement of the pitch can be treated as a minor amendment under S.96A of the Town and Country Planning Act (as amended)
- 5.2 It is therefore recommended that **APPROVAL** be given to the non-material amendments to Planning Permission 12/0101/FULL. The conditions of the original approval will still apply.

Wyre Forest District Council

Planning Committee Meeting 08 January 2013

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
12/0126/FULL	06/03/2012	01/05/2012	OAK TREE FARM KINLET ROAD FAR FOREST KIDDERMINSTER DY149UE	Proposed temporary dwelling/office	ROBERT TAYLOR ASSOCIATES	Julia McKenzie- Watts
12/0155/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0266/CERTE	27/04/2012	22/06/2012	THE STABLES AT THE WOODLANDS WORCESTER ROAD CLENT STOURBRIDGE DY9 0HS	Lawful Development Certificate for an existing use or operation: Stables with self contained studio apartment above	Mr P Knowles	Julia McKenzie-Watts
12/0268/S106	04/05/2012	29/06/2012	MORGANITE ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of S106 to allow revised affordable housing percentage (24%) and mix	Mr M Marsh	Paul Round
12/0273/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
12/0321/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
12/0422/FULL	11/07/2012	05/09/2012	4 TALBOT STREET KIDDERMINSTER DY116QU	To create 3 Mews apartments by subdividing an existing dwelling with external alterations, first floor extension, Juliette balcony and porch	Mr & Mrs J Turvey	Julia McKenzie-Watts
12/0423/ADVE	12/07/2012	06/09/2012	STARBUCKS COFFEE SHOP WEAVERS WHARF KIDDERMINSTER DY101AA	2 No. Fascia signs with individual lettering internally illuminated and 1 No. Projecting sign internally illuminated	Starbucks Coffee Company	James Houghton
12/0433/FULL	13/07/2012	07/09/2012	CAUNSALL FARM 100 CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Conversion and alterations of existing barns to create 2No. dwellings and the erection of stables	The Wridgway family	Paul Round
12/0444/FULL	17/07/2012	11/09/2012	ROWLAND HILL SHOPPING CENTRE VICAR STREET KIDDERMINSTER DY101DE	Amendments to planning Permission 12/0013/FULL to allow revised entrance to Vicar Street, internal alterations including retention of staircase and toilet in lieu of new retail units	Joint LPA Receivers of Rowland Hill Centre	Julia Mellor

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

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12/0549/FULL	29/08/2012	24/10/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SF	Demolition and Rebuild of Chicken rearing sheds	Mr S Cox	James Houghton
12/0553/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
12/0570/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
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
12/0590/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

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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
12/0614/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
12/0623/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
12/0632/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
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
12/0639/FULL	11/10/2012	06/12/2012	THE OLD 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
12/0638/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

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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
12/0650/FULL	22/10/2012	17/12/2012	171 STOURBRIDGE ROAD KIDDERMINSTER DY102UX	New Access and Vehicular Crossing	Mr E Cox	James Houghton
12/0658/FULL	22/10/2012	17/12/2012	THE SLADD KINVER ROAD CAUNSALL KIDDERMINSTER DY115YG	Conversion of former agricultural barns to 3 dwellings (Renewal of 09/0682/Full)	Mr T Nock	James Houghton
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
12/0655/FULL	24/10/2012	19/12/2012	CRUNDALLS COTTAGE CRUNDALLS LANE BEWDLEY DY121NB	Single storey side extension	Mr M Richardson	James Houghton
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
12/0681/FULL	29/10/2012	24/12/2012	195 BIRMINGHAM ROAD KIDDERMINSTER DY102SD	Garden Summerhouse (Retrospective)	Mr F D'orian	James Houghton

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12/0664/TREE	30/10/2012	25/12/2012	3 SOUTHGATE CLOSE KIDDERMINSTER DY116JN	Fell Maple	Mr C Fletcher	Alvan Kingston
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
12/0673/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
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

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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
12/0684/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
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

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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
12/0682/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
12/0697/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
12/0733/FULL	12/11/2012	11/02/2013	HAMLET PLACE BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of condition 25 of Outline Planning Permission 10/0321/OUTL to allow occupation of up to 13 plots prior to completion of highway works.	Mr S Duffin	Paul Round

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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
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
12/0700/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

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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
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
12/0717/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

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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
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
12/0734/FULL	26/11/2012	21/01/2013	VICARAGE FARM BARROW HILL BELBROUGHTON STOURBRIDGE DY9 0BL	New oak framed detached double garage	Mr B Bache	James Houghton
12/0738/FULL	26/11/2012	21/01/2013	4 VALLEY VIEW BEWDLEY DY122JX	Raised roof to existing garage and carport Carport to be infilled. Single storey extensions to side and rear	Mr J Websdell	Julia McKenzie-Watts
12/0739/FULL	26/11/2012	21/01/2013	BURLISH PARK GOLF CLUB ZORTECH AVENUE KIDDERMINSTER DY117DY	Re-modelling of existing golf course	Mr T Plummer	Paul Round

