

Open

# Planning Committee

## Agenda

6.00pm  
Tuesday, 9th July 2013  
Council Chamber  
Wyre Forest House  
Finepoint Way  
Kidderminster



## Planning Committee

### Members of Committee:

	<b>Chairman: Councillor S J Williams</b>
	<b>Vice-Chairman: Councillor G C Yarranton</b>
<b>Councillor C Brewer</b>	<b>Councillor J-P Campion</b>
<b>Councillor B T Glass</b>	<b>Councillor D R Godwin</b>
<b>Councillor J Greener</b>	<b>Councillor I Hardiman</b>
<b>Councillor P B Harrison</b>	<b>Councillor M J Hart</b>
<b>Councillor H J Martin</b>	<b>Councillor B McFarland</b>
<b>Councillor C D Nicholls</b>	<b>Councillor F M Oborski</b>
<b>Councillor M Price</b>	<b>Councillor N J Thomas</b>

### 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](mailto: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**

This meeting is being filmed for live or subsequent broadcast via the Council’s website site ([www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)).

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, 9th July 2013

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

<b>Agenda item</b>	<b>Subject</b>	<b>Page Number</b>
1.	<b>Apologies for Absence</b>	
2.	<b>Appointment of Substitute Members</b>  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.	<b>Declarations of Interests by Members</b>  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.	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 11 <sup>th</sup> June 2013.	7
5.	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	15
6.	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	56

7.	<p><b>Planning and Related Appeals</b></p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	79
8.	<p><b>Areley Kings Conservation Area Draft Conservation Area Appraisal Reconsultation</b></p> <p>To receive a report from the Director of Economic Prosperity and Place which advises Members of the responses received on the Draft Conservation Area Appraisal for the Areley Kings Conservation Area, and to seek Planning Committee approval for the adoption of the Conservation Area Character Appraisal.</p>	93
9.	<p><b>To consider any other business, details of which have been communicated to the Director of Community Assets &amp; 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.</b></p>	
10.	<p><b>Exclusion of the Press and Public</b></p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

11.	<p><b>To consider any other business, details of which have been communicated to the Director of Community Assets &amp; 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.</b></p>	
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**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

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

**11TH JUNE 2013 (6.00PM)**

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**Present:**

Councillors: S J Williams (Chairman), C Brewer, J-P Campion, B T Glass, D R Godwin, J Greener, I Hardiman, P B Harrison, J A Hart, M J Hart, H J Martin, B McFarland, C D Nicholls, F M Oborski, M Price and N J Thomas.

**Observers:**

Councillor M Rayner.

**PL.01 Apologies for Absence**

Apologies for absence were received from Councillor G C Yarranton.

**PL.02 Appointment of Substitutes**

Councillor J A Hart was appointed as a substitute for Councillor G C Yarranton.

**PL.03 Declarations of Interests by Members**

There were no declarations of interests.

**PL.04 Minutes**

**Decision: The minutes of the meeting held on 14th May 2013 be confirmed as a correct record and signed by the Chairman.**

**PL.05 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 510 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 510 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.06 Applications Pending Decision**

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

**Decision: The schedule be noted.**

**PL.07 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.**

Councillor C D Nicholls left the meeting at this point, (7.30pm).

**PL.08 Recent Changes to Permitted Development Rights and Associated New Prior Approval and Notification Procedures**

The Committee received a report from the Director of Economic Prosperity and Place which advised Members of very recent changes to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which introduced a range of amendments, and thereby new or amended categories of "Permitted Development" which the Government had introduced with the intention of assisting with economic growth.

**Decision: The changes to the Town and Country Planning (General Permitted Development) Order 1995 outlined in the report to the Planning Committee be noted.**

**PL.09 Exclusion of the Press and Public**

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

**PL.10 Live Enforcement Cases**

The Committee received a report which listed live enforcement cases as at 29<sup>th</sup> May 2013.

**Decision: The report be noted.**

The meeting ended at 7.46 pm.



**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**11<sup>th</sup> June 2013 Schedule 510 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

<p><b>Application Reference: 13/0050/FULL</b></p>
<p><b>Site Address: BARN OPPOSITE THE STABLES, COLDRIDGE FARM, WITNELLS END, SHATTERFORD, BEWDLEY, DY12 1TH</b></p>
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. B1 (Samples/Details of Materials) including rainwater goods.</li> <li>4. No Demolition.</li> <li>5. B9 (Details of Windows and Doors).</li> <li>6. B11 (Details of Enclosure).</li> <li>7. Obscure Glazing.</li> <li>8. Ecology Mitigation.</li> <li>9. Re-survey in not commenced within 12 months.</li> <li>10. J1 (Removal of Permitted Development – Residential).</li> <li>11. Drainage.</li> <li>12. Highways.</li> </ol> <p>Notes</p> <ol style="list-style-type: none"> <li>A. SN1.</li> <li>B. Highways.</li> </ol> <p><u>Reason for Approval</u></p> <p>The conversion of the existing building are considered to be appropriate development in the Green Belt and are proposed to be of a design appropriate to the rural area. The traffic generation proposed would cause no conflict with highway safety. Protected species have been taken into account as part of the proposals. Full consideration of the impact on neighbouring properties has been undertaken and it is concluded that no undue impact will occur. For these reasons the proposal is considered to accord with the requirements of policies GB1, GB2, GB6, RB1, RB2, RB3, RB4, RB6, H2, H9, TR17, D10 of the Adopted Wyre Forest District Local Plan, DS01, DS04, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, DPL2, CC1, CC2, CC7, UP1, UP7, UP9, UP11 of the SAP DPD, Landscape Character Assessment Supplementary Guidance and Sections 3, 4, 6, 7, 9, 11 of the National Planning Policy Framework.</p>

<b>Application Reference: 13/0168/FULL</b>
<b>Site Address: NORTHWOOD LANE, MAGGS MEADOW, BEWDLEY, DY12 1AB</b>
<b>APPROVED</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. Fencing to be stained within 3 months of permission / construction in accordance with details to be submitted and agreed in writing.</li> <li>4. Hedging to be provided within 6 months of permission / construction.</li> <li>5. Hedge retention.</li> </ol> <p>Note Watercourse management.</p> <p><u>Reason for Approval</u></p> <p>The proposed change of use and associated boundary works are considered acceptable and when taken together provide an overall enhancement to the visual appearance of the open space. The net loss of land will not prejudice the function of the Public Open Space nor cause detriment to residential properties. Overall, the benefits that will ensue are considered significant enough as to outweigh the concerns that have been raised. For these reasons the proposal is considered to accord with policies LR.1, NC.7 of the Adopted Wyre Forest District Local Plan, CP02, CP07, CP10, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy, CC7, UP4, UP5, UP7, UP9 of the SAP DPD and Section 8 of the National Planning Policy Framework.</p>

<b>Application Reference: 13/0116/FULL</b>
<b>Site Address: 2 OLD SCHOOL HOUSE, ROCK CROSS, ROCK, KIDDERMINSTER, DY14 9SF</b>
<b>APPROVED</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B6 (External details – approved plan).</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed extensions are considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extensions on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to accord with Policy D.17 of the Adopted Wyre Forest District Plan (2004) and Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) as well as Policies SAL.UP7 and SAL.UP8 of the Pre-submission Publication Version of the Draft Site Allocations and Policies DPD and Section 7 of the National Planning Policy Framework.</p>

<b>Application Reference: 13/0192/FULL</b>
<b>Site Address: LAND ADJACENT TO, 60 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2PR</b>
<b>APPLICATION DEFERRED PENDING A SITE VISIT.</b>

<b>Application Reference: 13/0187/FULL</b>
<b>Site Address: PORTLAND HOUSE, DORHALL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QJ</b>
<b>APPROVED</b> subject to the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B6 (External details – approved plan).</li> <li>4. J6 (Building – domestic purposes only) linked to occupation of Portland House.</li> <li>5. Existing garage to be removed from site within three months of the erection of the new garage.</li> </ul> <p><u>Reason for Approval</u>  By virtue of its siting, materials and design, the proposed garage is considered to be of an appropriate scale and would not be considered to be detrimental to the character, visual amenity or openness of the Green Belt. For these reasons the proposal is considered to be in accordance with policies GB.1, GB.2, G.B6 of the Adopted Wyre Forest District Local Plan, CP03, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.UP1, SAL.UP7 of the SAP DPD, Design Quality Supplementary Planning Guidance and Sections 7, 9 of the National Planning Policy Framework.</p>

<b>Application Reference: 13/0193/FULL</b>
<b>Site Address: 78 MILL STREET, KIDDERMINSTER, DY11 6XJ</b>
<b>DELEGATED AUTHORITY TO APPROVE</b> subject to: <ul style="list-style-type: none"> <li>a) the signing of a <b>Section 106 Agreement</b> to secure the following: <ul style="list-style-type: none"> <li>i) Open space contribution of £1908.48.</li> <li>ii) Education provision of £12,714.00.</li> <li>iii) 4 no. affordable housing units.</li> </ul> <p>and</p> </li> <li>b) the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B1 (Samples/details of materials).</li> <li>4. B11 (Details of enclosure).</li> <li>5. B15 (Owl/bat box).</li> <li>6. Full details of all proposed planting, and the proposed times of planting to be submitted and approved in writing.</li> </ul> </li> </ul>

7. C8 (Landscape implementation).
8. C13 (Landscape management plan).
9. D1 (Contaminated land).
10. D2 (Landfill gas investigation).
11. There shall be no new structures (including gates, walls and fences) or raising of ground levels on land below the 1% plus climate change flood level (34.06m AOD) other than those indicated.
12. Finished floor levels shall be set no lower than 34.66m AOD,
13. A Flood Evacuation Management Plan shall be submitted and approved in writing.
14. A scheme to deal with the risks associated with contamination of the site shall each be submitted and approved in writing.
15. Remediation strategy and the effectiveness of the remediation to be submitted and approved in writing.
16. Contamination not previously identified, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with to be submitted and approved in writing.
17. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority.
18. E2 (Foul and surface water).
19. E6 (No drainage to watercourse).
20. Vehicle access construction.
21. Access turning and parking.
22. Highway improvements/offsite works.
23. Parking for site operatives.
24. J1 (Removal of permitted development – residential).
25. Full details of the proposed use of the ground floor shall be submitted and approved in writing.
26. The ground floor of units 1, 5, 6, 7 and 8 shall at no time be used for residential purposes.

Notes

- A. Severn Trent Water regarding public sewer.
- B. Private apparatus within the highway.
- C. Alteration of highway to provide new or amend vehicle crossover.

Reason for Approval

The scheme, as proposed, is considered to accord with the land use requirements of the development plan. The design of the footprint of buildings and spaces is considered appropriate in this locality and would not give rise to a situation which would compromise adjacent ecological interests or give rise to a situation which would be detrimental to highway safety or flood risk. The amenity of existing and future occupiers would not be compromised by the scheme proposed. The proposed development is therefore considered to be in accordance with policies E.6, D.10, D.11, NR.2, NR.12, CA.1, NC.2, NC.3, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP02, CP03, CP05 CP07 CP11 CP13 CP14 of the Adopted Wyre Forest Core Strategy, SAL.DPL1 SAL.UP3 SAL.UP.5 SAL.UP6 SAL.UP7 SAL.UP9 SAL.CC7 of the SAP DPD and Sections 2, 6, 7, 11, 12 of the National Planning Policy Framework.

**Application Reference: 13/0215/FULL**

**Site Address: LAND ACCESSED FROM FINEPOINT WAY, KIDDERMINSTER, DY11 7FB**

**APPROVED** subject to the following conditions:

1. A6 (Full with No Reserved Matters).
2. A11 (Approved plans).
3. B6 (External Details – Approved Plan).
4. Use a School only.
5. J15 (Removal of Permitted Development – Industrial/Commercial).
6. Temporary Classrooms – 1 Year or completion of development.
7. Drainage connection prior to occupation.
8. Noise Attenuation implementation.
9. Sustainable energy implementation.
10. Fencing as per plan – no modification without permission.
11. Access Closure.
12. Access, turning and parking.
13. Cycle Parking (Single Unit).
14. Parking for Site Operatives.
15. Travel Plan Condition.
16. Travel Plan Condition.
17. Tree Protection.
18. Land Contamination.
19. Ecology Survey – Reptiles.

Notes

- A. SN3 (Protection of Species).
- B. Private Apparatus within the Highway.
- C. Alteration of highway to provide new or amend vehicle crossover.

Reason for Approval

The proposed use of the land to provide an Academy Free School is considered to an acceptable departure to the allocated land use given the presumption in favour of sustainable development, the strong support from Government Policy and its sustainable location. The design of the building provides an acceptable approach given its context and location and is capable of being implemented without prejudice to matters of ecology, trees or contamination. The impact of the development on surrounding businesses and future occupiers has been considered and found to not prejudice the function of these operators. Vehicular access and parking can be provided for the development and the highway network is suitable to accommodate the associated vehicle movements. The proposed development is therefore considered to be in accordance with policies D.4, D.10, NR.11, TR.17, of the Adopted Wyre Forest District Local Plan, DS01, DS02, CP01, CP02, CP03, CP05, CP08, CP11, CP14 of the Adopted Wyre Forest Core Strategy, CC1, CC2, UP5, UP7, UP9 of the SAP DPD, Sections 1, 4, 7, 8, 10, 11 and preface on 'Achieving Sustainable Development' of the National Planning Policy Framework and DCLG Policy statement – Planning for schools development (August 2011).

**Application Reference: 13/0253/REGS3**

**Site Address: AREA OF SSSI MARSHLAND, ADJACENT TO ALDER AVENUE, KIDDERMINSTER, DY10 2LD**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. This permission shall ensure for the benefit of Wyre Forest District Council only.  
Reason: As required by Regulation 9 of the General Regulations 1992.

Reason for Approval

The proposed development is considered to be acceptable within the context of both the street scene and the site. There would be no impact on the amenity enjoyed by the occupants of nearby properties and the impact on the SSSI would be acceptable. The proposed development would be considered to accord with the requirements of Policy NC.1 of the Adopted Wyre Forest District Local Plan, Policies CP11, CP12 and CP14 of the Adopted Wyre Forest Core Strategy and Policies SAL.UP5 and SAL.UP7 of the Pre-submission Publication Version of the Draft Site Allocations and Policies Development Plan Document.

## EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

09/07/2013

### PART A Reports

Ref.	Address of Site	Recommendation	Page No.
13/0192/FULL	LAND ADJACENT TO 60 STOURBRIDGE ROAD KIDDERMINSTER	APPROVAL	16

### PART B Reports

Ref.	Address of Site	Recommendation	Page No.
13/0209/FULL	STOURPORT PISTOL AND RIFLE CLUB BONEMILL RANGE STOURPORT ROAD STOURPORT-ON-SEVERN	APPROVAL	31
13/0217/LIST	THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	34
13/0227/RESE	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	REFUSAL	37
13/0236/FULL	STOURPORT ON SEVERN HIGH SCHOOL MINSTER ROAD STOURPORT-ON- SEVERN	APPROVAL	49

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**9<sup>TH</sup> JULY 2013**

**PART A**

<b>Application Reference:</b>	13/0192/FULL	<b>Date Received:</b>	12/04/2013
<b>Ord Sheet:</b>	383505 277613	<b>Expiry Date:</b>	07/06/2013
<b>Case Officer:</b>	Emma Anning	<b>Ward:</b>	Broadwaters

**Proposal:** Proposed 6 no. One bedroom dwellings. Resubmission of withdrawn application 12/0695/FULL

**Site Address:** LAND ADJACENT TO, 60 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2PR

**Applicant:** Mr & Mrs Humphries

<b>Summary of Policy</b>	H.2 D.10 TR.17 NR.11 (AWFDLP) DS01 DS02 CP01 CP03 CP05 CP11 (AWFCS) SAL.PFSD.1 SAL.DPL1 SAL.CC2 SAL.CC6 (SAP DPD) Design Quality SPG Sections 6, 7 (NPPF)
<b>Reason for Referral to Committee</b>	Previously considered by Committee and deferred for a site visit
<b>Recommendation</b>	<b>APPROVAL</b>

THIS APPLICATION WAS DEFERRED FROM THE 11<sup>TH</sup> JUNE 2013 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

**1.0 Site Location and Description**

- 1.1 The application site is a vacant parcel of brownfield land between 60 Stourbridge Road (a bungalow) to the south-west; Tesco Express to the north-east; Stoney Lane to the west and Stourbridge Road to the east. The land once formed part of the curtilage of the Old Bear public house which previously occupied the existing Tesco store building.
- 1.2 The site slopes down from Stourbridge Road towards Stoney Lane, with a difference in levels of 2m and falls away from west to east by 1m along the Stoney Lane boundary. To the south west boundary sits 60 Stourbridge Road which occupies an elevated position relative to the application site of approximately 2.5m.
- 1.3 A separate parcel of vacant land sits to the rear of 60 Stourbridge Road, along the south west boundary of the site on which planning permission exists for a pair of semi-detached residential properties.



13/0192/FULL

- 1.4 The site is identified on the Local Plan Proposals Map as being in an area suitable for residential development.

## 2.0 Planning History

- 2.1 12/0695/FULL - Proposed two semi-detached dwellings and six 1 bedroom flats with associated access and parking : Withdrawn.

## 3.0 Consultations and Representations

- 3.1 Highway Authority - No objection subject to conditions.

- 3.2 Countryside and Conservation Officer - There are no biodiversity protected species / habitat concerns, as the site is cleared. The ecologist has recommended the following mitigation enhancement;

- 2 bat access tiles on the roofs of the 3 properties overlooking Stoney Lane.
- 3 bat access tiles on the roofs of the properties overlooking Stourbridge Road.
- 4 hole bird boxes suitable for house sparrows to be mounted into the buildings over looking the garden area.

This is good and we should insure these actions get entrenched into the application.

- 3.3 Crime Risk Advisor - No comments received.

- 3.4 Worcestershire Regulatory Services – Written confirmation received confirming that the acoustic fencing details and revised internal layout are acceptable. Conditions requiring the final window specification to be agreed prior to first occupation should be included on any consent. Such conditions should relate to the following:

- Acoustic fencing to the Tesco boundary and around all rear gardens to minimise external noise levels.
- First floor bedrooms of dwellings fronting Stourbridge Road are to be located at the rear.
- Windows fronting Stourbridge Road to be sound insulating with trickle ventilation.

- 3.5 Planning Policy Manager - This application is a resubmission of planning application 12/0695/FULL. Given the similarities in the two applications (in terms of the principle of the development), my comments from the previous application still remain largely valid. However, some of my comments have been amended to reflect the alterations in relation to the amount of units proposed and the design of the scheme.

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#### OVERVIEW

The site in question is located to the north of Kidderminster town centre and comprises a former public house car park. The site appears to be an un-required part of the recent redevelopment of the former pub into a new retail store and given the characteristics of the site it is considered to be previously developed in nature. The proposal is seeking to redevelop this existing, fairly unmaintained area for residential purposes.

Given the location of the site and the uses being proposed, 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 (July 2012).

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.

#### WYRE FOREST DISTRICT, ADOPTED CORE STRATEGY (DECEMBER 2010)

The Adopted Core Strategy identifies in DS01 that development of smaller infill brownfield sites within Kidderminster are acceptable development locations. The Core Strategy also identifies at DS02 that Kidderminster will be the strategic centre for, amongst other use, new housing developments. It is therefore considered that the principle of residential development is acceptable in this location. It should also be noted that the proposal falls under the threshold identified for affordable housing (Policy CP04) and therefore no contribution would be required from this scheme.

#### 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 not considered through the development of the plan due to the smaller size and therefore there are not any site specific policies that can be attributed to this location. However, the site allocations help to reaffirm the Core Strategy position in terms of the acceptability, in principle, of the proposed site for residential purposes (Policy SAL.DPL1).

- 3.6 Severn Trent Water - No objection subject to a condition requiring details of foul and surface water drainage to be submitted.

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- 3.7 Arboricultural Officer - No objections in principle, however the species proposed would not add much interest to the site. There are other preferable species that would be suitable and far more interesting. Also, a 3 year establishment plan (watering, weeding and stake and tie monitoring) and a planting specification is required.
- 3.8 Neighbour/Site Notice - Five letters of objection have been received. The main points raised are summarised below:

1. Highway Impact

There is an accident waiting to happen. The delivery lorries to the adjacent Tesco Express store pull up on the Stourbridge Road completely blocking visibility. This will cause a serious risk to the safety of occupiers of the proposed properties when entering or exiting the site.

2. Overlooking and loss of privacy

Four of the objection letters received referred to potential for overlooking and the resultant loss of privacy as a concern. The extent to which this was applicable to each property is as follows:

21 Lyndhurst Drive – Potential for overlooking of rear of property.

23 Lyndhurst Drive – Concerns that general privacy will be affected.

25 Lyndhurst Drive – Claims of direct overlooking of lounge, kitchen and rear garden.

27 Lyndhurst Drive – Potential for overlooking of bedroom and garden.

3. Design and layout

It is stated that the proposed properties are obtrusive and are not in keeping with the area. The height, size and proximity to existing properties is out of keeping and will result in a loss of privacy.

4. Loss of Light

The scale of the buildings and the height of the site will lead to a loss of light to the garden of 21 Lyndhurst Drive.

5. Existing landscaping

The site previously benefited from trees and hedges to the boundary with Stoney Lane, these have been removed and therefore the privacy afforded by them has also gone.

6. Other Concerns

The introduction of six new houses will result in a loss of peace and quiet.

Within the objections received, it has been suggested that the Planning Committee should visit the site prior to making a determination.

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#### 4.0 Officer Comments

- 4.1 Members will recall that this application was included on the agenda of the meeting held on 11<sup>th</sup> June 2013 and was deferred for a site visit. The site visit took place on 28<sup>th</sup> June 2013.
- 4.2 Planning permission is sought for the erection of two blocks of three terraced properties with associated amenity and car parking areas. The dwellings would be arranged in two blocks of three with one terrace fronting Stourbridge Road and the other fronting Stoney Lane. The site would have one shared vehicular access off Stourbridge Road which exists at present.

#### PRINCIPLE OF DEVELOPMENT

- 4.3 In considering whether the principle of the proposed development is acceptable the primary policy considerations are Policy H.2 of the Adopted Local Plan and Policy SAL.DPL1 of the Pre-submission Publication version of the Site Allocations and Policies Development Plan Document which set out locations in which residential development is acceptable. Both policies allow for residential developments on sites within areas allocated for residential purposes on the Proposals Map provided that the site would comprise 'previously developed land' (PDL). As detailed above the site is within a residential area therefore it remains to be considered whether the site meets the definition of 'previously developed land'.
- 4.4 A definition of PDL is set out in Annex 2 of the National Planning Policy Framework and includes land which is occupied by a permanent structure including the curtilage of the developed land. As detailed in the comments of the Planning Policy Manager, the site was formerly part of the curtilage associated with the Old Bear public house and it is therefore considered that the site does comprise previously developed land. As such the principle of residential development on this site is acceptable in accordance with Policy H.2 of the Adopted Local Plan and Policy SAL.DPL1 of the Pre-submission Publication version of the Site Allocations and Policies Development Plan Document.

#### LAYOUT

- 4.5 The site is L-shaped in form, wrapping around the rear of the Tesco store and extending the full length of the boundary with 60 Stourbridge Road and the parcel of vacant land to its rear on which is an extant consent for a pair of semi-detached dwellings. Residential development is proposed to be concentrated along this boundary, as separated as possible from the adjacent retail store.

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- 4.6 As previously mentioned, the proposed layout would see two blocks of three terraced properties, one block fronting Stourbridge Road and other fronting Stoney Lane. Properties fronting Stourbridge Road would be arranged so as to respect the established building line of the adjacent properties and as a result would sit comfortably in the street scene in this respect. Properties fronting Stoney Lane would adopt a staggered frontage which would respect the curved nature of the northern boundary of the site to Stoney Lane and would reflect the existing building line as well as the likely building line were the extant consent for two properties to the rear of 60 Stourbridge Road implemented. The proposed layout, by virtue that it would respond sensitively to the pattern of development in the locality is considered to be acceptable.
- 4.7 A dedicated shared parking area for occupiers and visitors is proposed to the rear of the adjacent Tesco store on the northern boundary of the site closest to the rear service area of the store. To utilise this area for car parking is considered to be a sensible layout option as it allows the residential properties to be located remotely from the retail outlet so as to minimise the potential for disturbance and conflict between the two different adjoining land uses.
- 4.8 The application site measures 0.1 hectares, the development therefore represents a proposed residential density of 60 dwellings per hectare. Adjacent residential density is varied given the mix of property ages and styles. For comparison the following calculations have been made:
- Highest adjacent density = **70 dwellings/hectare** (52-58 Stourbridge Road).
  - Lowest adjacent density (typical) = **43 dwellings/hectare** (98-112 Stoney Lane).
- 4.9 Policy CP05 of the Core Strategy states that ‘in areas adjacent to the town centre, new development should incorporate housing densities of at least 50 dwellings per hectare’. In considering the policy requirements and the development proposal in the context of the site’s surroundings it is considered that the proposed density of development is acceptable in this location.

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- 4.10 The layout proposed would result in each property having a private rear amenity space of between 8.2m and 10.2m. Whilst it is normal accepted practice for garden lengths to be a minimum of 10m it is acknowledged that there is flexibility to be had. In this instance given the modest size of the dwellings it is considered that the smallest proposed garden of length 8.2m is acceptable and would afford sufficient amenity space for an occupier of the proposed property. With gardens of the lengths described there would be window to window distances of between 18.2m and 20.2m at the first floor of the proposed dwellings. Whilst 20m between first floor habitable windows would normally be desirable it is considered that the lesser distance of 18.2m between the proposed rear first floor windows would not be so significant as to warrant a reason for refusal in this instance. Given that any potential occupiers would be aware of the relationship between the buildings this would not give rise to a situation which would compromise the amenity and privacy of any future occupiers.
- 4.11 It is therefore considered that the proposed layout responds sensitively to the form and context of the site and as such represents an acceptable footprint of buildings and spaces which would harmonise with the established pattern of development in this area of Kidderminster.

#### SCALE AND DESIGN

- 4.12 The proposed dwellings would be two storey in height and of a typical modern design. The proposed dwellings would include features and detailing such as window cill brick detailing and a dentil course at eaves height to add interest to the appearance of the properties. Overall the design is considered to be acceptable, as it would blend with the locality which is characterised by a mix of dwelling, styles, sizes and designs. The two terraces are not of an identical form but instead have been designed to adapt to the individual characteristics of Stourbridge Road and Stoney Lane.
- 4.13 The proposed terrace of properties fronting Stourbridge Road is proposed to be a flat-fronted design with a hipped roof, set back from the edge of carriageway by just over 11m. The hipped roof design has been introduced due to the proximity of the neighbouring property at 60 Stourbridge Road, a detached bungalow which is 4m from the shared boundary and which sits on ground which is higher than the application site.
- 4.14 The difference in levels between the two sites would mean that the two storey dwellings would sit just 0.6m higher than the existing bungalow at the ridge. With a separation distance of 5m this would result in the proposed dwellings not being visually or physically overwhelming compared with the existing bungalow. Similarly the hipped roof design of the proposed terrace would ensure that the visual bulk of the proposed dwellings would be reduced when viewed from the adjacent property. As such the scale of the proposed dwelling relative to the neighbouring property is considered to be acceptable and would not present an overbearing feature which could be considered to compromise the amenity of occupiers of 60 Stourbridge Road.

