

Open

Planning Committee

Agenda

6.00pm
Tuesday, 12th March 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 E Davies
Councillor B T Glass	Councillor D R Godwin
Councillor I Hardiman	Councillor P B Harrison
Councillor M J Hart	Councillor H J Martin
Councillor B McFarland	Councillor C D Nicholls
Councillor F M Oborski	Councillor M Price
Councillor M A Salter	Councillor N J Thomas

Information for Members of the Public:-

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

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

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

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

Public Speaking

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

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

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

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact, Sue Saunders, Committee/Scrutiny Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732733 or email susan.saunders@wyreforestdc.gov.uk

Declaration of Interests by Members – interests of members in contracts and other matters

Declarations of Interest are a standard item on every Council and Committee agenda and each Member must provide a full record of their interests in the Public Register.

In addition, alongside the Register of Interest, the Members Code of Conduct (“the Code”) requires the Declaration of Interests at meetings. Members have to decide first whether or not they have a disclosable interest in the matter under discussion.

Please see the Members’ Code of Conduct as set out in Section 14 of this constitution for full details.

Disclosable Pecuniary Interest (DPI) / Other Disclosable Interest (ODI)

DPI’s and ODI’s are interests defined in the Code of Conduct that has been adopted by the District.

If you have a DPI (as defined in the Code) in a matter being considered at a meeting of the Council (as defined in the Code), the Council’s Standing Orders require you to leave the room where the meeting is held, for the duration of any discussion or voting on that matter.

If you have an ODI (as defined in the Code) you will need to consider whether you need to leave the room during the consideration of the matter.

WEBCASTING NOTICE

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

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

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

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

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

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

NOTES

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

Wyre Forest District Council

Planning Committee

Tuesday, 12th March 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 12 th February 2013.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	16
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	59
7.	Planning and Related Appeals 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.	77

8.	<p>Worcestershire Planning and Development Charter and Memorandum of Understanding</p> <p>To receive a report from the Director of Economic Prosperity and Place which seeks approval for the formal adoption of the Worcestershire Planning and Development Charter and the Memorandum of Understanding (MoU).</p>	83
9.	<p>Churchill and Blakedown Parish Council Neighbourhood Area Designation</p> <p>To receive a report from the Director of Economic Prosperity and Place which seeks endorsement for the designation of Churchill and Blakedown Parish as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.</p>	100
10.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
11.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

12.	<p>New Enforcement Case</p> <p>To receive a report from the Director of Economic Prosperity & Place on a new enforcement case.</p>	104
13.	<p>Live Enforcement Cases</p> <p>To receive a report which lists live enforcement cases as at 27th February 2013.</p>	108
14.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

**COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER**

12TH FEBRUARY 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 N J Thomas.

Observers:

Councillor C Brewer.

PL.87 Apologies for Absence

Apologies for absence were received from Councillors E Davies.

PL.88 Appointment of Substitutes

Councillor G W Ballinger was appointed as a substitute for Councillor E Davies.

PL.89 Declarations of Interests by Members

Councillor M Price declared an Other Disclosable Interest (ODI) with regard to application number 12/0719/FULL – 48 Tan Lane, Stourport-on-Severn as he was a personal friend of the objector. He also declared an ODI with regard to application 13/0030/LIST – Angel of Peace, Churchfields, Kidderminster as he is a Member of Kidderminster Charter Trustees but this would not prejudice his judgment.

Councillors F M Oborski, P B Harrison, J Aston, G W Ballinger, I Hardiman, M J Hart and B McFarland declared with regard to application 13/0030/LIST – Angel of Peace, Churchfields, Kidderminster as they are a Member of Kidderminster Charter Trustees but this would not prejudice their judgment of what is in the public interest.

Councillor B T Glass declared an ODI with regard to application number 12/0719/FULL – 48 Tan Lane, Stourport-on-Severn as he was a personal friend of the objector.

Councillor H J Martin declared an interest in application number 12/0770/FULL – Kwif-Fit, Churchfields, Kidderminster as he had spoken to local residents but came to the meeting with an open mind. He also declared an ODI with regard to application 13/0030/LIST – Angel of Peace, Churchfields, Kidderminster as he is a Member of Kidderminster Charter Trustees but this would not prejudice his judgment.

PL.90 Minutes

Decision: The minutes of the meeting held on 8th January 2013 be confirmed as a correct record and signed by the Chairman.

PL.91 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 506 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 506 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.92 Applications Pending Decision

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

Decision: The schedule be noted.

PL.93 Planning and Related Appeals

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

Decision: The details be noted.

PL.94 Section 106 Obligation Monitoring

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

Decision: The details be noted.

The meeting ended at 7.15 pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

12th February 2013 Schedule 506 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.

Councillor C Nicholls arrived at the meeting at this point, (6.05pm).

Councillors M Price and B T Glass left the meeting at this point, (6.06pm).

Application Reference: 12/0719/FULL

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

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.
5. No external flues or extractor equipment without prior written consent of the Local Planning Authority.

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. The development is considered to be in accordance with policies NR.11, TR.17, TC.2 of the Adopted Wyre Forest District Local Plan, DS03, CP09 of the Adopted Wyre Forest Core Strategy, SAL.GPB2, SAL.CC2 of the SAL DPD, D.31 of the Worcestershire County Structure Plan WCSP, and Section 2 of the National Planning Policy Framework.

Councillors M Price and B T Glass came back into the meeting at this point, (6.16pm).

Application Reference: 12/0634/FULL
Site Address: SEVERN VALLEY RAILWAY, STATION DRIVE, KIDDERMINSTER, DY10 1QZ
APPLICATION DEFERRED

Application Reference: 12/0770/FULL
Site Address: KWIK-FIT, CHURCHFIELDS, KIDDERMINSTER, DY10 2JL
DEFERRED - to allow officers to hold further discussions with the applicants.

Application Reference: 12/0739/FULL
Site Address: BURLISH PARK GOLF CLUB, ZORTECH AVENUE, KIDDERMINSTER, DY11 7DY
<p>DELEGATED AUTHORITY TO APPROVE subject to no objections from the Highway Authority, following negotiations with the applicant;</p> <p><u>Reason for Approval</u></p> <p>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. The application is considered to be in accordance with policies GB.1, GB.2, GB.6, LR.10, LR.14, NC.2, NC.7 of the Adopted Wyre Forest District Local Plan, CP12, CP14 of the Adopted Wyre Forest Core Strategy, UP1, UP5, UP9 SAP DPD, D.39 of the Worcestershire County Structure Plan, QE6 of the of the West Midlands Regional Spatial Strategy, Sections 8, 9, 11 of the National Planning Policy Framework.</p> <p>and DELEGATED AUTHORITY TO REFUSE should the position not be resolved to the satisfaction of the Director of Economic Prosperity and Place for the following reason set out by the Highway Authority.</p> <ul style="list-style-type: none"> The application proposes to import a significant volume of fill material which will generate a high volume of HGV movements. There is no assessment submitted as part of this planning application which quantifies the number of movements, duration of import, restrictions on access and considers any impacted junctions. It is considered that there is insufficient information submitted to be able to confirm that there is no impact on the highway network.

<p>Application Reference: 12/0762/FULL</p>
<p>Site Address: NEWHOUSE FARM, 74 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JH</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (External details – approved plan). <p><u>Reason for Approval</u></p> <p>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.</p>

<p>Application Reference: 12/0764/FULL</p>
<p>Site Address: 6 HARTLEBURY ROAD, STOURPORT-ON-SEVERN, DY13 9NL</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. No vehicles to be advertised for sale on the site and no members of public to acquire vehicles from the site. 4. Vehicle storage and parking to be restricted within the application site. 5. Personal permission, no general B1/B8 use. 6. No more than three vehicles stored on site at any one time. <p><u>Reason for Approval</u></p> <p>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 application is considered to be in accordance with policies TR.17 of the Adopted Wyre Forest District Local Plan, CP03, CP09 of the Adopted Wyre Forest of the Adopted Wyre Forest Core Strategy, SAL.GPB1 SAL.CC2 of the SAP DPD and Section 7 of the National Planning Policy Framework.</p>

<p>Application Reference: 12/0779/FULL</p>
<p>Site Address: BURLISH PARK GOLF CLUB LTD, ZORTECH AVENUE, KIDDERMINSTER, DY11 7DY</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B3 (Finishing materials to match). 4. Highways <p><u>Reason for Approval</u></p> <p>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. The application is considered to be in accordance with policies LR.10, D.18, GB.1, GB.2, GB.3, GB.6, TR.17, LR.14 of the Adopted Wyre Forest District Local Plan, CP03, CP07, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.CC2, SAL.UP1, SAL.UP5, SAL.UP7, SAL.UP8 of the SAP DPD and Sections 7, 9, 11 of the National Planning Policy Framework.</p>

<p>Application Reference: 12/0790/FULL</p>
<p>Site Address: KIDDERMINSTER TENNIS CLUB, BAXTER GARDENS, BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2HD</p>
<p>APPROVED subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (External details - approved plans). <p><u>Reason for Approval</u></p> <p>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, RST.12 of the Worcestershire County Structure Plan, QE.4 of the West Midlands Regional Spatial Strategy and Section 8 of the National Planning Policy Framework.</p>

<p>Application Reference: 13/0002/FULL</p>
<p>Site Address: NELSONS WHARF, SANDY LANE INDUSTRIAL ESTATE, STOURPORT-ON-SEVERN, DY13 9QB</p>
<p>DELEGATED AUTHORITY TO APPROVE subject to:</p> <p>a no objections being received from the outstanding consultees; and</p> <p>b the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. 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. 12. Waste storage and collection. <p>Notes</p> <p>A Environment Agency advice.</p> <p>B Worcestershire County Council (Countryside Access Mapping Orders Officer) advice.</p> <p>C Canals & Rivers Trust Code of Practice.</p> <p><u>Reason for Approval</u></p> <p>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. The application is considered to be in accordance with policies D.10, D.11, D.18, NR.11, NR.12, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP03, CP08, CP11, CP12, CP13, CP14, CP15 of the Adopted Wyre Forest Core Strategy, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP5, SAL.UP7, SAL.UP9 of the SAP DPD, RST3, T4 of the Worcestershire County Structure Plan, PA1, QE1, QE3, QE7 of the West Midlands Regional Spatial Strategy and Sections 1, 4, 7, 10, 11 of the National Planning Policy Framework.</p>

Application Reference: 13/0018/FULL
Site Address: NEW OAK BARN, AUSTCLIFFE ROAD, COOKLEY, KIDDERMINSTER, DY10 3UP
<p>DELEGATED AUTHORITY TO APPROVE be granted subject to:</p> <p>a) the findings of a bat survey and the mitigation measures recommended subject to the recommendation of the Countryside Conservation Officer; and</p> <p>b) the following conditions:</p> <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. 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). 8. Foul and surface water drainage. 9. Photographic record of existing building prior to commencement of works. <p><u>Reason for Approval</u></p> <p>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, CTC.28, CTC.21, D.12, D.39 of the Worcestershire County Structure Plan and Sections 7 and 9 of the National Planning Policy Framework.</p>

Application Reference: 13/0020/FULL
Site Address: THE OLD TELEPHONE EXCHANGE, BLISS GATE ROAD, ROCK, KIDDERMINSTER, DY14 9XP
APPLICATED DEFERRED.

Application Reference: 13/0030/LIST
Site Address: ANGEL OF PEACE, CHURCHFIELDS, KIDDERMINSTER, DY10 2JN
DELEGATED AUTHORITY TO APPROVE subject to: <ul style="list-style-type: none">a) the decision of the Secretary of State not to call in the application, andb) the following conditions:<ul style="list-style-type: none">1. A7 (Listed Building/Conservation Area consent).2. A11 (Approved plans).3. B6 (External details – approved plans).4. Details of the font type, size and the placement of the text should be submitted to and approved in writing by the Local Planning Authority prior to any works taking place on site.
<u>Reason for Approval</u> <p>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. 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.</p>

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

12/03/2013

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0634/FULL	SEVERN VALLEY RAILWAY STATION DRIVE KIDDERMINSTER	APPROVAL	17
12/0770/FULL	KWIK-FIT CHURCHFIELDS KIDDERMINSTER	APPROVAL	30
13/0033/FULL	LUCY BALDWIN HOSPITAL OLIVE GROVE STOURPORT-ON-SEVERN	DELEGATED APPROVAL	35

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
12TH MARCH 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 (KCAAP DPD) 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.

12/0634/FULL

- 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. It is suggested that engine pre-heaters should be used.
- 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. Amended plans have been received since the original submission, which actually increased the extent of the building to feature the full proposal height along the entire length of the maintenance building. 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

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 with a building length of 76m. 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 sidings and 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. The routine running of diesel engines on the operational trunks of both the SVR and Rail Track is beyond planning control.
- 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 allied to the proposal to install an overhead crane/winch to assist during the maintenance of the locomotives, a building height of 12.8m is considered desirable. The height would also allow for the dissipation of diesel exhaust fumes within the building.

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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 now 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, not to mention a significant financial commitment. 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 be likely to 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 and a length in excess of 42 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 to an acceptable level. 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, these properties sit below the ground level of the railway lines, are 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 a 42.7m length of the buildings), 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 can be supported 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 maintenance building is justifiable and supportable. In all other respects, the proposed development is considered to be acceptable.
- 5.6 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.