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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	LLOYDS TSB BANK PLC 10-11 HIGH STREET STOURPORT-ON-SEVERN DY138DA	Display of 5 No. Fascia signs and 1 No. Non-illuminated hanging sign to replace existing signage	Lloyds Banking group	Julia McKenzie- Watts
12/0735/FULL	27/11/2012	22/01/2013	65 CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YH	Extension to bungalow and detached double garage	Mr Ray Lee	James Houghton
12/0737/LIST	27/11/2012	22/01/2013	RIVERSIDE CAFE 2-3 SEVERN SIDE NORTH BEWDLEY DY122EE	Block up existing side doorway and form new doorway in place of existing window on rear elevation. Block up existing doorway to kitchen from rear lobby to enable existing first floor accommodation to have its own dedicated entrance. Take down existing partition to create one single dining areas.	Mr C Brennan	Julia McKenzie- Watts
12/0744/FULL	27/11/2012	22/01/2013	14 COMBERTON PLACE KIDDERMINSTER DY101QR	Change of use from A2 to Sui Generis (Dog Groomers)	Miss L Wheal	Julia McKenzie- Watts
12/0745/FULL	28/11/2012	23/01/2013	HEYBRIDGE KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SN	Proposed Change of Use of Ancillary Accommodation to self contained dwelling	Mrs W Packwood	Paul Round
12/0756/FULL	28/11/2012	23/01/2013	HAMLET PLACE BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of condition 7 of 10/0321/OUTL to allow occupation of plots 5 to 12 prior to noise alteration works being completed	Mr S Duffin	Paul Round
12/0740/FULL	29/11/2012	24/01/2013	THE CROFT LOWE LANE KIDDERMINSTER DY115QR	Ground and first floor extensions to convert existing bungalow into 6 bedroom house and double garage	Mr N Mason	Emma Anning

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12/0741/FULL	29/11/2012	24/01/2013	ROWBERRYS NURSERIES LOWER CHADDESLEY KIDDERMINSTER DY104QN	Extension to existing restaurant	Mr C Rowberry	James Houghton
12/0736/FULL	30/11/2012	25/01/2013	16 MARLOWE CLOSE KIDDERMINSTER DY103QT	Proposed pitched roof over existing conservatory	Mr J Cahill	Julia McKenzie-Watts
12/0742/FULL	30/11/2012	25/01/2013	CLENT BOOKS ROSE COTTAGE HABBERLEY ROAD BEWDLEY DY121JA	Two storey side extension	Mr M Powell	Emma Anning
12/0753/FULL	30/11/2012	25/01/2013	1 BALDWIN ROAD BEWDLEY DY122BP	Extension and Modification, new vehicle access	Mr J Wilkes	Emma Anning
12/0754/FULL	30/11/2012	25/01/2013	THE COTTAGE BUCKERIDGE BANK ROCK KIDDERMINSTER DY149DN	Conservatory to rear and side of property	Mr R Barker	Julia McKenzie-Watts
12/0760/FULL	30/11/2012	25/01/2013	20 - 23 HORSEFAIR KIDDERMINSTER DY102EW	Repair alteration and extension of Nos. 20-22 Horsefair comprising of 3no dwellings, demolition of No. 23 Horsefair, installation of temporary interpretation art work	Mr R Tolley	John Baggott
12/0761/LIST	30/11/2012	25/01/2013	20 - 23 HORSEFAIR KIDDERMINSTER DY102EW	Repair alteration and extension of Nos. 20-22 Horsefair comprising of 3no dwellings, demolition of No. 23 Horsefair, installation of temporary interpretation art work	Mr R Tolley	John Baggott
12/0743/TREE	03/12/2012	28/01/2013	166 SUTTON PARK ROAD KIDDERMINSTER DY116LF	Crown lift two Silver Birch by 7 metres	Mr P Webb	Alvan Kingston
12/0749/FULL	03/12/2012	28/01/2013	59 BRUCE ROAD KIDDERMINSTER DY102TY	Ground floor extension to rear and first floor extension over side garage	Mr R Maggs	Julia McKenzie-Watts
12/0751/FULL	03/12/2012	28/01/2013	2 TUDOR ROAD BEWDLEY DY122BW	Single storey side extension	Mr S Morris	Julia McKenzie-Watts