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- 4.15 No. 60 Stourbridge Road has its rear entrance and two windows facing the application site and they would therefore face onto the side elevation of the proposed dwellings. One window serves a bathroom and the other is a secondary light source to a kitchen and as such the likelihood of any significant loss of light to these windows adversely affecting the amenity of occupiers is minimal. Notwithstanding the above, an assessment of the impact of the development on daylight to 60 Stourbridge Road has been made. The 45 degree rule is not considered to be applicable in this instance given that the proposed development sits to the front of the windows and the 45 degree rule lends itself more usefully to assessing the impact of development located to the side of a property. In this instance the 25 degree tilt is most effective in determining any possible implications for loss of light to these windows.
- 4.16 As is demonstrated on the drawings submitted with the application the hipped roof design of the properties fronting Stourbridge Road allows for the 25 degree tilt, when measured from the cill height of windows at 60 Stourbridge Road, to be respected and for this reasons Officers are satisfied that there would be no undue loss of light to these windows. In addition, the north-east facing orientation of the windows would mean that direct sunlight to the windows is limited as the sun's trajectory would see it pass over the property and around from east to west thus avoiding direct sunlight to this elevation. The proposal will therefore not diminish the amount of direct sunlight to these windows and as such there will be no significant loss of light for occupiers of this property. Members are advised that no adverse comments from the occupier of the property have been received.
- 4.17 The proposed terrace of properties fronting Stoney Lane would consist of three dwellings with a staggered footprint following the curve of the application site. The design of the dwellings with a gable end roof would be consistent with the design of the dwellings approved on land to the rear of 60 Stourbridge Road and the existing properties on Stoney Lane. In this respect officers are satisfied that the design of the proposed dwellings would harmonise with the street scene.

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- 4.18 In terms of scale, the properties would measure 7m in height (to the ridge) and would be a two-storey design. Concern has been raised by objections that the scale of the properties would be out of keeping with the area and would, by virtue of their proximity to existing properties, result in a loss of amenity to their occupiers as a result of being visually overbearing. Occupiers of properties along Lyndhurst Drive currently enjoy a semi open aspect looking south towards Stoney Lane by virtue of the derelict nature of the application site and the plot of vacant land to the rear of 60 Stourbridge Road. Officers accept that the redevelopment of either of these sites will clearly impact on the view which is currently enjoyed, however in being mindful that the loss of a view is not a planning consideration then it remains to be considered whether the proposed development would be overbearing in its impact on existing dwellings. It is considered that the design of the proposed dwellings fronting Stoney Lane are of modest proportions and would benefit from a shallow 25 degree roof pitch which would help minimise the visual bulk of the buildings. When coupled with the acceptable separation distances between properties as outlined below it is considered that the proposal would not result in a development which would have an overbearing and therefore unacceptable impact on the amenity of occupiers of adjacent dwellings.
- 4.19 A concern raised by objectors is whether the proposed development would lead to a loss of amenity to neighbours by virtue of overlooking. The proposed properties fronting Stoney Lane would be in close proximity to existing properties 21, 23 and 25 Lyndhurst Drive which runs to the north of Stoney Lane and the rear gardens of which extend up to the boundary with Stoney Lane. Concern has been raised by occupiers of these dwellings that the proposed development would lead to a detrimental impact on their amenity due to direct overlooking of rear gardens and/or rear habitable rooms. In this regard, Members are advised that the respective separation distances between the proposed dwellings and the rear elevation of existing properties (at their closest point) are as follows:

27 Lyndhurst Drive – 51m.  
25 Lyndhurst Drive – 40m.  
23 Lyndhurst Drive – 31m.  
21 Lyndhurst Drive – 23m.



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4.20 Typically the District Council would seek to achieve a separation distance in excess of 20m between first floor windows. Clearly the separation distances outlined above exceed this level, however it is acknowledged that the change in levels between Lyndhurst Drive and the application site of 1.5m, with the existing properties on Lyndhurst being at the lower level, would increase the potential for overlooking. In light of this, in order to minimise any potential overlooking the internal layout of the proposed properties has been amended since the application was initially submitted so that no habitable room windows will look out at the first floor towards properties on Lyndhurst Drive. With only a bathroom and a study at the first floor and where separation distances in excess of 30m exist Officers consider that there will be minimal realistic prospect for direct overlooking. Where there is a lesser separation distance, between 21 Lyndhurst Drive and the proposed dwellings it is considered that the orientation of the properties which sit at a 35degree angle to each other would not allow for direct overlooking to occur.

4.21 Notwithstanding the objections received, for the reasons detailed above Officers are satisfied that the proposed properties are of an acceptable scale and design that would not lead to the deterioration of the amenity of neighbouring occupiers by virtue of overlooking or result in a development which would have an overbearing impact on occupiers of those properties.

#### LANDSCAPING & BOUNDARY TREATMENT

4.22 Several areas of soft landscaping are proposed within the development site most notably at the boundary with Stourbridge Road, to the rear of the adjacent Tesco Express store and along the boundary of the proposed car park fronting Stoney Lane. The proposed plans show planting in the form of silver birch trees, a proposal which has been considered by the District Council's Arboricultural Officer who has commented as detailed above. In view of the comments of the Arboricultural Officer it is proposed that a condition requiring a full and comprehensive landscaping scheme should be submitted and approved by the Local Planning Authority prior to commencement of works.

4.23 Officers note the third party comment that the site has recently been cleared of landscaping, namely some large trees and shrubs which has removed the privacy afforded by them to occupiers of nearby properties. Given that none of the trees were subject to a Tree Preservation Order then their removal was lawful and as such, the loss of the vegetation is not a material consideration in the determination of this application. It would however be possible, through a planning condition, to ensure that a landscape scheme referred to above includes suitable replacement tree planting to mitigate for the loss of the trees which have been removed.

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- 4.24 The site currently benefits from some varied boundary treatment, with the Stourbridge Road elevation having a low level brick wall on either side of the existing access. The Stoney Lane boundary is a mix of palisade fencing and timber fence panels on concrete base boards. The boundary shared with 60 Stourbridge Road is a brick retaining wall topped with close-board timber fencing, and the boundary shared with Tesco Express has relatively new close-boarded fencing along its length. It is proposed that all existing boundary treatment would be retained save for the existing fencing along the Stoney Lane boundary. As originally submitted it was proposed to erect 0.9m close boarded fencing along the boundary to Stoney Lane however officers were concerned that this would offer little aesthetic gain to the Stoney Lane street scene. Following negotiations with the applicants it is now proposed that 0.9m high railings will be installed which would improve the visual amenity of this part of the Stoney Lane street scene. The boundary treatment proposed is therefore considered to be acceptable.
- 4.25 Additional fencing is proposed to the boundary with the adjacent Tesco store in the form of 1.8m high acoustic fencing, as discussed below. Similarly acoustic fencing would be installed to all rear amenity areas.

#### ECOLOGY & BIODIVERSITY

- 4.26 During the consideration of the previous and subsequently withdrawn applications, local residents raised a concern that the site is used regularly by the local bat population. Accordingly an ecological assessment has been carried out and was submitted with the current application. The report has been considered by the District Council's Countryside and Conservation Officer who comments as detailed under paragraph 3.2 of this report. Whilst the site does not appear to be used by a protected species, the report does propose the following ecological enhancement measures;
1. 2 bat access tiles on the roofs of the 3 properties overlooking Stoney Lane.
  2. 3 bat access tiles on the roofs of the properties overlooking Stourbridge Road.
  3. 4 hole bird boxes suitable for house sparrows to be mounted into the buildings over looking the garden area.
- 4.27 These measures have been assessed and are welcome as a form of ecological enhancement for this development. The proposed plans show the location of the bat access tiles however no detail of the bird boxes has been provided at this stage. It would be necessary to include a condition on any consent requiring details to be submitted prior to first occupation.

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#### AMENITY & NOISE

4.28 Given that the application site sits adjacent to a Tesco Express retail outlet, which has air conditioning units installed on its rear elevation, there was some concern that the noise generated by the air conditioning units could potentially adversely affect the amenity of occupiers of the proposed dwellings. A noise assessment was carried out by the applicants and was subsequently considered by Worcestershire Regulatory Services. The initial report was considered to have omitted some information which has since been updated. At the request of Worcestershire Regulatory Services the following noise mitigation measures have been incorporated into the scheme:

- Acoustic fencing to the Tesco boundary and around all rear gardens to minimise external noise levels.
- First floor bedrooms of dwellings fronting Stourbridge Road are to be located at the rear.
- Windows fronting Stourbridge Road to be sound insulated with trickle ventilation.

4.29 The applicants have agreed to the above measures and have provided revised plans showing the measures being part of the scheme. Officers are therefore satisfied that with these inclusions there would be no loss of amenity to future occupiers of the proposed properties as a consequence of their proximity to the Tesco store. The comments of Worcestershire Regulatory Services support this view.

#### ACCESS, TURNING & PARKING

4.30 It is proposed that all properties would gain vehicular access to the development via the existing site entrance from Stourbridge Road. The access road would take the form of a private driveway serving the six dwellings, it would run to the north-east of properties fronting Stourbridge Road, between them and the Tesco store, and would lead to a shared parking area accommodating six car parking spaces. Three further car parking spaces are proposed to the front of the development fronting Stourbridge Road. In terms of car parking provision the development plan would require that six spaces be provided, with nine being proposed in total the scheme more than meets the required parking standards. With sheds being provided in the rear garden of each property the scheme could also accommodate the required cycle parking provision as set out in Worcestershire County Council's 'Local Transport Plan 3'.

4.31 Members will have noted that the Highway Authority do not object to the proposal but do recommend that conditions relating to the surfacing and consolidation of the access and parking areas prior to the first use of the development are included on any consent. For the reasons set out above officers are satisfied that the proposal would provide satisfactory parking provision and would not therefore give rise to a situation which would be detrimental to highway safety.

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- 4.32 A highway safety concern was raised by a neighbour that the safety of motorists leaving the site may be compromised by the large Tesco delivery vehicles and other similar visiting vehicles which currently park on Stourbridge Road across the site entrance. Whilst accepting this as a valid concern it is considered that once the site is clearly used for housing then the likelihood of vehicles parking over the entrance to visit the adjacent store would be minimised.
- 4.33 Pedestrian access points are from Stourbridge Road and Stoney Lane. The properties fronting Stourbridge Road will be accessed via the existing site entrance whilst those fronting Stoney Lane will see a new pedestrian access created, via the pedestrian walkway which runs from the head of Stoney Lane to Springfield Avenue. This would be a public access and would serve to provide the principal pedestrian access to the three properties proposed to Stoney Lane as well as to provide pedestrian access through the site connecting Stoney Lane and Stourbridge Road. Officers consider that the proposed pedestrian entrance and exits to the site are acceptable and will serve to provide a development which is well connected to its surrounding streets and spaces.

#### OTHER MATTERS

- 4.34 Given the modest separation distances and size of the curtilage of each of the proposed properties, Officers consider it would be appropriate to remove 'permitted development' rights for extensions to the rear of the properties and for extensions in the roofspace. This is to ensure that adequate amenity space would be retained in perpetuity and that no additional opening in the roofspace are introduced which could have an adverse impact upon neighbour amenity.

### 5.0 Conclusions and Recommendations

- 5.1 For the reasons outlined above the proposed development is considered to be acceptable. Officers therefore recommend that the proposed development is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. B1 (Samples/details of materials).
  4. Details of windows and doors.
  5. Details of all boundary treatments.
  6. Landscaping scheme.
  7. Landscape implementation in accordance with the relevant British Standard.
  8. Landscape maintenance schedule (3 years).
  9. Foul and surface water drainage.
  10. Access, turning and parking.

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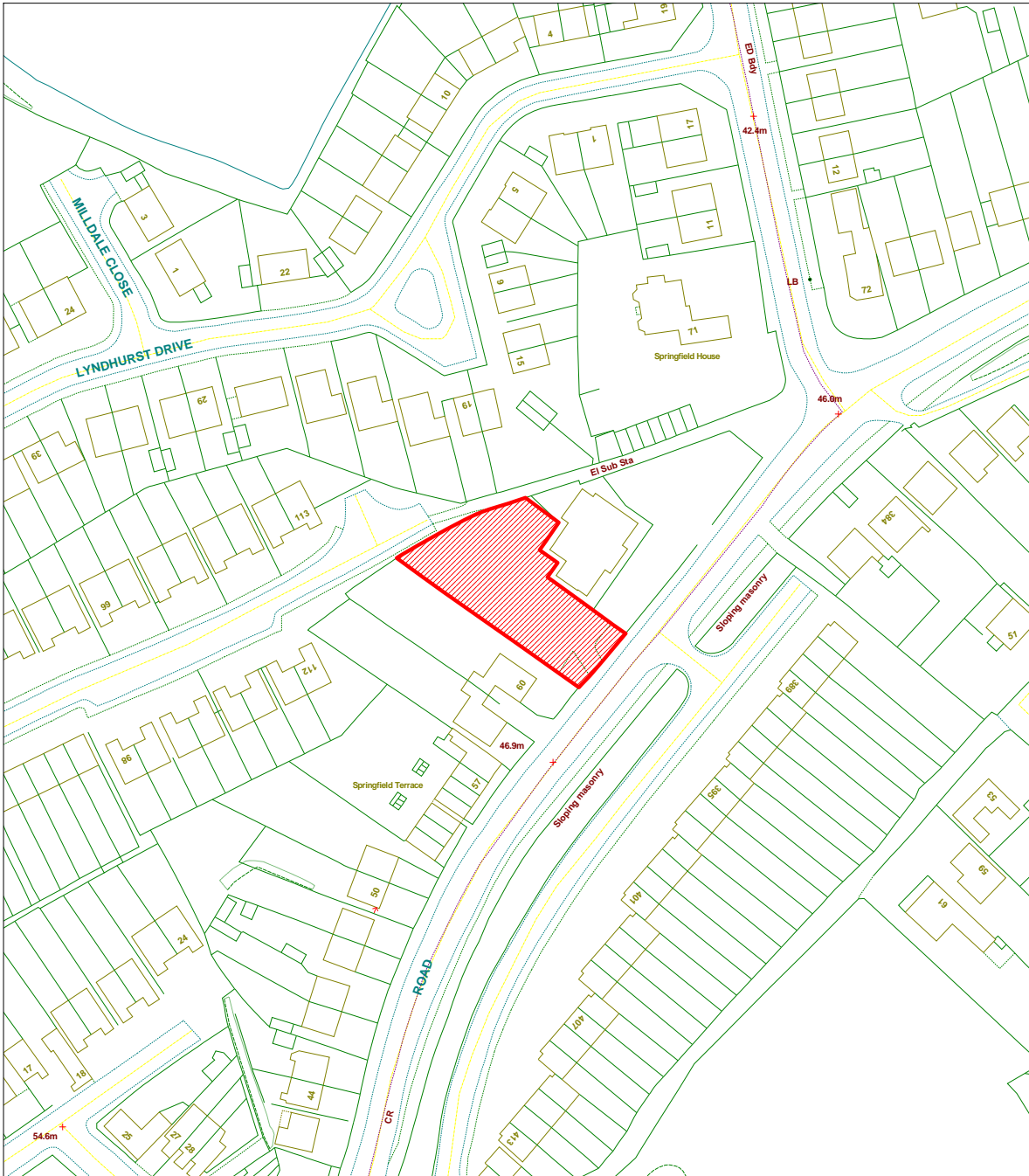
11. Cycle Parking (Multi Unit).
12. Removal of Permitted Development Rights.
13. Final window specification to be agreed prior to first occupation.