PLANNING COMMITTEE

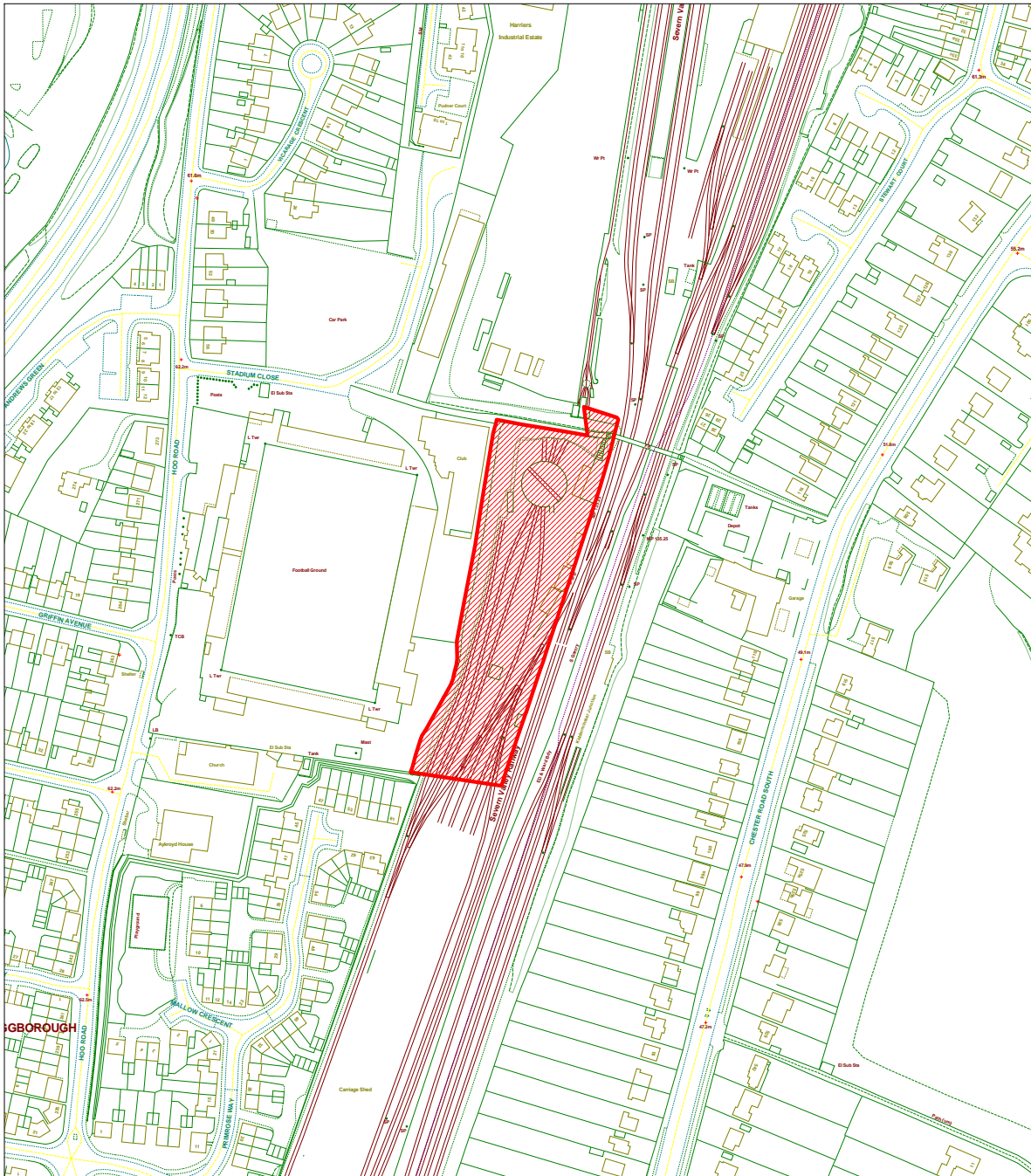
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Date:- 29 January 2013

OS sheet:- SO8375NE

Scale:- 1:2500

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Wyre Forest
District Council

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: 12/0770/FULL **Date Received:** 11/12/2012
Ord Sheet: 383278 277108 **Expiry Date:** 05/02/2013
Case Officer: Emma Anning **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	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

THIS APPLICATION WAS DEFERRED FROM THE 12TH FEBRUARY 2013 PLANNING COMMITTEE MEETING FOR FURTHER NEGOTIATIONS WITH APPLICANT AND PENDING FURTHER CLARIFICATION FROM THE HIGHWAY AUTHORITY ON POINTS RAISED AT THE COMMITTEE MEETING

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.

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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 land owned by the Highway Authority extends to the head of carriageway at the head of Dudley Street.
- 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. Members are advised that were the height of the fence to be reduced to 1m or less then planning permission would not be required by virtue that the development would satisfy Class A of Part 2 of the above mentioned Order, and although significantly lower would still prevent movements through the site.

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- 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.
- 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 When previously presented to members at Committee a question was raised as to how amenable the applicant would be to replacing the fence with a gate to allow access across the site at certain times and for certain vehicles. This query arose from concerns that the wall makes the manoeuvring of large vehicles in Dudley Street difficult and thus encourages vehicles to reverse out on to Blackwell Street resulting in potential highway safety concerns.
- 4.7 Officers subsequently approached the agent who has approached the applicants with the request to consider a gate as an alternative. In response, the following comments have been received:

"I can advise that consideration was given to the installation of a gate in accordance with the suggestion of Planning Committee. However, my clients are not willing or able to accede to the Members' request for three main reasons;

- 1. The lease explicitly prohibits granting third-party access rights;*
- 2. because it would be extremely difficult to manage and police; and*
- 3. because of the insurance implications if a third-party vehicle should damage the property, a vehicle or a person on the KF forecourt, or vice versa.*

My clients acknowledge that in the past a blind-eye has been turned in relation to those using the forecourt as a cut through (and the landlord was either unaware or simply did not enforce the provisions of the lease), but the problems caused by such unauthorised manoeuvres has steadily increased over time, so my clients decided to take steps to rectify this health and safety issue."

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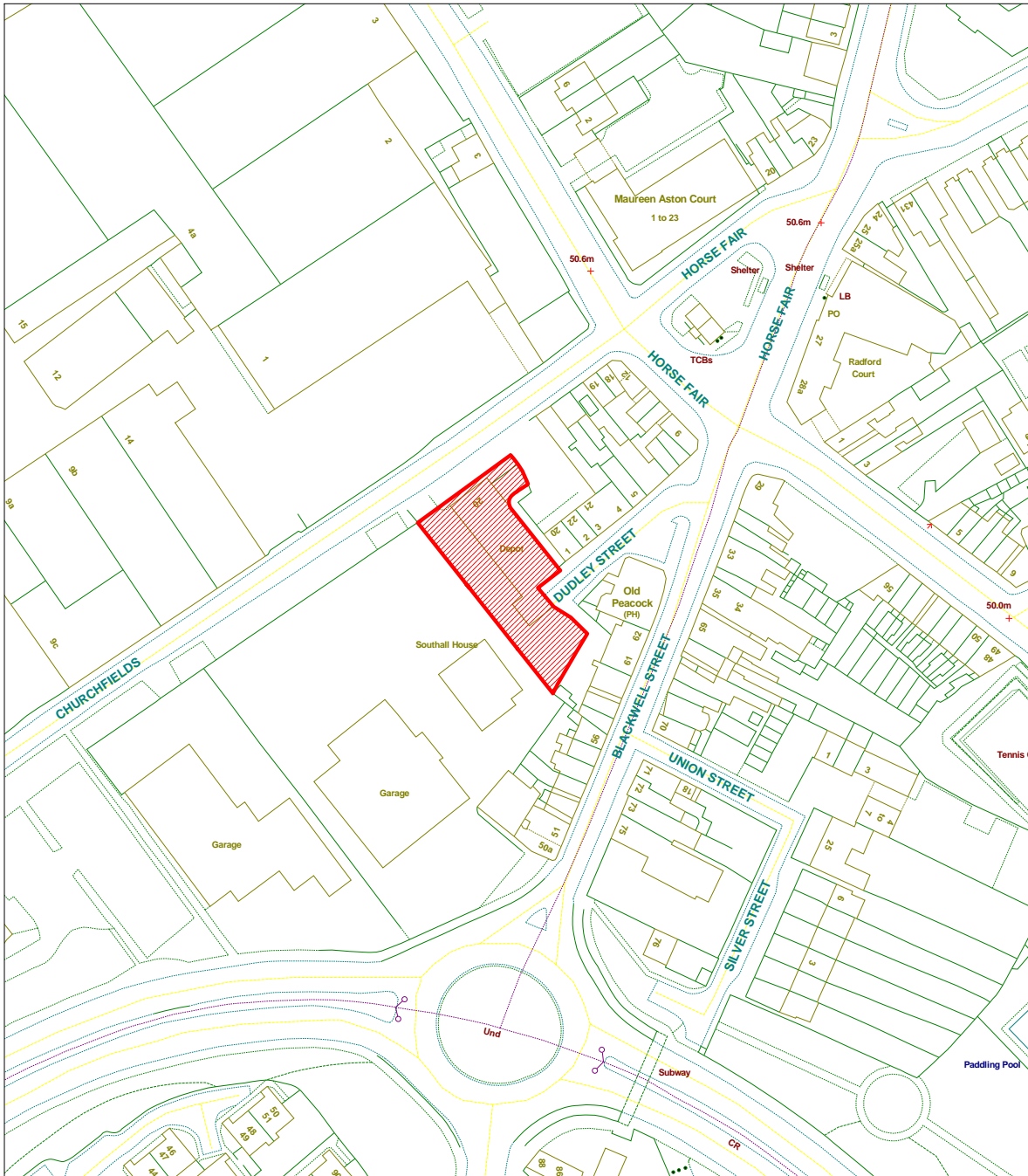
- 4.8 In addition to the above information, and following questions raised by Members at the Committee meeting in February 2013, Worcestershire County Council, as the Highway Authority, in conjunction with West Mercia Police have confirmed that it is not a criminal offence to reverse onto an A-road (although it is on a motorway). It is however contrary to the Highway Code, but it is not an offence to break the Highway Code. Whilst breaking the Highway Code may have legal consequences, such as a dangerous driving offence or liability in negligence in the event of an accident, it is not in itself an illegal act.
- 4.9 Based on the information provided by the applicant/agent and the Highway Authority, I consider that the applicant has clearly demonstrated their reasons for erecting the fence and the reasons they feel unable to replace the fence for a gate. Whilst Officers acknowledge that the fence does prevent motorists benefiting from the 'cut-through' previously afforded to them over the Kwik-Fit site, it is recognised that there is no legal obligation for that access/egress to remain in situ. Given that it is not an offence to reverse on to an 'A' classification road then it cannot be concluded that the fence gives rise to a situation which would encourage the illegal movement of vehicles. Similarly given that no objections from the Highway Authority have been lodged, Officers consider that the proposal is acceptable in terms of its impact on the highway.

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

Application Reference: 13/0033/FULL **Date Received:** 23/01/2013
Ord Sheet: 380746 272076 **Expiry Date:** 24/04/2013
Case Officer: Paul Round **Ward:** Lickhill

Proposal: 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

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

Applicant: Taylor Wimpey

Summary of Policy	H.2, LB.1, TR.17, D.4, D.10, D.11, D.12, AR.2, AR.3, NC.7, LR.3 (AWFDLP) DS01, DS03, CP01, CP02, CP03, CP04, CP11, CP13, CP14 (AWFCS) SAL. DPL1, SAL.DPL4, SAL.CC1, SAL.CC2, SAL.CC6, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9, SAL.WS2 (SAP DPD) CTC17, CTC18, CTC19 (WCSP) QE3, QE5 (WMRSS) Design Quality SPG Planning Obligations SPD Highway Design Guide Sections 4, 6, 7, 11, 12 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	Delegated APPROVAL subject to Section 106 Agreement

1.0 Site Location and Description

- 1.1 The site forms the Lucy Baldwin Hospital which is located off Olive Grove to the west of Stourport on Severn Town Centre.
- 1.2 The Lucy Baldwin Hospital complex was built in the 1920's in a Neo-Georgian style. This includes the main hospital building, Lodge and Clinic which have been included on the 'Local List'.

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- 1.3 These heritage assets have been included on the Local Heritage List because they are buildings of significant local interest. Whilst they do have some architectural merit, principally they are associated with Lucy Baldwin, Countess Baldwin of Bewdley and Julien Chan, the philanthropic benefactor, and are a visible reminder to many of their birthplace. On April 16th 1929 The Lucy Baldwin Maternity Hospital was opened by the then Prime Minister, and local resident, Mr. Stanley Baldwin.
- 1.4 The site itself is surrounded on three sides by residential development in Olive Grove and the Ridgeway and to the south by Memorial Park. The boundaries of the site are characterised by substantial hedgerows and Trees. Trees on site are protected by a Tree Preservation Order.
- 1.5 The site is allocated for residential purposes within the Adopted Local Plan and is included within the emerging Site Allocations and Policies DPD as a specifically allocated site. The site forms previously developed land as defined by the NPPF.
- 1.6 The development proposes demolition of 3 of the buildings on site allowing conversion of the Lodge Building to four flats and the erection of 38 dwellings, giving a total of 41 units. Access is to be gained from Olive Grove via two access points.

