

Open

Planning Committee

Agenda

6.00pm
Tuesday, 12th February 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 B T Glass

Councillor I Hardiman

Councillor M J Hart

Councillor B McFarland

Councillor F M Oborski

Councillor M A Salter

Councillor E Davies

Councillor D R Godwin

Councillor P B Harrison

Councillor H J Martin

Councillor C D Nicholls

Councillor M Price

Councillor N J Thomas

Information for Members of the Public:-

Part I of the Agenda includes items for discussion in public. You have the right to request to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

An update report is circulated at the meeting. Where members of the public have registered to speak on applications, the running order will be changed so that those applications can be considered first on their respective parts of the agenda. The revised order will be included in the update.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Delegation - All items are presumed to be matters which the Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply an appropriate indication will be given at the meeting.

Public Speaking

Agenda items involving public speaking will have presentations made in the following order (subject to the discretion of the Chairman):

- Introduction of item by officers;
- Councillors' questions to officers to clarify detail;
- Representations by objector;
- Representations by supporter or applicant (or representative);
- Clarification of any points by officers, as necessary, after each speaker;
- Consideration of application by councillors, including questions to officers

All speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact: 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.

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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, 12th February 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 8 th January 2013.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	11
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	73

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>	90
8.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	101
9.	<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>	
10.	<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

11.	<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**

TUESDAY 8TH JANUARY 2013 (6.00PM)

Present:

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

Observers:

Councillor C Brewer.

PL.80 Apologies for Absence

Apologies for absence were received from Councillors E Davies and N J Thomas.

PL.81 Appointment of Substitutes

Councillor G W Ballinger was appointed as a substitute for Councillor E Davies. Councillor D R Sheppard was appointed as a substitute for Councillor N J Thomas.

PL.82 Declarations of Interests by Members

There were no declarations of interests.

PL.83 Minutes

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

PL.84 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 505 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 505 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.85 Applications Pending Decision

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

Decision: The schedule be noted.

PL.86 Planning and Related Appeals

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

Decision: The details be noted.

The meeting ended at 6.09 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

8th January 2013 Schedule 505 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: 12/0650/FULL
Site Address: 171 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2UX
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans).
<p><u>Reason for Approval</u></p> <p>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 is considered to be in accordance with policies CP11 of the Adopted Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy and the Worcestershire County Council Highways Design Guide Section 4 of the National Planning Policy Framework.</p>

Application Reference: 12/0697/FULL
Site Address: CHIPS AWAY, ARTHUR DRIVE, HOO FARM INDUSTRIAL ESTATE, KIDDERMINSTER, DY11 7RA
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 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.
<p><u>Reason for Approval</u></p> <p>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. The development is considered to be in accordance with policies DS01, DS02, CP08 of the Adopted Wyre Forest Core Strategy and SAL.SK1, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.UP8, SAL.UP9 of the SAP DPD.</p>

Application Reference: 12/0744/FULL
Site Address: 14 COMBERTON PLACE, KIDDERMINSTER, DY10 1QR
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). <p><u>Reason for Approval</u></p> <p>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 is considered to be in accordance with policies RT.6 of the Adopted Wyre Forest District Local Plan, CP03, CP09 of the Adopted Wyre Forest Core Strategy, KCA-EG1 of the KCAAP DPD and Section 2 of the National Planning Policy Framework.</p>

Application Reference: 12/0756/FULL
Site Address: HAMLET PLACE, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR
DELEGATED AUTHORITY TO APPROVE subject to completion of neighbour consultation exercise and no new issues being raised. <p><u>Reason for Approval</u></p> <p>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 and Paragraph 123 of the National Planning Policy Framework.</p>

Application Reference: 12/9052/NMA
Site Address: STOURPORT SPORTS CLUB LTD, KINGSWAY, STOURPORT-ON-SEVERN, DY13 8BQ
APPROVED the non-material amendments to Planning Permission 12/0101/FULL. The conditions of the original approval will still apply. The development is in accordance with policies GB.1, GB.2, GB.6, LR.9, LR.10 of the Adopted Wyre Forest District Local Plan, DS04, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, UP.1, UP.8 of the SAP DPD, D.39 of the Worcestershire County Structure Plan, WE6 of the West Midlands Regional Spatial Strategy, and Sections 3, 7, 8, 9,11 of the National Planning Policy Framework.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

12/02/2013

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0634/FULL	SEVERN VALLEY RAILWAY STATION DRIVE KIDDERMINSTER	APPROVAL	12
12/0719/FULL	48 TAN LANE STOURPORT-ON-SEVERN	APPROVAL	25
12/0770/FULL	KWIK-FIT CHURCHFIELDS KIDDERMINSTER	APPROVAL	30

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
12/0739/FULL	BURLISH PARK GOLF CLUB ZORTECH AVENUE KIDDERMINSTER	APPROVAL	34
12/0762/FULL	NEWHOUSE FARM 74 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER	APPROVAL	38
12/0764/FULL	6 HARTLEBURY ROAD STOURPORT-ON-SEVERN	APPROVAL	42
12/0779/FULL	BURLISH PARK GOLF CLUB LTD ZORTECH AVENUE KIDDERMINSTER	APPROVAL	49
12/0790/FULL	KIDDERMINSTER TENNIS CLUB BAXTER GARDENS BIRMINGHAM ROAD KIDDERMINSTER	APPROVAL	53
13/0002/FULL	NELSONS WHARF SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN	DELEGATED APPROVAL	55
13/0018/FULL	NEW OAK BARN AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER	DELEGATED APPROVAL	64
13/0020/FULL	THE OLD TELEPHONE EXCHANGE BLISS GATE ROAD ROCK KIDDERMINSTER	REFUSAL	68
13/0030/LIST	ANGEL OF PEACE CHURCHFIELDS KIDDERMINSTER	DELEGATED APPROVAL	71

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
12TH FEBRUARY 2013

PART A

Application Reference:	12/0634/FULL	Date Received:	09/10/2012
Ord Sheet:	383795 276135	Expiry Date:	08/01/2013
Case Officer:	John Baggott	Ward:	Greenhill

Proposal: Construction of new diesel depot and associated facilities at Kidderminster Station

Site Address: SEVERN VALLEY RAILWAY, STATION DRIVE, KIDDERMINSTER, DY10 1QZ

Applicant: SEVERN VALLEY RAILWAY

Summary of Policy	D.18, NR.2, NR.11, NR.12 (AWFDLP) CP01, CP03, CP10, CP11 (AWFCS) SAL.GPB5, SAL.CC1, SAL.UP7, SAL.UP8 (SAP DPD) KCA.GPB5, SAL.CC1, SAL.UP7, SAL.UP8 (KCAAP) Sections 7, 12 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The Kidderminster Severn Valley Railway (SVR) Station is located off Comberton Hill, adjacent to the mainline (Network Rail) Kidderminster station, fronted by car parking and associated set-down facilities.
- 1.2 The application relates to land beyond the southern extreme of the Kidderminster Station and associated platforms, within the sidings and marshalling yard, adjacent to the existing locomotive turntable. This area of the railway features an assortment of generally small scale storage facilities and associated buildings, along with the ad hoc external storage of diesel locomotives.
- 1.3 The site is abutted to the east by the main running lines (railway track) to the SVR and to the Network Rail track beyond; to the west by the Kidderminster Harriers football stadium and the adjacent Trading Estate.

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- 1.4 Residential properties are located beyond the railway track, to the east, on Chester Road South; to the north-east in Stewart Court; and, to the south-west in Primrose Way. To the south is located the 300m long, curved portal frame, carriage building, which was erected following the granting of planning permission in 1999.

2.0 Planning History

- 2.1 WF/0254/99 – Construction of new carriage building with associated works at the Marshalling Yard : Approved (22/06/99).

3.0 Consultations and Representations

- 3.1 Environment Agency – We have no objections, in principle, to the proposed development. However, we wish to make the following comments and recommend that conditions (as suggested) are attached to any planning permission granted.

CONTAMINATED LAND

We have had pre-application discussions for this site and have previously reviewed the document titled "Report on Ground Contamination Investigation for a Proposed Diesel Shed at Severn Valley Railway Sidings, Kidderminster" by GIP (dated 28th June 2010). We note that this report has been provided with the planning application.

The proposals within the planning application detail a number of changes since our pre-application discussions. It appears as though there is now a western extension to the building for the storage of locos in addition to the original maintenance building. There also appears to be a separate maintenance store shed, welfare and storage shed and two permanent sleeper carriages.

The previous site investigation (SI) appears to cover the footprint of the extended primary maintenance/storage building. However the additional smaller scale sheds are not located within the original SI area. Whilst ground disturbance in these areas is likely to be minimal, based on the construction design, some limited validation sampling will be required in order to characterise the ground conditions from both an environmental and human health perspective (Worcestershire Regulatory Services would comment further on human health matters).

The floor of the maintenance storage shed must be sealed to ensure that no spillage of contaminants can enter the ground. The applicant will need to submit a foundation works risk assessment for the proposals involving ground disturbance by piling.

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We note that internal drainage from the maintenance/loco storage shed is to be collected in a sealed tank as agreed. A high level alarm or mains foul sewer connection should be made to ensure that no overflow occurs. It appears as though the roof drainage is to be discharged to the carriage wash system via an underground storage tank. Foul mains drainage is to be provided based on the drainage plans.

The proposed improvements to the above ground fuel tank are welcomed.

FLOOD RISK STANDING ADVICE (FRSE)

The site is less than 5 hectares located within Flood Zone 1 ('low probability'). Based on the scale and nature of the proposed development we have no bespoke flood risk (surface water run-off) comments to make on this application. I would refer you to our West Area FRSA process note for development over 1 hectare within Flood Zone 1, for consideration in consultation with the North Worcestershire Water Management Team.

3.2 Worcestershire Regulatory Services – No objections.

CONTAMINATED LAND

Following review of the information submitted in support of the above application I comment as follows:

The report indicates based on sampling already undertaken that the likelihood of a risk to end users is low however as the report acknowledges it has been raised that following site works to excavate soils to ensure that the concrete slab for the new building is set at the correct level to ensure the rails are correctly levelled for use there may be a difference between the depth of what has currently been sampled for a human health risk assessment and the soils that will remain in situ below the proposed concrete floor slab. The report acknowledges that some additional sampling at the correct depth in the area of the proposed concrete slab will be required prior to the installation of the concrete floor slab and details of the sampling will be submitted to ensure the risk to end users is confirmed as low. Provided this is undertaken as detailed in the recommendations I have no adverse comments to make.

To ensure that the above sampling is undertaken you may have to condition the application accordingly, it may not be appropriate for a full contaminated land condition to be applied but some wording regarding the extra sampling at the correct depth and evaluation of the analysis of the sampling prior to pouring the slab might be appropriate together with an unexpected contamination condition.

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AIR QUALITY

I believe there was no data/reports submitted in regard to this application for Air Quality and can see little problem in regard to local Air Quality for this application, the principle pollutant of concern is SO₂ from the coal burning on the trains but a detailed assessment at Bewdley station for SO₂ (the Bewdley report was commissioned by WFDC) where standing trains fire up every day has indicated a negligible impact on Air Quality and shown that SO₂ levels are well below the current guidelines. Should the shed that is proposed be purely for diesel trains then the principal pollutants are NO₂ and particulates. We currently monitor the wider WFDC for NO₂ and the results indicate that Comberton Hill is currently below the guideline levels for NO₂ and it is not expected that the small additional train movements associated with moving a train in and out of a shed would impact the local air quality in regards to NO₂. We don't monitor at the moment in regard to particulates but the small changes in movements associated with this proposed shed will have little impact on general Air Quality.

3.3 Network Rail – No objections.

Approval for these works should be gained from the Network Rail Station Portfolio Surveyor, as clearances may be needed. In addition the applicant must submit a method statement of works and a risk assessment to the Network Rail Asset Protection Engineer for review and approval.

3.4 Neighbour/Site Notice – Following neighbour notification and the posting of two site notices, a single letter has been received which raises a number of issues, not all of which are strictly planning matters, but for completeness all matters raised are summarised as follows:

- Visual impact upon the surrounding residential area. This will be a substantial building and something of an “eye sore” which would dominate the surrounding area.
- Noise Pollution due to crane operations. The implication is that the SVR intends to carry out heavy engineering work which would result in increased noise levels. There is already a problem with noise pollution due to old inefficient Diesel Engines being left to idle.
- Air Pollution due to exhaust emissions. The emissions from one particular Diesel Engine already cause problems and discomfort to local residents which are perceived as a health hazard.
- Duplication of working between the SVR and Mainline. The acrid smell of diesel exhaust fumes covers a wide area, due to both the SVR and Mainline operations, with the latter introducing more powerful trains. The addition of the Diesel Maintenance Depot could make the current situation worse.

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- Demographic Spread – Vulnerable Groups. There are a number of vulnerable groups who are potentially at risk from air pollution associated with the Diesel Exhaust emissions. There is a Child Soft Play Area housed in a building to the north side of the footbridge (which links Chester Road South with Hoo Road). There is also a Day Nursery in close proximity to the site. Residential care homes are also located in the surrounding area.
- Future working of the SVR. Will the introduction of the new facility mean that all Diesel Engine repairs will now be carried out by the SVR on this site, thereby increasing noise and air pollution.
- Thin end of the wedge. Speculation as to the longer term intentions of the SVR regarding the extension of engine sheds and maintenance facilities in this location.
- Alternative Site for the Diesel Maintenance Depot. Suggestions made about an alternative location (outside of the Wyre Forest District).
- Health and Safety issues associated with ventilation and fume extraction equipment.
- Duty of care. The Council has a duty of care to protect the interests, health and future well being of the local residents.
- Current Safety Measures and Practices. It is questioned whether the old diesel engines should be de-commissioned on health and safety grounds.
- Creating more problems than we solve. Network Rail and the SVR seem intent on increasing the number of train movements, which will make the current situation worse, when the national trend is towards cleaner air and less damage to the natural environment.

4.0 Officer Comments

4.1 The proposed development centres upon the erection of a new diesel locomotive maintenance facility and associated locomotive storage, to be located on the existing sidings to the southern end of Kidderminster SVR Station. The proposed development also includes some other minor additions and alterations to the sidings, some of which, in isolation, might be considered to fall under Schedule 2, Part 17 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (i.e. they would not require the benefit of planning permission), but in the interests of clarity, transparency, and for the avoidance of any doubt, these have been incorporated into the current application.

4.2 Briefly, the proposed development consists of the following:

- The erection of a steel framed, grey profile clad, diesel locomotive maintenance building, along with an associated locomotive storage building;
- The erection of a corrugated metal storage shed, painted in traditional Great Western Railway (GWR) colours as evident at Kidderminster Station, and other stations on the SVR (i.e. light and dark stone);
- The removal of existing storage containers and the erection of a painted timber changing room facility and storage (in traditional GWR colours);

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- Minor alterations to existing oil and water storage tanks;
- The erection of a small, brick built, electrical distribution box;
- The regularisation of the use of two former sleeping carriages, located on the track sidings, to provide sleeping accommodation for volunteers working on the SVR.

All of the above outlined works are located on the aforementioned sidings, in the immediate proximity of the existing locomotive turntable.

- 4.3 The existing sidings feature a variety of small buildings and structures, along with external storage of diesel locomotives and equipment. The ad hoc nature of the storage of equipment is such that, in its current condition, the sidings appear untidy. Added to which, maintenance work to diesel locomotives takes place outside, which brings with it difficulties, particularly during inclement weather. The maintenance of the diesel fleet of locomotives can give rise to noise and smoke/exhaust fumes during maintenance.

PLANNING POLICY IN RESPECT OF THE SVR

- 4.4 The important role that the SVR plays in terms of tourism and associated economic benefits to the District has long been recognised through previous and current local planning policy. In actual fact, the importance of the SVR not only to the Wyre Forest District but to the wider area was recognised within the West Midlands Regional Spatial Strategy (WMRSS).

- 4.5 In terms of current local planning policy, the Adopted Core Strategy, under Policy CP10, reiterates the importance of the SVR in terms of sustainable tourism, and states that the Council will support local tourism through:

“Supporting sustainable proposals that improve the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure, subject to the proposals not causing adverse impacts on the surrounding environment and infrastructure”.

- 4.6 Policy SAL.GPB5 of the emerging Site Allocations and Policies DPD, goes further and provides a clear statement with regard to supporting major tourist attractions, and in respect of the SVR states:

“Proposals that enhance the role and function (including visitor attractions and facilities and maintenance facilities (officer’s emphasis) subject to their impact on the surrounding landscape) of the SVR will be supported.....”.

- 4.7 Clearly, there is demonstrable “in principle” support for the proposed development, which stands upon existing SVR operational land. The devil, therefore, lies in the detail.

- 4.8 As outlined under paragraph 4.2 undoubtedly the most significant element of the development proposed is the diesel locomotive maintenance building, along with an associated locomotive storage building. This element will be covered in greater detail elsewhere in the report. However, the lesser elements of the overall development are commented upon, in turn, in the following paragraphs.

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- The erection of a corrugated metal storage shed
- 4.9 Located directly adjacent to the existing locomotive turntable, and with dimensions of 9.6m x 4.0m, the proposed storage shed would stand at a maximum ridge height of just 3.0m. The use of the traditional GWR colour scheme, to match existing buildings in the vicinity, and the Station building itself, would ensure that this modest building would not look out of place in this location. The building itself would provide a much needed general storage facility.
- The erection of a timber changing room facility and store
- 4.10 The maintenance of diesel locomotives can be a gruelling and dirty business. Existing changing facilities for volunteers and retained staff are rudimentary in this location and as such it is proposed that showering; changing and wc facilities are provided in the form of a traditional looking timber building, again in GWR colours. With dimensions of 12m x 4.5m, and a maximum ridge height of 3.5m, the proposed structure would replace two existing metal storage containers and would essentially replicate the existing adjacent mess block building.
- Minor alterations to existing oil and water storage tanks; and, the erection of a small, brick built, electrical distribution box
- 4.11 These elements of the overall development proposals are both in isolation, and combined, extremely minor in nature and size, to the point where one might reasonably argue that some elements could be viewed as being “de minimis” (i.e. an operation which is so small that it can be discounted from the definition of development requiring planning permission). Furthermore, as previously indicated, in accordance with Schedule 2, Part 17 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), elements of the proposal might reasonably be viewed as constituting permitted development (i.e. planning permission would not be required). However, they have been included within the current application for clarity and completeness.
- The regularisation of the use of two former sleeping carriages
- 4.12 To the very rear of the site, at the bottom of the embankment which rises up to the club building located to the rear of the Kidderminster Harriers Football Stadium, mounted on one of the existing sidings, are two former sleeping carriages. These sit adjacent to the previously mentioned locomotive turntable. The SVR has advised that the carriages have been permanently located in this position for some 12 months or so, and provide sleeping accommodation for volunteers working on the railway. Clearly these carriages were designed to provide sleeping accommodation, albeit whilst in transit, but to all intents and purposes they are being utilised for their original purpose. The SVR is blessed by a large number of volunteers, some of whom travel significant distances to work on the railway, and as such overnight accommodation is required. The use of the sleeping carriages is not a separate commercial hotel enterprise, but they are merely for the use of volunteers, who would require authorisation and clearance to access the facilities.