Notes

- A Private apparatus on the highway.
- B Works adjoining highway.

Reason for Approval

The proposed dwellings are well designed and will have an acceptable appearance in the street scene. The scheme is also acceptable in terms of highway safety. The impact of the dwellings upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with the policies listed above.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Land adjacent to 60 Stourbridge Road  
Kidderminster  
DY10 2PR**



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

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**9<sup>TH</sup> JULY 2013**

**PART B**

<b>Application Reference:</b>	13/0209/FULL	<b>Date Received:</b>	23/04/2013
<b>Ord Sheet:</b>	381280 272688	<b>Expiry Date:</b>	18/06/2013
<b>Case Officer:</b>	Paul Round	<b>Ward:</b>	Lickhill

**Proposal:** Provision of portable cabin to form club room

**Site Address:** STOURPORT PISTOL AND RIFLE CLUB, BONEMILL RANGE, STOURPORT ROAD, STOURPORT-ON-SEVERN, DY13 8BQ

**Applicant:** STOURPORT PISTOL AND RIFLE CLUB

<b>Summary of Policy</b>	GB.1, GB.2, GB.3, GB.6, NR.3 (AWFDLP) CP01, CP11, CP12 (AWFCS) SAL.UP1, SAL.UP7 (SAP DPD) Sections 7 and 9 (NPPF)
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 The site forms land owned by Wyre Forest District Council and leased to Stourport Pistol and Rifle Club at the former Bone Mill Quarry located off the Minster Road between Stourport and Kidderminster.
- 1.2 The land lies between the Cemetery and Crematorium to the north and the Household Waste Disposal Site to the south. The site is within the Green Belt.
- 1.3 The proposal seeks to provide a temporary building on the site for use as a club room.

**2.0 Planning History**

- 2.1 WF.0525/01 - Stationing of one container (12m x 3m) for shooting range, club house and two containers (6m x 2m) for storage : Approved.
- 2.2 07/0218/FULL - Retention of two containers (6m x 2m) for storage; proposed container (12m x 3m) for clubhouse (all containers proposed for temporary 5 years period) : Approved.

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### **3.0 Consultations and Representations**

- 3.1 Stourport-on-Severn Town Council – No objections and recommend Approval.
- 3.2 Canal & River Trust – No objections.
- 3.3 Worcestershire Regulatory Services - Mapping records show that this site is close to landfill areas. Recommend contaminated land condition.
- 3.4 Neighbour/Site Notice – No representations received.

### **4.0 Officer Comments**

- 4.1 Members will note that permissions have been given historically for both storage containers and a club house at the site. Whilst the storage containers remain the previously approved club house has been removed.
- 4.2 Current Green Belt policy as contained within the National Planning Policy Framework (NPPF) and reflected in Policy SAL.UP1 of the emerging Site Allocations and Policies DPD allows for “appropriate facilities” for outdoor sports. This is a lesser test than the previous “essential” requirement as set out in the now superseded PPG2 and reiterated in the current Adopted Wyre Forest District Local Plan Policy GB.1. Given its compliance with the NPPF and its advancement greater weight is given to Policy SAL.UP1 of the emerging DPD. It is clear that a club room is an appropriate facility for the site and as such the proposal constitutes appropriate development in the Green Belt.
- 4.3 The building will be located within a grassed area currently used for overspill car parking. The position at the entrance of the main car park allows for greater monitoring and security of the site whilst providing the facilities for undertaking club business. The position is acceptable in this context and does not reduce the amount of car parking at the site. The location when taking account of topography, which falls away from the Minster Road, will not result in visual harm to the character or appearance of the area or the amenities of the Green Belt.
- 4.4 The building will measure approximately 10.3m x 3.7m and 3m in height. It is proposed that the building is coloured or painted dark green. The size of the building, along with its proposed colour, will help reduce any impact that the building may have when entering the site. I am satisfied that the size and design of the building is acceptable in the proposed location, for a temporary period of time. It would not be acceptable to allow the proposed building to be retained indefinitely.
- 4.5 It has been suggested that a 5 year temporary period be imposed and I see no reason why this would not be acceptable.



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- 4.6 Worcestershire Regulatory Services have suggested the imposition of a condition requiring a desktop study on landfill gas. None of the other permissions have included such a condition and I consider that this would be disproportionate to proposal and as such, it is recommended that rather than a condition a suitable note is appended to any permission given.

## 5.0 Conclusions and Recommendations

- 5.1 The proposed temporary clubhouse building is considered to be appropriate development in Green Belt. The position, size and design are acceptable for the proposed temporary period of time and will not adversely impact the openness or visual amenity of the Green Belt or the surrounding area.

- 5.2 I therefore recommend **APPROVAL** subject to the following conditions:

1. A8 (Temporary Permission – Buildings).
2. A11 (Approved Plans).
3. The proposed building shall be painted dark green.
4. The building shall only be used by Stourport on Severn Pistol and Rifle Club.
5. No below ground services shall be installed.

Note  
Landfill gas.

### Reason for Approval

The proposed temporary clubhouse building is appropriate development in Green Belt. It is considered that the position, size and design are acceptable for temporary period of time and will not adversely impact the openness or visual amenity of the Green Belt or the surrounding area.

## Agenda Item No. 5

**Application Reference:** 13/0217/LIST      **Date Received:** 25/04/2013  
**Ord Sheet:** 389268 273707      **Expiry Date:** 20/06/2013  
**Case Officer:** Ayesha Ali      **Ward:** Blakedown and Chaddesley

**Proposal:** Replacement of all existing windows with hardwood painted timber frames and double glazed units

**Site Address:** THE SALON, BROUGHTON COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA

**Applicant:** Ms V Paulovic

<b>Summary of Policy</b>	LB.2 ((ii) (iii) (iv) (vi) (AWFDLP) CP11 (AWFCS) SAL.UP6, SAL.UP7 (SAP DPD) Section 12 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

1.1 The application property is a hairdressing and beauty salon which also has a two-bedroom first floor flat. The property is located in the centre of Chaddesley Corbett Village. The salon is surrounded by various services that are typically found in a village.

### 2.0 Planning History

2.1 None.

### 3.0 Consultations and Representations

3.1 Chaddesley Corbett Parish Council – Objection to the proposal and recommend Refusal. We do not believe that the design of the glass is in keeping with the character of adjacent buildings in the Parish, ie. single glass sheets.

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- 3.2 Conservation Officer – This building dates from the early 17<sup>th</sup> Century although it has been extensively altered during the 20<sup>th</sup> Century. The existing windows appear to have been replaced well after the building was first listed in 1952.

The proposal is to replace the 20<sup>th</sup> Century windows, which have deteriorated, with new timber windows to a very similar design. In this respect the proposal is in compliance with Policy LB.2 (ii) (iii) (iv) and (vi) as listed.

The overall impact on the listed building will be neutral in that by maintaining its existing appearance, the building is neither enhanced nor is its special interest harmed.

No objections.

- 3.3 Neighbour/Site Notice – No representations received.

#### **4.0 Officer Comments**

- 4.1 Consent is sought for the replacement of all existing windows with hardwood painted timber frames and double glazed units.

##### **DESIGN**

- 4.2 The relevant policies of the Adopted Wyre Forest District Local Plan regarding the repairs and alterations of statutorily and non-statutorily listed buildings require that materials, styles and finishes should be similar to the original, or if not possible they should match them as closely as possible. It also states that the use of artificial materials, such as uPVC and plastic tiles, should be avoided.

- 4.3 As commented by the Conservation Officer under paragraph 3.2 above, the proposal to replace the already decayed and decomposed 20<sup>th</sup> Century windows with new timber windows will be very similar in design and appearance and a close match to the existing. Therefore the proposal is in accordance with Policy LB.2 (ii) (iii) (iv) and (vi).

- 4.4 The design of the proposed windows is considered to be of an acceptable design that would have no detrimental or negative impact upon the Locally Listed Building, which would mean that the windows of the property will all be the same and harmonise and unite with each other.

##### **IMPACT ON AMENITY**

- 4.5 The replacement of the existing windows will have no impact upon the neighbouring properties; therefore there will be no loss of amenities from the neighbours.

13/0217/LIST

**5.0 Conclusions and Recommendations**

- 5.1 The proposal accords with the relevant policies of the Adopted Wyre Forest District Local Plan as listed.
- 5.2 It is recommended that the application be **APPROVED** subject to the following conditions:
1. A7 (Listed Building/Conservation Area Consent).
  2. B1 (Samples/Details of Materials).

Reason for Approval

The proposed alterations are considered to be of a design that would complement the Conservation Area and the Local Listed Buildings. The effects of the development on neighbouring properties have been carefully assessed and it is considered that there will be no undue loss of amenity. The proposal is thus in accordance with the policies listed above.

**Application Reference:** 13/0227/RESE      **Date Received:** 01/05/2013  
**Ord Sheet:** 382382 274716      **Expiry Date:** 31/07/2013  
**Case Officer:** Julia Mellor      **Ward:** Oldington and  
 Foley Park

**Proposal:** Redevelopment of development block A(iii) within Phase 1 of the Former British Sugar Site for 29no. Residential dwellings including 9no. Affordable units. Reserved matters approved for scale, appearance, landscaping and layout including internal access within the development block following outline approval 12/0146/EIA

**Site Address:** FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER,

**Applicant:** Taylor Wimpey (Midlands)

<b>Summary of Policy</b>	D4, D10, D11, D12, NR2, NR11, NR12, NC7 (AWFDLP) DS01, DS05, CP01–05, CP11, CP12, CP14 (AWFCS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 (SAP DPD) Re-Wyre Prospectus Design Quality SPG Sections 4, 6, 7 (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>REFUSAL</b>

**1.0 Site Location and Description**

- 1.1 The application site comprises development block DEV A (iii) within Phase 1 of the former British Sugar site which gained planning consent in outline last year.
- 1.2 The site lies towards the centre of Phase 1 which encompasses 19 hectares of land and extends from the Stourport Road to the west to the Staffordshire and Worcestershire Canal to the east. The Severn Valley Railway line runs along part of the northern boundary to Phase 1 whilst to the south of the site lies the Vale Industrial Estate. The British Sugar site has since been rebranded as 'Silverwoods'. The County Council has recently received Pinch Point funding towards the provision of the Hoo Brook link road which will connect Phase 1 with the Worcester Road (A442) via the Hoo Brook industrial estate.

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- 1.3 The redevelopment of the former British Sugar Site is highlighted within the Adopted Core Strategy as part of the vision for the District, with the Development Strategy advising that it is, “*Possibly the most important site to be allocated under this DPD with regard to the regeneration of Kidderminster...*” In addition the Re-Wyre Prospectus highlights the site, also called ‘The Beet’, as a key action area for regeneration.
- 1.4 The 2012 outline approval for Phase 1:
- i. agreed the point of access into the site from the Stourport Road and the main roads within Phase 1 including the route of the first part of the Hoo Brook Link Road;
  - ii. allowed the following range of uses – Class C3 residential development (up to 250 dwellings), Class B1, B2 and B8 employment development; Class A1 retail development, Class A3, A4 and A5 restaurant/café/drinking establishment/hot food take away, Class C1 hotel, Class C2 care home, Class C2 extra care facility, Class D1 crèche, a railway halt, and open space; and
  - iii. granted planning consent for a layout comprising of Development Blocks and assigned which of the above uses could be implemented within which Development Block.
- 1.5 The outline consent permits residential development on four parcels of land or Development Blocks known as DEV A (ii), DEV A (iii), DEV B (iii) and DEV C.
- 1.6 The site of the current reserved matters application (i.e. DEV (iii)) lies to the east (or behind) the residential development which will form the frontage to Stourport Road. To the north of this particular Development Block is footpath 9 which divides this Block from another approved for some form of extra care residential use. To the south is Landscape Area 2 (LA2), an elevated area of woodland which provides a distinctive focal point within Phase 1 and is one of seven strategic landscape areas within Phase 1. LA2 is one of four areas which will be adopted by the Council once planted and maintained for a period of two years. The application site is informally known as ‘the crescent site’ as the boundary to LA2 is crescent shaped.
- 1.7 The application proposes a total of 29 dwellings and the proposed range of house types is as follows:

2 bed	1
3 bed	13
4 bed	6

Affordable units

2 bed	2
3 bed	1
4 bed	6

Total = 29 units

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- 1.8 The outline consent was approved with a Section 106 Agreement which requires 12% of the units to be affordable. This would equate to a total of 30 units over the whole of Phase 1 should a maximum of 250 dwellings be approved. The current application proposes 9 units of affordable housing of which 7 would be for social rent and 2 would be shared ownership. This total of 9 affordable units would add to the 6 affordable units within Development Block DEV A (ii) at the front of the site adjacent to Stourport Road as previously approved.
- 1.9 The application seeks consent for the remaining reserved matters which are:
- appearance.
  - scale.
  - landscaping.
  - layout (to include internal access).