2.0 Planning History

- 2.1 12/0317/FULL - Demolition of existing main building; construction of 37 new residential dwellings and change of use and conversion of existing lodge building into 4 residential dwellings to comprise 41 dwellings in total to be served via the existing access from Olive Grove; landscaping; car parking; earthworks to facilitate drainage and other ancillary works : Refused 25.11.12.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Object and Recommended Refusal. The Town Council repeats its former objection to the previous, and similar, application...in relation to highway considerations. The Town Council continues to believe that the existing highway infrastructure in the vicinity of the application site is inadequate to cope with the likely increase in traffic which will be generated by the development and, likewise the adequacy of the highway within the site.

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The Town Council was glad to note the reduction within the retained Lodge building of the number of units to be provided, with the resulting increase in internal living area, but is disappointed that the increase results from the loss of one unit of social housing and wonders accordingly whether the District Council's Local Development Framework policies are being complied with?

For these reasons the Town Council recommends refusal of the application.

(Officer Comment – Contrary to the Town Council's assertion, there would be no reduction in the number of social houses provided. Whilst one previously proposed unit is being omitted from the Lodge conversion, this is compensated for by the inclusion of an additional 2 bedroom dwelling within the adjacent terraced block of houses (previously indicated as a terrace of 3 dwellings, but now proposed as a terrace of 4 dwellings).

3.2 Highway Authority – No objections subject to conditions

3.3 Conservation Officer - My comments as reported to committee previously still stand: Whilst I have no objections to the detail of the application I cannot support the demolition of the buildings as the submitted reports do not show them to be "wholly beyond repair" as required by Policy LB.1. It is a matter for the Planning Committee to decide whether other factors outweigh this harm

(Previous Comments) The proposed development site contains three heritage assets included on the Local Heritage List for Stourport-on-Severn.

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

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

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

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

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

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

DEMOLITION

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

THE PROPOSALS

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

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CONCLUSION

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

- 3.4 Planning Policy Manager – The proposed application appears to be very similar to an application that was submitted for this site in 2012. Therefore, the policy position remains consistent with the comments submitted in 2012. The major change, in policy terms, relates to the fact that the emerging Site Allocations and Policies has now undergone an Examination in Public.

However, it is not anticipated that this will materially change anything in terms of the policy position in relation to this site.

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

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

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

These are discussed in turn below.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF provides a positive platform for considering new development proposals. The NPPF identifies that Council’s should follow the presumption in favour of sustainable development and that planning should act to encourage sustainable growth. The application is generally considered to be consistent with the aims of the NPPF, as this would enable new residential development to be provided on a previously developed site and could potentially make the most of an existing asset.

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

WYRE FOREST DISTRICT, ADOPTED CORE STRATEGY (DECEMBER 2010)

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

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

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SITE ALLOCATIONS AND POLICIES DPD

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

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

POLICY SAL.WS2
LUCY BALDWIN UNIT

Proposals for this site should:

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

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

Irrespective of the outstanding objection in relation to the locally listed buildings, the emerging policy continues to state that the locally listed buildings on the site should remain and be incorporated in any development proposals. The current application only seeks to retain one of the designated buildings on the site and therefore is considered to be contrary to the emerging site specific policy, as well as existing Local Plan Policy LB.1.

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The proposal does, however, seek to provide a historic plaque, retaining elements of the larger hospital building as well as the one locally listed building as an alternative to the retention of all of the buildings. It is considered that advice should be sought from the Council's Conservation Officer as to the suitability of this approach with regard to the proposed loss of the locally listed buildings taking into account the local policy position as well as paragraphs 131-134 of the NPPF.

GENERAL COMMENTS ON THE APPLICATION

It should also be noted that the Council currently has a 5.8 year residential land supply (figure as of October 2012). Therefore, there is not an urgent need to provide for future residential development and it is considered that this should be taken into account in the decision making process, along with the comments provided above.

- 3.5 Stourport on Severn Civic Society – Stourport on Severn Civic Society recognises the attempts which have been made to match the housing designs on this development to the surrounding residential buildings. More interesting, relevant house styles have been produced.

The plaque commemorating the significance of the site is welcome as, contrary to statements made in the Heritage Statement, the Lucy Baldwin Hospital was of national as well as local significance. It was the outcome of Lucy Baldwin's campaigning work for the welfare of mothers and babies and was the prototype which was copied elsewhere in the country. The Civic Society would welcome the opportunity to have some input into the wording on the plaque.

We cannot support this application because the original grounds for rejection still have not been addressed. It does represent over-development of a small site and access via Olive Grove is poor- contrary to what "consultants" may claim. This proposal cannot be seen in isolation as the current residential development at Hamlet Place will put considerable strain on the local schools and considerably increase traffic on Bewdley Road.

- 3.6 Severn Trent Water – No objections subject to condition.
- 3.7 Arboricultural Officer – No objection to amended plans subject to conditions.
- 3.8 Worcestershire Regulatory Services (Noise) – Care to be taken during demolition to protect amenity of neighbouring properties.
- 3.9 Worcestershire Regulatory Services (Pollution) - It is recommended that additional works are undertaken on the site, the majority of which are already identified in the report. At this time based on the information received the site is classed as a work in progress and should be conditioned accordingly.

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- 3.10 Crime Risk Advisor – Need to secure fencing to boundaries and secure entrance to apartments.
- 3.11 North Worcestershire Water Management – No objection subject to condition on SUDs scheme to include allowance for climate change.
- 3.12 Natural England – No Objection. Permission may be granted subject to appropriate conditions including a detailed mitigation and monitoring strategy for bats.
- 3.13 Countryside Conservation Officer – No objections subject to condition for further details on mitigation.
- 3.14 Strategic Housing Services Manager - I have no objections as long as the units meet the required space standards, which are as follows:

1 bed 2 person flat: 45 m2
2 bed 3 person house: 65 m2
2 bed 4 person house: 71m2
3 bed 4 person house: 75 m2
3 bed 5 person house: 81 m2

- 3.15 Neighbour/Site Notice – Two letters received, expressing the following concerns:
- Impact on daylight, privacy and outlook
 - Protection of hedge required
 - Support the Application but have the following concerns
 - The double garage for plots 27 & 28 will considerably restrict the sunlight to our garden.
 - We are concerned that parking/storage of large vehicles (e.g. caravans, high sided vans) in front of the double garage for plots 27 & 28 will block light to our living room window.
 - Treatment of Side Access between Double Garage to Plots 27 & 28 and Hunters Lodge.
 - Need to agree the height and appearance of the group of conifers to the side of our property at the rear of Plot 27 and maintenance going forward.
 - Removal of existing trees should ensure all roots are removed and any damage made good.
 - In addition to bollards, a high kerb needs to be built at the junction of the adopted and unadopted road between plots 29 and 30 to reduce the likelihood of the access to plots 27, 28 & 29 becoming a vehicular thoroughfare for the whole development, which would cause increased danger to users of the Memorial Park.

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- Boundary fencing needs to be made good.
- Demolition – Pest Control to existing properties.
- We would prefer that all buildings facing the memorial park are rendered / part rendered to blend more aesthetically into the current street scene and open surroundings.
- BT Line – maintenance and provision to existing properties.
- Parking and turning will be made within the confines of the development site to accommodate prospective purchasers visiting the show homes.

Letter from Applicant – I write due to particular concern that the benefits that the new access arrangements provide to the existing Olive Grove Estate may not be being fully appreciated and the points I would like to emphasise are as follows:-

- Olive Grove is the only current means of access to the former Maternity Home. It is an existing residential street and has houses on either side. There is no current provision for the turning of vehicles within the highway. Once within the street, any vehicle has to reverse back to the nearest junction, along some 75m of residential carriageway.
- A significant portion of Olive Grove is a cul-de-sac and in the present situation, should the road become blocked at the junction near to No. 46, it would not be possible for emergency crews to attend to the 14 homes that approach the former Maternity Home.
- The proposed scheme adds substantial betterment by resolving both of the issues described above. In the first case a turning head is provided at the point that the continuation of Olive Grove comes to an end. The facility allows for the safe turning of all vehicles, including the refuse vehicle, which must have a most difficult time under the current regime. The contribution to improved road safety that the proposed scheme will deliver cannot be overstated.
- The proposed scheme completes a sensible and comprehensive layout of the entire Olive Grove and Park Crescent Road network. It provides a series of loops, where the access of emergency vehicles is made quite easy to all parts of the area and obviates the risk that is currently associated with a blind cul-de-sac becoming blocked.

The above points are demonstrated within the design details submitted within the application in the form of layout and vehicular tracking studies, which provide comprehensive evidence to prove that the stated turning movements and access arrangements can be achieved, whilst also providing a safe pedestrian access to the park.

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The application has the full support of the Highways Authority who, I am sure, can readily appreciate the points that I have made here.

I hope that I have set out my views as to why this proposal achieves betterment with regard to access, with adequate clarity. I would point out, however, that if access through Olive Grove is not acceptable, then from a redevelopment perspective the site is dead, despite it being promoted by the Council through the emerging Site Allocations and Policies DPD.

In this application we have done all we can to demonstrate how it can work and believe that the betterment achieved is creditable and serves to further enhance the area, along with the other benefits that the housing development brings.

4.0 Officer Comments

4.1 Members will recall the consideration of a previous application (12/0317/FULL) in respect of this site at November's Planning Committee, where it was resolved that the application be refused for the following reasons:

1. It is considered that the proposed re-development which would provide a total of 41 units would result in the overdevelopment of the site which would be out of keeping with and cause harm to the character of the site and the surrounding area. As such if approved the proposed development would conflict with Policies CP05 and CP11 of the Adopted Wyre Forest Core Strategy, Policy SAL.UP7 of the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and Government advice in the National Planning Policy Framework.
2. The proposed development is to be accessed via Olive Grove, a narrow road with its narrowness exacerbated by on-street parking. On this basis it is considered that the proposed access arrangements and the surrounding highway network are unsuitable to serve the number of dwellings proposed and would result in the deterioration of highway safety. If approved this would be contrary to Policy CP03 of the Adopted Wyre Forest Core Strategy, Policy SAL.CC1 of the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and Government advice in the National Planning Policy Framework.

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3. The four proposed affordable units within the converted Lodge Building would have an individual maximum floorspace of 34 sq. m. The size of the units fails to adhere to the minimum sizes set out in the Council's Affordable Housing Toolkit (as updated May 2011) (which forms part of the adopted Planning Obligations SPD) and the guidance of the Homes and Communities Agency Housing Quality Indicators and as such would fail to provide high quality homes in terms of their functionality and the provision of amenity for future occupiers. To allow the development in these circumstances would be contrary to the adopted Planning Obligations SPD, Policy CP11 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL4 of the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document and Government Advice in the National Planning Policy Framework.
- 4.2 The current application has been submitted with additional and revised details to the previously refused scheme in an attempt to overcome the previous reasons for refusal.
- 4.3 This report will primarily deal with the issues raised previously and consider of the revisions and additional information submitted. The latter part of the report will deal with other issues which will be addressed, as previously, in the interests of clarity.

PREVIOUS REASONS FOR REFUSAL (12/0137/FULL)

Reason 1 - Overdevelopment of the Site

- 4.4 The former Lucy Baldwin site consists of an area of 1.14ha and the proposed development consists of 41 properties made up of 13 no. 4 bed, 18 no. 3 bed, 7 no. 2 bed and 3 no. 1 bed units within a mixture of detached, semi-detached, terrace and flats. There has been no alteration to the overall number of dwellings since the last application, but the mix has changed slightly with the previously proposed 4 flats within the Lodge replaced by 3 flats, but with an extra 2-bedroom house.
- 4.5 This provision results in a density of 36 dwellings to the hectare. Within Suburban areas, the Core Strategy does not set a minimum density requirement relying on developments reflecting the character of the surrounding area. The NPPF follows this approach requiring Local Authorities to "...set out their own approach to housing density to reflect local circumstances." (NPPF, paragraph 47). To this end, as part of the Site Allocations and Policy DPD the Council has approved and taken to Examination in Public a site specific policy for the Lucy Baldwin Hospital Site (policy SAL.WS2) which set the density of 35 dwellings to the hectare having an indicative capacity of 40 dwellings for the site. This level of provision was arrived at following robust analysis as part of the Strategic Housing Land Availability Assessment (SHLAA), endorsed by the Local Development Framework Panel and approved by the Council.

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- 4.6 As comparison with the surrounding area, Olive Grove is a mixture of semi-detached, terrace and detached properties, the existing higher density development gives a density of 35 dwellings to the hectare and when taking the larger detached properties (which face the park) into account this reduces to 30 dwellings to the hectare. To the west the properties in the Ridgeway that adjoin the site are set at approximately 33 dwellings to the hectare being all detached (or link detached) properties.
- 4.7 The proposal provides a density of 36 dwellings to the hectare which includes the flats within the converted building. Both visually, in terms of the amount of built development on the ground, and the statistical analysis shows that the housing layout is acceptable and is compatible with the overall character of the surrounding area.
- 4.8 Notwithstanding the previous reason for refusal, given the Council's position as set out Policy SAL.WS2 in the Site Allocations and Policy DPD and the considerations above, Officers do not consider that an objection on density grounds can be substantiated. It is considered that the density of the scheme is acceptable and in line with the Development Plan and the NPPF. Members are advised that in this regard the Town Council have not pursued this issue as part of their objection to the current application.