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The use of the sleeping carriages arguably provides an added attraction for the volunteers. Were suitable accommodation available within the Station buildings this would be considered to be a perfectly acceptable ancillary facility to that of the Station and railway. Similarly, the utilisation of the sleeping carriages is also considered to be appropriate, albeit with the suggestion that a suitably worded condition be imposed to prevent the carriages from being occupied by “paying” members of the public, as if they were a hotel or bed and breakfast facility.

- 4.13 To summarise paragraphs 4.9 to 4.12, above, the various elements proposed and described there under are considered to be acceptable in the proposed location. In terms of the new buildings, these will provide a visual enhancement of the sidings and replace existing less appealing storage containers. The regularisation of the use of the sleeping carriages is also considered acceptable, in this location.

The erection of a diesel locomotive maintenance building, along with an associated locomotive storage building

- 4.14 Without doubt, the most significant element of the overall proposed development is that of the maintenance building and locomotive store. These are significant structures and for clarity, their respective dimensions are set out as follows:

Diesel Locomotive Maintenance Building

Maximum length	-	42.7m
Maximum width	-	14.0m
Maximum height	-	12.8m (over a length of 18.5m)
Minimum height	-	7.2m (over a length of 24.2m)

Locomotive Storage Building

Maximum length	-	76.0m
Maximum width	-	5.0m
Maximum height	-	5.6m

- 4.15 These are not insignificant dimensions by any means. To assist Members in being able to make comparisons between what is proposed and what is already evident in and around the SVR site, the Pickford’s Building (the predominantly brick warehouse style of building which is located between the Kidderminster SVR and Mainline Stations) stands at 14m in height. Whilst the previously mentioned carriage building (approved under application WF.254/99) stands at a height of 7.0m; a width of 21.6m, and a length of approximately 306m. The carriage building is located to the south of the proposed diesel locomotive maintenance facility.

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- 4.16 The site stands approximately 5m above the level of the residential properties located in Chester Road South. These properties are characterised by long rear gardens (in excess of 40m), and are separated from the application site and the sidings by the running lines of both the mainline railway and the SVR. That is to say, a distance from the rear of the properties to the actual site of the proposed building of some 90m plus.
- 4.17 To the rear (west) of the site, the land rises some 5m up a steep embankment to the Kidderminster Harriers Football Stadium and associated club buildings. The “east” stand of the Football Stadium rises to a maximum height of 9m. It is against this backdrop that the diesel maintenance facility building will be viewed.
- 4.18 The current fleet of diesel locomotives operated by the SVR are routinely maintained on the sidings which make up the majority of the application site. As has been previously outlined, the new maintenance facility would enable works to be undertaken on the locomotives indoors, rather than is the current situation. As has been commented via the neighbour representation received, the maintenance of the diesel fleet can give rise to noise and exhaust fumes during maintenance procedures. The provision of the dedicated building as proposed provides an opportunity for the existing maintenance processes to be undertaken under cover, thereby reducing the noise and fumes that would discharge directly into the atmosphere.
- 4.19 The maintenance building would be of a steel frame construction, with a plain grey vertical cladding, supplemented by vertical translucent sheets. The design is dictated by function over form, but it is of a general overall appearance which one would associate with a rail operation. Access for locomotives would be via 2 no. grey roller shutter doors. The lean-to style locomotive storage building, which would run down the west side, and beyond, of the maintenance building would also be finished with the grey vertical cladding. A 20m long inspection pit (within the maintenance building) is also proposed.
- 4.20 Given the size of the diesel locomotives, and associated clearances required, it is not unreasonable to see a height of 7.2m proposed for the majority of the length of the maintenance building, especially given the previously approved (and constructed) similar height of the carriage building. The additional height proposed (up to 12.8m) on the lesser part of the building is to allow for the installation of an internal, overhead, crane/winch to assist during the maintenance of the locomotives.

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- 4.21 The maintenance of the entire fleet of locomotives (both steam and diesel) is vital to the continued operation of the SVR. Whilst the fleet of steam locomotives are maintained at the engine sheds at the Bridgnorth Station, the diesel locomotives have up until these proposals been routinely maintained within this area of open sidings. The SVR identifies the provision of a new maintenance facility for the diesel locomotives as a high priority. As previously identified, in principle local planning policy support exists for the proposed development in recognition of the importance of the SVR to the local economy and as a tourism asset. This support includes the provision of maintenance facilities, such as that proposed, in accordance with emerging Policy SAL.GPB5 of the Site Allocations and Policies DPD.
- 4.22 The maintenance of diesel locomotives already takes place in this location, and there are no proposals or aspirations to increase the number of locomotives being maintained (i.e. the facility is for the SVR, and would not be available to other train operators). This being the case, Officers are of the opinion that the proposed facility would lead to an overall improvement in terms of noise and fumes, in that the locomotives would be housed within the facility whilst being maintained and tested as opposed to the current “open air” maintenance and testing arrangements, over which, in planning terms, the Council has no control.
- 4.23 It is Officers’ opinion that the acceptability of the overall proposal, and in particular the maintenance facility and associated locomotive storage building turns on the visual impact of the building and the relationship with surrounding land and properties. There is no denying that the proposed building, at a maximum height of 12.8 metres will be a significant addition to the skyline in this location. Distant views, from Kidderminster Golf Course for instance, will be significantly altered. That said, given the level changes between the site and the land to the west (Kidderminster Harriers Football Stadium) and the backdrop of the “east” stand of the Stadium, the impact will be reduced. The use of the proposed grey cladding will also assist in reducing the potential impact.
- 4.24 For the occupiers of properties in Chester Road South, the outlook from the rear of their properties will be altered. However, at a distance of 90m away, and again against the backdrop of the Football Stadium, it is considered that the visual impact would be acceptable. The impact upon other residential properties in the vicinity (Primrose Way to the south west, and Stewart Court to the north east) is considered minimal given their existing relationship with both the mainline and SVR running lines and associated facilities and structures.

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4.25 With regard to those matters raised in response to the neighbour notification, as summarised under paragraph 3.4 of the report, Officers appreciate the concerns expressed. However, as previously commented, in respect of the noise, fumes and health issues raised within the objection it is considered that the proposal offers an opportunity to better the current situation, and thereby reduce the perceived impact of the current external maintenance of diesel locomotives. In terms of the visual impact, as previously stated, whilst acknowledging the significant height of the proposed building and the distant (and more immediate) views of the maintenance building, the levels in this location along with the backdrop of the Football Stadium are such that the visual impact of the structure are lessened. As for speculation about potential future proposals of the SVR, these are not known and in any event, Officers and Members are only able to consider the proposals set out within the current planning application.

5.0 Conclusions and Recommendations

5.1 The SVR is recognised as an asset to the Wyre Forest District from a tourism and associated positive impact upon the local economy. This being the case, there is regional and in particular local planning policy support for the SVR, with in principle support for new development, which includes the provision of associated maintenance facilities.

5.2 The proposed development consists of a number of elements, including new general storage and changing facilities for volunteers and retained staff, along with other minor improvements which would help to improve the appearance of the existing sidings. A further element to the proposal is the rationalisation of the use of former sleeper carriages stored on the sidings to provide sleeping facilities for the volunteers, which is considered appropriate in this location, subject to appropriate conditions

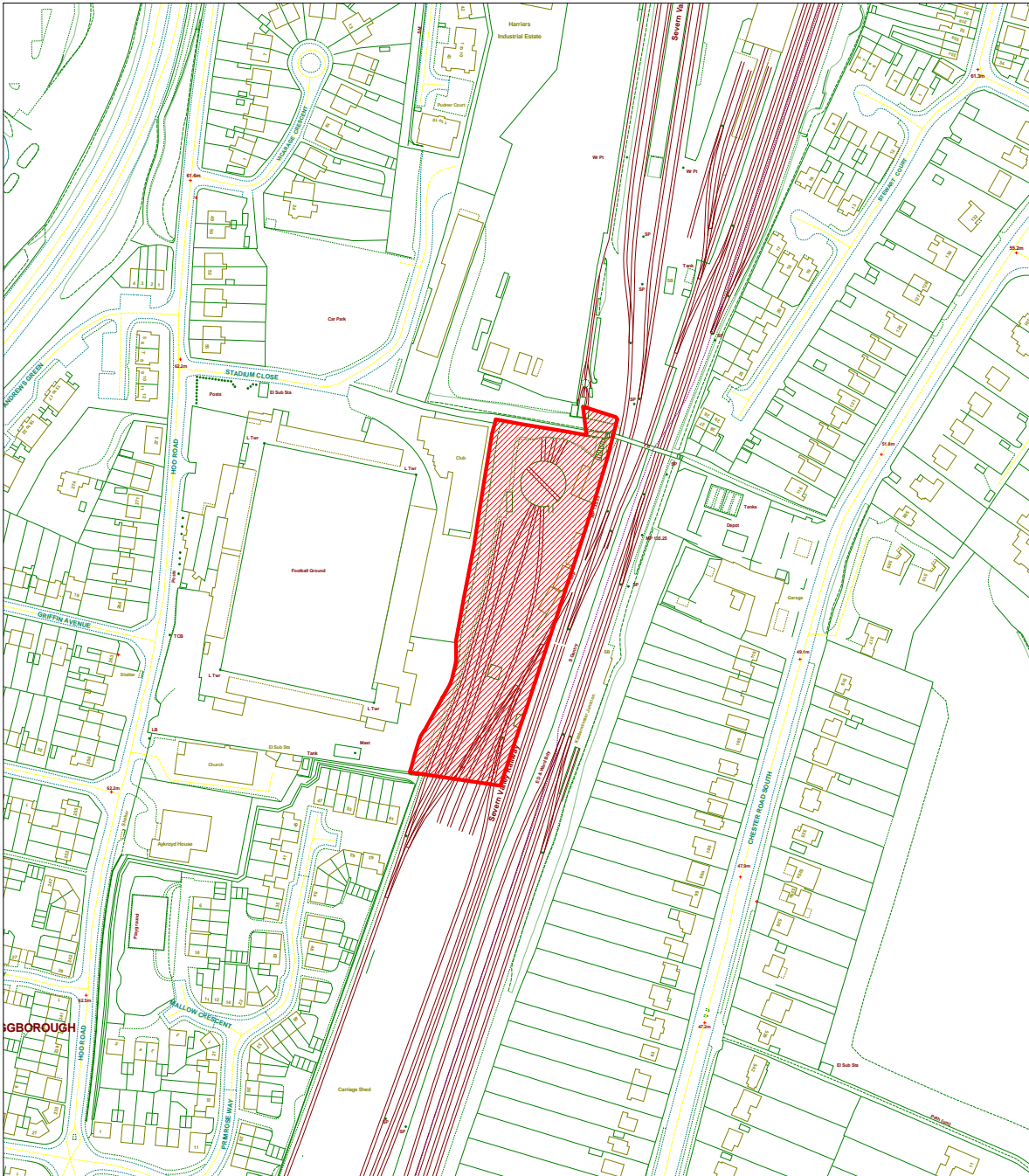
5.3 These matters are, however, something of a sideshow when compared with the proposed Diesel Locomotive Maintenance building and the adjoining Locomotive Storage Building. At a maximum height of 12.8m (over an 18.5m length of the building), and with an overall maximum length of 76m, the proposed structure is a sizeable building which will be visible from distance, as well as from the more immediate surroundings. The site is visible from residential dwellings which back onto the railway lines, with the rear of properties in Chester Road South facing towards the building, albeit at distances in excess of 90m away, and at a lower level.

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- 5.4 Notwithstanding the height of the proposed maintenance building, Officers are of the opinion that given the choice of materials, and when viewed against the backdrop of the adjacent Football Stadium, along with the associated differences in levels, the proposed height is acceptable in this location. The maintenance building provides an opportunity to greatly improve the general appearance of the sidings and will assist in reducing noise and fumes emitted from diesel locomotives during their maintenance.
- 5.5 Having considered the overall benefits of the proposed development in terms of the improvement to the current facilities for diesel locomotive maintenance and associated matters, it is considered that the height of the relevant section of the maintenance building is justifiable and supportable. In all other respects, the proposed development is considered to be acceptable. It is therefore recommended that the application be **APPROVED**, subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (external details – approved plans).
 4. Contaminated land – Risk assessment and site investigation.
 5. Contaminated land – Soil sampling and remediation.
 6. Details of foundation design.
 7. No infiltration of surface water drainage into the ground.
 8. Details of proposed storage for oils, fuels and chemicals.
 9. Restriction on use of sleeping carriages – SVR volunteers only.

Reason for Approval

The principle of the development, to provide enhanced diesel locomotive maintenance facilities and associated works, for the Severn Valley Railway is supported by existing and emerging local planning policy. The height of the proposed maintenance building has been assessed in terms of the potential impact upon the skyline and views, both distant and more immediate, and has been found to be acceptable given the levels of adjoining land and the backdrop of the existing Football Stadium to the rear. The new facility will enable the maintenance of diesel locomotives to take place within the proposed building which will reduce the level of noise and fumes associated with the current external maintenance activities. The design of the buildings and choice of materials are considered to be acceptable. For these reasons, the development is considered to be in accordance with the Development plan policies listed above.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Severn Valley Railway
Station Drive
Kidderminster DY10 1QZ**



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

Application Reference: 12/0719/FULL	Date Received: 22/01/2013
Ord Sheet: 381176 271615	Expiry Date: 19/03/2013
Case Officer: Emma Anning	Ward: Mitton

Proposal: Change of use from A5 takeaway to a Launderette

Site Address: 48 TAN LANE, STOURPORT-ON-SEVERN, DY13 8HD

Applicant: Mr O Akbas

Summary of Policy	NR.11, TR.17, TC.2 (AWFDLP) DS03, CP09 (AWFCS) SAL.GPB2, SAL.CC2 (SAL DPD) D.31 (WCSP) Section 2 (NPPF)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 No 48 Tan Lane is a retail unit occupying a corner plot within the secondary shopping area of Stourport-on-Severn. The property benefits from permission to trade as an A5 (hot food take away) use but appears, at present, to be vacant.

2.0 Planning History

2.1 WF.0464/02 – Change of use to hot food take away : Approved.

2.2 WF.0001/96 – Erection of a steel fire escape stair : Approved.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – No objection subject to conditions requiring details of noise attenuation measures to be submitted and a condition requiring an application for the proposed signage.

3.2 Highway Authority – No objections. This application will be less intensive than the current use. There will be different movement patterns but due to the nature of the business proposed, customers will be present on site for longer periods and the operational capacity will be dependent on the number of machines that are operational. I also see a comparison with an A1 or A2 type of usage, but with a lower usage. I assume that prior to the 2002 Change of Use application the site was A1 before. Also an A5 usage will generate significant volumes of short stay customers at its peak time which will generally generate significant traffic movements and on street parking close to the site.

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- 3.3 Worcestershire Regulatory Services – A laundrette could potentially be noisier and over a longer period than a take away. Recommend a condition with the following in mind; the applicant should submit for the prior written approval of the local planning authority a scheme of noise attenuating measures. The approved scheme should be implemented before the first use of the development to which it relates commences and should be retained for the duration of the use.

As it is a potentially noisy operation, I would recommend that the hours of use should be restricted so they are not working between 11pm and 7am (night time hours).

- 3.4 Neighbour/Site Notice – Two letters of objection received. The main points raised are summarised below:

1. There are already enough businesses offering laundry services within the Wyre Forest
2. The proposed new business would negatively impact on existing businesses' survival and employment of staff.
3. I have received no formal notification of this proposal.
4. We are concerned about adequate drainage, fumes, chemical usage and adequate extractor fans.

4.0 Officer Comments

- 4.1 Consent is sought for the change of use of this existing retail premises to a launderette, a use which falls outside of any defined Use Class of the Town and Country Planning (Use Classes) Order (1987) (as amended) and as such is considered a Sui Generis use. As no consent has been sought for the advertisements indicated on the proposed plans, the Applicant is aware that a separate application for Advertisement Consent would be required.

PRINCIPLE OF DEVELOPEMENT

- 4.2 The acceptability of the principle of the proposed change of use relies on the criteria set out in the policies listed above, principally Policy TC.2 of the Adopted Wyre Forest District Local Plan and Policy SAL.GPB2 of the Pre-Submission Draft Site Allocations and Policies Development Plan Document. Both policies lend support for new commercial developments in the secondary shopping area where they would improve viability and would not be detrimental to amenity.

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- 4.3 It is considered that the introduction of a launderette to serve the local community would maintain the vitality and viability of the Town Centre occupying a vacant unit representing an appropriate form of commercial development in this location. In addition, the proposed change of use will not undermine the secondary retail function of the town or result in an over-concentration of non-retail uses. Given that the current use is a hot-food takeaway (A5), there would be no further reduction in the A1 retail offer of this part of Stourport on Severn town centre.
- 4.4 In respect of amenity it is considered that the use as a launderette could pose issues for surrounding residents or occupiers given that it is likely that loud machinery would be in operation for long hours of the day. It appears that there are units at the first floor immediately above 48 Tan Lane and above the neighbouring retail units. Although Officers are advised that these are not occupied as residential units, it should be noted that two flats can be provided above any retail (A1) unit without the need for planning permission by virtue of Class F of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (1995) (as amended) and therefore the amenity of any future occupiers must be considered. Accordingly, the advice of Worcestershire Regulatory Services has been sought and they have commented as detailed above. On the basis of their comments it is therefore proposed that a condition requiring noise attenuation measures be submitted and approved prior to the use commencing and that hours of operation be restricted so that the launderette does not operate between 11pm and 7am. This will ensure that the amenity of neighbouring residents and occupiers, present and future, would not be compromised.