## **2.0 Planning History (relevant)**

- 2.1 12/0146/EIA (Outline) - Redevelopment of the British Sugar Factory (phase 1), including access and Phase 1 link road with all other matters reserved, comprising: demolition of any remaining existing structures on site; residential development up to a maximum of 250 dwellings (class C3); employment development of up to 4 hectares (class B1, B2 and B8); retail development (class A1); restaurant/café/drinking establishment/hot food take away (class A3, A4 and A5); hotel (class C1); care home (class C2); extra care facility (class C2); crèche (class D1); a railway halt; access into site, ancillary roads, footpaths and cycleways; and open space : Approved 07.12.12.
- 2.2 13/0110/RESE - Redevelopment of part of development block A(ii) within phase 1 of Former British Sugar Site for 4no. Residential dwellings. Reserved matters approval for scale, appearance, landscaping and layout and internal access with the development block following outline approval 12/0146/EIA : Pending approval.
- 2.3 13/0111/RESE - Redevelopment of part of Development Block A(ii) within Phase 1 of the Former British Sugar Site for 30no. residential dwellings including 6no. affordable units. Reserved Matters approval for scale, appearance, landscaping and layout and internal access within the development block following outline approval 12/0146/EIA : Pending approval.
- 2.4 13/0134/RESE - Provision of 2no. Service housings to serve mains electricity and gas for the redevelopment of phase 1 of the Former British Sugar Site. Reserved matters approval for scale, appearance, landscaping and layout : Awaiting determination.

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### 3.0 Consultations and Representations

3.1 Stourport on Severn Town Council – Awaiting response.

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

The proposed layout does not comply with the adopted local transport plan and represents an unacceptable highway design. The entry to the site is detailed with an access ramp, but the road design does not resemble a shared space concept by providing footway and not providing a consistent design to road materials.

The forward visibility splay is missing for the frontage of plot 157 and it would appear that this plot will obstruct the splay line.

The block paved area is excessive and confuses the boundary between the public and private realm and dilutes the design concept.

Car parking spaces for plot 158 encroaches onto the service margin which is required for highway purposes and compromises the ability to adopt the road in the future. Car parking spaces to plots 131, 132 and 157 appear to be short and will result in the encroachment over the footway. Whilst the car parking numbers accord with the requirements of the Adopted Local Plan I am concerned about the siting of the spaces and the likely use of the spaces particularly for plots 142 to 153. The spaces for each plot are not well grouped for plots 151 to 153.

The applicant has not demonstrated that the refuse collection vehicle can maneuver within the proposed turning head as it does not appear to have sufficient length from plot 157 towards the communal parking area opposite.

Finally the site does not make provision for cycle storage except for those plots with garages and the design should provide cycle provision to reflect the requirements of the Local Transport Plan.

The application in its current form does not reflect the requirements of the local transport plan and would require amendment. Whilst the current layout is not acceptable the applicant should open discussions with the Highway Authority to work through the design deficiencies.

3.3 Environment Agency – We note that this is a reserved matters application for 29 dwellings relating to scale, appearance, landscaping and layout on a small part of the former British Sugar site, granted outline approval under ref. 12/0146/EIA. We have no objections to the proposed development but wish to make the following comments.



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We would refer to our response made on the outline application (our letter dated 9 July 2012). Your Council decided to impose a condition (No. 39) on the outline approval requiring each reserved matters application to submit a detailed surface water drainage scheme that adheres to the principles agreed as part of the overall drainage scheme (required under condition 38). We note that a drawing (no. 20056/100) showing surface water drainage to mains surface water sewer has been submitted with this reserved matters application.

We have recently provided comments on the overall proposed surface water drainage scheme, including issues relating to the use of SuDS and level of treatment provided, to assist consideration of this matter (condition 38 of the outline approval). I would refer to our response dated 12 March 2013, which still applies, for your consideration in consultation with the North Worcestershire Water Management Team, as the Lead Local Flood Authority. Severn Trent Water Ltd. would comment on the acceptability of connecting to the mains surface water sewer. The applicant should confirm discharge rates tie in with the overall rate (maximum rate of 1000 l/s) calculated for the whole site.

- 3.4 Natural England - This application is in close proximity to Wilden Marsh & Meadows and Devil's Spittleful Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

Aside from the comments on designated sites above, we would expect the LPA to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

**Protected species** - If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or Biodiversity Action Plan (BAP) species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice on BAP and protected species and their consideration in the planning system.

**Local wildlife sites** - If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application.

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Local landscape - Natural England does not hold information on local landscape character, however the impact of this proposal on local landscape character (if any) is a material consideration when determining this application. Your authority should therefore ensure that it has had regard to any local landscape character assessment as may be appropriate, and assessed the impacts of this development (if any) as part of the determination process.

Biodiversity enhancements - This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

3.5 Arboricultural Officer - Awaiting response.

3.6 Countryside and Conservation Officer - Awaiting response.

3.7 Crime Risk Advisor - Usually when commenting on a planning application I look at the crime figures for the immediate area surrounding the application site and relate my comments to those crime trends. However, because this application is part of a much larger development I can only base my comments on general trends in the Kidderminster area.

Like any large town Kidderminster suffers from burglary, vehicle crime and anti-social behaviour, whilst the levels of these crimes cannot be considered to be high, for the victim one incident is too many.

Because of the size of the British Sugar development it has the potential to generate a substantial increase crime. The chances of this happening can be substantially reduced by designing out crime. A key element to designing out crime is the concept of natural surveillance. A criminal, or for that matter, a person who wants to engage in anti-social behaviour does not want to get caught, therefore by creating areas that are well overlooked, the chances of been seen and caught are increased, deterring the criminal element. People tend to be more protective towards their own property, by creating areas where residents can see and guard their own property the opportunity for crime is further reduced.

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Reducing or removing the opportunity for crime is another key concept in designing out crime. In terms of house burglaries, statistics show that the majority of burglaries take place at the side or rear of a property therefore where possible, rear gardens should back onto each other and rear boundaries that border public space should be kept to a minimum.

Using the above concepts I have looked at this application and there are aspects of it that give me cause for concern.

A number of the plots have driveways at the side, whilst in curtilage parking is to be encouraged, unfortunately there are several examples where the drives run parallel to brick walls and consequently have no natural surveillance over them, specific examples include plots 131 to 135. I suggest for these plots windows are put into the solid brick walls to provide some surveillance.

Plots 142 to 153 all have parking spaces at the rear; none of these plots have any surveillance over their own vehicles. In fact some of the allocated parking spaces do not have any surveillance at all, in particular parking spaces 142 to 146. Any vehicles parked in these spaces will be susceptible to vehicle crime. I suggest that parking to plots 142 to 153 be redesigned so that they have in curtilage vehicle parking at the front of the property.

Parking to plot 158 appears to be across the road and outside plot 139, which means the occupants will not be able to clearly see their own vehicle. I would have thought it far better to have allocated parking to plot 158 outside plot 158.

Parking to plots 149 and 150 is outside plots 139 and 140. The owners will not be able to see their vehicles, the spaces are inconveniently located and I have no doubt they will look for places to park that are more conveniently positioned.

*The area at the rear of plots 139 to 141 is of particular concern to me. Any vehicles parked in this area will be susceptible to crime. There is no natural surveillance over the vehicles. The area has the potential to be dark which would certainly increase the fear of crime. The use of car ports could make the area feel even darker for anybody using them. The area also has the potential for antisocial behaviour, with no natural surveillance and plenty of shelter provided by the car ports.*

In addition for the potential for vehicle crime I am also of the opinion that plots with gardens that border onto this area will be vulnerable to burglary. In particular plots 136 to 138 have a rear fence line bordering the area with no natural surveillance. Whilst I am sure they will be surrounded by 1.8 metre high fencing, fence of this height can still be climbed and anybody wishing to do so can climb it unobserved. The same applies to plots 139, 141, and 142 to 147.

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In my opinion in its present form this application has the potential for serious problems with crime in the future, in particular the area at the rear of plots 139 to 141 and I suggest that this area in particular be redesigned to eliminate the issues I have highlighted. The general allocation of parking spaces is a mystery to me and is also something that needs to be reassessed.

- 3.8 Disability Action Wyre Forest - Awaiting response.
- 3.9 Worcestershire Regulatory Services - I have no adverse comments to make in relation to this application.
- 3.10 Health & Safety Executive - Awaiting response.
- 3.11 Severn Trent Water – no objections subject to condition.
- 3.12 Strategic Housing Services Manager - , I can confirm that I am happy with the proposed affordable units contained with the above application.
- 3.13 North Worcestershire Economic Development & Regeneration - Awaiting response.
- 3.14 Neighbour/Site Notice/Press Notice – No representations received.

#### **4.0 Officer Comments**

- 4.1 As stated previously the reserved matters application proposes a total of 29 dwellings within Development Block DEV A (iii). The site lies between Development Blocks which, as approved under the outline consent, will accommodate residential development to the west, an extra care residential use to the north and employment uses to the east. A strategic landscape area lies to the south (LA2). A mix of 2, 3 and 4 bedroom houses are proposed.
- 4.2 The outline approval for Phase 1 (12/0146/EIA) granted consent for the range of uses and the points of access to the individual Development Blocks. Therefore this subsequent application seeks consent for the following reserved matters:
  - scale;
  - layout;
  - landscaping; and
  - appearance.
- 4.3 In terms of scale, the 29 dwellings would all be two storey in height with single storey garages where proposed. The proposed designs are typical of a volume housebuilder and could in no way be viewed as being out of the ordinary or for that matter particularly remarkable. This is considered to be appropriate to the site and in keeping with the proposed residential development facing onto Stourport Road.

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- 4.4 It is however the proposed layout of the site which raises the most concerns. These concerns relate to the character of the site, the security of the site and highway safety.
- 4.5 First the Development Block could be described as square in shape with four perimeter frontages. It is considered that the frontages to the access road (western boundary) and the strategic landscape area (LA2) (southern boundary) are acceptable and will frame the Development Block well.
- 4.6 The first concern relates to the northern boundary which abuts the embankment to footpath 9, part of a footpath link through phase 1 of the overall site. The frontage to the footpath is proposed to accommodate six plots. Two of the plots have rear gardens measuring a minimum of 8m in length up to the embankment, a third faces side onto the embankment with no windows to overlook the footpath. It is considered that the proposed frontage fails to respond to its physical setting by turning its back to the public footpath, and it would appear disjointed with insufficient provision for overlooking and surveillance.
- 4.7 There are similar concerns with respect to the eastern boundary. The Development Block together with that to the north forms a terrace within Phase 1, with site levels lying approximately 6 to 7m higher than the land to the beyond to the east, approved for employment uses in principle. The embankment between this change in levels is designated as strategic landscape area 3 (LA3) and comprises a brick retaining wall, another recognisable feature within the former British Sugar site and an element of the site's heritage. The difference in levels results in the provision of a prominent frontage within the wider site. The siting of the development at the top of the embankment which forms the eastern boundary to the current application site will be highly visible from a significant part of Phases 1 and 2 and from the Hoo Brook link Road.
- 4.8 Whilst there are two plots which potentially could overlook the embankment, the focus of this frontage is a garage block and adjoining parking spaces. It is considered that therefore the development fails to embrace the opportunity to provide an attractive and active frontage to this prominent boundary. Again the proposed layout fails to respond to the characteristics of the Development Block.
- 4.9 Furthermore, with respect to the proposed layout concern has been raised regarding the location of some of the parking spaces and the relationship between the individual plots and their allocated parking spaces. The Crime Risk Advisor has, in summary, highlighted the following:
- Parking for the 10 plots in 'the crescent' all have parking to the rear. None of these plots have any surveillance over their own vehicles;
  - The dwelling at plot 158 is a flat over 3 garages yet the parking space for this particular plot is sited 16m away in front of plot 139;

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- Parking to plots 149 and 150 is in front of plots 139 and 140; and
  - The garage block and associated spaces sited at the top of the embankment (to the rear of plots 139 to 141) have no natural surveillance.
- 4.10 There is a lack of natural surveillance to a significant number of the parking spaces, many of which are disjointed from the dwellings to which they have been allocated. As such the layout does not adhere to the principles of Secured By Design.
- 4.11 Again with respect to the layout the Highway Authority has raised specific objections regarding, in summary, one of the visibility splays within the site, the depth of some of the parking spaces and the space to turn a refuse vehicle failing to meet standards.
- 4.12 There is also the overarching concern at the proposed design concept for the proposed layout. The Highway Authority has commented that the layout as it stands would provide neither a layout capable of adoption nor is it a shared surface.
- 4.13 Whilst it is considered that some of the Highway Authority's concerns could be resolved, there are some specific matters as set out above that cannot be accepted on the basis of the current proposed layout.
- 4.14 The third matter reserved for consideration at this stage is landscaping. A detailed plan has been submitted and comments are awaited. Natural England has raised the matter of protected species and biodiversity enhancement. In response, the former was considered at the outline stage whilst the latter will be secured via suitably worded condition.
- 4.15 The final matter reserved for determination at this stage is appearance. The designs of the proposed brick built houses are in general satisfactory with decorative brick arched lintels to the windows, canopies and additional bay windows to some of the detached four bed dwellings. However, it is considered that the appearance of the site, as a whole, is substandard as a result of the proposed layout, as discussed above.

## **5.0 Conclusions and Recommendations**

- 5.1 The design policies within both the Adopted Core Strategy and soon to be adopted Site Allocations and Policies DPD's seek to ensure that developments reflect design quality which maximise opportunities to contribute to local distinctiveness and improve the character of an area.

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- 5.2 Unfortunately the frontages to Footpath 9 to the north and the embankment to the east fail to make the most of the physical setting of the site and do not live up to reasonable levels of expectation. The corresponding layout also raises concern regarding susceptibility to crime and there are specific highway objections.
- 5.3 Having considered the above there is however the guidance of the NPPF which has to be acknowledged. At the heart of the NPPF is a presumption in favour of sustainable development, which for decision making means, *“approving development proposals that accord with the development plan without delay”*. There is also the saleability of the plots which, according to the applicants, will be influenced by the outlook from the houses and the sizes of garden.
- 5.4 The design aspirations for this prominent site and the viability or saleability of the proposed dwellings need to be balanced, and with this approach Officers are currently in negotiations with the applicants to secure an acceptable design. However at this moment in time, due to the design and layout issues referred to above, the recommendation is for **REFUSAL** for the following reasons:
1. The siting of the dwellings fail to adequately respond to the particular setting of Development Block A (iii) and would provide a disjointed and inactive frontage to Footpath Area 9 to the north and Landscape Area (LA3) to the east (as approved under outline planning consent 12/0146/EIA). These frontages are visually prominent within the wider site and as such the proposed layout conflicts with parts (i), (ii) and (iii) of Policy SAL.UP7 of the Pre-Submission Version of the Site Allocations and Policies Development Plan Document (2012), the Design Quality Supplementary Planning Guidance (2004) and the National Planning Policy Framework.
  2. The proposed layout would provide a lack of natural surveillance to many of the parking spaces which would be sited at a distance from the plots to which they are allocated. The proposed siting and disjointed configuration would, it is considered, provide a layout which would be susceptible to crime and fails to accord with the principles of Secured by Design. It is therefore considered that the proposed layout conflicts with parts (vii) and (xii) of Policy SAL.UP7 of the Pre-Submission Version of the Site Allocations and Policies Development Plan Document (2012), the Design Quality Supplementary Planning Guidance (2004) and the National Planning Policy Framework.