Reason 2 – Highway Access

- 4.9 In considering the previous application, Planning Committee Members concluded that the proposed access arrangements, via Olive Grove which is *“a narrow road with its narrowness exacerbated by on-street parking”*, were unsuitable for the number of dwellings proposed. Members are advised that the access arrangements remain unchanged from the previous application although additional drawings and justification has been provided.
- 4.10 The previously submitted transport statement compared the use of the property as a hospital and the proposed 41 dwellings and demonstrated that the proposal would add a further 10 vehicle movements to the site at peak times equating to a 5.8% increase. The detail of the proposal shows that the traffic flow will be split over two entrances one to the north (the primary access) and one to the south (serving three dwellings on a private drive) of the site, this differs from the operation as a hospital which concentrated access to the northern access. When taking this split into account the analysis indicates that the three dwellings accessed from the southern access result in a trip generation of 14 movements in 24 hours for these dwellings. As such the northern access then will only attract a predicted 175 movements in 24 hours, which actually equates to a reduction of 4 movements compared to that of the previous hospital. It is acknowledged that the 10 additional movements will occur to the junction of Olive Grove with Bewdley Road, however the visibility from this junction and its width are suitable for these additional movements.

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- 4.11 Olive Grove is approximately 4.6m in width and does feature on street parking. The applicants have provided details that demonstrate that even with these constraints that large vehicles can navigate the network. Indeed Refuse Lorries access Olive Grove at present. It is also worthy of note that when the hospital was operational, that large service vehicles and ambulances would constantly use Olive Grove via the northern access. The site could revert to this use without planning permission. Given that the amount of large vehicles will reduce from the lawful use and there is more or less a status quo on the northern access it is considered that despite the previous concerns over the width of Olive Grove, that actual harm to highway safety cannot be demonstrated.
- 4.12 Furthermore, as part of the consideration of the current application, it is worth highlighting the fact that the existing highway network does not provide turning facilities for residents of Olive Grove. This results in vehicles having to utilise driveways or reverse a significant distance to the junction. This would include Refuse vehicles. Historically, use has been made by residents of Olive Grove of the Lucy Baldwin site to facilitate turning of vehicles, but of late due to its closure and the subsequent securing of the site this is no longer possible and concerns have been raised from residents (separate to this application) in relation to this issue. The provision of adopted highway within the site (i.e. beyond the current limit of Olive Grove) with turning facilities will provide an improvement to the existing situation allowing both existing residents and service vehicles the ability to manoeuvre safely and avoid the current situation with vehicles having to reverse down Olive Grove. It is also worth highlighting that as part of the legal agreement for the scheme that a Traffic Regulation Order will be applied to Olive Grove where it splits to protect this area and its junction from on street parking. These two elements combine to provide enhancements to the existing highway. It should also be noted that there have been no objections from local residents to highway access or additional vehicle movements.
- 4.13 Members are advised that the Town Council also mention the internal road layout (of the proposed development) within their objection. However, this was not a ground for refusal previously and given the lack of specifics provided, a detailed response cannot be provided. I am, however, satisfied that the internal layout is acceptable and in accordance with the Adopted Highway Design Guide, and supported by Highway Authority colleagues by virtue of their 'no objection' response.
- 4.14 Given the additional information and the support from the Highway Authority who endorse the findings of the transport statement, added to the fall back position of the lawful use of the site, it is felt the second reason for refusal is also not sustainable. Highway access is adjudged to be acceptable.

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Reason 3 – Space Standard in Affordable Units

- 4.15 The third concern on the previous application was with regard to the space standards on the converted Lodge Building, as the maximum floorspace provided was below the published space standards within the Affordable Housing Toolkit and Housing Quality Indicators as set out by the Homes and Community Agency (HCA). These essentially set out the minimum space standards for affordable units as set out below;
- 1 bed 2 person flat: 45 sq m
 - 2 bed 3 person house: 65 sq m
 - 2 bed 4 person house: 71 sq m
 - 3 bed 4 person house: 75 sq m
 - 3 bed 5 person house: 81 sq m
- 4.16 The Applicant's have amended the plans for the conversion of the Lodge so that the ground floor accommodates a single 2 bed unit which has a floorspace of 74 sq m and the first floor consists of two 1 bed units which have a floorspace of 53 sq m and 57 sq m respectively. The reduction in the number of units in the Lodge building has been compensated through the provision of an additional 2 bed terrace house, which will also be an affordable unit. Notwithstanding the assertions of the Town Council, there is no reduction in affordable provision from the previous application in fact there is an enhanced provision through larger units and an additional house instead on a the previous flat. The Housing Services Manager is now satisfied that this provision addresses the previous concerns and meets the necessary standards.
- 4.17 For clarity the affordable housing provision is as follows;
- 3 x 1 bed flats (Rent)
 - 1 x 2 bed flat (Rent)
 - 2 x 2 bed houses – semi-detached (Rent)
 - 4 x 2 bed houses – terraced (shared ownership)
 - 2 x 3 bed houses – semi-detached (shared ownership)
- Total – 12 units (29.3%)
- 4.18 The provision of affordable housing through one of the Council's Partner RSL's is at a level and size that now meets the requirements of the Affordable Housing Toolkit and is acceptable. The concerns previously expressed are considered to have been fully addressed through the changes to the scheme.
- Other Considerations
- 4.19 Other issues considered were considered previously and found to be acceptable however for completeness they are repeated below.

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PRINCIPLE OF DEVELOPMENT

- 4.20 The principle of development is established through three strands of policy, the Adopted Local Plan, Adopted Core Strategy and the Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document.
- 4.21 The development site is located within an area of allocated within the Local Plan for Residential Purposes, which under the provisions of policy H.2 allows residential development on previously developed land. It is clear that the site constitutes previously developed land as defined by Annex 2 of the NPPF.
- 4.22 Within the Core Strategy residential development is strategically focused to the urban areas of Stourport on Severn and Kidderminster. Policy DS01 sets the criteria for allocating sites highlighting the need for sites to be on previously developed land. Policy DS02 highlights the important role Stourport has in providing 30% of the housing requirements.
- 4.23 The Council's Pre Submission Publication Version of the Draft Site Allocations and Policies Development Plan Document (SAP DPD) sets out the detailed policies for the District. Policy SAL.DPL.1 mirrors the requirements of the Core Strategy allowing residential development for sites within the residential allocation again on previously developed land. In addition site specific policies have been prepared, in particular Policy SAL.WS2 considers the application site and is fully supportive of residential development.
- 4.24 Given the Governments pro-active approach to residential development as set out in Ministerial Statements and the NPPF along with the acceptability of the site at a local level it is concluded that the principle of residential development in land use terms is acceptable on this site.

LOSS OF HERITAGE ASSETS

- 4.25 As part of the consideration of the principle of the site Policy SAL.WS2 requires any *development "...ensure[s] that the Local Heritage List assets that are contained within the site boundaries are brought back into use and sympathetically incorporated into any design..."*
- 4.26 As the loss of two of the buildings is proposed their significance needs to be evaluated so that the degree of harm can be established. The submission includes an appropriate heritage statement which identifies the site as being of social importance to the area although the architecture of the building is not important in its own right. This is confirmed by the Conservation Officer giving the main importance of the buildings being their link to the social history of the area. It therefore could be argued that it is the nostalgic memories associated with the site and to a lesser extent the buildings that give the Lucy Baldwin Hospital its place in the social history of the area. As such the significance of

the buildings as assets in their own right is limited and consideration should be on this basis.

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- 4.27 In support of demolition the Developers have produced two structural surveys along with a financial viability assessment. The structural reports concentrate on the principal building which shows substantial signs of deterioration. The amount of works that is required to convert the building is prohibitive and would prevent the development of the site. In addition a marketing report has been submitted showing that only residential development would achieve the necessary values required and that conversion of the principal building would not be achievable. As such it is considered that the nature of the asset would prevent the reasonable use of the site and that no viable uses can be found.
- 4.28 It is evident that the site cannot remain disused; the SAP DPD promotes its development within the period 2011-16. There are clear benefits in bringing the site back into use for the strategic provision of housing.
- 4.29 The proposed loss of two buildings is mitigated by the developer through the following measures:
- The retention and conversion of the Lodge Building
 - The retention of the Lucy Baldwin Plaque and Official Opening Plaque and provision of a historic interpretation within a specifically designed Mounting
 - Architecturally designed houses that incorporate the 'Lucy Baldwin' plaque.
- 4.30 These measures ensure that the legacy of the Lucy Baldwin site is not lost although the development does remove two of the buildings.
- 4.31 On this basis whilst the loss of the buildings identified is unfortunate I am satisfied that the degree of the loss to the heritage asset is outweighed by bringing the site back into re-use and attribute allowed by Policy SAL.UP6 of the SAP DPD. In arriving at this conclusion the comments made by the Conservation Officer and the Civic Society have been fully considered.
- 4.32 Even if it was felt that the benefits are evenly balanced to the harm, the additional weight that is given to the 'presumption in favour of development' by the NPPF and the associated ministerial statements add the additional weight to allow favourable consideration of the application.
- 4.33 Having therefore established that the 'in principle' considerations are acceptable it therefore falls to consider the detail of the proposal.

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LAYOUT

- 4.34 The layout connects from Olive Grove and forms a cul-de-sac arrangement running north to south with spurs of private drives accessed from the main access road. The houses front onto road frontages and continue the pattern of development within the area linking properties at both ends of Olive Grove. To the south of the site properties are orientated so as to face onto the memorial park to the rear. Where they are adjacent to residential gardens they either back onto (in the case of properties in Olive Grove to the east) or side onto (in the case of properties in the Ridgway to the west). Where they back onto properties there is sufficient garden lengths of at least 11m to ensure that there is no adverse impact due to overlooking. There is only one exception to this on Plot 36 where this is reduced due to the triangular shape of the plot, however the only window that fails to provide the necessary separation on this property is an upper floor bathroom window that will be obscure glazed.
- 4.35 All corner plots are specifically designed with dual aspect dwellings that punctuate the corners and have a Green Wall boundary treatment. The entrance to the development visually focuses on the Lodge Building and draws the eye into the development through the distinctive corner plots.
- 4.36 Parking is provided to the frontages of the smaller properties to side, with garaging, for the larger properties.
- 4.37 Effective boundary treatment is provided to each plot with suitable 1.8m high dividing fences. To the edges of the site the existing hedge will be maintained, however to ensure security of rear gardens 1.2m high mesh fencing is provided to reinforce the hedgerow.
- 4.38 The proposal provides an exciting and effective use of land that addresses the key characteristics of the site without appearing overdeveloped. Thus the layout is considered to be acceptable.

DESIGN OF PROPERTIES

- 4.39 The design of the properties has evolved during the application and has been the focus of negotiations with the developer. As a result of these discussions there has been a movement away from the standard house types focusing more on individual architecturally designed properties. Where standard house types have been used these have been modified elevationally to ensure there is a coherent design across the whole development. The Lucy Baldwin plaque is incorporated into the frontage.

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- 4.40 The properties contain hipped roof designs with a mixture of brick, and brick and render, being of design that merges with the style of properties that exist in Olive Grove to the style of the retained Lodge building and picking up the architectural details of the principal building that is to be lost. The design ethos that has been adopted has been done in conjunction with and is endorsed by the Conservation Officer. Appropriate mixture of materials is shown which reflect the quality of the design.
- 4.41 It clear that the final design as submitted reflects the sensitive nature of the site and the proposal provides a design quality that is appropriate in the historic context reflect the character of the surrounding area and combining effectively with the retained building on site. This is an appropriate and acceptable approach which is wholly supported.

PROTECTED TREES AND BIODIVERSITY

- 4.42 The whole site is protected by an area Tree Preservation Order. A tree survey has been undertaken and the root protection zones shown on the proposed layout. The major trees that are worthy of retention are situated on the boundaries albeit there is a Eucalyptus tree within the site which is of importance. All important trees are to be retained and are protected as part of the layout ensuring adequate distances are achieved. Where development is close to protected trees adequate protection can be afforded through conditions. The Arboricultural Officer seeks for some clarity of the detail of construction methods within root protection zones, but is overall happy with the layout.
- 4.43 An ecological survey has been undertaken indentifying the presence of bats within the site. The developer has shown how these can be mitigated through adequate provision within the site. In addition a Biodiversity statement highlights how the planting of shrubs, grasses and fruit trees will provide sufficient enhancement to the biodiversity of the site. This approach is acceptable and supported resulting in no outstanding issues in respect of trees or biodiversity.

DRAINAGE

- 4.44 As the site is over 1 ha in area, a flood risk assessment has been submitted. North Worcestershire Water Management (NWWM) shared service have assessed the submission, which seeks to provide soakaways wherever possible with foul water connecting direct to the sewer system. This will reduce the burden on the existing sewer as the hospital buildings run both foul and surface water into the sewer. NWWM are satisfied with the proposal subject to a condition seeking approval of the SuDS system to ensure that the surface water drainage system can accommodate flows arising from the 1:100 year plus 30% climate change event with methods for safely managing more

extreme exceedance events. Severn Trent Water Ltd has raised no issues on capacity.