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12/0762/FULL	03/12/2012	28/01/2013	NEWHOUSE FARM 74 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JH	Erection of new building adjacent to garage and stables to provide staff room, office, store and wc facilities for staff and visitors	Mr J Raggett	James Houghton
12/0746/FULL	04/12/2012	29/01/2013	J SAINSBURY PLC 2 CARPET TRADES WAY KIDDERMINSTER DY116XP	Concession unit under existing store canopy (use class A1)	Sainsbury's Supermarkets Ltd	Julia Mellor
12/0747/ADVE	04/12/2012	29/01/2013	J SAINSBURY PLC 2 CARPET TRADES WAY KIDDERMINSTER DY116XP	3No. Fascia Signs (Illuminated) 2No. Poster Signs and 2No. Panel signs (Non-Illuminated)	Sainsbury's Supermarkets Ltd	Julia Mellor
12/0748/FULL	04/12/2012	29/01/2013	101 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LY	Rear ground and first floor extensions and balcony	Mr R Bates	Emma Anning
12/0750/FULL	04/12/2012	29/01/2013	UKRANEAN CLUB SION HILL KIDDERMINSTER DY102UJ	Demolition of existing licensed club building and erection of a pair of 2no. bed houses	Mr R Tomkins	James Houghton
12/0755/FULL	04/12/2012	29/01/2013	WEST MIDLANDS AMBULANCE STATION MILL STREET KIDDERMINSTER DY116XJ	Ambulance response post	West midlands Ambulance station	Paul Round
12/0752/FULL	05/12/2012	30/01/2013	2 WHINCHAT GROVE KIDDERMINSTER DY104TJ	Alterations to level of land; erection of retaining wall, garden shed and playhouse (Retrospective)	Mr P Morris	James Houghton
12/0758/LIST	05/12/2012	30/01/2013	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Change of use of existing agricultural building to annex office with associated conversion works and demolition of existing steel and block barns	Mr & Mrs L Roper	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0757/FULL	06/12/2012	31/01/2013	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Change of use of existing agricultural building to annex office with associated conversion works and demolition of existing steel and block barns	Mr & Mrs L Roper	Paul Round
12/0759/TREE	06/12/2012	31/01/2013	1 THE CHESTNUTS KIDDERMINSTER DY117BN	Fell Horse Chestnut	Mrs P Horton	Alvan Kingston
12/0764/FULL	06/12/2012	31/01/2013	6 HARTLEBURY ROAD STOURPORT-ON-SEVERN DY139NL	Change of use for 6 Hartlebury Road to offices (B1) and vehicle storage (B8)	Mr I Harrodine	Emma Anning
12/0763/FULL	07/12/2012	01/02/2013	VACCAROS 10 COMBERTON HILL KIDDERMINSTER DY101QG	Change of use to A3 Restaurant/Deli	Ms L Mares	John Baggott
12/0767/FULL	07/12/2012	01/02/2013	149 GREATFIELD ROAD KIDDERMINSTER DY116PP	Insertion of 3no. Dormer Windows. Alterations to ground floor extension	Mr M Samrai	James Houghton
12/0768/FULL	10/12/2012	04/02/2013	8 CRANE STREET KIDDERMINSTER DY116XT	Rear kitchen extension	Mr G Groves	Julia McKenzie-Watts
12/0769/LIST	10/12/2012	04/02/2013	VICTORIA BRIDGE BEWDLEY	Replacement of existing timber ballast restraint with galvanised metal faced with timber to match existing	Mr N Ralls	John Baggott
12/0765/FULL	11/12/2012	05/02/2013	BROCKENCOTE HALL COUNTRY HOUSE HOTEL BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PY	Construction of hard-standing and erection of a permanent marquee, creation of an additional 67 car space parking area and associated works	EDEN HOTEL COLLECTION	Emma Anning
12/0766/TREE	11/12/2012	05/02/2013	11 BROOK VALE BEWDLEY DY121BQ	Reduce two Yew trees to 6 - 7 feet	Mr D Kean	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0770/FULL	11/12/2012	05/02/2013	KWIK-FIT CHURCHFIELDS KIDDERMINSTER DY102JL	Retention of concrete panel fence	Kwik Fit Properties Limited	Emma Anning
12/0773/FULL	12/12/2012	06/02/2013	KEMP HOSPICE 41 MASON ROAD KIDDERMINSTER DY116AG	Annexe to create new counselling rooms and associated facilities	Kemp Hospice Trust Ltd (Mr G Taylor)	Emma Anning
12/0771/ADVE	17/12/2012	11/02/2013	CARTERS FURNITURE CENTRE LTD CALDWELL MILL NEW ROAD KIDDERMINSTER DY101AQ	3.5m x 3.5m directional sign	CARTERS FURNITURE CENTRE LTD (Mr J Carter)	Paul Round
12/0772/FULL	17/12/2012	11/02/2013	128 FRANCHE ROAD KIDDERMINSTER DY115BE	Single storey rear extension to ground floor to create day space, office and kitchen	Mrs R Field	James Houghton

WYRE FOREST DISTRICT COUNCIL

Planning Committee

08 January 2013

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	
WFA 1418 12/0550/TREE	APP/TPO/R1845/2966	Mr Glen	18 DUNLEY ROAD STOURPORT-ON-SEVERN DY130AX	WR 05/12/2012	16/01/2013	30/01/2013			

WFA1408 12/0257/TREE	APP/TPO/R1845/2709	Mr J Edmonds	6 PARKLAND AVENUE KIDDERMINSTER DY116BX	HE 31/07/2012	11/09/2012		30/10/2012 Wyre Forest House		

WFA1413 12/0113/LIST	APP/R1845/E/12/2184988/NWF	Mr E H Gatehouse	WOODHOUSE FARM POUND GREEN ARLEY BEWDLEY DY123LD	WR 18/10/2012	29/11/2012	13/12/2012			

			Installation of Solar Panels on barn						

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
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		
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		

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
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		