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3. By virtue of:

- i. the siting of Plot 157 which intrudes upon forward visibility within the courtyard;
- ii. the depth of parking spaces to plots 132, 133 and 157; and
- iii. the lack of sufficient space to turn a refuse vehicle;

the proposed layout would adversely affect highway safety. As such it is considered to conflict with Policies SAL.CC1 and SAL.CC2 of the Pre-Submission Version of the Site Allocations and Policies Development Plan Document (2012), and the Design Quality Supplementary Planning Guidance (2004)



<b>Application Reference:</b>	13/0236/FULL	<b>Date Received:</b>	03/05/2013
<b>Ord Sheet:</b>	381322 272406	<b>Expiry Date:</b>	28/06/2013
<b>Case Officer:</b>	Emma Anning	<b>Ward:</b>	Lickhill

**Proposal:** Proposed change of use of part of existing playing fields to create car parking associated with adjacent fitness suite. Rendering of south elevation, alterations to fenestration and replacement of existing entrance canopy

**Site Address:** STOURPORT ON SEVERN HIGH SCHOOL, MINSTER ROAD, STOURPORT-ON-SEVERN, DY13 8AX

**Applicant:** Mr C Gripenstedt

<b>Summary of Policy</b>	D.15, NR.13, TR.17, LR.9 (AWFDLP) CP07, CP11 (AWFCS) SAL.DPL12, SAL.CC.2, SAL.UP7, SAL.UP9 (SAP DPD) Section 8 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

## 1.0 Site Location and Description

1.1 The application site is part of the grounds of Stourport High School. The site currently houses the youth/leisure centre and gymnasium and benefits from a separate access off Windermere Way on the southern boundary of the school site.

## 2.0 Planning History

2.1 13/0014/FULL – Change of use of part of playing field to car park with associated gymnasium, rendering of south elevation, alterations to fenestration and replacement of external canopy : Withdrawn

## 3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – Recommend refusal. The loss of playing field space for the provision of car parking is not considered to be justified given that very adequate car parking space exists already at the adjoining School and could be brought into use to serve the development, out of School hours.

3.2 Highway Authority – No objection to the grant of permission.

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- 3.3 Sport England – It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

In terms of the impact on the playing field, the affected area is a usable area and does have the potential to provide part of a pitch or associated run off area. However, it is also noted that it is a relatively small part of the overall playing field affected (1,160 sq.m. within an overall playing field of 58,000 sq.m.) and that the area is not used for formal winter or summer pitch based sport. Based on the information available, we understand that the proposed parking would not have any detrimental impact on the use of the playing field for formal sport.

Based on the above observations and based on the information available, Sport England consider that the apparent need for the parking to support the delivery of the gym provision and the subsequent benefits to sport outweigh the likely sporting detriment that is likely to occur due to the loss of the playing field area in question.

This being the case, Sport England does not wish to raise an objection to this application. It is our view that the proposed car parking is integral to the delivery of the gym provision and the impact on the playing field is consistent with exception E5 of our policy.

*(Officer Comment – Whilst Sport England refer to a figure of 1,160m<sup>2</sup>, it should be noted the actual area of playing field which would be lost is 880m<sup>2</sup>).*

- 3.4 Neighbour/Site Notice – No representations received.

#### 4.0 Officer Comments

##### PROPOSAL

- 4.1 Planning permission is sought for external alterations to the existing gymnasium following an internal upgrade and refurbishment, and the provision of an enlarged car park to serve the improved facilities which will be made available for public use as well as for school use. The proposed external alterations comprise the replacement of an external canopy over the entrance, alterations to fenestration and the rendering of the southern elevation. The car park would increase parking capacity by 37 spaces (3 of which being disabled spaces) and would be located adjacent to the youth centre. Of these spaces, 31 would be on land which is currently part of the School playing field; the remaining spaces would occupy the hardstanding between the existing buildings and the sports field.

13/0236/FULL

#### CONTEXT OF APPLICATION

- 4.2 The applicants have provided Officers with detailed background information to support this application. The application is submitted by Competition Line UK Ltd, a company providing fitness facilities in partnership with the public sector and charitable trusts. Stourport High School and Competition Line UK Ltd. have worked up a partnership agreement which would see the refurbishment of the existing underused gymnasium and leisure centre at no cost to the school. The resulting enhanced facility would be shared between the school and Competition Line who would make the facility available to the public outside of school use. Also part of the agreement is that school staff would be permitted to use the proposed car park during school hours.
- 4.3 The School's Principal has provided a supporting statement which outlines the importance of this partnership project to the school and wider community. The school was due to be redeveloped as part of the Building Schools for the Future (BSF) project which was withdrawn. As part of the BSF programme new indoor sports provision would have been provided. On the basis of the BSF funding all other capital investments were diverted for 15 years. Since the withdrawal of the BSF project the school is left without any realistic hope of being able to fund the much needed indoor sports provision. Being the only school without a sports hall in the County the school currently busses students to Stourport Leisure Centre daily at a cost of £70,000 per annum. Working in partnership with Competition Line the school can secure the indoor sports facility it needs and can free up curriculum time currently spent travelling to off-site facilities, for the benefit of its pupils.
- 4.4 The provision of the car park forms an important part of the redevelopment package both for the school and for Competition Line as the provider. Firstly; the existing youth/leisure centre benefits from just 8 car parking spaces. It is argued that this is not sufficient provision to support the sports centre for public use and would encourage users to park on street. Secondly; the car park would provide parking for members of staff during school hours. Since the 'Wyre Forest Schools Review' and the move to the two tier system in 2007 the pupil in-take of the school has increased by 40%; however no additional car parking provision has been made available. This has resulted in a deficit in car parking spaces leading to staff members parking on Kingsway and the Stourport Sports Club car park opposite. The car park would therefore serve to ease parking problems and to ensure that the school is better served in terms of its parking provision.
- 4.5 The key considerations in determining this application are the impacts of the proposed alterations to the building and the acceptability of the change of use of the sports pitch to car parking. Each matter is considered in turn below.

13/0236/FULL

#### EXTERNAL ALTERATIONS

- 4.6 The alterations proposed to the external appearance of the building are largely aesthetic and will not result in the creation of additional floorspace. The alterations proposed would serve to improve the visual appearance of the school building and would not result in the creation of an incongruous feature in the street scene of Windermere Way by virtue of their scale or design. For this reason Officers are satisfied that the proposed alterations would accord with the requirements of Policies CP11, SAL.UP7 and SAL.UP8 as listed above.

#### PRINCIPLE OF CAR PARK DEVELOPMENT

- 4.7 It is proposed to provide an extension to the car parking provision at the site in the form of a 37 space car park to the west of the existing youth/leisure centre and gymnasium. The car park would occupy part of the existing playing field and would be accessed off Windermere Way via existing vehicular access and egress points.
- 4.8 With the site being washed over by Green Belt the primary consideration is whether the car park would represent an appropriate form of development in this location. The construction of a car park constitutes development in its own right and would involve works that would constitute an engineering operation as defined by Section 55 of The Town and Country Planning Act 1990. The National Planning Policy Framework (NPPF) identifies that engineering operations which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it are appropriate forms of Green Belt development. In this instance the proposal would not conflict with the aims or purposes of including land within the Green Belt as the proposal would be contained within the existing school site and would not therefore compromise the Green Belt, in this location.
- 4.9 The proposal would not conflict with the purposes of the Green Belt but it remains to be considered whether there would be any harm caused to openness as a result of the development. The laying out of a car park would not by its nature result in a loss of openness, however it is often the use of that car park which can have an impact. In this instance, given that the car park would be located adjacent to existing buildings and an existing car park area and that the transitory nature of the occupation of the car park would mean that any loss of openness would not be permanent, Officers consider that the proposal would not give rise to a situation which would be detrimental to the openness of this part of the West Midlands Green Belt.
- 4.10 For the reasons outlined at paragraphs 4.8 and 4.9 above, the proposal is considered to represent appropriate development in this Green Belt location.

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LOSS OF PLAYING FIELD

- 4.11 Whilst the proposal may be appropriate development in the Green Belt it would nonetheless result in the loss of an area of greenfield land which currently forms part of the playing field provision associated with Stourport High School. Policy LR.9 of the Adopted Local Plan seeks to safeguard playing fields and sports pitches across the District, any proposal which would result in a reduction of such sites will only be permissible where;
- a) The proposal is for minor development, such as car parking required in connection with the use as playing fields; or
  - b) Alternative or improved provision of at least equivalent community benefit is made available.
- 4.12 The NPPF allows Local Planning Authorities some additional flexibility when considering development on existing playing fields stating that where there is a clear assessment showing the land to be surplus to requirements or where the proposed development is for alternative sports provision, the need for which clearly outweighs the loss then development on existing playing fields may be permissible. This approach is echoed in the emerging Site Allocations and Policies Development Plan Document Policy SAL.DPL12. Similarly, in 2008 the District's 'Open Space, Sport and Recreation Audit' was carried out. The report included a recommendation that the Local Authority should look to provide new facilities for children and young people at school sites to optimise the use of resources. In response to this audit Core Strategy Policy CP07 promotes the shared use of community and education facilities to enhance or expand community facilities.
- 4.13 Paragraph 4.12 sets the policy context in which this application should be determined it therefore remains to be considered whether there are site specific circumstances which would clearly outweigh the loss of 880sq.m of playing field in this instance, as discussed below.
- 4.14 Stourport High School currently benefits from 58,000 sq.m. of playing field provision for their use, the proposed car park would see an area of that provision measuring 880 sq.m. being lost (total area of car park 1160sq.m). The proposed car park would cut across the edge of an existing pitch rendering this pitch unusable, however given the generous provision of open space available to the school it would be possible to reconfigure the current layout to ensure that there is no overall loss in terms of the number of dedicated sports pitches. Officers are advised that, due to changes between the summer and winter curriculum and the need to teach a range of sports, the location and type of pitches/games areas on the playing fields is altered on a regular basis in any case. The school have confirmed that the loss of a small area of playing field will not prejudice their ability to meet their curriculum demands and have provided term by term plans of the sports pitch layouts which clearly show how, following the proposed loss, they would be able to maintain the full requirement of pitches on site.

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- 4.15 Whilst it is acknowledged that the school do not consider the loss of the playing field to be detrimental to their own playing field provision at this site, the views of Sport England have been sought in order to determine whether the proposal would prejudice future sports provision and if so, whether the proposed improvements to the indoor provision would outweigh to loss of the outdoor space, their comments are summarised above at paragraph 3.3.
- 4.16 Having worked closely with the School and Sport England, since the withdrawal of a previous application which included a larger car park area, officers are satisfied that the proposal now being considered represents the minimum workable size of car park required to make the proposal feasible both for the provider and the school. Applying significant weight to the comments of Sport England, it is considered that the loss of an area of sports pitch representing 2% of the overall provision is clearly outweighed by the benefits this proposal would bring to the school and the wider community as detailed at paragraph 4.3 above. The proposal is therefore considered to be consistent with the requirements of the NPPF and the Local Development Framework.

#### HIGHWAY MATTERS

- 4.17 Concern has been raised by the Town Council that the loss of playing field space for the provision of car parking is not considered to be justified given that very adequate car parking space exists already at the adjoining School and could be brought into use to serve the development out of School hours. Advice from the School and Competition Line is that a separate dedicated car park is required for the gymnasium for use outside of school hours in order not to compromise security on the main school site, which would be closed off to vehicles. Notwithstanding this, the additional car parking spaces, which would be shared during school hours, would improve parking provision for the School which, at present, is severely deficient in terms of dedicated parking. Officers are advised that the school employs 200 members of staff and has 110 car parking spaces and as such, at present, staff park along Windermere Way and Minster Road as well as on the grass verge at the adjacent Stourport Sports Club. The provision of an additional 37 spaces would clearly serve to ease this parking problem. Based on Local Transport Plan 3, for a school employing 200 teachers the recommended maximum car parking provision would be 200 spaces (1 per staff member). The advice of the Highway Authority confirms that, based on staff numbers, the cumulative total parking proposed would not exceed the maximum advisable number and therefore they consider the proposal to be acceptable in this respect. Officers are therefore satisfied that the additional car parking is clearly required for the fitness facilities and would also serve to ease parking problems in and around the school site.

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- 4.18 Access to the School would remain unaltered and access and egress to the proposed car park would be off Windermere Way via existing entrance points to the front of the youth/leisure centre building. Given that the Highway Authority do not object to the proposal, Officers are satisfied that the arrangements for access and egress are acceptable and would not give rise to a situation which would compromise highway safety.

## 5.0 Conclusions and Recommendations

- 5.1 For the reasons outlined above officers consider that the proposed external alterations and creation of additional car parking are appropriate forms of development in this Green Belt location. The loss a modest area of playing field, in this instance, is clearly outweighed by the greater benefit of much needed improved indoor sports provision. The proposal would also serve to improve car parking for the school site which in turn would have a positive benefit to highway safety.

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

1. A6 (Full with no reserved matters).
2. A11 (Approved Plans).
3. Materials (as per approved plan).
4. Details of boundary treatment to be submitted.
5. Details of bollard lights to car park to be submitted.
6. Car park to be completed prior to first public use of the gymnasium.

### Reason for Approval

The proposal represents appropriate development in the Green Belt. The applicants have provided sufficient justification for the loss of the sports field, namely the improved indoor facilities, improvements to parking provision and that there would be no loss of functional sports pitches for the school, which in this instance are considered sufficient to clearly outweigh the loss of the sports field. The proposal would not give rise to a situation which would be detrimental to highway safety. The proposal therefore accords with the relevant policies of the Development Plan as listed.