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NEIGHBOURING PROPERTIES

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

OTHER S.106 OBLIGATIONS

4.46 Under the terms of the Council’s adopted Supplementary Planning Document on Planning Obligation the following other contributions are required:

Education Contributions					
	No of 2+ Bed Flats	No of 2 or 3 Beds	No of 4+ beds	Affordable Units	
	0	16	13	12	
Rate	£1,962	£4,905	£7,358	£0	
	Total Education Contributions				£174,134.00

Public Open Space			
	No of Market Child bed Spaces	No of Affordable Child Bed Spaces	
	71	10	
Rate (2012)	£463	£232	
	Total Public Open Space Contribution		£35,203.20

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- 4.47 These are in addition the affordable housing and highway obligations. The previous discussion in respect of Public Open Space contributions allowed for 20% to be given to Town Council for the maintenance of the Memorial Park with the remainder being used by the District Council for the existing parks they manage within the locality. Following negotiations both the Developer and the Council's Parks Manager have indicated that they are happy to allow 100% of the contributions to be given to Town Council, subject to the provision of a 10 year management plan, to be agreed by the District Council, in order that there is strategic spending of the contribution. In the event that this does not come to fruition, the S.106 will also allow for an alternative split to the District Council to utilise the monies for local parks within its control.

OTHER ISSUES

- 4.48 In respect of sustainability, an Energy Statement has been submitted on behalf of the Developers that demonstrates that will ensure that each unit's water consumption will not exceed 210 litres a day and that, as part of the development, the following measures will be used:
- 400mm of insulation within loft space.
 - Fully filling the cavity including party walls with 100mm of mineral wool with a maximum density of 40 kg/m³.
 - Robust standard details to be used for party wall situations to improve sound transmission.
 - Every bulb in all units to be energy efficient.
 - Energy efficient gas boilers.
 - Selecting insulation materials that have reduced use of gases that contribute to global warming.
 - Use of materials with lower environmental impacts over their life cycle.

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

5.0 Conclusions and Recommendations

- 5.1 The current application has provided additional information and revisions to the previously refused proposal such that Officers consider that the previous concerns have been satisfactorily addressed. It is considered that the scheme is acceptable in all respects and, as such, the previous refusal reasons can no longer be sustained.

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5.2 The proposed development is acceptable in principle and is considered to be appropriate in terms of design and layout. The loss of the heritage assets has been fully justified as part of the proposal. The impact on neighbouring properties has been fully considered and it is considered that no undue harm will arise. Access and parking provision has been provided to the development which can be accommodated within the existing highway network and the proposed highway layout provides a betterment in terms of the existing highway in Olive Grove, especially with regard to facilities to enable vehicles, both private and commercial, to turn safely and avoid the current need to reverse along Olive Grove. Matters of tree protection, biodiversity, drainage and sustainability have also been adequately addressed as part of the proposal.

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

- i. the signing of a **Section 106 Agreement** to secure
 - a. 12 affordable units.
 - b. £174,134 Education Contribution.
 - c. £35,203.20 Public Open Space Contribution (100% to Town Council subject to Management Plan or used as a split between Town and District Councils).
 - d. £3,660 Highway Contribution.
- ii. the following conditions
 1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Materials as per plan.
 4. Means of enclosure as per plan.
 5. B9 (Details of windows and doors).
 6. J1 (Removal of permitted development – residential).
 7. Open plan estate.
 8. E2 (Foul and surface water).
 9. SuDS drainage.
 10. Tree protection and methodology for working with RPZ.
 11. Highways.
 12. C8 (Landscape implementation).
 13. Restriction of access to the south.
 14. Footpath link to be provided prior to occupation and retained.
 15. Bat mitigation scheme.

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Notes

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

Reason for Approval

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

PLANNING COMMITTEE

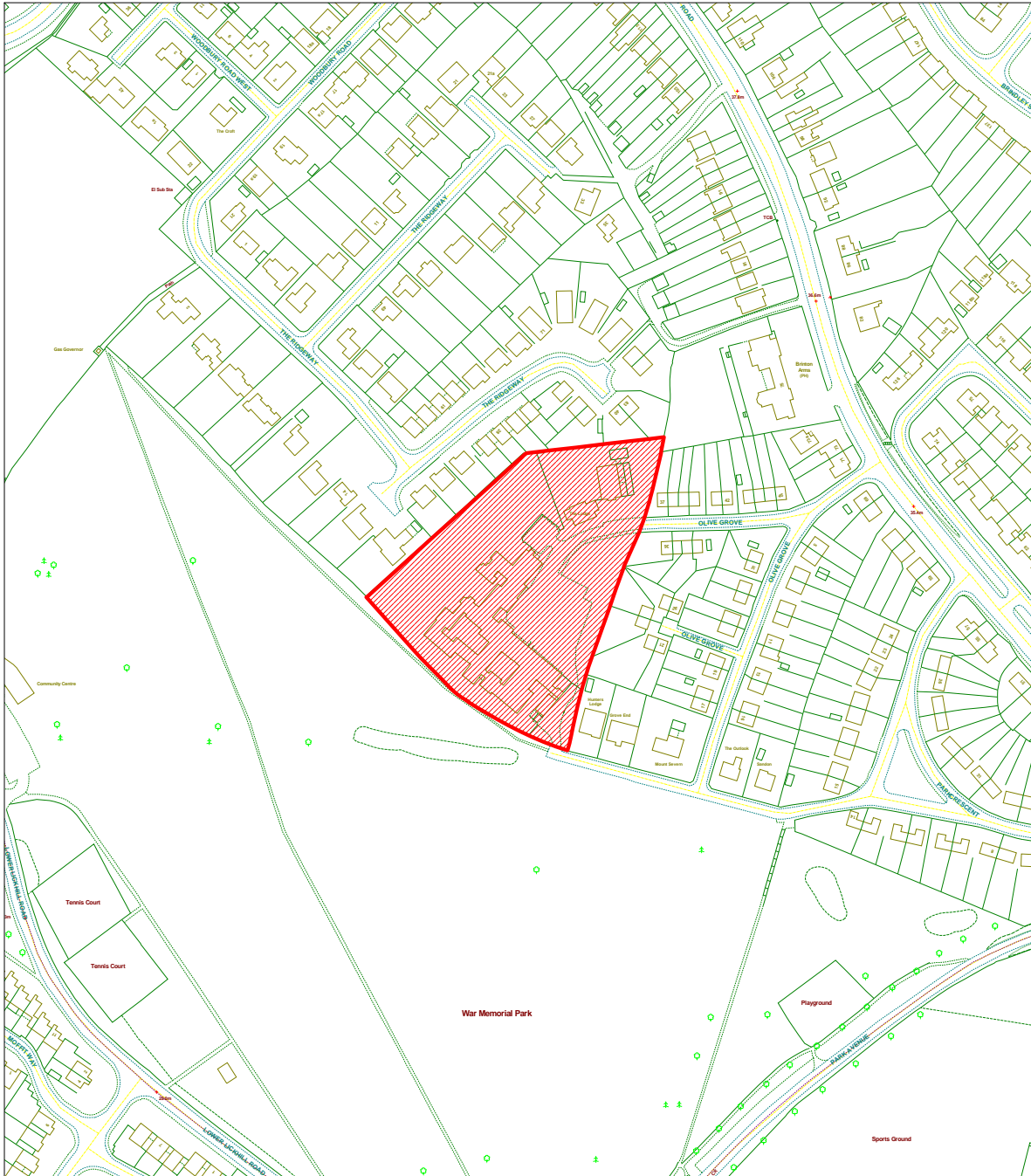
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ECONOMIC PROSPERITY AND PLACE DIRECTORATE

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Olive Grove
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Wyre Forest District Council

Planning Committee Meeting 12 March 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
12/0126/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0433/FULL	13/07/2012	07/09/2012	CAUNSALL FARM 100 CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Conversion and alterations of existing barns to create 2No. dwellings and the erection of stables	The Wridgway family	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0444/FULL	17/07/2012	11/09/2012	ROWLAND HILL SHOPPING CENTRE VICAR STREET KIDDERMINSTER DY101DE	Amendments to planning Permission 12/0013/FULL to allow revised entrance to Vicar Street, internal alterations including retention of staircase and toilet in lieu of new retail units	Joint LPA Receivers of Rowland Hill Centre	Julia Mellor
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0507/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
12/0570/FULL	21/09/2012	16/11/2012	SIX ACRES CASTLE HILL 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