IMPACT ON THE HIGHWAY

- 4.5 In terms of any potential impact on the highway network, it is considered that the use as a launderette would not generate any greater volume of traffic than the existing A5 (take away) use and being in a town centre location there is sufficient local car parking provision to accommodate visiting members of the public. As such, the proposal is not likely to give rise to a situation which would compromise highway safety, in accordance with Policy TR.17 of the Adopted Wyre Forest District Local Plan and Policy SAL.CC2 of the emerging Site Allocations and Policies Development Plan Document.

OTHER MATTERS

- 4.6 A number of concerns were raised by members of the public some of which were not material planning considerations in respect of competition and procedural matters. Other matters such as overconcentration of non-retail uses and potential noise have been addressed above. Chemical or air pollution and drainage concerns are material considerations which should be addressed in the determination of this application.

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- 4.7 Worcestershire Regulatory Services have been consulted and have raised no concerns in relation to the potential for air pollution as it is not proposed that any extraction equipment would be required to externally vent the machines. Any external extraction equipment would require a separate application for planning permission in its own right and therefore control over air and any subsequent noise pollution would be considered at this point.
- 4.8 All drainage matters are dealt with by Severn Trent Water. Should the change of use result in the need to increase either the water intake to the property or the outflow then this matter would be addressed by the applicant in conjunction with Severn Trent Water.

5.0 Conclusions and Recommendations

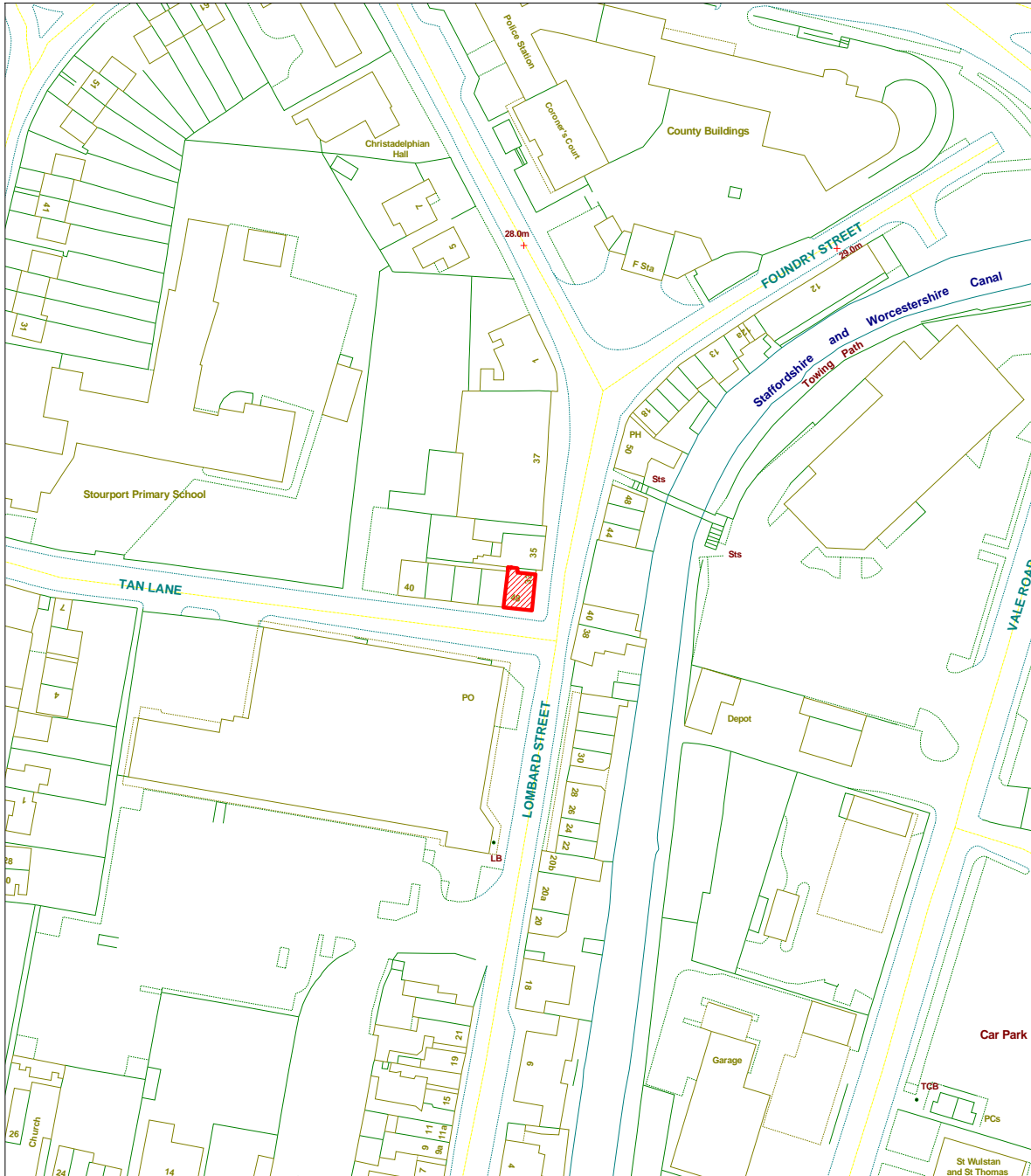
- 5.1 The proposed change of use of this former hot food take away to a launderette is considered to be an appropriate use in this town centre location. No harm to highway safety would arise and adequate conditions could be added to any approval which would ensure that no harm to adjacent occupiers would result.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Hours of opening (closed 11pm to 7am daily).
 4. Noise attenuation measures to be agreed prior to the first use.

Note

This planning permission does not constitute a consent under the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended). A separate application for advertisement consent for the signage shown on the proposed plans is required.

Reason for Approval

The proposed change of use is considered to be acceptable as it complies with the land use requirements as set out in Policy TC.2 of the Adopted Wyre Forest District Local Plan and Policy SAL.GPB2 of the Pre-submission Publication version of the Site Allocations and Policies Development Plan Document. The impact of the development upon neighbouring uses has been carefully assessed and it is considered that there will be no undue impact on amenity. For these reasons the proposal is considered to be in accordance with the policies of the Development Plan as set out above.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**48 Tan Lane
Stourport
DY13 8HD**



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

Agenda Item No. 5

Application Reference: 12/0770/FULL
Ord Sheet: 383278 277108
Case Officer: Emma Anning

Date Received: 11/12/2012
Expiry Date: 05/02/2013
Ward: Broadwaters

Proposal: Retention of concrete panel fence

Site Address: KWIK-FIT, CHURCHFIELDS, KIDDERMINSTER, DY10 2JL

Applicant: Kwik Fit Properties Limited

Summary of Policy	D.10 (AWFDLP) CP03, CP11 (AWFCS) SAL.UP9 (SAP DPD) Section 7 (NPPF)
Reason for Referral to Committee	Councillor request for application to be considered by Committee. The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site is the Kidderminster branch of Kwik Fit. The site is accessed off Churchfields and extends to the rear to the boundary with properties on Blackwell Street. The rear parking area was, in the past, informally accessed via Dudley Street, a cul-de-sac off Blackwell Street, however this is not a formal right-of-way.

1.2 The site is identified as being within an area allocated for B1, B2 and B8 uses.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Highway Authority – No objection.

3.2 Neighbour/Site Notice – No representations received.

12/0770/FULL

4.0 Officer Comments

- 4.1 Retrospective consent is sought for the retention of a concrete panel fence erected at the head of Dudley Street on the boundary of the Kwik Fit site. The application is submitted following an initial complaint from a member of the public and subsequent investigation by the Planning Enforcement team which concluded that an application for planning permission was required. The fence measures approximately 4m in length and is 1.9m high. The fence has painted black since its installation.
- 4.2 Information provided by the applicant explains that the fence has been erected to prevent drivers using the forecourt of the motorist centre as a cut-through between Dudley Street and Churchfields and to improve the safety of users of the KwikFit depot. The initial complaint to Planning Enforcement was that the fence prevented access to the rear of shops fronting Horsefair. The land is owned by the District Council and is leased to KwikFit and therefore it has been possible to consult with the Legal team to confirm ownership and rights of access. The Legal team have confirmed that there are no legal easements in place which would allow access across the site to the rear of properties on Horsefair. Officers are advised, however that an individual could come forward and seek an easement if they could prove that they had enjoyed continuous access across the land for a given period of time. At present no such applications have been made. The extent of land owned by the Highway Authority will be added to the update sheet for clarity.
- 4.3 The applicant also explains that the fence was erected without firstly obtaining planning permission as it was believed that the structure constituted permitted development under Class A of Part 2 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended) by virtue that the structure was less than 2m high and is not 'adjacent' to a highway given that there is a narrow strip of land between the edge of carriageway and the fence. Whilst the ownership of the narrow strip of land remains uncertain it is considered that in any case it is reasonable to conclude that the fence is adjacent to the highway and as such an application for planning permission is required.
- 4.4 In considering whether the fence is acceptable Policies D.10 of the Adopted Local Plan, SAL.UP9 of the Pre-submission Publication Version (July 2012) of the Draft Site Allocations and Policies Development Plan Document and CP11 of the Adopted Core Strategy are relevant. Policies SAL.UP9 and D.10 both relate specifically to boundary treatment and require that it reflects the character and appearance of the area and, where possible, is softened with vegetation. Policy CP11 dictates that new development should sensitively connect to the surrounding street and should be appropriately designed. Officers do not consider the fence incongruous.

12/0770/FULL

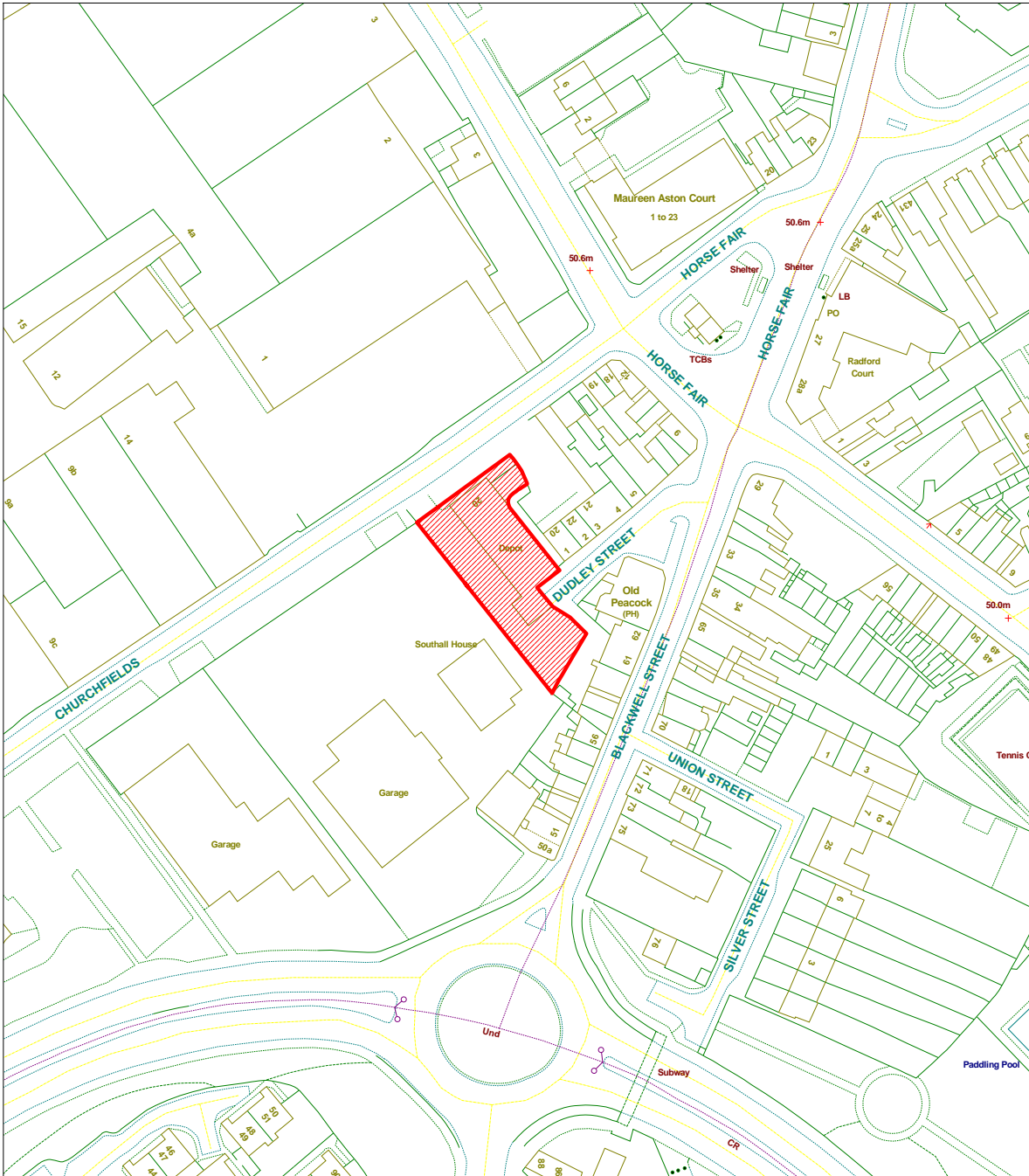
- 4.5 Given that the fence butts up to an existing matching concrete fence along the rear of the application site, Officers are satisfied that in terms of its design, it harmonises with the existing street scene. Similarly, the black finish allows the fence to appear visually unobtrusive against the backdrop of the KwikFit depot and the rear of the adjacent public house. Whilst only being visible in its entirety from Dudley Street, with only a small section adjacent to the main KwikFit building being visible from Blackwell Street, Officers are satisfied that the fence has no detrimental impact on the visual amenity of the wider locality.
- 4.6 Worcestershire County Council, as the Highway Authority, has been consulted as part of this application and raises no objections. I therefore consider that the fence will not give rise to a situation which would be detrimental to highway safety.

5.0 Conclusions and Recommendations

- 5.1 The fence is acceptable as it does not cause any visual harm to the street scene and is not likely to cause harm to highway safety and is therefore in accordance with the policies listed above.
- 5.2 It is therefore recommended that the application is **APPROVED** subject to the following condition:
1. Fence to remain painted black in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason for Approval

The fence is considered to be of an acceptable scale, design and finish which allows it to harmonise with the existing street scene without detriment to visual amenity. The development will not give rise to a situation which would be detrimental to highway safety. The development therefore accords with Policy D.10 of the Adopted Wyre Forest District Local Plan; Policy SAL.UP9 of the Pre-Submission Publication Draft Version of the Site Allocations and Policies Development Plan Document; Policies CP03 and CP11 of the Adopted Wyre Forest Core Strategy and Government guidance contained in the National Planning Policy Framework.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Kwik-Fit
Churchfields
Kidderminster DY10 2JL



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

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
12TH FEBRUARY 2013

PART B

Application Reference:	12/0739/FULL	Date Received:	26/11/2012
Ord Sheet:	381407 273405	Expiry Date:	25/02/2013
Case Officer:	Paul Round	Ward:	Lickhill

Proposal: Re-modelling of existing golf course

Site Address: BURLISH PARK GOLF CLUB, ZORTECH AVENUE,
 KIDDERMINSTER, DY11 7DY

Applicant: Mr T Plummer

Summary of Policy	GB.1, GB.2, GB.6, LR.10, LR.14, NC.2, NC.7 (AWFDLP) CP12, CP14 (AWFCS) UP1, UP5, UP9 (SAP DPD) D.39 (WCSP) QE6 (WMRSS) Sections 8, 9, 11 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Burlish Park Golf Club is a 54.5 hectare (134.6 acre) site which stretches the length of the Green Belt wedge between Kidderminster and Stourport on Severn from Zortech Avenue to Windermere Way. A golf club has been established in this location for a number of years and has recently been taken over by new management.
- 1.2 The site is within the Green Belt and is allocated within the Adopted Wyre Forest District Local Plan as part of the Minster Road Outdoor Sports Area.
- 1.3 The proposals seek for the re-modelling of the golf course.

2.0 Planning History

- 2.1 None of relevance.

12/0739/FULL

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited.
- 3.2 Highway Authority – No objections.
- 3.3 Countryside Conservation Officer – The development is offering some habitat mitigation but there is still the potential for future loss to what is being offered to be created and to what is already there, hence an embedded ecological management plan is needed for the whole site. This could be a condition. A reptile survey and mitigation plan will also be needed.
- 3.4 Worcestershire County Council (Countryside Access Mapping Orders Officer) – No objection subject to note.
- 3.5 Ramblers – No objection subject to note.
- 3.6 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The proposals are for re-modelling of party of the course with some movement and re-alignment of holes/tees. To achieve this importation of soil is required to create bunds and mounds, creating interest over the entire course. It is proposed to import 213,080m³ which will create the required mounding which will be typically 10m wide and 4m high. The main areas of fill and mounding will take place around holes 3, 4 and 5 to the south-east of the site adjacent to the Minster Road and holes 6, 7, 8, 9, 10, 14, 15, and 17 to the south-west of the site adjacent to School Playing fields and properties on the Burlish Park estate.
- 4.2 Within Green Belt areas such engineering process are accepted as long as the openness of the Green Belt and the purposes for including land within the Green Belt are not compromised. For the avoidance of doubt the "... Green Belt serves five purposes:
- to check the unrestricted sprawl of large built up areas;
 - to prevent neighbouring towns merging in one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by recycling of derelict and other urban land." (NPPF, paragraph 80).

12/0739/FULL

- 4.3 Whilst there is increased undulation of the course I do not feel that there will be a reduction in openness which will continue to flow across the golf course and maintaining the appearance of an open aspect. None of the five aims as set out above will be compromised. I therefore consider that the proposal represents appropriate development in the Green Belt.
- 4.4 The site is adjacent to the Burlish Top nature reserve, an important biodiversity asset in the County. Both local and national policy requires enhancements to matters of ecology and biodiversity. To this end an ecological report has been commissioned by the Applicants, which looks at the proposed losses and proposes mitigation and enhancement. An extensive landscape plan has been prepared in conjunction with the ecologists to help create and encourage acid grassland and heathland habitats. This is welcomed by the Countryside Conservation Officer and who acknowledges the improvements to the site and wildlife linkages to Burlish Top. Areas of the site are important for reptiles, but it is considered that such matters are conditional.
- 4.5 In order to assist in matters of biodiversity and visual appearance it is proposed to phase the mounding works into two phases. The first phase will be to holes 3, 4 and 5 to the south east adjacent to Minster Road, with the other works being conducted under phase 2. This allows works to be carried out and finished before commencing on the next area, this will ensure habitats are not lost without replacement and that visually the course can return to an attractive setting in the shortest time possible.
- 4.6 There are no highway or neighbour issues in this case.