## Wyre Forest District Council

Planning Committee Meeting 09 July 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 timber show house and associated features.	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
12/0279/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
12/0411/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0644/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
12/0690/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0758/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
12/0763/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
12/0784/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
13/0050/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

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
13/0082/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
13/0064/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
13/0069/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.	Mr & Mrs Lewis	James Houghton
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
13/0100/CERTE	22/02/2013	19/04/2013	THE RAMILIES HILL FARM NORTHWOOD LANE BEWDLEY DY121AT	Certificate of lawfulness: Use of property for full occupation for more than 4 years	Mr S Hartill	Emma Anning
13/0102/FULL	22/02/2013	19/04/2013	PLOTS 83 to 87 CHURCHFIELDS NORTH CLENSMORE STREET KIDDERMINSTER DY102J	Substitution of house types to plots 83 to 87 and associated parking layout of planning permission 11/0163/FULL	KEVIN SCOTT	Julia Mellor
13/0104/CERTE	28/02/2013	25/04/2013	100 COMBERTON HILL KIDDERMINSTER DY101QH	Certificate of Lawfulness: Use of premises as car MOT, tyres and repairs for 10 years	Mr B Garrett	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0117/CERTE	04/03/2013	29/04/2013	THE ROCK TANDYS LANE HARVINGTON KIDDERMINSTER DY104NG	Certificate of Lawfulness use of property as two separate dwellings for a period in excess of 4 years	Mr S Orme	Emma Anning
13/0134/RESE	04/03/2013	29/04/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY117BW	Provision of 2no. Service housings to serve mains electricity and gas for the redevelopment of phase 1 of the Former British Sugar Site. Reserved matters approval for scale, appearance, landscaping and layout	Mr A Plant	Julia Mellor
13/0110/RESE	11/03/2013	06/05/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY117DX	Redevelopment of part of development block A(ii) within phase 1 of Former British Sugar Site for 4no. Residential dwellings. Reserved matters approval for scale, appearance, landscaping and layout and internal access with the development block following outline approval 12/0146/EIA	Taylor Wimpey (Midlands)	Julia Mellor
13/0111/RESE	11/03/2013	10/06/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY117BW	Redevelopment of part of Development Block A(ii) within Phase 1 of the Former British Sugar Site for 30no. residential dwellings including 6no. affordable units. Reserved Matters approval for scale, appearance, landscaping and layout and internal access within the development block following outline approval 12/0146/EIA	Bovis Homes	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0120/OUTL	11/03/2013	10/06/2013	FORMER VICTORIA SPORTS GROUND SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER	Outline Application for a new Leisure Centre and associated works with some matters reserved	WYRE FOREST DISTRICT COUNCIL & VICTORIA CARPETS PL	Julia Mellor
13/0131/FULL	13/03/2013	08/05/2013	NEW HOUSE FARM NETHERTON LANE DUNLEY STOURPORT-ON-SEVERN DY130UW	New vehicular access to farmyard (for improved road safety)	Mr & Mrs Nicholls	Julia McKenzie-Watts
13/0153/EIASC	13/03/2013	03/04/2013	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Erection of Hotel, Conference Centre and Water Park	West Midlands Safari Park	Paul Round
13/0133/CERTE	14/03/2013	09/05/2013	STABLE END WORSELEY FARM BANK LANE ABBERLEY WORCESTER WR6 6BQ	Use building as a single residential dwelling in excess of four years	Mr R Juckes	Emma Anning
13/0139/EIASC	19/03/2013	09/04/2013	TESCO STORES SEVERN ROAD STOURPORT-ON-SEVERN	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Request for Screening Opinion in relation to the proposed development to remove the barrage and associated structures from the River Severn	TESCO STORES LTD	Julia Mellor
13/0157/CERTE	21/03/2013	16/05/2013	THE CREST RICKYARD MEADOW NORTHWOOD LANE BEWDLEY DY121AT	Certificate of lawfulness: Use of property as a permanent dwelling in excess of 4 years	Mrs R Russell	Emma Anning



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0172/FULL	22/03/2013	17/05/2013	OFFMORE RESIDENTIAL HOME OFFMORE FARM CLOSE KIDDERMINSTER DY103HB	Extension to form reminiscence room for themed activities	OFFMORE RESIDENTIAL HOME	Julia McKenzie-Watts
13/0163/FULL	25/03/2013	20/05/2013	58 LUDLOW ROAD KIDDERMINSTER DY101NW	Two storey side & rear extension and single storey front & side extension	Heeley & Holiick	James Houghton
13/0170/FULL	26/03/2013	21/05/2013	LAND TO WEST OF RESOLUTION WAY SITE IN RIVER SEVERN STOURPORT-ON-SEVERN	Demolition and removal of the existing old foot/access bridge from the bank of the river to the barrage wall, removal down to the water level of the concrete barrage; and remove corroded sheet piles and make good works to bridge and river bank	Tesco Stores Limited	Julia Mellor
13/0195/FULL	08/04/2013	03/06/2013	139 SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Proposed double garage	Mrs J Thompson	Ayesha Ali
13/0193/FULL	09/04/2013	09/07/2013	78 MILL STREET KIDDERMINSTER DY116XJ	Conversion of existing garage workshop, formerly part of the demolished mill, to 5 no. two-bed dwellings and the construction of 3no. two bedroom dwellings and 5 no. live-work units, with associated amenity and parking facilities.	Mr M Worton	Emma Anning
13/0187/FULL	11/04/2013	06/06/2013	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QJ	Demolition of existing garage and erection of new detached double garage	Mr R Neale	Julia McKenzie-Watts
13/0186/FULL	12/04/2013	12/07/2013	FORMER SUTTON ARMS PH SUTTON PARK ROAD KIDDERMINSTER DY116LE	Substitution of house types for redevelopment of 14 dwellings and associated infrastructure (Previously Approved - 11/0512/RESE)	Miller Homes Ltd (Ms J Morgan)	Emma Anning

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13/0192/FULL	12/04/2013	07/06/2013	LAND ADJACENT TO 60 STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Proposed 6 no. One bedroom dwellings. Resubmission of withdrawn application 12/0695/FULL	Mr & Mrs Humphries	Emma Anning
13/0214/FULL	16/04/2013	11/06/2013	UNIT 1 FIRS INDUSTRIAL ESTATE OLDINGTON LANE KIDDERMINSTER DY117QN	Extension to existing factory unit to give covered storage and workshop storage (B2/B8)	DMS (CHROMIUM) LTD	Julia McKenzie- Watts
13/0199/FULL	22/04/2013	17/06/2013	DOVE DALE HOUSE LONGBANK BEWDLEY DY122UN	Demolition of existing garage & store and erection of replacement garage & store	Mr D Withey	Emma Anning
13/0211/CERTE	22/04/2013	17/06/2013	BARNETT HILL GARDEN & LEISURE WORCESTER ROAD CLENT STOURBRIDGE DY9 0EE	Certificate of lawfulness for existing use of land for retail purposes of specific goods and polytunnels	Neville Prest	Paul Round
13/0206/FULL	23/04/2013	18/06/2013	MEADOW FALL SHATTERFORD LAKES BIRCH BANK SHATTERFORD BEWDLEY DY121TW	Use of building as single dwelling in conjunction with shatterford lakes fishery	Mr I Norman	Emma Anning
13/0209/FULL	23/04/2013	18/06/2013	STOURPORT PISTOL AND RIFLE CLUB BONEMILL RANGE STOURPORT ROAD STOURPORT- ON-SEVERN DY138BQ	Provision of portable cabin to form club room	STOURPORT PISTOL AND RIFLE CLUB	Paul Round
13/0212/FULL	25/04/2013	20/06/2013	FARMHOUSE COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Erection of detached garage & store building	Mr K Singh Gora	James Houghton
13/0217/LIST	25/04/2013	20/06/2013	THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Replacement of all existing windows with hardwood painted timber frames and double glazed units	Ms V Paulovic	Ayesha Ali

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13/0208/FULL	26/04/2013	21/06/2013	CORNER OF CASTLE ROAD & PARK LANE KIDDERMINSTER DY116TG	Development of 8 new two bedroom homes	Mr T Smith	Paul Round
13/0216/FULL	29/04/2013	24/06/2013	RIDGWOOD TRIMPLEY LANE BEWDLEY DY121JJ	Proposed two storey extensions	Mr & Mrs P & K Newton	Julia McKenzie-Watts
13/0219/FULL	29/04/2013	24/06/2013	4 WORCESTER ROAD MUSTOW GREEN KIDDERMINSTER DY104LA	Proposed rear kitchen & breakfast room extension	Mr P MacDonald	Ayesha Ali
13/0223/LIST	29/04/2013	24/06/2013	23 CHURCH STREET KIDDERMINSTER DY102AW	Hanging sign to front elevation	Mr M Whitehouse	Julia McKenzie-Watts
13/0227/RESE	01/05/2013	31/07/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	Redevelopment of development block A(iii) within Phase 1 of the Former British Sugar Site for 29no. Residential dwellings including 9no. Affordable units. Reserved matters approved for scale, appearance, landscaping and layout including internal access within the development block following outline approval 12/0146/EIA	Taylor Wimpey (Midlands)	Julia Mellor
13/0235/LIST	01/05/2013	26/06/2013	LLOYDS TSB BANK PLC 1 VICAR STREET KIDDERMINSTER DY101DE	5 No. Non-illuminated adverts; 1No. Non-illuminated name plate; 1 No. Internally Non-illuminated advert and 2 No. Internally Non-illuminated projecting adverts	Lloyds Banking Group	Julia McKenzie-Watts
13/0233/LIST	02/05/2013	27/06/2013	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Application to regularise minor variations to formally permitted scheme for refurbishment of property	Mr & Mrs L Roper	Paul Round

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13/0237/FULL	02/05/2013	01/08/2013	UPPER MOOR SMALL HOLDING TIMBER LANE STOURPORT-ON- SEVERN DY139LU	Change of use to use as a 4 pitch Gypsy and Traveller site and associated ancillary development	Mrs S Loveridge	Paul Round
13/0236/FULL	03/05/2013	28/06/2013	STOURPORT ON SEVERN HIGH SCHOOL MINSTER ROAD STOURPORT-ON-SEVERN DY138AX	PROPOSED CHANGE OF USE OF PART OF EXISTING PLAYING FIELDS TO CREATE CAR PARKING ASSOCIATED WITH ADJACENT FITNESS SUITE. RENDERING OF SOUTH ELEVATION, ALTERATIONS TO FENESTRATION AND REPLACEMENT OF EXISTING ENTRANCE CANOPY	Mr C Gripenstedt	Emma Anning
13/0240/FULL	03/05/2013	28/06/2013	15 WOODTHORPE DRIVE BEWDLEY DY122RH	First floor extension over part of existing garage	Mr & Mrs Rogers	Ayesha Ali
13/0228/CERTP	08/05/2013	03/07/2013	24 GARDNERS MEADOW BEWDLEY DY122DG	Proposed Orangery style conservatory for use as part of a residential dwelling	Mr & Mrs P Wilson	Paul Round
13/0234/ADVE	08/05/2013	03/07/2013	LLOYDS TSB BANK PLC 1 VICAR STREET KIDDERMINSTER DY101DE	5 No. Non-illuminated adverts; 1No. Non- illuminated name plate; 1 No. Internally Non-illuminated advert and 2 No. Internally Non-illuminated projecting adverts	Lloyds Banking Group	Julia McKenzie- Watts
13/0241/TREE	08/05/2013	03/07/2013	11A WANNERTON ROAD BLAKEDOWN KIDDERMINSTER DY103NG	Fell two Douglas Fir in the front garden	MR M BUTHLEY	Alvan Kingston
13/0238/FULL	09/05/2013	08/08/2013	SANDALWOOD 25 COMBERTON ROAD KIDDERMINSTER DY103DL	Variation of condition 3 of planning permission 09/0841/FULL to allow occupation of the residential units by persons of 65 years of age or over requiring nursing or personal care.	Mr L Connell	Julia Mellor

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13/0239/FULL	09/05/2013	04/07/2013	23 SILVER BIRCH DRIVE KIDDERMINSTER DY103XD	Erection of new boundary fence	Mr S Lewis	Julia McKenzie-Watts
13/0244/FULL	09/05/2013	04/07/2013	4 MILFORD AVENUE STOURPORT-ON-SEVERN DY138QY	Construction of 1m high fence to the front of property	Mrs H Skinkys	Ayesha Ali
13/0242/LIST	10/05/2013	05/07/2013	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	The addition of two multifuel stoves together with metal flues (painted black) and the incorporation of several timber king post trusses within the building.	Mr L Roper	Paul Round
13/0243/FULL	10/05/2013	05/07/2013	THE DELL SHEEPWASH LANE WOLVERLEY KIDDERMINSTER DY115SE	Proposed side extension	Mr G Hale	Paul Round
13/0251/FULL	13/05/2013	08/07/2013	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Replacement of asbestos roof sheets & wall cladding with metal composite panels. Replace existing windows & doors with PVC / aluminium and roof over existing store	KING CHARLES HIGH SCHOOL (Mr T Gulliver)	Julia McKenzie-Watts
13/0252/CERTP	13/05/2013	08/07/2013	WOODCOT TRIMPLEY LANE SHATTERFORD BEWDLEY DY121RH	Proposed rear extension and loft conversion with front and rear floodlights	Mr & Mrs A Mitton	James Houghton
13/0253/REGS3	13/05/2013	08/07/2013	AREA OF SSSI MARSHLAND ADJACENT TO ALDER AVENUE KIDDERMINSTER DY102LD	Construction of a bridge to allow cattle to access and be removed from the land at times of high water	Wyre Forest District Council	James Houghton
13/0245/TREE	14/05/2013	09/07/2013	ORION PLACE SION GARDENS STOURPORT-ON-SEVERN DY138BG	Thin crown by 20%, reduce limb back from property and undertake a minor crown lift of a Mulberry growing on land at Orion Place, Stourport	Wyre Forest Community Housing (Mr S Harcombe)	Alvan Kingston