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

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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0758/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
12/0770/FULL	11/12/2012	05/02/2013	KWIK-FIT CHURCHFIELDS KIDDERMINSTER DY102JL	Retention of concrete panel fence	Kwik Fit Properties Limited	Emma Anning
12/0777/FULL	12/12/2012	06/02/2013	HOBRO VILLA HOBRO WOLVERLEY KIDDERMINSTER DY115SZ	Proposed garage, mower store & equipment store	Mr N Shillingford	James Houghton
12/0783/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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
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
13/0008/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
13/0006/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
13/0010/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0012/FULL	09/01/2013	06/03/2013	BARTONS COTTAGE RANTERS BANK ROCK KIDDERMINSTER DY149DT	Demolition of existing single storey living room, two storey extension and alterations	Mr A Mastropietro	Paul Round
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
13/0084/LIST	11/01/2013	08/03/2013	THE DRAKE HOUSE ELFORDS FARM HEIGHTINGTON BEWDLEY DY122XW		MRS C MILLER	James Houghton
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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0022/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
13/0021/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
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
13/0034/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0033/FULL	23/01/2013	24/04/2013	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
13/0037/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
13/0040/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
13/0047/TREE	29/01/2013	26/03/2013	REAR OF FLATS 1-6 ANTON CLOSE BEWDLEY DY121HX	Fell Tree	Mrs C Lewis	Alvan Kingston
13/0045/FULL	30/01/2013	27/03/2013	37 MOSTYN ROAD STOURPORT- ON-SEVERN DY138PW	Two storey side & rear extension to provide enlarged bedroom, kitchen & WC	Mr & Mrs M Turbutt	James Houghton
13/0046/FULL	30/01/2013	27/03/2013	HORSEFAIR CAFE & HAIR DESIGN 24, 25 & 25A HORSEFAIR KIDDERMINSTER DY102EN	Installation of roller shutter doors to the front of premises.	Mr R May	James Houghton
13/0048/LIST	30/01/2013	27/03/2013	APARTMENT 8 WOLVERLEY HOUSE BLAKESHALL LANE WOLVERLEY KIDDERMINSTER DY115XE	Installation of stairlift on staircase between ground & first floor to allow access to apartment No. 8	Mr R Hancox	James Houghton
13/0050/FULL	30/01/2013	27/03/2013	BARN OPPOSITE THE STABLES COLDRIDGE FARM WITNELLS END SHATTERFORD BEWDLEY DY121TH	Change of use of rural building to dwelling and associated work	Mr J Jones	Paul Round
13/0057/FULL	30/01/2013	27/03/2013	76 DORSETT ROAD STOURPORT- ON-SEVERN DY138EL	Two storey extension to side & rear of property and single storey extension to rear	Mr M & L Cook	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0049/FULL	01/02/2013	03/05/2013	REILLOC CHAIN STOURPORT ROAD KIDDERMINSTER DY117BQ	Demolition of existing factory and erection of 56 No. Dwellings comprising of a mixture of 1 & 2 bed flats and 2 & 3 bed houses	Mr GT Wooddisse	Paul Round
13/0052/FULL	01/02/2013	29/03/2013	FORMER MORGAN CERAMICS BEWDLEY ROAD STOURPORT-ON-SEVERN DY138XJ	Proposal for 2No. House type substitutions (plots 16 & 48) following prior reserved matters approval, 11/0703/RESE	Mr D Bent	Paul Round
13/0061/TREE	01/02/2013	29/03/2013	SUTTON RESERVIOR SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Thin woodland at former Sutton Park Reservoir, Sutton Park Road, Kidderminster. By felling 28 trees, crown lift one tree and remove limb at base of other	David Wilson / Barrett Merica	Alvan Kingston
13/0085/FULL	01/02/2013	29/03/2013	2 STOKESAY CLOSE KIDDERMINSTER DY101YB	Bedroom, bathroom and utility extension over existing garage	Mr M Wilkins	James Houghton
13/0053/FULL	04/02/2013	01/04/2013	VISION & AUDIO SERVICES LTD 138 SUTTON ROAD KIDDERMINSTER DY116QR	Extensions and alterations to form 1No. two bed dwelling (resubmission of 12/0675/FULL change of planning permission from two single bedroom flats to a two bedroom house)	Mr T Smith	Emma Anning
13/0058/FULL	04/02/2013	01/04/2013	ICE ALPINES LYE HEAD BEWDLEY DY122UW	Erection of Log Cabin as permanent dwelling in connection with Agriculture	Mr M LAGOMARSINO	Paul Round
13/0082/FULL	04/02/2013	06/05/2013	RIVERSIDE BUILDING FORMER CARPETS OF WORTH SITE SEVERN ROAD STOURPORT-ON-SEVERN	Demolition of existing derelict riverside building and reinstatement as eleven flats, 6No. 1 Bed and 5No. 2 bed	Stourport Corporation NV	Paul Round
13/0051/FULL	05/02/2013	02/04/2013	3 CLEE ROAD COOKLEY KIDDERMINSTER DY103UD	Proposed rear and side extensions and front canopy	Mr & Mrs C Davies	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0054/FULL	05/02/2013	02/04/2013	140 CONINGSBY DRIVE KIDDERMINSTER DY115LZ	Single storey front and rear extension to bungalow	Mrs M Alderman	Julia McKenzie-Watts
13/0056/FULL	05/02/2013	02/04/2013	2 TORRIDON CLOSE STOURPORT-ON-SEVERN DY138NB	Variation of Condition No. 4 to temporarily remove part of the existing hedgerow to allow access for drainage/works and replacement of current boundary fence and the implementation of a landscaping scheme	Mr J Silwood	James Houghton
13/3003/AG	06/02/2013	06/03/2013	FRIARS FARM WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104NE	Replacement pole barn	Mr H Grainger	Emma Anning
13/0055/FULL	07/02/2013	04/04/2013	THE WILLOWS MILL LANE WOLVERLEY KIDDERMINSTER DY115TR	Single storey rear extension and new separate outbuilding in garden	Mr S Goode	James Houghton
13/0064/CERTP	08/02/2013	05/04/2013	DRAKELOW LODGE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY11 5XE	Certificate of lawfulness for proposed conversion of existing garage to form ancillary accommodation	Mr R Bloomer	Emma Anning
13/0063/FULL	11/02/2013	08/04/2013	CHARLEMONT BLISS GATE ROAD ROCK KIDDERMINSTER DY149YA	Two storey and single storey extensions to front, side and rear to provide additional bedrooms and extended living accommodation 'demolition of existing workshop'	Mr & Mrs J & D Noakes	Emma Anning
13/0065/FULL	12/02/2013	09/04/2013	UPPER NORCHARD FARM NETHERTON DUNLEY STOURPORT- ON-SEVERN DY130UJ	Construction of timber framed plant room to accommodate borehole equipment for a private potable water supply	Mr Franco D'aniello	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0066/FULL	12/02/2013	09/04/2013	CLENT BOOKS ROSE COTTAGE HABBERLEY ROAD BEWDLEY DY121JA	Two storey side and rear storey extensions (Resubmission of application 12/0742/FULL two storey extension)	Mr M Powell	Emma Anning
13/0068/FULL	13/02/2013	10/04/2013	13 BEAUCHAMP AVENUE KIDDERMINSTER DY117AH	Proposed replacement of existing timber conservatory with brick built single storey extension to rear of property	Mr & Mrs C Bayliss	Julia McKenzie- Watts
13/0069/FULL	13/02/2013	10/04/2013	LAND TO REAR OF 32 & 33 LOAD STREET BEWDLEY DY122AS	Erection of 1No. two bed dwelling with parking and access	Mr T Barratt	Julia McKenzie- Watts
13/0071/FULL	13/02/2013	10/04/2013	20 SEVERN SIDE STOURPORT- ON-SEVERN DY139PJ	Single and two storey extension to rear, dormer window and Juliette balcony to front	Mr & Mrs Lewis	James Houghton
13/0062/FULL	14/02/2013	11/04/2013	18 SUTTON ROAD KIDDERMINSTER DY116QN	Dropped kerb	Mr J Montague	James Houghton
13/0067/FULL	14/02/2013	11/04/2013	48 CLEE AVENUE KIDDERMINSTER DY117BS	Proposed rear study extension	Miss J Pearson	Ayesha Ali
13/0086/LPAC	14/02/2013	07/03/2013	LAND AT (1) PEARL LANE AND (2) SOUTH OF LONFMORE HILL ASTLEY CROSS	Outline application with some matters reserved for a residential development of up to 106 houses, access, amenity space, associated works and attenuation period	Bovis Homes Limited	Paul Round
13/0070/FULL	15/02/2013	12/04/2013	7 BURLISH CROSSING STOURPORT-ON-SEVERN DY138QA	Single storey extension to rear	Mr & Mrs G Pigney	Ayesha Ali
13/0072/TREE	15/02/2013	12/04/2013	1 OAK GROVE & 66 HILLGROVE CRESCENT KIDDERMINSTER DY103AR	Various tree works	Mr D Ledger	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0074/ADVE	18/02/2013	15/04/2013	STARBUCKS COFFEE SHOP WEAVERS WHARF KIDDERMINSTER DY101AA	3No. Non-illuminated panels to be displayed on existing totem sign	Mr D Fisher	Ayesha Ali
13/0075/FULL	18/02/2013	15/04/2013	PARK STREET KIDDERMINSTER DY116RZ	Installation of roof mounted photovoltaic (Solar) panels	STEPHEN BETTS & SONS	Alvan Kingston
13/0077/FULL	18/02/2013	15/04/2013	11 VINE STREET KIDDERMINSTER DY102TS	Dormer extension to side elevation	Mr R Massey	Ayesha Ali
13/0080/FULL	18/02/2013	15/04/2013	73 MEADOW RISE BEWDLEY DY121JS	Ground floor rear extension to provide dining room & bay window to front elevation	Mr & Mrs Sebright	Julia McKenzie-Watts
13/0073/FULL	19/02/2013	16/04/2013	MILESTONES PEARL LANE COMMONSIDE ASTLEY CROSS STOURPORT-ON-SEVERN DY130PB	First floor bedroom extension and en-suite bathroom over existing ground floor garage	Mrs J Hinton	Julia McKenzie-Watts
13/0081/FULL	19/02/2013	16/04/2013	2 WILLOWFIELD DRIVE KIDDERMINSTER DY115DN	Two storey side extension	Mr R Jones	James Houghton
13/0087/FULL	20/02/2013	17/04/2013	UNIT F CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	External/Fabric alterations to facilitate the sub-division of an existing retail unit	Chester Properties Ltd	Paul Round
13/0090/FULL	20/02/2013	17/04/2013	51 LICKHILL ROAD STOURPORT- ON-SEVERN DY138SL	Two storey side extensions	Mr & Mrs Little	James Houghton
13/0078/FULL	21/02/2013	18/04/2013	159 PUXTON DRIVE KIDDERMINSTER DY115HT	Ground floor W.C & hall extension to the front	Mr & Mrs Hill	Ayesha Ali
13/0088/FULL	21/02/2013	18/04/2013	7 & 9 WALTER NASH ROAD EAST KIDDERMINSTER DY117EA	Single storey rear extension to form dining room and joint side extensions for garages	Mr Louis Edgar	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0089/FULL	21/02/2013	18/04/2013	250 MARLPOOL LANE KIDDERMINSTER DY115DD	Detached garage	Mr D Warner	Ayesha Ali
13/0091/FULL	22/02/2013	19/04/2013	47 WOODLAND AVENUE KIDDERMINSTER DY115AN	Single storey rear and side extensions	Messrs Turton & White	James Houghton
13/3004/DEM	22/02/2013	22/03/2013	RESIDENTIAL GARAGE SITE QUEENS ROAD STOURPORT-ON- SEVERN DY130BH	Demolition of garage blocks	Wyre Forest Community Housing	James Houghton

WYRE FOREST DISTRICT COUNCIL

Planning Committee

12 March 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/Mr Glen 2966		18 DUNLEY ROAD STOURPORT-ON- SEVERN DY130AX	WR 05/12/2012	16/01/2013			Dismissed 25/02/2013
			Fell two Cedar Trees					
WFA1413 12/0113/LIST	APP/R1845/E/12 Mr E H /2184988/NWF	Gatehouse	WOODHOUSE FARM POUND GREEN ARLEY BEWDLEY DY123LD	WR 18/10/2012	29/11/2012			
			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
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			

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
WFR1419 12/0443/OUTL/2190850/NWF	APP/R1845/A/13	Leswell Enterprises	26-28 LESWELL STREET KIDDERMINSTER DY101RP Proposed demolition of 26 and 28 Leswell Street and the development of 6 No. Apartments (Outline all matters reserved) (Resubmission of 110136/OUTL)	WR 13/02/2013	27/03/2013			
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			



Appeal Decision

Site visit made on 1 February 2013.

by **Alan Engley** MARb (RFS) FARborA MIHort MICFor AARC

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

25 FEB 2013

Decision date:

Appeal Ref: APP/TPO/R1845/2966.

Land at 18 Dunley Road, Stourport-on-Severn DY13 0AX.

- The appeal is made under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order.
 - The appeal is made by Mr G Parfitt against the decision of Wyre Forest District Council.
 - The application Ref: 12/0550/TREE dated 30 August 2012, was refused by notice dated 23 October 2012.
 - The proposed work is to fell 1 Cedar (T2).
 - The relevant Tree Preservation Order (TPO) is the Wyre Forest District Council (Areley Court, Stourport-on-Severn) (No 2) Tree Preservation Order 1995, which was confirmed on 23 January 1996.
-

Decision

1. The appeal is dismissed.

Main Issues

2. I consider that the 2 main issues in this appeal are:
 - The effect on the character and appearance of the locality and wider landscape if the tree is removed; and
 - Whether the reasons given for its removal are sufficient to justify that course of action.

Reasons

The first issue – the effect on the character and appearance of the locality and wider landscape if the tree is removed

Character of the locality

3. Dunley Road is a busy arterial route through Stourport-on-Severn. The relevant part winds through an established residential area, located to the southwest of the centre of Stourport-on-Severn. The properties locally are characterised by substantial detached houses, of mixed ages and designs, constructed in medium sized plots, within an area that has a wide, loose scattering of mature, evergreen and deciduous trees.
4. No 18, which has the appeal tree, is set back on the northerly side of the road on undulating land. It is fairly typical of the properties. It has a double garage built against its right side and a hard standing to the right of the

garage. A wooden fence separates the hard standing and garage from the rear garden. The appeal tree grows within the rear garden, about 5m from the rear right side of the garage. Beyond the right side boundary fence is the drive of Areley Court Lodge.

Local tree cover

5. To the right side of the driveway entrance to No 18 is a mature 7m high Holly; it grows above a clipped hedge. Within the rear garden is a Cedar, which is No T1 of the application, it is of similar proportions to the appeal tree. In addition, to the rear of the property, there are a number of large mature, evergreen and deciduous trees. To the west, within the front gardens of Nos 20 and 22, is a mix of fully mature evergreen and deciduous trees.

Amenity value of the appeal tree

6. The appeal tree is a mature Cedar (*Cedrus sp*) it is T2 of the application. It has a height of circa 22m and a trunk diameter of 1m. The spire-like, near upright stem has branches arising at about 10m in whorls providing an attractive dome shaped crown with a radial branch spread of about 10m. It forms part of the wider loose grouping of similar trees that grow locally and it is important for these reasons.
7. It can be seen from the inside of the property and it grows forward of its closest companions, and therefore it can be seen in views from the properties located along the opposite side of the road, where it is a good backdrop to the buildings, and in views when approaching along the main road.

Impact of the removal of the appeal tree on the locality and wider landscape

8. Its removal would result in the loss of a large, important landscape feature that enhances the visual amenity of the area and its loss would cause harm to the character and appearance of the locality and the street scene, and therefore strong justification is required for its felling.

The second issue – whether the reasons given for the proposed works are sufficient to justify that course of action

Tree safety and economic removal

9. The agent for the appellant applied to remove 2 Cedar trees, Nos T1 and T2. He considers they have become a health and safety issue because T1 has had recent multiple limb losses and a similar companion tree was removed because of its condition, and the Council have said it is probable that T2 will require removal in future. Because of which he considers the removal of T1 and T2 at the same time is cost effective. On the day of my visit I observed that T1 had freshly damaged limbs and stubs. In its split decision the Council have permitted the removal of T1; however they consider T2 is in a sound condition.
10. T2 is very large, with heavy limbs; I have no doubt that should it collapse it could cause serious damage. However there is no evidence provided of weakness of its roots, trunk or limbs. The tree has dense, evergreen, even foliage cover and it appears healthy in all respects, without any obvious defects or weaknesses of significance to safety. Based on which I am not

convinced its removal now is justified on grounds of safety or for economic reasons.

11. In light of the foregoing I have decided on the second issue that the reasons given for removing the appeal tree are insufficient to justify that course of action at this time.

Other Matters

12. The agent claims that the appellant wishes to remove T2 because the Council have refused to permit its removal and will not accept liability should it fail. The question of liability should this tree fail is one between the appellant and the Council. I have dealt with the appeal on its merits and such matters are not for me to comment on.

Conclusions

13. My conclusions on the 2 main issues have led me to the view that the appeal Cedar significantly enhances the visual amenity of the locality and wider landscape and the proposed works would cause demonstrable harm. In reaching my decision I have taken into account all other matters relating to the tree.
14. I consider that there is insufficient evidence provided to convince me that it creates an unacceptable hazard to override the amenity benefits it provides. I have therefore dismissed this appeal.