5.0 Conclusions and Recommendations

- 5.1 The proposed remodelling and other works to the Golf Course are considered to be appropriate development in the Green Belt. The works proposed have been carefully considered in respect of ecological and biodiversity harm, along with the submitted mitigation and landscaping scheme, and is concluded that no adverse impact will occur.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions.
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Phasing times.
 4. Limitation of amount of infill and location of works.
 5. Landscape implementation.
 6. Clean Soil only.

12/0739/FULL

7. Reptile Survey.
8. Ecological Management Plan.

Note - Countryside Access Mapping Orders Officer advice.

Reason for Approval

The proposed remodelling and other works to the Golf Course are considered to be appropriate development in the Green Belt. The works proposed have been carefully considered in respect of ecological and biodiversity harm, along with the submitted mitigation and landscaping scheme, and is concluded that no adverse impact will occur. For these reasons the proposal is in accordance with the policies listed above.

Agenda Item No. 5

Application Reference: 12/0762/FULL **Date Received:** 03/12/2012
Ord Sheet: 388491 278227 **Expiry Date:** 28/01/2013
Case Officer: James Houghton **Ward:** Blakedown and Chaddesley

Proposal: Erection of new building adjacent to garage and stables to provide staff room, office, store and wc facilities for staff and visitors

Site Address: NEWHOUSE FARM, 74 BELBROUGHTON ROAD,
BLAKEDOWN, KIDDERMINSTER, DY10 3JH

Applicant: Mr J Raggett

Summary of Policy	GB.1, GB.2, GB.6 (AWFDLP) CP11 (AWFCS) SAL.UP1, SAL.UP7, SAL.UP13 (SAL DPD) Sections 7 and 9 (NPPF)
Reason for Referral to Committee	Statutory or non-Statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is primarily a livery stables, however parts of the site are utilised for vehicle repair and for the sale of equine supplies.

2.0 Planning History

2.1 WF/0431/00 - Certificate of Lawfulness for Existing Use: Livery stables in part of units A, C, F and E and horse paddocks : Approved 05/09/00.

2.2 WF/0771/00 - Full: Change of use of redundant barn and existing stables to stables : Approved 15/09/00.

3.0 Consultations and Representations

3.1 Churchill and Blakedown Parish Council – This proposed new building will result in an overdevelopment of this already crowded site. The use to which the building is proposed to be put does not create additional employment, as is required in the Core Strategy and the additional activity created by it would have an adverse affect on the amenities of residents of adjoining properties.

12/0762/FULL

- 3.2 Neighbour/Site Notice – Two letters of objection have been received from the residents of a nearby properties. The objections are on the grounds that the proposed building may result in overdevelopment of the site and that this and any future development that may result in an intensification of a commercial use. One correspondent observes that other residents who may not have received neighbour notification letters would agree with this view.

One of the correspondents asserts that the permission for the use of New House Farm is for domestic and pleasure purposes and that the keeping of horses is limited to family and friends.

(Officer Comments - It should be noted that a Certificate of Existing Lawful Use of Development was granted in September 2000 for livery stables and horse paddocks on the site given the submission of statements confirming the operation of this purpose since 1987, as such there is no suggestion that the use of the site has been limited to personal use).

4.0 Officer Comments

- 4.1 The applicant seeks approval for the erection of a building which would provide a staff room, office, store and toilets. The building would benefit from a covered walkway around part of the exterior. The building would replace an existing office building, a detached store and w.c.
- 4.2 Section 9 of the National Planning Policy Framework sets out the national guidance for development within the Green Belt. The construction of buildings within the Green Belt is inappropriate unless the building fits certain criteria, in this case the relevant sections would be:
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

12/0762/FULL

- 4.3 In this case the building proposed is to be use in conjunction with the existing livery yard use which could be considered a facility for outdoor sport and recreation and would replace existing buildings. The building proposed would be larger than the existing structures in terms of both footprint and volume, however the facilities provided may be considered appropriate for the continuing operation of the stables. The toilet facilities proposed would provide sufficient space for disabled users, the office would provide space for approximately two desks and associated storage and the staff area would be of a size commensurate with the use intended. The overhanging roof would provide a sheltered area intended to be used to shelter spectators and is not excessive in terms of scale. The building proposed would not offer substantially larger facilities than are already present and as such would not, in itself, provide opportunity for an intensification of the lawful use of this site.
- 4.4 The building proposed is acceptable in terms of both scale and design. The structure would offer no substantial detriment to the character, openness or appearance of the Green Belt and would have no significant impact on the character and appearance of the site or the character of the area. The building is separated from neighbouring dwellings by substantially larger existing agricultural buildings and as such any visual impact is likely to be negligible.
- 4.5 The concerns of those objecting are noted. A Certificate of Existing Lawful Use of Development was granted in September 2000 for livery stables and horse paddocks on the site given the submission of statements confirming the operation of this purpose since 1987, as such there is no suggestion that the use of the site has been limited to personal use.

5.0 Conclusions and Recommendations

- 5.1 The proposed building would be considered appropriate in terms of both scale and design. The structure would provide appropriate support facilities for the operation of an existing outdoor sport and recreation use and would offer no detriment to the character, appearance and openness of the Green Belt. The proposed building would have no significant impact on the character of the area or the amenity enjoyed by the occupants of neighbouring dwellings. The development proposed would accord with the requirements of Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Core Strategy and Policies SAL.UP1, SAL.UP7, SAL.UP13 of the Emerging Site Allocations and Policies DPD as well as Sections 7 and 9 of the National Planning Policy Framework.

12/0762/FULL

5.2 It is therefore recommended that this application be **APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).

Reason for Approval

The proposed building would be considered appropriate in terms of both scale and design. The structure would provide appropriate facilities for the operation of an existing outdoor sport and recreation use and would offer no detriment to the character, appearance and openness of the Green Belt. The proposed building would have no significant impact on the character of the area or the amenity enjoyed by the occupants of neighbouring dwellings. The development proposed would accord with the requirements of Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Core Strategy and Policies SAL.UP1, SAL.UP7, SAL.UP13 of the Emerging Site Allocations and Policies DPD as well as Sections 7 and 9 of the National Planning Policy Framework.

Agenda Item No. 5

Application Reference: 12/0764/FULL
Ord Sheet: 382247 271442
Case Officer: Emma Anning

Date Received: 06/12/2012
Expiry Date: 31/01/2013
Ward: Mitton

Proposal: Change of use for 6 Hartlebury Road to offices (B1) and vehicle storage (B8)

Site Address: 6 HARTLEBURY ROAD, STOURPORT-ON-SEVERN,
DY13 9NL

Applicant: Mr I Harrodine

Summary of Policy	TR.17 (AWFDLP) CP03, CP09 (AWFCS) SAL.GPB1 SAL.CC2 (SAP DPD) Section 7 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 No. 6 Hartlebury Road is a modest retail (A1) unit located at the head of Kylemilne Way, opposite the junction of the Hartlebury Road with Wilden Lane in Stourport-on-Severn. The property is accessed by vehicular traffic from Kylemilne Way and benefits from a small car park to the front.
- 1.2 The site is identified, in the Adopted Wyre Forest District Local Plan, as being within an area suitable for residential development. Hartlebury Common sits to the east of the application site.

2.0 Planning History

- 2.1 WF/0776/74 - Alterations to existing shop to form shop and flat : Refused (Appeal Dismissed).
- 2.2 WF/0259/89 - Toilet Block : Approved.
- 2.3 WF/0362/02 - Erection of single storey extension (kitchen, cloakroom and display conservatory) : Refused.
- 2.4 WF0695/02 - Erection of kitchen/w.c. extension after demolition of lean-to : Approved.

12/0764/FULL

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Object; recommend refusal. Vehicular access to the application premises is through Kylemilne Way which is a narrow highway serving a residential area. The Town Council believes that no more than office use of the application premises might be an appropriate use, but use as the operating centre for a motor trade operation is considered wholly inappropriate. Parking at the premises is extremely limited and presumably some space would be used by the employee(s); and so in addition to the comings and goings of a narrow residential road, with sharp bends near to the frontage of the premises, there is a likelihood of additional motor vehicles being parked in the highway, possibly increased dangers to pedestrians, all culminating in a lowering of amenities through the operation of a use wholly inappropriate to this residential area.
- 3.2 Highway Authority – No objection.
- 3.3 Neighbour/Site Notice – A 48 signatory strong petition has been received with a covering letter noting the following objections:
- a) The property is approached from Kylemilne Way on a dropped access point which already encroaches onto council land.
 - b) The area currently used for parking also has been allowed to encroach onto council land from which a tree and grassed area was maintained by the local council, and was removed by previous occupiers. If this is reinstated to its former use there would not be room sufficient for the proposed parking, let alone any business visitors.
 - c) The signage and parking long term would cause further distraction to motorists on the Hartlebury Road/Wilden Lane junction.
 - d) Being sited next to Hartlebury Common, which we all know is an important heathland currently being re-established, it would not really be appropriate to put a car business adjoining it.

Three further neighbour objections letters have been received. The main points raised are summarised below:

- e) If the site has vehicles on it where will the customers or the people who work there park. The site is on a blind bend and there have been a number of near misses with vehicles moving up and down the road already.
- f) If vehicles from the proposed office were parked on the road then this would cause access issues for; the daily bus services which run on this route; emergency vehicles needing to get along Kylemilne Way and access and egress to properties. A similar situation for homeowners was experienced when Miday Windows was on the site especially on Saturdays.

12/0764/FULL

- h) The applicant has stated (on the application form) that the proposal will not affect any land which is part of or near to an important habitat however the site is adjacent to Hartlebury Common.
- j) The parking area adjacent to the property with access drive onto Kylemilne Way, largely comprised of land belonging to the Council bearing this in mind there would not officially be room for 3 cars on this area.
- k) When the previous owners were excavating to lay drains for their extension they cut through our electrical mains supply which is also located in this area. Fortunately nobody was injured, but the overnight work by electricity board cost them quite a lot, so this area should be easily accessible. I am surprised that his plan shows this area is part of the property.

4.0 Officer Comments

- 4.1 The application site is the former DeRosa Glass sales office from which the company sold windows and doors to the general public. The property is now vacant and has been offered for sale. Planning permission is sought for the change of use of this retail (A1) property to an office (B1) with vehicle storage (B8) facilities. The applicant advises that the business he operates does not function in the same way as a car dealer selling to the public. The applicant's business is in trade to trade only sales and as such there is no interaction with members of the general public. All sales are negotiated from one office, which is currently in the applicant's own home, and any vehicles involved in those sales are currently kept on the applicant's driveway. The applicant has operated the business from his home for the past 30 months. I am informed that the quick turnaround of each sale means that vehicles are typically only kept on site overnight. As the applicant is a sole trader managing each sale himself, then normally only one or two vehicles would be in his possession at any one time as the nature of the business requires that a quick turnaround of sales is achieved. The applicant advises that the modest size of 6 Hartlebury Road would meet his requirements for a small office with parking for a maximum of three vehicles.

PRINCIPLE OF DEVELOPMENT

- 4.2 With regards to the principle of the development, Policy CP09 of the Adopted Core Strategy relating to retail and commercial developments requires that due regard be had for the retail hierarchy and that a sequential approach to new developments must be followed. In addition, in the market towns, the policy supports new retail and office development where there would be no harm caused to the built and natural environment.

12/0764/FULL

- 4.3 The applicant has provided evidence that a sequential test commensurate with the size and scale of the proposal has been carried out. Having assessed all other available retail and commercial space of the size required, the applicant has confirmed that what is available is unsuitable, being too large and thus too expensive for the operation to remain viable. Having accepted the finding of the sequential test, the principle of development can only be considered acceptable if no harm would be caused to the built or natural environment. These matters are discussed below.
- 4.4 When considering the impact of the proposed change of use I consider that the most relevant policy is Policy SAL.GPB1 of the Pre-submission Publication Version of the Draft Site Allocations and Policies Development Plan Document which addresses proposals for economic development outside of allocated areas. As well as being in conformity with the Core Strategy, the above policy requires that any proposal must also demonstrate that it would have no adverse effect on the following:
- i) The amenity of adjacent occupiers.
 - ii) The character of the area.
 - iii) The surrounding environment.
- 4.5 Each matter is considered below and for the reasons outlined, I am satisfied that the proposal would satisfy Policy SAL.GBP and that the principle of the development is acceptable.

AMENITY OF NEIGHBOURS

- 4.6 Being located in a residential area any change in the use of this property must be capable of implementation without detriment to the amenity of neighbouring occupiers. A number of objections (including a petition against the proposal) have been received and the main points raised are summarised above. A significant majority of those concerns relate to the impact of the proposal on the amenity of neighbours arising as a result of inconsiderate parking, by potential customers of the car company or the company themselves, on land outside of the application site. Having considered what is likely to arise as a result of the proposed change of use I have to conclude that this is very unlikely for the following reasons:
- 4.7 Firstly; there would be no visiting members of the public on site due to the nature of the business. The applicant has indicated that he would be happy with a condition preventing the display of vehicles for sale on the forecourt and as such I consider that the chance of passers-by stopping to visit the site is small. In addition, with so few vehicles likely to be parked on the forecourt then they alone are unlikely to attract the attention of members of the public and result in spontaneous visits to the office by them. It should be noted that the planning consent applied for (B1 and B8) would confer consent for office and storage uses only. In order to sell vehicles from the site then a separate application for a sui-generis car sales use would be required.

12/0764/FULL

- 4.8 Secondly; the small scale nature of the business and the fact that the applicant only stores one to three vehicles at a time for delivery would mean that there would be no need for any cars to be parked on land outside of the application site which has space for three vehicles to be parked. It is acknowledged that the forecourt of the premises is modest and that manoeuvring space would be limited, however being an existing retail proposed to be converted to a use which is likely to be less intensive than a traditional A1 retail use (as discussed below) and being mindful that the Highways Officer does not consider the proposed use to pose a risk to highway safety, then Officers are satisfied that the proposal would not give rise to any additional harm to highway safety.
- 4.9 It is worth noting that the unit can currently be used for any A1 retail purpose, a use which could potentially attract many more visiting members of the public than the proposed use. The former occupier did operate from the property as a point of sale to visiting members of the public and one of the neighbour objection letters received confirms that this frequently was the cause of the inconsiderate parking of vehicles by their customers. Given the nature of the applicant's business and the fact that vehicle display and sales could be restricted by condition I consider that the parking problems which, in the past have caused a problem for neighbours, would be likely to reduce significantly were the property to be converted to the proposed use.

VISUAL AMENITY

- 4.10 It is acknowledged that the property is unusual. Being a very small building nestled on the edge of a residential area and next to a main road it does appear a little incongruous in its setting. However, the building has been in place for a considerable number of years and is accepted as part of the built fabric of this part of Stourport-on-Severn. The planning history of the property, detailed above, reveals that the building has had several uses and that the property has been altered slightly since the 1970s. No further alterations are proposed to the external appearance of the property and the number of cars parked on the modest forecourt is not likely to visually detract from the wider street scene. For these reasons I consider that the proposal would preserve and would not harm the character of the area in accordance with Policy SAL.GPB1.

12/0764/FULL

HIGHWAY SAFETY

- 4.11 The majority of concerns raised by objectors related to highway safety because of the increased numbers of vehicles likely to be parked on Kylemilne Way. However as detailed above I do not consider that the proposal would increase the number of vehicles parked on that street and as such the problems of emergency vehicles and busses not being able to pass along Kylemilne Way is unlikely to materialise. Worcestershire County Council, as the Highway Authority, has been consulted on this proposal and raise no objections and as such I am satisfied that the proposal would not give rise to a situation which would be detrimental to highway safety and that adequate private car parking provision can be accommodated on the application site, in accordance with the requirements of the Development Plan.
- 4.12 One objection relating to highway safety referred to the likely impact of signage on the building which would distract drivers. No detail of any signage has been provided as part of this application. Any advertisements which fall outside of what would be permitted under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007(as amended) would require express consent and as such would be considered separately in the form of an Advertisement Consent application and the views of the Highway Authority would be sought at that stage to ensure that the signage would not cause a deterioration of highway safety.

IMPACT ON THE SURROUNDING ENVIRONMENT

- 4.13 The site sits adjacent to Hartlebury Common, an important heathland habitat. Concern has been raised that a car sales business is inappropriate in such a location. Having considered the likely impact on the adjacent wildlife habitat Officers do not consider that there would be any harm caused. The building is an existing property and there is no proposal to alter or extend it at all which could have potential implications for the adjacent site. In addition the proposed use is unlikely to produce pollution of the kind likely to affect the Common. As such I consider that the special character of the heathland environment would not be harmed as a result of the proposal.

OTHER MATTERS

- 4.14 A number of concerns raised by objectors relate to land ownership issues. Whilst important in their own right they are not material planning considerations which should prejudice the determination of this application. The applicant has however provided evidence of Title which shows that the building and forecourt are in the ownership of the site owner. The access off Kylemilne Way falls outside of the ownership boundary. Access to the site is therefore via a dropped kerb and across land which is thought to be owned by Worcestershire County Council. Confirmation has been sought and will be added to the Addenda and Corrections sheet.

12/0764/FULL

5.0 Conclusions and Recommendations

- 5.1 The principle of the proposed use is considered to be acceptable as it would bring back into use this vacant retail property without giving rise to a deterioration of highway safety. The proposal would not cause harm to the amenity of neighbouring residents and as such the proposal accords with the relevant policies of the Wyre Forest District Local Development Framework.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. No vehicles sales from the site.

Reason for Approval

The proposed use is considered to comply with the land use requirements of the Wyre Forest District Local Development Framework. The use is capable of implementation without detriment to neighbour amenity, highway safety and without causing visual harm to the character of the residential area. The proposal therefore satisfies the policies listed above.

Application Reference:	12/0779/FULL	Date Received:	18/12/2012
Ord Sheet:	381148 273646	Expiry Date:	12/02/2013
Case Officer:	Emma Anning	Ward:	Lickhill

Proposal: Extensions to form lounge/rear entrance and toilets with rest room over to existing club house

Site Address: BURLISH PARK GOLF CLUB LTD, ZORTECH AVENUE, KIDDERMINSTER, DY11 7DY

Applicant: BURLISH PARK GOLF CLUB LTD

Summary of Policy	LR.10, D.18, GB.1, GB.2, GB.3, GB.6, TR.17, LR.14 (AWFDLP) CP03, CP07, CP11, CP12 (AWFCS) SAL.CC2, SAL.UP1, SAL.UP5, SAL.UP7, SAL.UP8 (SAP DPD) Sections 7, 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 Burlish Park Golf Club is located off the main Stourport Road, between Kidderminster and Bewdley. The site measures 55.4 hectares and was granted outline consent as a golf course in 1992. Subsequent applications have seen the site altered and improved to provide an 18-hole course with a club house. A current application for re-modelling forms part of this agenda.

1.2 The site is washed over by Green Belt and is identified, on the Adopted Local Plan Proposals map, as being within Minster Road Outdoor Sports Area. Burlish Top nature reserve, a Special Wildlife Site, sits to the north-east of the application site. There are several pathways which run across the site as well as two formal public rights of way to the north.

2.0 Planning History

2.1 WF/0182/93 - 18 hole golf course, practice area and academy course : Approved.

2.2 WF/0815/94 - Demolition of existing buildings, erection of golf club house, car parking : Approved.

2.3 WF/0887/94 - Use of land for siting of portable building for use as changing room : Approved.

12/0779/FULL

2.4 12/0739/FULL - Remodelling of golf course : Undetermined.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – Awaiting comments.

3.2 Highway Authority – No objection.

3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 Consent is sought for an extension to the existing club house building to provide enlarged changing facilities with staff rest room above, a new lobby area and a lounge/bar area.

PRINCIPLE OF DEVELOPMENT

4.2 Being washed over by Green Belt, the appropriateness of development on this site is controlled by national and local Green Belt policy which defines the types of development which are considered appropriate. The National Planning Policy Framework allows for the construction of extensions to a building provided that the extensions would not result in disproportionate additions over and above the size of the original building. The National Planning Policy Framework also cites new buildings required for appropriate facilities for outdoor sport or recreation as being appropriate development in the Green Belt. The policies of the local development framework reflect this approach.

4.3 The planning history of the site reveals that the club-house building was approved in 1994 following the demolition of a number of former farm buildings which proved unsuitable for conversion. The then development plan policy allowed for the replacement of those former rural buildings with the club house as it stands today. Having calculated the increase in footprint proposed, as detailed below and in considering that the siting and design are acceptable, I am satisfied that the principle of the development accords with both national and local planning policy.

SCALE, SITING AND DESIGN

4.4 The extensions proposed amount to a 52% increase in the footprint of the building over and above the size of the original and they would be sited to the side and rear of the building. The siting of the extensions to the side and rear would allow the main front entrance of the building to retain its visual dominance and would not therefore overwhelm the building on the front elevation. The most significant visual impact on the building will be from the south west (side) elevation where the new lounge extensions would be visible.

12/0779/FULL

- 4.5 Having considered this visual impact I am satisfied that, despite its size, the extensions would not overwhelm the existing building as they would be comparable in size to the part of the existing building which houses the changing areas. The proposal will effectively result in the building being a U-shaped building as opposed to an L-shape and as such the visual impact of the lounge extension is no greater than the visual impact of the existing changing room, when viewed from the south-west elevation. Similarly, the extension to the changing facilities being sited between two existing buildings will have minimal visual impact, from the front and side elevations. For these reasons I consider that the siting of the extensions is appropriate so as to have no undue impact on the openness of the Green Belt.
- 4.6 The proposed extensions have been designed to harmonise with the existing club house through the use of matching materials and architectural styles, which will further allow the additions to sit comfortably against the host property. For the reasons set out above I am satisfied that the proposed scale, siting and design of the extensions are acceptable as they will allow the original building to retain its visual dominance and would not result in harm being caused to the visual amenity or openness of the Green Belt.

ACCESS AND PARKING

- 4.7 The application site is accessed off Zortech Avenue along a private driveway which leads up to the club house and car park. The golf club is undertaking a considerable amount of improvement works, including alterations to the course (application 12/0739/FULL pending); as such the large car park area to the rear of the club house is not surfaced or formally laid out. There is, however, considerable space for vehicles to park. The plan submitted with this application suggests that the existing approved capacity is approximately 180 spaces, although no provision is made for spaces for disabled persons. The proposed plan shows this number reduced to 174 which include ten spaces for disabled persons. Worcestershire Highways were consulted and have raised no objections as detailed above. Based on the advice of the Highways Officer I consider the proposal to accord with the required car parking standards and that the proposal would not give rise to a situation which would be detrimental to highway safety.
- 4.8 Despite the close proximity of the golf course to the adjacent nature reserve, the development proposed would take place well within the golf club site and is not therefore likely to have an impact on the reserve. The proposed extensions are not likely to cause harm to ecology or biodiversity.

12/0779/FULL

5.0 Conclusions and Recommendations

5.1 The proposal accords with the relevant Development Plan policies listed above and it is recommended that the application be **APPROVED** subject to the following conditions:

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

Reason for Approval

The proposed extensions are considered to represent appropriate development in this Green Belt location. The extensions, by virtue of their scale, siting and design, are capable of implementation without detriment to openness or the visual amenity of the Green Belt. The proposal would not give rise to a situation which would be detrimental to highway safety. For these reasons the proposal accords with the policies of the development plan as listed below.

Application Reference:	12/0790/FULL	Date Received:	21/12/2012
Ord Sheet:	383838 277159	Expiry Date:	15/02/2013
Case Officer:	James Houghton	Ward:	Greenhill

Proposal: Extension of Club House

Site Address: KIDDERMINSTER TENNIS CLUB, BAXTER GARDENS,
BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2HD

Applicant: Mr T Hollis

Summary of Policy	D.18, LR.1 (AWFDLP) CP11 (AWFCS) SAL.UP4 (SAP DPD) RST.12 (WCSP) QE.4 (WMRSS) Section 8 (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 is an established tennis club set within Baxter Gardens, an area designated as Public Open Space.
- 1.2 The application site contains a flat roofed club house, two tennis courts and a practice wall.

2.0 Planning History

- 2.1 WF/0598/01 – Erection of 3m practice wall with 1.8m screen wall : Approved 27/09/01.
- 2.2 12/0236/FULL – Proposed modification and extension of clubhouse plus installation of outdoor sports lighting : Approved 01/08/12.

3.0 Consultations and Representations

- 3.1 Highway Authority – No objections.
- 3.2 Environmental Health – No objections.
- 3.3 Neighbour/Site Notice – No representatives received.

12/0790/FULL

4.0 Officer Comments

- 4.1 Members may recall that an application to modify and extend the clubhouse and install outdoor floodlighting was approved by the Planning Committee in July 2012 (12/0236/FULL).
- 4.2 The applicant now seeks approval for a further small rear extension to the existing club house, in addition to those previously approved through application 12/0236/FULL. The extension would mimic the form of the existing building and would provide a modest increase in the depth of the building by 0.7m.
- 4.3 Members are advised that unlike the previously approved extension the erection of the further extension would require the partial relocation of the boundary fence which lies immediately adjacent to the building by an additional 1.0m. This minor relocation of the fencing would not have a significant or detrimental impact upon the wider Baxter Gardens.
- 4.4 The extensions to the club house are considered appropriate in terms of both scale and design. The extensions would offer no detriment to the amenity enjoyed by the occupants of neighbouring dwellings and would not result in the loss of usable public open space.

5.0 Conclusions and Recommendations

- 5.1 The application relates to an established sports club located within a publicly accessible park. Planning permission has previously been granted for extensions to the clubhouse by virtue of planning permission 12/0236/FULL. The additional extension is extremely minor and would have no detrimental impact on Baxter Gardens or the amenity of nearby residential properties.
- 5.2 It is therefore recommended that this application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (External details - approved plans).

Reason for Approval

The proposed development would be considered appropriate in terms of both scale and design. The extended club house is of an acceptable scale and design and would be considered to have no adverse impact on the amenity enjoyed by the occupants of surrounding residential properties and would not result in the loss or reduction of the Public Open Space. The development would accord with the provisions of Policies D.18 and LR.1 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010), Policy SAL.UP4 of the Emerging Site Allocations and Policies DPD and Section 8 of the National Planning Policy Framework.

Agenda Item No. 5

Application Reference:	13/0002/FULL	Date Received:	04/01/2013
Ord Sheet:	381860 269706	Expiry Date:	01/03/2013
Case Officer:	Julia Mellor	Ward:	Mitton

Proposal: Installation of Fruit Press and Evaporator Unit (11.6m high); 14 No. Silos (13.1 - 13.4m high); 2 No. Effluent Tanks (11.0m high)

Site Address: NELSONS WHARF, SANDY LANE INDUSTRIAL ESTATE, STOURPORT-ON-SEVERN, DY13 9QB

Applicant: Aston Manor Brewery Co Ltd

Summary of Policy	D.10, D.11, D.18, NR.11, NR.12, NC.7, TR.17 (AWFDLP) DS01, CP01, CP02, CP03, CP08, CP11, CP12, CP13, CP14, CP15 (AWFCS) SAL.GPB1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP5, SAL.UP7, SAL.UP9 (SAP DPD) RST3, T4 (WCSP) PA1, QE1, QE3, QE7 (WMRSS) Sections 1, 4, 7, 10, 11 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The site is located to the south west of Sandy Lane Industrial Estate, at the end of Nelsons Road, immediately adjacent to the River Severn. The site measures approximately 0.8 hectares and accommodates a detached industrial building sited close to the River (2,058 sq m) and a separate brick built office block (131 sq m). Access to the site is from Nelsons Road via the industrial estate. A public footpath lies within the site and aligns the River whilst the site lies within flood zone 3. A small part of the site also lies within the River Severn Special Wildlife Site.
- 1.2 It is believed that the site has been in industrial use since the 1940's. The site has been most recently used for the manufacture of windows.
- 1.3 The application seeks consent for additional plant for the washing and pressing of apples which would thereafter be stored then despatched to an off site cider bottling plant. In addition to the proposed pressing machinery within the existing industrial building the proposed external plant comprises the following:
- 1 evaporator unit 11.6m high to be sited next to the southern end of the main building;

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- 14 storage silos for the processed juice 13.1 - 13.4m high with a diameter of 3.6 to 4m. These would be sited alongside the eastern elevation of the main industrial building between the industrial and the office buildings; and
- 2 effluent storage tanks reaching a height of 11m. These would be sited adjacent to the southern elevation of the existing office building.

The agent has advised that, “*The applicant already farms a number of orchards within Worcestershire and close to Stourport on Severn and is keen to undertake the pressing operation within the County.*” The application has been accompanied by the following reports:

- Design & Access Statement;
- Noise Assessment;
- Drainage Statement; and
- Flood Risk Assessment.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – Awaiting comments.

3.2 Highway Authority – No objections.

3.3 Environment Agency – Flood Risk: The site is within Flood Zone 3 of the River Severn (Main River), the majority of which is Flood Zone 3b - functional floodplain, this zone comprises of land where water *has* to flow or be stored in times of flood, according to the Topographical Survey submitted and our modelled flood levels. The parking area is also within the 8m Main River byelaw of the River Severn.

Impact on flows: For “less vulnerable” development such as proposed, it should be considered inappropriate at this location. This is in accordance with Table 3 of the Technical Guidance to the NPPF which states that development “should not be permitted” in Zone 3b functional floodplain. In our pre-application response we made reference to the re-designing of the apple holder rows, allowing for a more open flow route to be retained. Although the FRA now states that the permanent apple storage facility is no longer proposed, instead a mobile unit will be erected when the process stage is required.

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The existing 18 no. car spaces are on an existing hard-standing area, the proposals do not seek to alter the existing ground levels. We would be able to access the river for maintenance and/or improvements if necessary. We would therefore advise consideration of a Flood Evacuation Management Plan, and appropriate flood warning signage, to remove cars prior to a flood event/ vehicles being cut off and/ or damaged (see below). The FRA states that the proposed silos and evaporator will be situated in a single row, within the lee of the north-east wall of the main building. Similarly the effluent tanks will be situated within the lee of the office building. We acknowledge that the siting of the equipment in these localities will help to reduce the impact on site flows in times of flood. In combination with the construction method of the silos provided via the metal support frames (as discussed in more detail below), which will also help to reduce the impact of the proposed development. On balance, whilst this type of development in this location should not be permitted, we are satisfied that the development will not adversely impact upon river flows in times of flood and subject to the production and implementation of an approved Flood Management Evacuation Plan.

Safe Development: In relation to the finished floor levels, the FRA states that the 14no. silos will be sited on open metal frames, approximately 1.7m above the ground, making a finished “bottom of tank level” of 19.98m AOD. This level is greater than the 1 in 100 year flood level plus climate change of 19.07m AOD. The 2no. effluent tanks and 1no. evaporator unit will be set on a frame secured to the ground, 600mm above the 1 in 100 year plus climate change level, 19.7m AOD (no lower than 20.3m AOD), as stated within the FRA. The proposed development will only meet the requirements of the NPPF if this is secured via a condition.

Pollution Risk: The Water Framework Directive (WFD) water body in closest proximity to the proposed development sites is the River Severn, which is classified as having a moderate status. Any development should not cause any deterioration in water quality or hamper efforts to improve waterbody status to 'good' by 2027. Within our pre-application response we suggested that additional measures should be incorporated into the design to help manage and prevent flood risk e.g. in the event of a leak/spillage. Such measures might include bunding/secondary containment. This doesn't appear to have been incorporated within the application proposals therefore we would like to reiterate our initial recommendations.

Safe Access: We would also advise consideration of an appropriate Flood Evacuation Management Plan (see below). We recommend that vehicular access should also preferably remain flood free in a 1% river flood event plus climate change. However, this is also a “residual risk”.

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Flood Evacuation Management Plan: We acknowledge that within the FRA submitted a Flood Warning and Evacuation Plan has been detailed. We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. The Technical Guide to the NPPF states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. To assist, we believe that the Nelson Road possibly floods before water affects the site. Therefore we suggest that consideration is made to both the Bewdley and Worcester gauges to indicate the need for appropriate action to be taken. We recommend a condition to secure the provision of a plan.

Informative (notes) to above: (1) The Applicant/ future occupiers should be set up as a contact on our flood warning system; (2) The proposed development may require an Environmental Permit from us; and (3) Any waste produced as part of this development must be disposed of in accordance with all relevant waste management legislation

- 3.4 Wychavon District Council – Awaiting comments.
- 3.5 Malvern Hills District Council - Awaiting comments.
- 3.6 Canals & Rivers Trust - Awaiting comments.
- 3.7 Arboricultural Officer - The majority of the trees on the site will not be directly affected by the development, only an alder close to an existing building, that is to become the office building will be directly affected by the installation of new drainage. This tree is not worthy of protection, so I would have no issue with it being removed.

The trees on the north eastern boundary act as a good screen for the unit and should be retained. They are located on the neighbouring land, but some are located on the boundary line of the development area.

Although most trees are not directly affected by the development, protective fencing from the eastern corner of the site, running north east, parallel with the boundary, for 95 m would prevent damage occurring to the boundary trees.

In addition to the condition for protective fencing there will also need to be a landscaping condition asking for more details for the proposed landscaping on the site and an establishment/management plan for 5 years.

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- 3.8 Countryside Conservation Officer - Ecologically there are a couple of issues that will need to be considered. Both are related to lighting, a subject we do not have information on. If any additional lighting is planned then an ecological assessment is a necessity. Firstly there are some mature trees including an old boundary pollard to the rear of the site. This could easily be home to a bat roost that would be badly affected by lighting. A check needs to be made to ensure that these mature boundary trees will not be directly affected and adequate protection for their roots etc will be put in place. Secondly the site is immediately adjacent to the River Severn, a principle wildlife corridor whose wildlife includes bat and otter both of which could suffer disturbance and affect the corridors function should the river be lit.

Not really a wildlife concern but I am worried about the naturalness of the river environment being negatively affected by the placing of metal railings and car parking up against the river edge. It is an old quay and whilst not lovely it blends in as a historic feature.

- 3.9 Worcestershire County Council (Countryside Access Mapping Orders Officer) – The proposal should have no affect on the public right of way providing that the applicant is aware of certain obligations. (*Officer Comment – These obligations can be added as a note. They refer to no disturbance, no diminution in width, no storage of building materials, no vehicle movements or barriers should affect the public right of way*).
- 3.10 Crime Risk Advisor - The location where this development is proposed is isolated with no surveillance from other buildings. It is on the edge of an industrial estate that historically has suffered a higher than average burglary rate.

The existing premises have been the target for burglaries in the past and I did visit the previous occupants of the buildings to offer security advice. At the time I visited it was apparent that the thieves were looking for scrap metal and metal-based objects. The buildings were unoccupied for long periods of time giving thieves ample opportunity. My advice at the time was to improve perimeter security and gate the access drive.

Taking into account the fact that the silos will all be metal clad, I think it important that some thought be given to site security. The presence of a work force on the site will deter any potential thieves. However, if the site is to be unoccupied for any length of time I think it important that the perimeter is secure.

From my previous visit to the site it was apparent that thieves were simply driving down the main access road to enter the site, therefore, I suggest that this be prevented preferably by gating it. Ideally the whole of the perimeter of the site should be secured. My recommendation would be to use 2.4 metre high fencing.

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I appreciate that securing the whole of the site would be expensive and other security measures could be put in place.

I think it essential that consideration be given to the security of the site at this stage, by doing so the chances of it becoming a target for thieves can be substantially reduced.

3.11 Worcestershire Regulatory Services (Noise) - Awaiting comments.

3.12 Watercourse Officer - Impact on fluvial flood risk of the site: - The proposed development is classed as minor development and therefore not subject to the Sequential or Exception test. The flood depth on the yard between the two buildings is expected to be approximately 1.3 m whereas Nelson Road (both vehicular and pedestrian access) is thought to flood with a water depth up to 1.6m.

The Brewery already runs a commercial operation at the site and the current proposals will not increase the risk to the site and to the personnel working on the site. A flood warning and evacuation plan has been provided to mitigate risk to people. The EA in their response have advised that this plan will be extended to a full Flood Evacuation Management Plan, in consultation with Emergency planners and Emergency Services.