Alan Engley

Arboricultural Inspector

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

12th MARCH 2013

**Worcestershire Planning and Development Charter and
Memorandum of Understanding**

OPEN	
DIRECTOR:	Director of Economic Prosperity and Place
CONTACT OFFICER:	John Baggott - Extension 2515 john.baggott@wyreforestdc.gov.uk
APPENDICES:	Appendix 1 – Worcestershire Planning and Development Charter Appendix 2 – Memorandum of Understanding Appendix 3 – Memorandum of Understanding Action Plan

1. PURPOSE OF REPORT

- 1.1 To seek the Approval of Planning Committee for the formal adoption of the Worcestershire Planning and Development Charter and the Memorandum of Understanding (MoU).

2. RECOMMENDATION

- 2.1 **The Committee is asked to resolve to APPROVE the adoption of the Worcestershire Planning and Development Charter and the Memorandum of Understanding accordance with paragraph 9.1 to 9.3 this report.**

3. BACKGROUND

- 3.1 Worcestershire Local Enterprise Partnership (LEP), all Local Planning Authorities and the Place Shaping Group of the Worcestershire Partnership are working collaboratively through a formal agreement to support joint aspirations for planning, development and infrastructure.
- 3.2 There is a consensus across Worcestershire that there is a need to work together to deliver a consistent and beneficial planning system underpinned by a culture which supports business growth and economic development, while valuing and protecting the social and environmental elements which make Worcestershire a popular place to live, work, play, invest and visit.
- 3.3 The Worcestershire Planning and Development Charter, as attached at Appendix 1, sets out Worcestershire's ambitions for a streamlined and effective planning and development culture which supports future

prosperity. These strategic principles intend to create a consistent business friendly planning framework which contributes towards Worcestershire being “Open for Business”.

- 3.4 In many respects the Charter reinforces the approach long since imbedded with Wyre Forest District Council, but it is recognised that the adoption of a formal, unified, Countywide Charter would be beneficial, and would provide consistency and certainty for prospective new businesses interested in investing in the County, as well as established businesses.
- 3.5 The Charter will guide future individual and collective actions, initiatives, priorities and resources, by:
 1. having a business friendly planning culture which can streamline advice and support through the planning system while exploring potential innovative solutions with businesses.
 2. working together to achieve high quality design and sustainable development whether through development plans or site specific proposals.
 3. facilitating and supporting economic growth while valuing the intrinsic social and environmental assets of Worcestershire.
 4. providing co-ordinated, consistent, positive advice and support which is responsive to business needs through effective two-way communication channels.
 5. co-ordinating prompt, meaningful and constructive pre-application advice across all statutory interests to meet the business customer needs.
 6. determining planning applications in a comprehensive, accurate and efficient manner.
 7. working collaboratively between planners, statutory agencies, communities of interests, developers, agents, landowners and applicants to convert development proposals into deliverable schemes.
 8. taking development plans through formal legislative stages which incorporate sound economic policies and provide a clear context to support future development opportunities which sustain investment decisions, business growth and job creation.
 9. promoting the business friendly planning culture across business sectors, business membership organisations and business networks.

10. managing and reviewing planning service performance in response to business customer needs as well as the partnership's ambitions for a business friendly culture.
 11. encouraging businesses to approach planning alongside other regulators for constructive support throughout their lifecycles and achieve self compliance.
- 3.6 Worcestershire's Planning and Development Charter sets out a framework for collective ambitions and will not create change in itself. The Charter is therefore underpinned by tools which will shape and drive change in the future. One key tool is the Planning Memorandum of Understanding (MoU), which is to be signed by Worcestershire LEP, all Worcestershire Local Planning Authorities and the Worcestershire Partnership, through its Place Shaping Group. This formal agreement will shape the commitments and actions of all parties to establish a business friendly planning system whether working individually or collaboratively.
 - 3.7 Annual Action Plans are another tool which will prioritize efforts and resources to develop and deliver projects and initiatives which fulfil the Charter and MoU.
 - 3.8 Worcestershire LEP and Worcestershire Regulatory Services have signed a parallel Regulatory and Business Partnership Charter to create a positive regulatory environment which promotes business success while providing public protection. Both Planning and Regulatory Charters work to provide constructive business help as they develop and grow and will increasingly co-ordinate and simplify support through a combined approach.
 - 3.9 Businesses are asked to play their part too in working collaboratively with Worcestershire interests. Business can make commitments to mutually challenge and constructively shape a business friendly planning system by providing their knowledge, expertise and experience as developers, applicants, land owners and agents.

4. KEY ISSUES

- 4.1 As part of its commitment to the charter Wyre Forest District Council is committed to formally endorsing the contents of the MoU, and the formal adoption of the Planning and Development Charter.
- 4.2 The MoU reiterates the positive attitude towards business that the Council maintains, which has been repeatedly demonstrated through successful engagement with business at pre-application stage and the subsequent determination of planning applications which enable businesses to invest, expand and compete within the Wyre Forest District.

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications

6. LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal or policy implications.

7. RISK MANAGEMENT

7.1 There are no risk management issues.

8. EQUALITY IMPACT ASSESSMENT

8.1 There are no equality impact implications to be considered.

9. CONCLUSION

9.1 The MoU seeks to co-ordinate effective and efficient engagement through timely decision making, and is accompanied by the Worcestershire Planning and Development Charter.

9.2 Whilst the Worcestershire Planning and Development Charter merely reinforces the positive and proactive approach to development and inward investment already adopted by Wyre Forest District Council, the benefits of a clear and consistent Countywide Charter are clear. The strategic principles contained within the Charter intend to create a consistent business friendly planning framework which contributes towards Worcestershire being “Open for Business”.

9.3 There is a clear benefit to Wyre Forest District Council joining forces with neighbouring authorities within Worcestershire and signing up to the MoU and the Worcestershire planning and Development Charter.

10. CONSULTEES

10.1 None.

11. BACKGROUND PAPERS

11.1 None.

WORCESTERSHIRE PLANNING AND DEVELOPMENT CHARTER

This Charter sets out Worcestershire’s ambitions for a streamlined and effective planning and development culture which supports future prosperity. It is agreed by Worcestershire Local Enterprise Partnership and all Local Planning Authorities. These strategic principles intend to create a consistent business friendly planning framework which contributes towards Worcestershire being “Open for Business”. Future individual and collective actions, initiatives, priorities and resources will be guided by:

1. Establishing a business friendly planning culture which can streamline advice and support through the planning system while exploring potential innovative solutions with businesses
2. Working together to achieve high quality design and sustainable development whether through development plans or site specific proposals
3. Facilitating and supporting economic growth while valuing the intrinsic social and environmental assets of Worcestershire
4. Providing co-ordinated, consistent, positive advice and support which is responsive to business needs through effective communication
5. Co-ordinating prompt, meaningful and constructive pre-application advice across all statutory interests to meet business customer needs
6. Determining planning applications in a comprehensive, accurate and efficient manner
7. Working collaboratively between planners, statutory agencies, communities of interests, developers, agents, landowners and applicants to convert development proposals into deliverable schemes
8. Taking development plans through formal legislative stages which incorporate sound economic policies and provide a clear context to support future development opportunities which sustain investment decisions, business growth and job creation
9. Promoting the business friendly planning culture across business sectors, business membership organisations and business networks
10. Managing and reviewing planning service performance in response to business customer needs as well as the partnership’s ambitions for a business friendly culture
11. Encouraging businesses to approach planning alongside other regulators for constructive support throughout their lifecycles and achieve self compliance





The Local Enterprise Partnership

Worcestershire Local Enterprise Partnership and all Local Planning Authorities are working collaboratively to support joint aspirations for planning, development and infrastructure. There is a consensus across Worcestershire that there is a need to work together to ensure a business friendly planning system and culture which supports business growth and economic development while valuing and protecting the social and environmental elements which make the county a favourite place to live, work, play, invest and visit.

Worcestershire's Planning and Development Charter sets out a framework for collective ambitions and will not create change in itself. The Charter is therefore underpinned by tools which will shape and drive change in the future, some of which include:

- Worcestershire LEP's commitment to the Charter in its Business Plan "The Outlook is Bright in Worcestershire" which is being fulfilled through delivery plans with wide ranging partners
- Planning Memorandum of Understanding (MoU) which is signed by Worcestershire Local Enterprise Partnership, all Worcestershire Local Planning Authorities and the Worcestershire Partnership, through its Place Shaping Group. This formal agreement shapes the commitments and actions of all parties to establish a business friendly planning system whether working individually or collaboratively. Annual Action Plans will prioritize efforts and resources to develop and deliver projects and initiatives which fulfil the MoU.

Worcestershire Local Enterprise Partnership and Worcestershire Regulatory Services have signed a parallel Regulatory and Business Partnership Charter to create a positive regulatory environment which promotes business success while providing public protection. Both Planning and Regulatory Charters work to provide constructive business help with self compliance as they develop and grow and will increasingly co-ordinate and simplify support through a combined approach.

Businesses are asked to play their part too in working collaboratively with Worcestershire interests. Business can make commitments to mutually challenge and constructively shape a business friendly planning system by providing their knowledge, expertise and experience as developers, applicants, land owners and agents.

www.wlep.co.uk

For business advice or support ring **01905 346180**

- Bromsgrove District Council
- Malvern Hills District Council
- Redditch Borough Council
- Worcester City Council
- Worcestershire County Council
- Wychevon District Council
- Wyre Forest District Council

- www.bromsgrove.gov.uk
- www.malvern hills.gov.uk
- www.redditchbc.gov.uk
- www.worcester.gov.uk
- www.worcestershire.gov.uk
- www.wychevon.gov.uk
- www.wyre forestdc.gov.uk



Worcestershire - A central location



Memorandum of Understanding Revision Relaunch

November 2012 Version 1.6

Vision

Our Vision is of a Worcestershire that is Open for Business¹, where sustainable development is welcomed. We see a county where planning authorities go above and beyond to retain and attract investment, providing clear and helpful advice to developers to guide them through an efficient planning process.



Worcestershire
We're Open for Business

Standards & Performance: Us and You/Local Planning Authorities and businesses

With the ending of regional governance and targets, it is up to us to co-ordinate and prioritise a local response to challenges such as the right supply of land and sites for employment generating development, low skill levels, industrial obsolescence, inadequate infrastructure and youth unemployment.

This Memorandum of Understanding (MoU) aims to co-ordinate efficient and effective engagement through timely decision-making on local plan preparation and applications, together with the promotion of development through various strategic policy documents. Accompanying this memorandum is a Planning Charter and Action Plan which will help turn the commitments set out below into actions.

Partnership: Working together to drive forward sustainable development

We (the local authority) will:

- Engage the Worcestershire Local Enterprise Partnership (WLEP) at each consultation stage of the plan-making process, taking account of their advice on economic policies and site allocations.
- Commit resources to prioritising the preparation, review, monitoring and effective implementation of Local Plans.
- Promote the benefits of operating within the spirit of this MoU to our customers.

We (the WLEP) will:

- Commit time and resources to providing technical input to ensure economic policies are found "sound" at Examinations in Public.
- Actively support preparation and delivery of Local Plans and promote them to businesses/developers.
- Promote the benefits of operating within the spirit of this MoU to affiliated businesses, representation bodies and individual developer interests.

¹ Providing an environment where local businesses can thrive and new businesses are welcomed, barriers to growth are removed, skills are improved and where the Local Enterprise Partnership (LEP), council and businesses work together to increase economic prosperity.

Produced in Partnership with these Authorities:

Assistance, advice and support

We (the local authority) will:

- Provide clear professional and positive advice to applicants² on the likely acceptability of proposals. Where problems are foreseen, we will help to identify how they might be overcome.
- Prioritise the processing of planning applications which will deliver economic regeneration and identify a case officer who will be the point of contact through to determination.

- Whilst we welcome sustainable development, we will use enforcement powers to remedy undesirable effects of unauthorised development and to bring unauthorised activity under control to ensure that the credibility of the planning system is not undermined.

We (the WLEP) will:

- Provide information about the planning process on our website, directing applicants to the relevant local planning authority.

Timely decision making

We (the local authority) will:

- Work with applicants to determine applications in a timely manner.
- Work with statutory consultees to ensure that their responses are submitted in a timely manner.
- Take *Heads of Terms* of any proposed legal agreement to the same planning committee meeting for ratification.

- Issue decision notices promptly.

We (the WLEP) will:

- Respond promptly to all consultation requests.
- Encourage pre-application discussions and assessments with the local authority and key stakeholders.

Helping us to help developers

We are looking to developers and promoters of schemes to provide:

- Jobs for local people, including construction and local procurement.
- Excellent design, with all schemes designed to reflect the use of the building and its wider context.

- Sustainable development, through minimising energy and natural resource requirements, saving carbon, and using innovative technologies.

To help achieve timely decisions on planning applications, the WLEP and planning authorities will expect all commercial applicants and their agents to meet the following requirements:

- Engage fully in pre-application discussions with planning authorities and undertake robust and meaningful pre-submission consultation with the public in accordance with the councils' SCIs.
- Ensure that all information needed to make a valid application is submitted, engaging directly with technical consultees as necessary.
- Respond promptly to issues raised during the processing of applications.
- Attend planning committee and be prepared to answer questions on the proposal.
- Ensure that any legal agreements are promptly drafted and signed.
- Inform the council of the timetable for discharge of conditions and implementation of the approved scheme at the earliest opportunity.