Impact on fluvial flood risk elsewhere: I understand that the silos will sit on an open square frame bolted to the ground and that this will permit floodwaters to readily flow through the structure, while preventing the tanks from being washed away. The proposal will therefore have negligible effect on flood plain storage and flood flows passing through the site.

Surface water drainage: The impermeable area increases from 0.62 ha to 0.73 ha according to the FRA, which means that more surface water runoff would be generated on the site. The site is currently drained by soakaways according to the drainage statement submitted. The FRA states that the development may provide an opportunity for betterment by introducing SuDS. The drainage statement does not mention this though, instead it is stated that there is no change in the surface water system proposed.

Foul water drainage: I understand that as part of the proposed development the existing septic tank will be removed and instead a connection to the foul sewer in Nelson Road will be installed.

Conclusions: Based upon the FRA it can be concluded that the proposed development will only have a negligible effect on the fluvial flood risk of the site itself and the surrounding area. The EA in their response have advised that a full Flood Evacuation Management Plan should be constructed in consultation with Emergency Planners and Emergency Services. This should be incorporated in a condition.

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The FRA advises that a SuDS scheme should be included to offset the increase in impermeable area, but the submitted drainage strategy does not reflect this. I am still keen to get SuDS measures included, this could be as simple as expanding the capacity of the existing soakaways. Therefore, if you are minded to approve the development, then I would recommend that a condition to this effect.

3.13 Worcestershire Wildlife Trust – Awaiting comments.

3.14 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

THE PRINCIPLE OF THE DEVELOPMENT

4.1 According to the Pre-submission Site Allocations and Policies DPD the application site is located beyond the Sandy Lane Industrial Estate, an area to be retained as employment land. In contrast, the site lies on white land, and therefore the application should be considered on its merits.

4.2 In this case the application site is already in industrial use, and the proposed development would maintain this use. During the peak season of October to December there would be a total of 12 employees working on site. It is therefore considered reasonable to support the development in principle.

APPEARANCE OF DEVELOPMENT

4.3 The proposed plant would have an impact on the appearance of the site with the height of the fixtures ranging from 11m to 13.4m. The tallest existing building is the main industrial building which has a ridge height of approximately 10.2m. In terms of the site layout however the proposed plant has been sited as sensitively as possible with the 14 proposed silos located to the far side of the industrial building, if viewing the site from the River. There are mature ash, thorn, willow, maple, oak and alder trees beyond the proposed plant within the adjoining site which rise to approximately 18m in height. Additional landscaping is proposed to the southern boundary of the site and to part of the boundary with the River.

4.4 The agent considers that the ridgeline of the building forward of the silos together with the mature trees to the rear would be adequate to sufficiently reduce the impact of the appearance of the silos from the River. Whilst it is considered that this site already provides an industrial backdrop to the River there were initial concerns with respect to the row of 18 parking spaces proposed to be sited immediately adjacent to the River, with regards to their urbanising effect upon the appearance of the Riverside. At the time of writing the report the agent has advised that amended plans will be submitted to re-position these spaces to avoid this effect. Subject to these revised plans it is considered that the proposed development would not significantly detract from the existing visual amenity of the site and wider area.

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POTENTIAL NOISE AND DISTURBANCE

- 4.5 The production process comprises the delivery of apples to the site where they are washed and pressed. The juice is then stored within the silos and then despatched. There is potential disturbance arising from the proposed internal fruit press and the external loading and unloading of apples onto a portable conveyor belt. The submitted noise assessment advises that the nearest residents are located at Stourport Marina at a distance of approximately 165m away from the production area and approximately 215m from the portable conveyor belt. An assessment was undertaken over 24th and 25th September 2012 and on the basis of the noise readings and calculations undertaken the report concludes that both the operation of the fruit press and the unloading of apples would be unlikely to cause nuisance complaints. At the time of writing the Committee report comments from Worcestershire Regulatory Services are awaited.

PROPOSED PARKING PROVISION

- 4.6 The floorspace of the proposed development including the existing buildings and the proposed plant totals approximately 4000 square metres. According to the Worcestershire Highway Design Guide the floorspace would be required to provide a maximum of 114 parking spaces. The existing plans indicate a total of 20 spaces.
- 4.7 It is however considered that the proposed provision is adequate as within the peak season from October to December it would be more than adequate to accommodate the 12 employees.

IMPACT UPON BIODIVERSITY

- 4.8 The edge of the site closest to the River lies within the River Severn Special Wildlife Site. The Council's Countryside and Conservation Officer has raised concern should there be the provision of lighting or the loss of trees. There is only the potential for the loss of one tree which lies within the site rather than on the boundary and it is considered that there should not be a significant adverse effect upon biodiversity.

FLOODING

- 4.9 The site lies within flood zone three which is the most serious in terms of the impact on flooding. The submitted FRA predicts water depths typically of 1m across the site but rising to 1.6m in places in times of flooding. The FRA includes a Flood Evacuation Plan whilst the new structures are proposed to be affixed to metal frames to allow flood waters to permeate through the site unimpeded. As the structures would be raised above the ground level they would not reduce the flood water storage capability of the site. No adverse comments have been raised by the Environment Agency or the Watercourse Officer subject to conditions.

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5.0 Conclusions and Recommendations

5.1 The application site lies within close proximity to Sandy Lane Industrial Estate. Whilst it is not allocated for employment purposes it is in existing employment use and it is considered that the principle of the development is acceptable. Matters of parking, potential noise and disturbance, the effect upon the appearance of the site, biodiversity and flooding have all been considered and it is concluded that there would be no significant adverse harm.

5.2 It is recommended that **delegated** authority be given to **APPROVE** the application subject to:

- a no objections being received from the outstanding consultees; and
- b the following conditions:
 1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Level of plant and equipment above ground level in accordance with approved plans.
 4. Evacuation plan.
 5. No lighting attached to building or elsewhere onsite.
 6. No additional boundary treatment to boundary to River unless prior agreement of proposed design.
 7. Provision of SuDS scheme in accordance with FRA.
 8. Tree protection.
 9. Landscaping scheme.
 10. Use of site by Aston Brewery only.
 11. Layout of site and position of production area and portable apple handling equipment in accordance with in accordance with Noise Assessment.

Notes

- A Environment Agency advice.
- B Worcestershire County Council (Countryside Access Mapping Orders Officer) advice.

Reason for Approval

The application site lies within close proximity to Sandy Lane Industrial Estate. Whilst it is not allocated for employment purposes it is in existing employment use and it is considered that the principle of the development which would maintain that use is acceptable. Matters of parking, potential noise and disturbance, the effect upon the appearance of the site, biodiversity and flooding have all been considered and it is concluded that there would be no significant adverse impacts.

Application Reference:	13/0018/FULL	Date Received:	14/01/2013
Ord Sheet:	384640 280477	Expiry Date:	11/03/2013
Case Officer:	James Houghton	Ward:	Cookley

Proposal: Part conversion of existing agricultural building to form ancillary accommodation for dependant relative

Site Address: NEW OAK BARN, AUSTCLIFFE ROAD, COOKLEY,
KIDDERMINSTER, DY10 3UP

Applicant: Mr D Boraston

Summary of Policy	H.18, GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4, TR.17 (AWFDLP) CP03, CP11, CP12 (AWFCS) SAL.DPL6, SAL.UP1, SAL.UP7, SAL.UP11 (SAP DPD) CTC.18, CTC.21, D.12, D.39 (WCSP) Sections 7, 9 (NPPF)
Reason for Referral to Committee	Previous site history
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The application site is located in the Green Belt on the eastern edge of Cookley's residential area. Vehicular access is gained either between the two principle brick buildings on the site, both formerly in agricultural use, or from an additional access to the extreme west of the site.
- 1.2 The former agricultural building to the closest eastern boundary has been converted to form a dwelling. The other building, the ridge of which runs parallel to the highway, is the subject of this application for a partial change of use to form ancillary accommodation.
- 1.3 To the east and south, the site is bounded by paddocks and to the west by existing residential properties, those in Staite Drive being at a significantly higher level.

2.0 Planning History

- 2.1 09/0043/FULL - Conversion of barn to dwelling : Approved 19/03/09.
- 2.2 09/0688/FULL - Stable block : Approved : 23/02/10.
- 2.3 10/0129/FULL - Repositioning of existing manège : Approved 28/05/10.

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- 2.4 11/0047/FULL – Extension to existing stable block to form 2 no. additional stables and demolition of existing Dutch barn : Refused 18/04/11.
- 2.5 11/0499/FULL – Extension to existing stable block to form 1 no. additional stable (resubmission 11/0047/FULL) : Approved 10/10/11

3.0 Consultations and Representations

- 3.1 Wolverley and Cookley Parish Council – Comments awaited.
- 3.2 Highway Authority – Comments awaited.
- 3.3 British Waterways – Comments awaited.
- 3.4 Conservation Officer – The proposals appear compatible with the existing building and I have no objections to the proposed alterations to the fenestration or to the introduction of the roof lights as indicated on the application drawings.

As such the application appears to comply with Policy RB.1 of the Adopted Local Plan, except that no structural survey has been submitted with this application which confirms that the building is structurally sound and in a condition capable of re-use without significant building works (Policy RB.1 (iii)).

No objections subject to receipt of acceptable structural survey as above.

- 3.5 Severn Trent Water Ltd – Comments awaited.
- 3.6 Neighbour/Site Notice – No comments received.

4.0 Officer Comments

- 4.1 The applicant seeks approval for the partial conversion of an existing rural building, currently utilised as storage, to form additional accommodation, primarily at first floor, with a kitchen and w.c. at ground floor and retaining a substantial area of storage at ground floor. In order to allow the conversion of the building it would require that the existing roof sheeting and roof structure is to be removed and a replacement roof is to be installed which would be finished in natural slate. In addition, five velux type roof windows would be installed on the south facing elevation of the roof and one in the north facing elevation; the rainwater goods would be replaced in black aluminium and existing windows would be replaced.

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- 4.2 The National Planning Policy Framework states that the re-use of buildings, providing that they are of permanent and substantial construction, is an acceptable form of development assuming that the conversion preserves the openness of the Green Belt. This national policy forms the basis for policies found in the Adopted Wyre Forest District Local Plan (2004) and the Adopted Wyre Forest Core Strategy (2010). The emerging policies in the Site Allocations and Development Policy DPD continue the same approach.
- 4.3 Whilst Policy RB.2 of the Adopted Wyre Forest District Local Plan (2004) seeks for business or commercial uses first prior to residential being considered, it is clear that the juxtaposition between the barn and the existing converted rural building, along with the narrow lanes, preclude commercial development.
- 4.4 Policy RB.1 sets out a criteria base for dealing with conversion of rural buildings, which is an expanded list based on advice contained in Section 9 of the National Planning Policy Framework. The building is of a suitable size for partial conversion without extension. As such, the development is appropriate development in the Green Belt.
- 4.5 The conversion is required to provide accommodation for a relative and, whilst Policy H.18 of the Adopted Wyre Forest District Local Plan requires annexes to be incorporated into the main dwelling, on this occasion as a suitably convertible building exists that is compliant with the 'RB' policies it is not considered appropriate to consider this aspect of the Adopted Wyre Forest District Local Plan Policy.
- 4.6 The positive comments of the Conservation Officer are noted; the scheme would be considered well designed and would maintain the character of the barn whilst allowing for the provision of living space. In order to ensure that the character of the building is maintained, conditions requiring the submission of details of materials and window details should be added to any permission issued.
- 4.7 There is little information about the curtilage of the dwelling or the provision of any garden space; however, given the relationship between the existing dwelling and the annex nature of the proposed dwelling it is considered that this is not relevant at this time. It is considered prudent to remove permitted development rights for fencing to ensure that an inappropriate curtilage is not provided subsequent to conversion.
- 4.8 At present no details of the potential impact of re-roofing the barn on bats or other protected species has been provided. This information has been requested and it is recommended that no permission is issued until a bat survey has been provided and that any necessary mitigation measures form the subject of a condition.

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5.0 Conclusions and Recommendations

- 5.1 The conversion of this rural building to form additional ancillary accommodation is considered appropriate development in this Green Belt location which would cause no harm to openness or the visual amenity of the Green Belt. The impact of the proposal on the fabric and character of the barn has been carefully assessed and it considered that the proposal would cause no harm. The proposed development would offer no detriment to highway safety. The partial conversion of this rural buildings to form a dwelling is considered to accord with Policies H.18, GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4 and TR.17 of the Adopted Wyre Forest District Local Plan (2004), Policies CP03, CP11 and CP12 of the Adopted Core Strategy, Policies SAL.DPL6, SAL.UP1, SAL.UP7 and SAL.UP11 of the emerging Site Allocation and Policies DPD and Sections 7 and 9 of the National Planning Policy Framework.
- 5.2 It is therefore recommended that **delegated** authority be given to **APPROVE** the application subject to:
- a) the findings of a bat survey and the mitigation measures recommended subject to the recommendation of the Countryside Conservation Officer; and
 - b) the following conditions:
 1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B7 (External details – Approved plan).
 4. B9 (Details of Windows and Doors).
 5. Use of accommodation limited to occupants of New Oak Barn and shall not be used or sold as a separate unit of accommodation
 6. J1 (Removal of Permitted Development – Residential).
<Part 1 Class A, B, C, D, E, F and G, Part 2 A, C>.
 7. Bat mitigation measures (if necessary).

Reason for Approval

The conversion of this rural building to form additional ancillary accommodation is considered appropriate development in this Green Belt location which would cause no harm to openness or the visual amenity of the Green Belt. The impact of the proposal on the fabric and character of the barn has been carefully assessed and it is considered that the proposal would cause no harm. The proposed development would offer no detriment to highway safety. The partial conversion of this rural building to form a dwelling is considered to accord with Policies H.18, GB.1, GB.2, GB.6, RB.1, RB.2, RB.3, RB.4 and TR.17 of the Adopted Wyre Forest District Local Plan, Policies CP03, CP11 and CP12 of the Adopted Wyre Forest Core Strategy, Policies SAL.DPL6, SAL.UP1, SAL.UP7 and SAL.UP11 of the emerging Site Allocation and Policies DPD and Sections 7 and 9 of the National Planning Policy Framework.

Application Reference:	13/0020/FULL	Date Received:	14/01/2013
Ord Sheet:	374392 273746	Expiry Date:	11/03/2013
Case Officer:	James Houghton	Ward:	Rock

Proposal: Erection of garage to front of house

Site Address: THE OLD TELEPHONE EXCHANGE, BLISS GATE ROAD,
ROCK, KIDDERMINSTER, DY14 9XP

Applicant: MR R MADDEN

Summary of Policy	RB.1, RB.5 (AWFDLP) CP11 (AWFCS) SAL.UP7, SAL.UP11 (SAP DPD) Section 7 (NPPF)
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	REFUSAL

1.0 Site Location and Description

- 1.1 The application property is a former telephone exchange which has been converted, first into office accommodation and subsequently into a single dwelling.
- 1.2 The property has been extended to the side and rear by means of a two storey extension and has had windows added to the front elevation at ground floor.

2.0 Planning History

- 2.1 WF/0197/95 - Outline: Erection of Dwelling and Vehicular Access : Refuse 25/04/95.
- 2.2 WF/0325/99 - Full: Change of use of redundant telephone exchange to single office with erection of kitchenette/W.C. extension to rear : Approved 20/05/99.
- 2.3 WF/0895/02 - Full : Extension to and conversion of redundant telephone exchange to form office accommodation : Refused 15/10/02.
- 2.4 WF/0155/03 - Full : Installation of internal first floor for storage & external changes windows & doors (New description) : Approved 15/04/03.
- 2.5 07/0230/FULL - Change of use of existing vacant building to residential – Approved : 18/07/07.

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- 2.6 10/0185/FULL - Installation of 2 No. windows to front of property : Approved 27/05/10.

3.0 Consultations and Representations

- 3.1 Rock Parish Council – No comments received.
- 3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The dwelling which occupies the site was provided through the Re-use and Adaptation of Rural Buildings policies of the Adopted Wyre Forest District Local Plan 2004. Policy RB.1 (ii) permits the conversion of existing rural buildings to dwellings in areas where new dwellings would not normally be approved, providing they are of a suitable size for re-use without extensions or the addition of new curtilage buildings. This is reinforced by Policy RB.5 which states that the erection of new curtilage buildings will not be permitted to dwellings created by the re-use of rural buildings.
- 4.2 Policies RB.1 and RB.5 of the Adopted local Plan are to be replaced by Policy SAL.UP11 of the Emerging Site Allocations and Policies DPD. This emerging policy draws on the guidance provided by Policy RB.1 of the Adopted Local Plan and reiterates that the conversion of a rural building should be approved only where there is no need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.
- 4.3 The applicant seeks approval for the erection of a double garage with a footprint 5.1m square with an eaves height of 2.1m and a ridge height of 2.9m. The applicant restores classic British sports cars and is currently forced to utilise the accommodation afforded by the dwelling as work space.
- 4.4 The garage proposed would be considered to offer no detriment to the amenity enjoyed by the occupants of neighbouring dwellings or to the character of the area. However the erection of the garage would clearly be contrary to the provisions of the above mentioned rural building conversion policies.

5.0 Conclusions and Recommendations

- 5.1 On the basis of the rural building conversion policies in place in both the Adopted Local Plan and the Emerging Development Plan Documents, the proposed development would be considered unacceptable.

13/0020/FULL

5.2 It is recommended that the application is **REFUSED** for the following reasons:

1. The application relates to a converted rural building where the rural building policies of the Adopted Wyre Forest District Local Plan 2004 apply. The proposed development would result in the erection of a new curtilage building where a new dwelling has been permitted solely by virtue of the presence of an existing building in an area where new dwellings are not normally permitted and would therefore be clearly contrary to Policy RB.5 of the Adopted Wyre Forest District Local Plan and Policy SAL.UP11 of the Pre-submission Publication Version of the Draft Site Allocations and Policies Development Plan Document.

Agenda Item No. 5

Application Reference: 13/0030/LIST **Date Received:** 16/01/2013
Ord Sheet: 383038 276958 **Expiry Date:** 13/03/2013
Case Officer: James Houghton **Ward:** Broadwaters

Proposal: Add an inscription to the 'Angel of Peace'

Site Address: ANGEL OF PEACE, CHURCHFIELDS, KIDDERMINSTER,
DY10 2JN

Applicant: KIDDERMINSTER CHARTER TRUSTEES

Summary of Policy	LB.1, LB.2, LB.3 (AWFDLP) CP11 (AWFCS) SAL.UP6 (SAP DPD) Section 12 (NPPF)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council.
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

1.1 The application relates to a Grade II Listed War Memorial located to the front of St. Mary and All Saints Church.

2.0 Planning History

2.1 12/0190/LIST - To add inscription to the 'Angel of Peace' statue : Approved 11/05/12.

3.0 Consultations and Representations

3.1 Conservation Officer – It is proposed to add an inscription to the memorial. Provided that the style of the carved text is as the remainder of the text on the memorial the addition of the inscription will not, in my opinion, serve to harm the specific historic or architectural interest of the listed war memorial; no objections.

3.2 Neighbour/Site Notice – No comments received.

13/0030/LIST

4.0 Officer Comments

- 4.1 The applicant seeks approval for the addition of an inscription on the base of the memorial stating –

“In proud and undying memory of all men and women connected with Kidderminster who gave their lives in the 1939-45 war and all other conflicts”

- 4.2 The inscription would be into the existing stone base of the memorial and the proportions and design of the additional text would harmonise seamlessly with the original memorial causing no detriment to the appearance and setting of the listed structure in accordance with Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004) and Policy SAL.UP6 of the emerging Site Allocations and Policies DPD.

5.0 Conclusions and Recommendations

- 5.1 The proposed development is considered appropriate in terms of scale, proportion and design and would be compatible with the historic fabric of the memorial and utilise materials appropriate to the existing structure. As such the proposals are in accordance with the requirements of Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004) and Policy SAL.UP6 or the emerging Site Allocations and Policies DPD.
- 5.2 It is recommended that **delegated** authority be given to **APPROVE** this application subject to:
- a) the decision of the Secretary of State via the Government Office for the West Midlands not to call in the application, and
 - b) the following conditions:
 - 1. A7 (Listed Building/Conservation Area consent).
 - 2. A11 (Approved plans).
 - 3. B6 (External details – approved plans).

Reason for Approval

The proposed development is considered appropriate in terms of scale, proportion and design, and would be compatible with the historic fabric of the memorial and utilise materials appropriate to the existing structure. As such, the proposals are in accordance with the requirements of Policies LB.1, LB.2 and LB.3 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010), Policy SAL.UP6 of the emerging Site Allocations and Policies DPD (2012) and Section 12 of the National Planning Policy Framework (2012).

Wyre Forest District Council

Planning Committee Meeting 12 February 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
12/0411/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0433/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
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
12/0507/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
12/0549/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0623/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
12/0633/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
12/0644/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
12/0658/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0655/FULL	24/10/2012	19/12/2012	CRUNDALLS COTTAGE CRUNDALLS LANE BEWDLEY DY121NB	Single storey side extension	Mr M Richardson	James Houghton
12/0667/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
12/0668/FULL	31/10/2012	26/12/2012	THE PARK INN 409 STOURPORT ROAD KIDDERMINSTER DY117BG	Variation of condition 4 of Planning Permission 12/0067/Full (Demolition of existing public house and proposed development of pet store (A1) and veterinary surgery (D1) with 2No two bed flats over) to allow erection of 1.5 close board fence on 0.3m gravel board to give overall height of 1.8m boundary treatment to Northern boundary	Worcester & Regional Properties Ltd	Emma Anning
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
12/0733/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0739/FULL	26/11/2012	25/02/2013	BURLISH PARK GOLF CLUB ZORTECH AVENUE KIDDERMINSTER DY117DY	Re-modelling of existing golf course	Mr T Plummer	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 attenuation works being completed	Mr S Duffin	Paul Round
12/0741/FULL	29/11/2012	24/01/2013	ROWBERRYS NURSERIES LOWER CHADDESLEY KIDDERMINSTER DY104QN	Extension to existing restaurant	Mr C Rowberry	James Houghton
12/0754/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
12/0751/FULL	03/12/2012	28/01/2013	2 TUDOR ROAD BEWDLEY DY122BW	Single storey side extension	Mr S Morris	Julia McKenzie-Watts
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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
12/0764/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
12/0768/FULL	10/12/2012	04/02/2013	8 CRANE STREET KIDDERMINSTER DY116XT	Rear kitchen extension	Mr G Groves	Julia McKenzie-Watts
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
12/0770/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0775/FULL	12/12/2012	06/02/2013	37 & 38 OLDNALL ROAD KIDDERMINSTER DY103HN	1 external air conditioning condenser for new care home currently under construction	Castleoak Care Development Ltd	Julia McKenzie-Watts
12/0777/FULL	12/12/2012	06/02/2013	HOBRO VILLA HOBRO WOLVERLEY KIDDERMINSTER DY115SZ	Proposed garage, mower store & equipment store	Mr N Shillingford	James Houghton
12/0774/FULL	18/12/2012	12/02/2013	THE WASH HOUSE LTD UNIT 20 WILDEN INDUSTRIAL ESTATE STOURPORT-ON-SEVERN DY139JY	Create larger shop front type windows and over clad the existing masonry with cladding material	Mr K Lee	Julia McKenzie-Watts
12/0778/FULL	18/12/2012	12/02/2013	HERONSWOOD PRIMARY SCHOOL HERONSWOOD ROAD KIDDERMINSTER DY104EX	Retention of temporary building	SPENNELLS CHILDCARE	Julia McKenzie-Watts
12/0779/FULL	18/12/2012	12/02/2013	BURLISH PARK GOLF CLUB LTD ZORTECH AVENUE KIDDERMINSTER DY117DY	Extension to form lounge/rear entrance and toilets with rest room over to existing club house	BURLISH PARK GOLF CLUB LTD	Emma Anning
12/0782/LIST	19/12/2012	13/02/2013	BROOK COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Dismantling of south gable wall and rebuilding in traditional Oak frame construction with lime rendered insulated infill panels. Extending south gable roofline to include Oak Barge Boards. Provision of 3 No. Oak Pentice Boards	Mr J Carter	Julia McKenzie-Watts
12/0785/FULL	19/12/2012	13/02/2013	138 STOURBRIDGE ROAD KIDDERMINSTER DY102UH	Change of use of part premises to MOT station & tyre sales	T & R Carpenter	Paul Round
12/0786/FULL	19/12/2012	13/02/2013	FARM HOUSE COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Creation of new vehicle access	Mr K Singh Gora	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0780/LIST	20/12/2012	14/02/2013	28 LOAD STREET BEWDLEY DY122AS	Listed Building Consent for fascia sign and screw hooks for temporary signage	Mr David Jones	Emma Anning
12/0781/ADVE	20/12/2012	14/02/2013	28 LOAD STREET BEWDLEY DY122AS	Non-Illuminated fascia sign	ALLAN MORRIS & JONES LTD	Emma Anning
12/0783/FULL	20/12/2012	14/02/2013	FORMER HOME DELIVERY NETWORK DEPOT JUNCTION OF FREDERICK ROAD/WORCESTER ROAD KIDDERMINSTER DY117RA	Change of use from Distribution Warehouse (Class B8) to a Retail Warehouse Club (sui generis use), together with alterations to car parking and service yard, revised entrance door and associated works.	JTF Wholesale Ltd (Mr R Amans)	Paul Round
12/0784/FULL	20/12/2012	14/02/2013	75 MILL ROAD STOURPORT-ON- SEVERN DY139BJ	Demolition of existing houses (75-77 Mill Road) and erection of 7 dwellings with associated access, parking and alteration of Public Right of Way. (Renewal of Planning Permission 08/0490/FULL)	Mr I Grant	Paul Round
12/0787/FULL	20/12/2012	14/02/2013	15 SEVEN HILLS DRIVE STOURPORT-ON-SEVERN DY130LP	First floor extension to provide master bedroom and en-suite	Mr & Mrs C Bagnall	Emma Anning
12/0789/FULL	20/12/2012	14/02/2013	TANGLE STONE BLUNTINGTON TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Proposed rear extension following demolition of part of garage and utility room	Mr & Mrs Reed	Julia McKenzie-Watts
12/0790/FULL	21/12/2012	15/02/2013	KIDDERMINSTER TENNIS CLUB BAXTER GARDENS BIRMINGHAM ROAD KIDDERMINSTER DY102HD	Extension of Club House	Mr T Hollis	James Houghton
13/0003/FULL	02/01/2013	27/02/2013	19 COMBERTON AVENUE KIDDERMINSTER DY103EG	Orangery to rear elevation	Mr N Albutt	James Houghton
13/0004/LIST	02/01/2013	27/02/2013	6 THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Installation of secondary glazing	Mr R Salters	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0005/LIST	02/01/2013	27/02/2013	7 THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Installation of secondary glazing	Mr A Smith	Emma Anning
13/0007/FULL	02/01/2013	27/02/2013	63 STEATITE WAY STOURPORT- ON-SEVERN DY138PQ	Proposed two storey extension to front, side and rear	Mr A Howes	Emma Anning
13/0011/FULL	02/01/2013	27/02/2013	WEST VIEW DRAYTON ROAD CHADDESLEY CORBETT KIDDERMINSTER DY104QL	Proposed first floor side extension, rendering of existing house, proposed porch infill and additional access	Mr S Powell	James Houghton
13/0012/FULL	02/01/2013	27/02/2013	BARTONS COTTAGE RANTERS BANK ROCK KIDDERMINSTER DY149DT	Demolition of existing single storey living room,	Mr A Mastropietro	Paul Round
13/0008/LIST	03/01/2013	28/02/2013	6 MART LANE STOURPORT-ON- SEVERN DY139ER	Proposed internal works to No. 6 Mart Lane with the removal of existing wall to kitchen & dining room and addition of toilet to room below stairs	Mr N Jethwa	Emma Anning
13/0002/FULL	04/01/2013	01/03/2013	NELSONS WHARF SANDY LANE INDUSTRIAL ESTATE STOURPORT- ON-SEVERN DY139QB	Installation of Fruit Press and Evaporator Unit (11.6m high); 14 No. Silos (13.1 - 13.4m high); 2 No. Effluent Tanks (11.0m high)	Aston Manor Brewery Co Ltd	Julia Mellor
13/0006/FULL	04/01/2013	01/03/2013	FLAT 5 OLD TANNERY COURT SEVERNSIDE SOUTH BEWDLEY DY122DS	Proposed alteration to front elevation windows (2nd floor flat)	Mr G Heron	Julia McKenzie- Watts
13/0009/FULL	04/01/2013	01/03/2013	HEATHFIELD POUND GREEN ARLEY BEWDLEY DY123LL	Proposed garage	Mr & Mrs D Bell	Emma Anning
13/0013/FULL	04/01/2013	01/03/2013	37 ARELEY COURT STOURPORT- ON-SEVERN DY130AR	Proposed demolition of existing and construction of replacement bungalow	Mr & Mrs Hicks	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0010/FULL	07/01/2013	04/03/2013	THE OLD COACH HOUSE BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PY	North Elevation: remove door and window; add five new windows; add two roof-lights; add porch. East Elevation; remove two windows; enlarge one window	Mr M Glendenning	Julia McKenzie-Watts
13/0026/LIST	09/01/2013	06/03/2013	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Alterations to small office and kitchen to form a single larger office. Demolish two sections of internal wall and erection of a new internal wall to staircase lobby	Mr S Cummins	James Houghton
13/0027/FULL	11/01/2013	08/03/2013	WALSHES FARM CARAVAN PARKS LTD WALSHES FARM DUNLEY ROAD STOURPORT-ON-SEVERN DY130AA	Demolition of existing storage building, levelling of ground, proposed fencing and raised planter	Mr S Robson	Paul Round
13/0014/FULL	14/01/2013	11/03/2013	STOURPORT ON SEVERN HIGH SCHOOL MINSTER ROAD STOURPORT-ON-SEVERN DY138AX	Change of use of part of playing field to car park associated with gymnasium, rendering of south elevation, alterations to fenestration and replacement of external canopy	Mr C Gripenstedt	Emma Anning
13/0016/FULL	14/01/2013	11/03/2013	WOLVERHILL WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY115XD	Proposed change of use of land to residential curtilage and construction of garage	Mr A Yarnold	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0017/LIST	14/01/2013	11/03/2013	12 SEVERN SIDE SOUTH BEWDLEY DY122DX	Internal alterations to form En-suite Shower Room to 2nd Floor Bedroom, Alterations to heating and hot water installation to include new condensing combi-boiler and removal of HW cylinder and airing cupboard in 1st Floor Bathroom to be replaced by new Shower enclosure together with upgrading of existing Bathroom sanitary fittings, wall and floor finishes	Mrs Anne Baldwin	Julia McKenzie-Watts
13/0018/FULL	14/01/2013	11/03/2013	NEW OAK BARN AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER DY103UP	Part conversion of existing agricultural building to form ancillary accommodation for dependant relative	Mr D Boraston	James Houghton
13/0020/FULL	14/01/2013	11/03/2013	THE OLD TELEPHONE EXCHANGE BLISS GATE ROAD ROCK KIDDERMINSTER DY149XP	Erection of garage to front of house	MR R MADDEN	James Houghton
13/0022/FULL	14/01/2013	15/04/2013	HEATH LANE SHENSTONE KIDDERMINSTER DY104BS	Change of use of Agricultural land to travelling show people site, including stationing of 8 residential caravans, 10 touring caravans and 1 static caravan along with storage of equipment and vehicles and associated access parking and drainage works.	Mr N Jennings	Paul Round
13/0023/FULL	14/01/2013	11/03/2013	ASHLAND UK LTD VALE INDUSTRIAL ESTATE KIDDERMINSTER DY117QU	Erection of single storey extensions to existing laboratory and laboratory office		James Houghton
13/0021/FULL	15/01/2013	12/03/2013	101 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LY	Single storey rear extension (resubmission of withdrawn application 12/0748/FULL following removal of first floor extension and balcony)	Mr R Bates	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0024/FULL	16/01/2013	13/03/2013	10 LOWER LICKHILL ROAD STOURPORT-ON-SEVERN DY138RH	Two storey side extension and front porch	Mr P Key	Julia McKenzie-Watts
13/0029/FULL	16/01/2013	13/03/2013	25 LIME TREE WALK STOURPORT-ON-SEVERN DY138TY	Single storey front extension to lounge	Mr A Wilkes	Julia McKenzie-Watts
13/0030/LIST	16/01/2013	13/03/2013	ANGEL OF PEACE CHURCHFIELDS KIDDERMINSTER DY102JN	Add an inscription to the 'Angel of Peace'	KIDDERMINSTER CHARTER TRUSTEES	James Houghton
13/0034/CERTP	16/01/2013	13/03/2013	LAND TO REAR OF 5 MILL LANE BLAKEDOWN KIDDERMINSTER DY103ND	Carrying out of development approved under planning application reference 08/0839/FULL(Erection of three detached dwellings, access and turning area)	THE DIOCESE OF WORCESTER	Emma Anning
13/0025/FULL	17/01/2013	14/03/2013	79 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JJ	Single storey extension to link garage to house and alterations to existing garages	Mr A Blackwell	Emma Anning
13/0028/FULL	17/01/2013	14/03/2013	BLUNTINGTON METHODIST CHURCH BLUNTINGTON TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NR	The change of use of Bluntington Sunday school room into a dwellinghouse and change of use of the adjoining Methodist chapel into an annexe for elderly or disabled dependents of occupiers of the Sunday school room conversion, and garage (Alternative scheme)	Bromsgrove & Redditch Circuit of the methodist chu	Paul Round
13/0032/ADVE	17/01/2013	14/03/2013	THE CO-OPERATIVE CHILDCARE COVENTRY STREET KIDDERMINSTER DY102BP	Addition of external illumination to 3No. Existing Non illuminated fascia signs via overhead LED trough c/w sensor	MID COUNTIES CO-OPERATIVE	Paul Round
13/3001/AG	17/01/2013	14/02/2013	NEW HOUSE FARM NETHERTON LANE DUNLEY STOURPORT-ON- SEVERN DY130UW	General purpose Agricultural storage building	Mr & Mrs AG & RH Nicholls	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/3002/DEM	18/01/2013	15/02/2013	GARAGE SITE RICHMOND ROAD BEWDLEY DY122BG	Demolition of garage blocks	Michael Preston	James Houghton
13/0035/FULL	22/01/2013	19/03/2013	58 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Proposed first floor extension and conservatory	Mr & Mrs S Thompson	Julia McKenzie-Watts
12/0719/FULL	22/01/2013	19/03/2013	48 TAN LANE STOURPORT-ON- SEVERN DY138HD	Change of use from A5 takeaway to a Laundrette	Mr O Akbas	Emma Anning
13/0033/FULL	23/01/2013	20/03/2013	LUCY BALDWIN HOSPITAL OLIVE GROVE STOURPORT-ON-SEVERN DY138XY	Demolition of existing main building; construction of 38 new residential dwellings and change of use and conversion of existing lodge building into 3 residential dwellings to comprise 41 dwellings in total served via the existing access from Olive Grove; landscaping; car parking; earthworks to facilitate drainage and other ancillary works	Mr M Price	Paul Round
13/0036/ADVE	23/01/2013	20/03/2013	AMADA UK LTD SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER DY101XS	3No. Non-Illuminated and 1 No. Illuminated signs on building, and 1No. Illuminated free-standing sign	Mr G Stainforth	Julia McKenzie-Watts
13/0038/FULL	23/01/2013	20/03/2013	4 GRANGE ROAD KIDDERMINSTER DY115NT	Kitchen and dining extension to the rear	Mr K Hall	Julia McKenzie-Watts
13/0037/ADVE	24/01/2013	21/03/2013	LLOYDS TSB BANK PLC 1 VICAR STREET KIDDERMINSTER DY101DE	Display of illuminated and non-illuminated advertisements	Lloyds Banking Group	Julia McKenzie-Watts
13/0039/LIST	24/01/2013	21/03/2013	12 WESTBOURNE STREET BEWDLEY DY121BS	Repairs to timber frame, floors and staircase and alterations to include replacement doors and windows and removal of conservatory	Mr G Nicklin	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0041/FULL	24/01/2013	21/03/2013	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Erection of 2No. Detached houses	Mr N Drury	Emma Anning
13/0042/FULL	24/01/2013	21/03/2013	32 CHESTER ROAD SOUTH KIDDERMINSTER DY101XJ	Single storey rear extension	Mr A Dryden	James Houghton
13/0040/FULL	25/01/2013	22/03/2013	39 LOAD STREET BEWDLEY DY122AS	Change of use from retail (A1) to use as beauty clinic and retail of beauty goods	Miss G Simmonds	Emma Anning
13/0043/FULL	25/01/2013	22/03/2013	12 PEMBROKE WAY STOURPORT- ON-SEVERN DY138RY	Single storey extension to provide a ground floor bathroom	MrR Gray	Julia McKenzie- Watts
13/0044/FULL	28/01/2013	25/03/2013	37 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Extension to existing kitchen on ground floor, alterations and extensions at first floor to add bathroom and bedroom and loft conversion with dormer	Mr S Workman	Emma Anning