Performance/Monitoring and Implementation of this Memorandum of Understanding

An annually-produced Action Plan for this MoU will be monitored by an MoU project board. Progress on the Action Plan and any emerging issues/challenges will be reported to the Worcestershire Place Shaping Group and the LEP Board.

² Subject to any subsequent formal decision by a planning committee

Memorandum of Understanding



Worcestershire
We're Open for Business

Action Plan

November 2012

Produced in Partnership with:

Worcestershire County Council, Bromsgrove District Council, Malvern Hills District Council, Redditch Borough Council, Worcester City District Council, Wyre Forest District Council, Wychavon District Council, Worcestershire LEP.

Memorandum of Understanding

Action Plan

November 2012

A Memorandum of Understanding for planning and enterprise in Worcestershire Action Plan MOU

Foreword

In December 2011, the Worcestershire Partnership, through its Place Shaping Group, signed a Planning Memorandum of Understanding (MOU) with the Worcestershire LEP (WLEP). The purpose of the MOU is to create a business-friendly planning approach which contributes towards Worcestershire being “Open for Business” and to create a competitive economic edge in the UK and globally. We should not wait for investment to come to us; we should encourage businesses to come to Worcestershire and to stay here, not least because of the excellent services provided by the county's Local Planning Authorities.

There have been a lot of changes since the MOU was produced in December 2011, most notably:

- New Government legislation and policy, (e.g. the National Planning Policy Framework and the Localism Act)
- Greater clarity on the WLEP priorities for planning and infrastructure through their current business planning process.

The re-launched MOU and Action Plan takes account of these changes.

The Worcestershire Partnership and the WLEP are agreed on the need to work together for the economic recovery of Worcestershire. All our economic challenges, in some degree or other, will need to be addressed through the planning system, for example, by the allocation of employment land, and the consideration of planning applications.

The Localism Act has introduced a new statutory planning system which we must use effectively to shape new development in Worcestershire for the next 20 years. It is crucial that both the planning authorities and the business and development sector understand what role they have to play in making the new system work. This is why we have adopted this MOU, to set out clearly the local authorities', WLEP's and applicants', roles in delivering this agenda.

How we will work together

The Place Shaping Group (PSG) brings together Worcestershire's local authorities and major public sector service providers to address the needs of the county's diverse communities. These needs are articulated through the Sustainable Community Strategy. In this work, we complement the WLEP's focus on opportunities for business growth, jobs and enterprise. The two groups have cross public/private sector membership to ensure full cooperation and coordination at policy making level. Joint support arrangements, led by the Chamber of Commerce and the County Council, are also in place.

Each organisation has its own priorities – the LEP's are very much economy and skills focused, while the PSG has a wider remit to pursue social, environmental and economic well-being. We are developing effective ways of highlighting Worcestershire's development and infrastructure investment priorities, focussing on those priorities on which we are both agreed. In this way, we can bring all our collective resources and influence to bear on a single set of Core Priorities which

will form the basis for the effective promotion of Worcestershire and the attraction of inward investment.

A project board has been set up to ensure that implementation of the MOU and Planning charter is undertaken through this Action Plan, as detailed below. The project board is led by Worcestershire County Council with representatives from the Local Planning Authorities and the LEP. This Action Plan will be reviewed six months after it has been endorsed to establish what has been achieved.

Vision

Our Vision is of a Worcestershire that is Open for Business¹, where sustainable development is welcomed. We see a county where planning authorities go above and beyond to retain and attract investment, providing clear and helpful advice to developers to guide them through an efficient planning process.

Priority Actions

Detailed below are priority actions for WPOG and WLEP.

Standards & Performance: us and you/ Local Planning Authority and businesses

Issue	Progress/Timetable	Actioned by
To ensure that all local authority staff have access to appropriate training.	WPOG training programme 2012/13 for Local Planning Authority (LPA) staff in place.	WPOG

¹ Providing an environment where local businesses can thrive and new businesses are welcomed, barriers to growth are removed, skills are improved and where the Local Enterprise Partnership (LEP), council and businesses work together to increase economic prosperity.

Partnership: Working together to drive forward sustainable development

Issue	Progress/Timetable	Actioned by
Investigation if any 'hold ups' exist in the planning system e.g. LPA, PINS, Statutory consultees.	<ul style="list-style-type: none"> • LEP to report back to group on LEP workshops that were held in May. By October 2012. 	WLEP
	<ul style="list-style-type: none"> • WPOG to report back on findings from survey Monitoring Report on the MOU in time to inform Chief Executive Panel meeting on the 23.11.12. 	WPOG
	<ul style="list-style-type: none"> • Identify from the Worcestershire Local Investment Plan whether 'planning' is responsible for sites not being brought forward, on a six monthly basis. 	WPOG

Assist, advise and support

Issue	Progress	Actioned by
Prioritise the processing of planning applications that will deliver economic regeneration	WPOG to provide definition as to what constitutes economic development/regeneration (definition to include housing).	WPOG
	Delivery of future landscape conference (on the 14.11.12) to include economic development item for discussion.	WPOG

Timely Decision Making

Issue	Progress	Actioned by
Work with statutory consultees to ensure that they submit responses in a timely manner.	Investigate how to build stronger relationships with statutory consultees to ensure they respond in a timely manner.	WPOG/WLEP

Helping us to help you

Issue	Progress	Actioned by
Ensuring that local business and developers are aware of the MOU,	Promote the MOU and charter at the LEP conference on 9th	WLEP

what to expect from it and what it expects from them.	November.	
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Performance /Monitoring and Implementation of this Memorandum of Understanding

Issue	Progress	Actioned by
To establish what has been achieved since the release of the MOU in December 2011.	WPOG to report back on findings from survey Monitoring Report on the MOU to Chief Executive Panel meeting.	WPOG

Further Issues and Actions

Detailed below are further actions to be undertaken, during the 6 month period once the MOU has been launched.

Issue	Action/Progress	Actioned by
Standards & Performance: us and you/ Local Planning Authority and businesses		
	Annual review of performance of Local Planning Authorities, in applying MOU.	WPOG and WLEP
To ensure that all local authority staff have access to appropriate training.	To investigate for WPOG training programme 2013/14, through the LEP and WPOG, any particular training issues that would be of benefit to LPAs.	WLEP/WPOG
To provide opportunities for local business and their agents to have access to appropriate training.	To investigate whether LPAs can provide local business and their agents appropriate training and briefings to aid them in the creation of sustainable development.	Training requirement to be identified and undertaken by WLEP/WPOG
Examining if we need to improve our customer service approach and if a need is demonstrated, how we can provide exceptional customer service.	LPAs to implement customer feedback sheets following pre-application advice	WPOG
Partnership: Working together to drive forward sustainable development		
Ensuring the LEP is involved, effectively and efficiently, at each stage of the plan making process.	To establish what constitutes good practice for involvement of the WLEP. Dissemination of good practice.	WLEP/WPOG
Promote the benefits of	Develop programme of	WLEP

<p>operating within the spirit of the MOU to affiliated business, representation bodies, individual development interests and local authorities.</p>	<p>promotion for the MOU to affiliated business, representation bodies, individual development interests.</p> <p>All 7 Local Authorities to adopt MOU.</p> <p>Local Authorities to promote MOU to Local Authority staff and customers.</p> <p>WCC to produce leaflet detailing good customer feedback from planning applicants.</p> <p>Local authorities to include link to the WLEP webpage.</p>	<p>WPOG</p> <p>WPOG</p> <p>WPOG</p> <p>WPOG</p>
<p>Assist, advise and support</p>		
<p>Provide information about the planning process on website, directing applicants to the relevant local authority.</p> <p>Lack of consistency of key information such as contact details and charges.</p>	<p>WLEP to include on website information on the planning processes and links to the relevant Local Authority planning web pages.</p> <p>Local authorities to ensure websites are up to date with relevant information regarding submitting a planning application, pre-application charging and contact details.</p> <p>Pull together in one location current charges for pre-application discussions for all 7 LPAs.</p>	<p>WLEP</p> <p>WPOG</p> <p>WCC already include information regarding the planning process and links to other local authority websites.</p> <p>WPOG</p>
<p>Make applicant aware of information/expertise that the LPA can provide to assist with the planning application process.</p>	<p>To update WCC website to reflect information that Worcestershire County Council can provide to the applicant on the natural environment, i.e.</p>	<p>WPOG</p>

	protected species.	
Investigate the possibility of using more Planning Policy Agreements (PPAs) to aid the developer and LPA.	Investigate the possibility of using more PPAs to aid the developer and LPA.	WPOG
Timely Decision Making		
Commitment to turn around applications on single buildings and development up to x sqm within 8 weeks and to process more complex or contentious applications within 12 weeks.	To provide definitions of what applications would be determined under an 8 week and 12 week turnaround.	WPOG
Planning authorities to take on responsibility to co-ordinate and deliver a joined up view from statutory authorities.	To draw up paper detailing how this might be undertaken	WPOG
Helping us to help you		
Ensure that all information needed to make a valid application is submitted.	Local Authorities to have up to date validation documents in place.	WPOG
Performance /Monitoring and Implementation of this Memorandum of Agreement		
Obtain buy-in to the MOU	Each LPA to endorse/adopt MOU and Planning charter.	WPOG/WLEP
Establish what has been achieved since the re-launched MOU in November 2012.	Report on actions achieved in this Action Plan 6 months after the re-launch of the MOU.	WPOG/WLEP



WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

12TH MARCH 2013

**Churchill and Blakedown Parish Council
Neighbourhood Area Designation**

OPEN	
DIRECTOR:	Director of Economic Prosperity and Place
CONTACT OFFICER:	Maria Dunn - Extension 2551 Maria.Dunn@wyreforestdc.gov.uk
APPENDICES:	Appendix 1 – Map of proposed Churchill and Blakedown Neighbourhood Area

1. PURPOSE OF REPORT

- 1.1 To seek endorsement for the designation of Churchill and Blakedown Parish as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.

2. RECOMENDATION

- 2.1 **The Committee is asked to endorse the designation of the Parish of Churchill and Blakedown, as shown on the map at Appendix 1 to this report, as a Neighbourhood Area under Part 2 of The Neighbourhood Planning (General) Regulations 2012.**

3. BACKGROUND

- 3.1 The Localism Act 2011 gave local communities more power to plan for the future of their areas by introducing Neighbourhood Development Plans and Neighbourhood Development Orders. Churchill and Blakedown Parish Council wish to prepare a Neighbourhood Development Plan.
- 3.2 The first formal step in the process of preparing a Neighbourhood Development Plan is the designation of a Neighbourhood Area. On 6th April 'The Neighbourhood Planning (General) Regulations 2012' came into force. The Regulations set out the minimum legal requirements to be met when preparing a Neighbourhood Development Plan and set out the procedure for designating a Neighbourhood Area.
- 3.3 Regulation 5 requires the Parish Council to apply to the District Council to designate the area that they wish the plan to cover as a Neighbourhood Area. Such an application was received by the District

Council on 14th December 2012. Regulation 6 requires the District Council to publish the application on its web-site as a minimum to provide the opportunity for representations to be made in support of the designation or otherwise. The District and Parish Council provided information on the application on their websites for a period of six weeks between Thursday 3rd January and Thursday 14th February 2013. Additionally, the proposed designation was advertised on notice boards within the Parish and a press release was prepared by the District Council.

- 3.4 No representations have been received in response to consultation on the proposed Neighbourhood Area designation. Additionally, there is an assumption that where a Parish Council chooses to prepare a Neighbourhood Development Plan, this will cover the entire Parish unless there are specific reasons for concentrating on a smaller area. Therefore, it is recommended that this committee endorse the designation of the Parish of Churchill and Blakedown as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.
- 3.5 If the District Council agree the designation of the Neighbourhood Area, it will be published on the District Council's website. The next step for the Parish Council would be to begin the preparation of their Neighbourhood Development Plan for submission to the District Council, after following the procedures laid down in the 2012 Regulations. Following submission to the District Council, the Neighbourhood Development Plan would then need to be published for a six week period before going through an Examination and then a local referendum where a minimum of 50% of those voting must be in favour of its adoption.

4. FINANCIAL IMPLICATIONS

- 4.1 The cost of preparing the Neighbourhood Development Plan will be met by the Parish Council. The District Council will be required to meet the costs of the examination and referendum and this will be met from the existing Planning Policy budgets and additional grant funding available from central government for this purpose.

5. LEGAL AND POLICY IMPLICATIONS

- 5.1 Should the Neighbourhood Development Plan, once prepared, be approved by the community at a referendum, the District Council will be required to make the plan and it will become part of the Development Plan for the purposes of determining planning applications.

6. CONCLUSION

- 6.1 Churchill and Blakedown Parish Council have applied to the District Council to designate the Parish area as a Neighbourhood Area for the purposes of Neighbourhood Development Planning. A consultation has been held and no representations have been received. Therefore, it is recommended that the area be designated. This will enable the Parish Council to begin the preparation of a Neighbourhood Development Plan.

7. RISK MANAGEMENT

- 7.1 There are no risk management issues.

8. CONSULTEES

- 8.1 Director of Community Assets and Localism.

9. BACKGROUND PAPERS

- 9.1 None.

Appendix 1 - Map of Proposed Churchill and Blakedown Neighbourhood Area

Agenda Item No. 9
Appendix 1



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