WYRE FOREST DISTRICT COUNCIL

Planning Committee

12 February 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		
			Fell two Cedar Trees					
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	Dismissed 19/11/2012
			Fell oak tree					
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		Dismissed 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/2186069	APP/R1845/X/12	Mrs M Tracey	CUCKOO HILL KINGSFORD LANE WOLVERLEY KIDDERMINSTER Certificate: Proposed front extension	WR 24/11/2012	05/01/2013	19/01/2013		



Appeal Decision

Hearing held on 30 October 2012

Site visit made on 30 October 2012

by **Roger Pritchard MA PhD MRTPI**

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

Decision date: 19 NOV 2012

Appeal Ref: APP/TPO/R1845/2709

6 Parkland Avenue, Kidderminster, DY11 6BX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order.
 - The appeal is made by Mr Jay Edmonds against the decision of Wyre Forest District Council.
 - The application Ref: 12/0257/TREE, dated 1 May 2012, was refused by notice dated 22 June 2012.
 - The work proposed is to fell one oak tree.
 - The relevant Tree Preservation Order (TPO) is the County of Worcester (Summerhill Estate, Kidderminster) TPO 1952, which was confirmed on 25 February 1953.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. When paying an unaccompanied preliminary visit to the site on the afternoon of 29 October, I noted that there was a second public site notice other than that relevant to the appeal before me. This advertised an application to fell a cedar tree that stands in front of a neighbouring property 4 Parkland Avenue. At the beginning of the Hearing, I asked about this other application, which seemed to me to be highly material to this appeal. The two trees, the oak, which is the subject of this appeal, and a cedar, have intertwined crowns and the issues raised by the two applications were closely connected. I also noted that the arboricultural evidence submitted by Mr Edmonds in support of his appeal makes frequent reference to the cedar and appears to have been commissioned to examine the effects of both trees on adjacent properties, including both Nos 4 and 6.
3. The Council told me that it had recently refused the application to fell the cedar, made by a joint owner of No 4, Ms Harris, citing the same reasons as advanced for refusing the application to fell the oak. Furthermore, it understood that an appeal against its decision in respect of the cedar had also been made, though I was unaware of this at that time.
4. Although Ms Harris had not attended that element of the Hearing that took place in the Council's offices, she, and her partner, Mr Potts, made themselves known to me after I had adjourned the Hearing to the site to look at the issues on the ground. The evidence which they then submitted convinced me even more that the connection between the two appeals was strong and that they

should be considered together. On returning from the Hearing, I therefore raised the matter with the Inspectorate's administration, suggesting that the appeal on the cedar (PINS Ref: APP/TPO/R1485/2865) also be allocated to me. It was agreed that this would be an appropriate course.

5. Although I have written separate decisions – which I consider entirely appropriate given that the appellants in the two cases are different and they refer to different trees – in each case I have taken account of the evidence submitted in the other and the conclusions that I have there drawn.

Main Issue

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

Reasons

7. The oak that is the subject of the appeal is a mature specimen, probably up to 200 years old, and derives from the planting of the parkland from which the adjacent road takes its name. The oak was one of a number of species that were present when the then local planning authority, Worcestershire County Council, made an area TPO in 1952 in anticipation of the residential development of which 6 Parkland Avenue is part.
8. The oak is currently around 25 metres in height and has a crown spread of around 12 metres. However, it is within some 20 metres of a mature cedar that stands in front of 4 Parkland Avenue (and which is the subject of the other appeal with which I am dealing. The cedar has a height broadly similar to the oak but, as would be expected given the different form of the two species, has a significantly greater crown spread – perhaps some 20 metres. The consequence has been some crowding out of the oak, which has grown differentially away from the cedar causing a slightly lop-sided appearance.
9. The cedar's effects on the oak have prevented the latter from attaining the status of a first class specimen. Nevertheless, the oak is a good-quality tree that has made an important contribution to the character of the surrounding area for many decades. It remains a significant element in the street scene in an area where trees of this scale and quality are not now common. As example, the western end of Parkland Avenue now has no street trees of equivalent scale or quality. As a consequence, the oak, and its neighbouring cedar, are major features of the local visual environment, which are prominent when viewed from the surrounding area. While the Council may have not carried out a full environmental appraisal, I noted that no party dissented from the view that its loss would result in harm to the visual amenity of the area.
10. However, it is the appellant's case, in which he is supported by his neighbours, the owners of No 4, and by Cllr McGregor, the local Ward member, that the oak represents a threat to the stability of his property and to the safety of both members of his family and the public.
11. Nevertheless, the oak displays no obvious signs of disease and there is no suggestion in any of the arboricultural evidence that its life span may be limited. Nor was any evidence of likely potential failure of the oak put to me. The tree was apparently crown-lifted by some 4.5 metres in 1999 and branches

result from mature street trees. Nor did I see signs of roots breaking through to the surface.

17. Apart from damage to the front garden wall, now repaired, and some lifting of the driveway, subsequently relaid, no evidence was presented of any structural damage to No 6. Nor did the appellant claim that any had yet occurred. Kidderminster is an area with sandy soils and problems of subsidence and 'heave' are not as prevalent here as in areas of clay soils, which may be especially liable to shrinkage. I also noted that with respect to the foundations provided for the recent extension and garage, the appellant had taken steps to provide a more effective root barrier. He agreed at the Hearing that similar measures were technically feasible to protect the frontage of the original property, especially if combined with some root pruning. Clearly there would be a cost to such measures but given the long-standing and valuable contribution made to local amenity by the oak, I was not convinced that felling was an acceptable alternative.
18. Moreover, neither of the arboricultural reports submitted by the appellant convinced me that there was a serious and immediate problem with the oak, either in terms of its health or its impact on the adjacent properties. The first report, prepared at the end of 2008, noted the effects of the cedar on the oak but made no adverse observations on its health. It commented that oaks '*...have extensive rooting systems...*' and that No 6 was within '*...influencing distance...*' of the tree. However, it made no recommendation as to action simply noting that the owners of No 6 would like to have the oak removed.
19. The second report, dating from January 2012, is very brief and, although I note its recommendation that the oak be removed, no comment is made about any current risk to public safety. Only the '*...potential...*' damage to both properties (presumably Nos 6 and 4) is mentioned.
20. Both the appellant and Cllr McGregor commented that whilst they accepted that the oak had an amenity value, its size and proximity to residential properties now made it inappropriate in this location. The appellant also emphasised his willingness to comply with an appropriate condition to replace the felled oak with another tree of a scale and species more appropriate to this residential road. Any replacement tree would take some years to grow to the point where it made a significant contribution to the local, visual environment.
21. The appellant and Cllr McGregor may be correct that planning permission would not now be granted for residential properties to be built in such proximity to large trees. However, the oak and the adjacent dwellings have apparently co-existed for well over half a century and I could not see how those circumstances have now changed significantly.
22. I was not convinced that felling the oak and replacing it with a smaller example of a different species was either necessary or appropriate. The evidence that the oak is a significant and immediate risk to public safety is insufficient. Furthermore, whilst there may be long-term potential for damage to the main structure of No 6 from the oak's root system, there is no evidence that this threat is immediate and, if it did occur in the future, measures are available that could contain it.
23. I therefore conclude that the likely impact of the proposed felling of the oak in respect of the harm to the character and appearance of the surrounding area is

overhanging No 6 had been cut back in 2005. Both works were with the agreement of the Council but were carried out primarily to ease the relationship between the oak and No 6, rather than from any concerns about the tree's health.

12. The appellant conceded that he had no evidence of any recent fall of substantial branches from the oak. I agree with the Council's officers that oaks as a species are sufficiently robust that a healthy specimen like this should not present undue risk from falling branches providing regular monitoring and pruning of dead wood is undertaken. The Council advised me at the Hearing that it would see such regular work as necessary and would have no difficulty in agreeing to it. Nor is there any evidence that the proximity of the cedar has had an impact on the oak's health. Trees frequently grow close to one another, for example in a woodland setting, and most species can adapt to the presence of neighbours without a fundamental effect on their health or stability.
13. I was therefore not persuaded that the demonstrated risks were sufficiently immediate to warrant the drastic action involved in felling a mature and healthy tree that has made a significant contribution to the local environment for so long.
14. The appellant also suggested that there was a risk from the accumulation of sap on the adjacent footway and that this had produced slippery conditions which had led to recent minor accidents. Although I was unable to see evidence at the site visit, I am aware that many species of trees can secrete 'sap-like' deposits which form sticky accumulations on the ground below. Neither oaks nor cedars are particularly prone to such secretions (compared for example to limes) though it can be more common in coniferous trees. However, this is an entirely natural process, is not normally a sign of disease and, as with leaf fall, does not constitute grounds for the felling of a healthy tree.
15. The issues with regard to the stability of the appellant's property are more complex. When the properties in Parkland Avenue were built in the early 1950s, both the oak and the cedar would already have been mature specimens and, especially with regard to the oak, not significantly smaller in height and spread than they are at present. The presence of these large adjacent trees was recognised, if inadequately, by the provision of a root barrier that seems to have run along the front garden wall of Nos 4 and 6 (and may have extended further towards Nos 2 and 8). This barrier was apparently around 2½ metres (8 feet) deep but was only around 10 metres from the trunk of the oak (and perhaps 8 metres from the cedar). It apparently comprised courses of sunken bricks mortared together.
16. Unsurprisingly, this root barrier was breached some years ago and the appellant submitted evidence from when a front extension and garage on the north side of No 6 was recently built that roots now reached as far as the front elevation of his property. (It is generally assumed that these roots are from the oak, though the adjacent presence and substantial spread of the cedar makes it possible that the root systems of both trees underlie the front driveway of No 6. Cedars display a widespread root system that is often close to the surface and the cedar's roots could overlay those of the oak.) Nor do I dispute that the trees' root systems must have spread under much of the adjacent footways and probably the highway itself. However, the degree of cracking and/or lifting of these surfaces is significantly less than can often

not justified by the arguments advanced as to its current effects on either public safety or adjacent properties.

Conclusion

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

Roger Pritchard

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr Jay Edmonds Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Mr Alvan Kingston Wyre Forest District Council
Ms Emma Anning Wyre Forest District Council

INTERESTED PERSONS:

Cllr Barry McFarlane Local Ward Councillor, Wyre Forest District Council
Ms Nicola Harris Appellant in PINS Ref : APP/TPO/R1845/2865 - Present only on site
Mr Dave Potts Partner of the above - Present only on site

DOCUMENTS SUBMITTED AT THE HEARING

- Doc 1. Press cutting from Dudley Chronicle, 6 July 2012
- Doc 2. BBC News Report, 24 September 2012



Appeal Decision

Site visit made on 20 December 2012

by Jessica Graham BA(Hons) PgDipL

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

Decision date: 28 December 2012

Appeal Ref: APP/R1845/D/12/2186728

Highgate House, Back Lane, Shenstone, Kidderminster DY10 4DP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr G Attwood against the decision of Wyre Forest District Council.
 - The application Ref 12/0351/FULL, dated 31 May 2012, was refused by notice dated 3 October 2012.
 - The development proposed is an orangery to the side elevation of the property.
-

Decision

1. The appeal is dismissed.

Reasons

2. The recently published National Planning Policy Framework ("the Framework") sets out the great importance the Government attaches to Green Belts. Paragraph 87 explains that "inappropriate development" is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances. Paragraph 89 goes on to state that the extension of a building will not constitute "inappropriate development" provided that it does not result in disproportionate additions over and above the size of the original building.
3. Highgate House is a large building, originally a pair of semi-detached cottages, which has been much extended over the years. It lies within the Green Belt. The Inspector who determined an appeal concerning a first-floor extension to the building in 2005 (Ref: APP/R1845/A/1166428) described the extensions which had already been permitted as so extensive, and disproportionate to the size of the original rural cottages on the site, that the original scale and character of those cottages had been completely lost. I agree with that assessment. But it does not follow that this justifies adding still more extensions. In her decision, the 2005 Inspector noted that the first-floor extension then proposed would not extend the footprint of the existing building, and would enhance its appearance; these considerations weighed in the balance against the fact that the proposed extension would be inappropriate development, and they contributed to the "very special circumstances" which, the Inspector concluded, justified setting aside the presumption against such development in the Green Belt.
4. It is important to be bear in mind that when considering whether or not a proposed extension would constitute a "disproportionate" addition, this is assessed against the size of the *original building* (paragraph 89 of the Framework, my emphasis) rather than the size of the building as it now stands.

5. The 2005 appeal decision records that while the previous extensions permitted by the Council related to two separate dwellings, by November 2005 circumstances had changed such that the appeal premises constituted a single planning unit. Subsequently, the Council determined the application for an orangery (the subject of this appeal) on the basis that Highgate House is now a single dwelling. Evidence then submitted by the appellant in the course of this appeal appears to suggest that Highgate House is instead once again being used as two separate dwellings. But whether the building is considered as a single dwelling or two dwellings, it remains the case that the amount by which it has been extended is already disproportionate to its original form. The currently proposed addition would worsen the situation and would constitute inappropriate development. The issue to be addressed, then, is whether there are very special circumstances that would justify permitting such development in this case.
6. The proposed orangery would increase the overall footprint and mass of the existing building, and consequently would reduce the openness of the Green Belt. While I do not share the Council's concern that it would dominate or overwhelm the existing building, I note that it shows little evidence of having been designed to harmonise with the built form at Highgate House. The proposed fenestration and roof form would bear little relation to those of the main building, such that in my judgment the Orangery would appear a visually incongruous addition that would detract from, rather than enhance, the appearance of the existing building. It would therefore conflict with the aims of Policy D17 of the Wyre Forest District Adopted Local Plan, which seeks to ensure that extensions to residential property should be in keeping with the architectural detailing and characteristics of the existing building.
7. In summary, I find that the proposed Orangery would constitute inappropriate development in the Green Belt, would reduce the openness of the Green Belt, and would adversely affect the appearance of the existing building. No benefits have been identified that would be sufficient to outweigh the harmful impact of the proposal, and so I conclude that the very special circumstances necessary to justify inappropriate development in the Green Belt do not, in this case, exist.
8. I therefore determine that the appeal should be dismissed.

Jessica Graham

INSPECTOR

SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0321/FULL	Unit 2 Greenacres Lane Bewdley	Provision of a dry access across third party land (two plots)		Awaiting the outcome of negotiations by the applicant on the proposed route
12/0507/FULL	Land off Clensmore Street Churchfields Kidderminster	Supplemental agreement to confirm the terms of the original apply to the new application		Draft with applicant's solicitors
12/0690/FULL	5 and 6 Church Street Kidderminster	<ul style="list-style-type: none"> Education Contribution of £2542.80 		Draft with applicants solicitors
12/0695/FULL	60 Stourbridge Road Kidderminster	<ul style="list-style-type: none"> Education Contribution of £4,238.00 		Withdrawn

Agenda Item No. 8

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0317/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £169,228.00 • Public Open Space Contribution of £34,045.20 • Highway Contribution of £3660 • Affordable Housing Provision – 12 affordable units (5 shared ownership and 7 rented) 		Application refused on 13/11/12
12/0667/FULL	British Red Cross Society Redcross House Park Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £3,390.40 • Open Space contribution of £2,779.20 		Draft with applicant's agents
12/0644/S106	Primary Care Centre Hume Street Kidderminster	Variation to allow a Community Transport contribution to replace already agreed public transport contribution		Draft out for agreement
12/0623/FULL	Land adjacent 7 Hartlebury Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £15,696 • Open Space contribution of £2,316 		Draft out for agreement
12/0528/FULL	Sutton Park Reservoir Sutton Park Road Kidderminster	£85,000 towards offsite affordable housing	Commencement of development	Draft agreement just awaiting landowner approval

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0429/FULL	The Old Post Office Blackwell Street Tower Buildings Kidderminster	£8,400 towards off site open space	Prior to first occupation of any unit	Engrossments out for signature
12/0114/FULL	Former Blakedown Nurseries Belbroughton Road Blakedown	<ul style="list-style-type: none"> • Education contribution of £147,188 • The provision of 19 affordable units 13 social rented 6 shared ownership • Open Space contribution of £31,932.96 to be spent as specified (or not) by the Parish Council 	<p>Prior to first occupation of any unit</p> <p>Prior to first occupation of any unit</p>	Complete
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	<p>(i) a minimum of 12% affordable housing;</p> <p>(ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West;</p> <p>(iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal)</p> <p>(iv) up to £35k towards public realm</p>		Complete

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Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0433/FULL	Caunsall Farm 100 Caunsall Road Caunsall	Revocation of Secretary of State's decision dated 19 March 1979 which allowed a retail shop		Draft with applicants
12/0155/FULL	Land to rear of 10 York Street/ 31 High Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £2,460 • Public Open Space contribution of £1,349.28 	Commencement of development	Draft with applicants
12/0268/S106	Morganite Advanced Ceramics Bewdley Road Stourport on Severn	Variation to allow revised affordable housing percentage (24%)		Draft with applicants
11/0309/FULL	1 Frederick Road, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12
11/310/FULL	Unit 1 Frederick Road, and land to the east, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12

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

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

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

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

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

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1053/EIA	Former Carpets of Worth Site, Severn Road, Stourport on Severn	<p>Obligations to Worcestershire County Council:</p> <ol style="list-style-type: none"> <li data-bbox="757 421 1281 619">1. Contribution towards the provision of signage and street furniture to promote sustainable access (by pedestrians and cyclists) to and within Stourport of £20,000 <li data-bbox="757 657 1281 1086">2. Contributions towards the provision of new and enhancement of existing bus services based on the agreed routes enhancing service numbers 914, 915 and 11 and to provide an addition service to Areley Kings (each linking the development to the town centre) to improve accessibility to the Former Carpets of Worth site by means of public transport by: 		Completed

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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