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13/0246/TREE	14/05/2013	09/07/2013	14 ANTON CLOSE BEWDLEY DY121HX	Fell Common Lime within rear garden of 14 Anton Close, Bewdley	Mr R Walker	Alvan Kingston
13/0266/FULL	14/05/2013	09/07/2013	R A AUTO SERVICES 18 LISLE AVENUE KIDDERMINSTER DY117DJ	Change of use of part of building to provide new MOT testing bay	R A AUTO SERVICES	Julia McKenzie- Watts
13/0247/FULL	15/05/2013	10/07/2013	19 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130NZ	Proposed two storey side and single storey rear extension	Mr G Davis	Julia McKenzie- Watts
13/0249/FULL	15/05/2013	10/07/2013	THE WOODLANDS PILOUGH LANE FAR FOREST KIDDERMINSTER DY149UT	Single storey extension	Mr M Potter	James Houghton
13/0255/FULL	15/05/2013	10/07/2013	40 FRANCHE ROAD WOLVERLEY KIDDERMINSTER DY115TP	Proposed garage extension	Mr Nigel Turvey	Julia McKenzie- Watts
13/0256/FULL	15/05/2013	10/07/2013	17 RESERVOIR ROAD KIDDERMINSTER DY117AP	First floor extension for bedroom and bathrooms over existing garage (Renewal of 10/0243/FULL)	Mr J Klunduk	Julia McKenzie- Watts
13/0248/FULL	16/05/2013	11/07/2013	STEVE MORRIS AGRICULTURE LTD LIVESTOCK MARKET STADIUM CLOSE AGGBOROUGH KIDDERMINSTER DY101NJ	Construction of Office Building	STEVE MORRIS AGRICULTURE LTD	James Houghton
13/0260/FULL	16/05/2013	11/07/2013	1 MALLORY DRIVE KIDDERMINSTER DY115DZ	New timber fence to side of house	Mr A Wildman	James Houghton
13/0254/FULL	17/05/2013	12/07/2013	SEVERN VALLEY RAILWAY (HOLDINGS) PLC STATION DRIVE KIDDERMINSTER DY101QX	Construction of storage shed	SEVERN VALLEY RAILWAY (HOLDINGS) PLC	James Houghton
13/0258/TREE	17/05/2013	12/07/2013	24 BROOK VALE BEWDLEY DY121BQ	Crown lift 3 Sycamores by 5.5 metres and fell 2 Sycamores in the rear garden	Mr J Dyer	Alvan Kingston

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13/0259/TREE	17/05/2013	12/07/2013	1B THE LEA KIDDERMINSTER DY116JY	Reduce crown of Common Lime by 30% and remove epicormic growth stem and remove a limb from a Sycamore overhanging neighbour's driveway at 1B The Lea, Kidderminster DY11 6JY	Mr M Locker	Alvan Kingston
13/0267/LIST	20/05/2013	15/07/2013	12A WESTBOURNE STREET BEWDLEY DY121BS	Internal alterations to create Kitchen/Dining/Living Area on ground floor, bedroom + bathroom alterations and formation of a new doorway at first floor	Mr D Court	John Baggott
13/0270/FULL	20/05/2013	15/07/2013	FAIRVIEW HOP POLE LANE BEWDLEY DY122LB	Proposed Sun Lounge, Shower Room and Entrance Hall with associated internal alterations.	Mrs J Ward	Julia McKenzie-Watts
13/0273/TREE	20/05/2013	15/07/2013	33 ARELEY COURT STOURPORT- ON-SEVERN DY130AR	Fell a Wellington	Miss K Chuter	Alvan Kingston
13/0294/FULL	20/05/2013	15/07/2013	EVERGREEN HALLS FARM LANE TRIMPLEY BEWDLEY DY121NP	Two storey side and front extension following demolition of existing single storey element	MR & MRS J & S GAMMOND	James Houghton
13/0274/FULL	22/05/2013	17/07/2013	16 REDCROSS COTTAGES CHADDESLEY CORBETT KIDDERMINSTER DY104PP	Installation of domestic vehicle access	EXECUTORS OF MISS EJ WOOD (DECD)	Julia McKenzie-Watts
13/0281/FULL	22/05/2013	17/07/2013	UNIT 1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Minor Material Amendment to Planning Permission 12/0586/FULL to allow increase to external display area	Go Outdoors Ltd	Paul Round

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13/0268/TREE	23/05/2013	18/07/2013	BLAKESHALL HALL BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XP	Fell 2 Sycamore and 2 Beech and remove deadwood from 3rd Beech	Mr C Hine	Alvan Kingston
13/0272/FULL	23/05/2013	18/07/2013	2 STOKESAY CLOSE KIDDERMINSTER DY101YB	Bedroom, bathroom and utility extension over existing garage	Mr M Wilkins	James Houghton
13/0271/FULL	24/05/2013	19/07/2013	FORMER CROWN INN OLD CHESTER ROAD SOUTH KIDDERMINSTER DY101XL	Demolition of former public house and change of use to car sales, erection of car sales office, staff facilities and lighting columns	Mr S Grieveson	Emma Anning
13/0269/TREE	28/05/2013	23/07/2013	PATIN COTTAGE 2 THE LEA KIDDERMINSTER DY116JY	Fell 3 Trees	Mr R Corbett	Alvan Kingston
13/0275/FULL	28/05/2013	23/07/2013	WOODEND HALLS FARM LANE TRIMPLEY BEWDLEY DY121NP	Proposed two storey side extension to provide self contained granny flat and additional first floor accommodation. Proposed porch and garage.	Mr & Mrs S Hall	Emma Anning
13/0277/FULL	28/05/2013	23/07/2013	NISA 27-28 HORSEFAIR KIDDERMINSTER DY102EN	Extension to provide storage space for shop	Mr Bill Sidhu	Ayesha Ali
13/0278/FULL	28/05/2013	23/07/2013	HITTER HILL DRYMILL LANE BEWDLEY DY122LF	Internal alterations to form first floor two bedroom flat plus provision of amenity land	Mr & Mrs D Lock	James Houghton
13/0276/TREE	29/05/2013	24/07/2013	9 OAK GROVE KIDDERMINSTER DY103AL	Fell two Holly and four Cypress	Mr K Bowkett	Alvan Kingston
13/0280/TREE	29/05/2013	24/07/2013	58 HEIGHTINGTON PLACE STOURPORT-ON-SEVERN DY130BE	Crown life Common Lime	Mrs J Allcock	Alvan Kingston



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13/0284/FULL	29/05/2013	24/07/2013	PINEWOOD LODGE POUND GREEN ARLEY BEWDLEY DY123LF	Change of use of land to keeping of horses; construction of manège and 3m high bund	Miss Vicki Gatehouse	James Houghton
13/0285/ADVE	29/05/2013	24/07/2013	10 VICAR STREET KIDDERMINSTER DY101DE	1 No. Externally Illuminated fascia Sign. 1No. Externally Illuminated Projecting Sign	Mr A Pugh	Julia McKenzie-Watts
13/0279/FULL	30/05/2013	25/07/2013	HILL FARM NORTHWOOD LANE BEWDLEY DY121AT	Installation of foul and surface water drainage system incorporating treatment plant to serve 19No. Properties	Mr M Halford The Halford Trust	Emma Anning
13/0286/FULL	30/05/2013	25/07/2013	20 SPENCER AVENUE BEWDLEY DY121DB	Two storey rear extension. Single storey front extension	Mr K Akathiotis	Julia McKenzie-Watts
13/0287/FULL	30/05/2013	25/07/2013	2 PARK LANE BEWDLEY DY122EL	Extension to existing garage	Mrs A.C. Toye	Ayesha Ali
13/0288/FULL	31/05/2013	26/07/2013	OAK VIEW ROCK CROSS ROCK KIDDERMINSTER DY149RW	Erection of double garage	Ms R Girfiths	James Houghton
13/0290/FULL	31/05/2013	26/07/2013	FORMER GARAGE SITE LAYAMON WALK STOURPORT-ON-SEVERN	Erection of 1No. 3 bed house and 1No. 2bed house with associated access and landscaping	Mark Taylor	Emma Anning
13/0293/CERTE	31/05/2013	26/07/2013	MILL HOUSE STOURPORT ROAD BEWDLEY DY121BD	Use of Mill House as 4 Flats and separate Office (Class A/B) - Certificate of Lawful Use	Mr K Ahern	Paul Round

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13/0282/FULL	03/06/2013	29/07/2013	STONE MANOR HOTEL STONE CHADDESLEY CORBETT KIDDERMINSTER DY104PJ	Change of use of Assembly Room to No.5 x 3 bed dwellings; alterations to elevations and existing roof; provision of private amenity space; new access gates and piers	STONE MANOR HOTELS LTD	Emma Anning
13/0283/ADVE	03/06/2013	29/07/2013	STOURPORT SERVICE STATION VALE ROAD STOURPORT-ON-SEVERN DY138YJ	Internally illuminated totem sign	Eso Petroleum Company Ltd	Julia McKenzie-Watts
13/0289/FULL	03/06/2013	29/07/2013	8 SWALLOW DRIVE KIDDERMINSTER DY104DG	Demolition of garage and single storey extension to side	Mr M Dearlove	Ayesha Ali
13/0291/FULL	03/06/2013	29/07/2013	CONSILIUM GROUP LTD 16 YORK STREET STOURPORT-ON-SEVERN DY139EE	Change of use from dental Surgery Office and storage Area to 1No. X1bed flat at ground floor with associated internal alterations	Mr J Sanghora	Julia Mellor
13/0292/LIST	03/06/2013	29/07/2013	CONSILIUM GROUP LTD 16 YORK STREET STOURPORT-ON-SEVERN DY139EE	Change of use from dental Surgery Office and storage Area to 1No. X1bed flat at ground floor with associated internal alterations	Mr J Sanghora	Julia Mellor
13/0295/TREE	03/06/2013	29/07/2013	32 WESLEY AVENUE STOURPORT-ON-SEVERN DY130EJ	Remove lowest two limbs from a Sycamore	Mr S Harcombe	Alvan Kingston
13/0299/FULL	03/06/2013	29/07/2013	FORMER GARAGE SITE BREDON AVENUE KIDDERMINSTER DY117EP	Construction of 6 No. 2bed/ 4person houses including associated access and landscaping	CHG PROPERTY SERVICES	Emma Anning
13/0297/TREE	04/06/2013	30/07/2013	27 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Crown lift Silver Birch to 5m	Mr J Heseltine	Alvan Kingston

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13/0300/FULL	04/06/2013	30/07/2013	78 FERNDALE CRESCENT KIDDERMINSTER DY115LW	First floor side extension	Mr & Mrs Soley	Paul Round
13/0301/FULL	05/06/2013	31/07/2013	8 REDSTART AVENUE KIDDERMINSTER DY104JR	Proposed two storey extension	Mr A Westley	James Houghton
13/0302/FULL	05/06/2013	31/07/2013	UNIT 15a WORCESTER ROAD HOOBROOK INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Single storey rear extension to industrial unit	Mrs S Rook	James Houghton
13/0303/FULL	05/06/2013	31/07/2013	R O DONAGHEY LTD 8 OLDINGTON TRADING ESTATE KIDDERMINSTER DY117QP	New roof and porch extension to existing office and re-roof existing building	R O DONAGHEY LTD	Julia McKenzie-Watts
13/0298/TREE	06/06/2013	01/08/2013	TRESCO ROCK KIDDERMINSTER DY149DB	Fell Cedar Tree	Mr B Lawson	Alvan Kingston
13/0304/FULL	06/06/2013	01/08/2013	28 GROSVENOR AVENUE KIDDERMINSTER DY101SS	Single story extension to rear following removal of existing conservatory, hipped roof over existing first floor to rear	Mr W Billingsley	James Houghton
13/3005/AG	06/06/2013	04/07/2013	BULLOCKHURST FARM COTTAGE ROCK CROSS ROCK KIDDERMINSTER DY149SE	Agricultural storage building	Mr A Nott	James Houghton
13/0305/FULL	07/06/2013	02/08/2013	158 KIDDERMINSTER ROAD BEWDLEY DY121JD	First floor extension to side, single storey extension to rear and extension to existing garage with pitched roof over	Mrs A Palmer	Julia McKenzie-Watts
13/0306/FULL	07/06/2013	02/08/2013	BROOKSIDE COTTAGE RECTORY LANE ROCK KIDDERMINSTER DY149RR	Proposed rear kitchen extension	Mrs J Curtis	James Houghton
13/0309/FULL	07/06/2013	02/08/2013	30 BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY138PS	First floor side extension; single storey rear extension and single storey front extension.	Mr & Mrs P Royall	Julia McKenzie-Watts

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13/0315/TREE	07/06/2013	02/08/2013	THE STADDLESTONE 4 BARNETTS GROVE KIDDERMINSTER DY103HG	Fell Lawson Cypress	Mr N J Pritchard	Alvan Kingston
13/0321/CERTE	07/06/2013	02/08/2013	BARNETT HILL GARDEN & LEISURE WORCESTER ROAD CLENT STOURBRIDGE DY9 0EE	Use of poly-tunnels for specific retail sales in breach of Condition 16 of WF/1079/00-Certificate of Existing Lawful Use	GARDEN & LEISURE GROUP LTD	Paul Round
13/0323/TREE	07/06/2013	02/08/2013	19 FIELDFARE COURT KIDDERMINSTER DY104TT	Reduce section of the crown of a Beech Tree overhanging 9 Cygnet Court by 20%	Mrs M Johnson	Alvan Kingston
13/0317/FULL	10/06/2013	05/08/2013	THE CLUBHOUSE RUSSELL ROAD KIDDERMINSTER DY103HT	Proposed construction of 1.4m high wall and 1.8m high piers at entrance	KIDDERMINSTER GOLF CLUB	Julia McKenzie-Watts
13/0318/FULL	10/06/2013	05/08/2013	CLOVERFIELD ROCK KIDDERMINSTER DY149XL	Proposed single storey rear extension	Mr M Brighton	James Houghton
13/0307/FULL	11/06/2013	06/08/2013	CROFTON LODGE TRIMPLEY BEWDLEY DY121NL	Construction of detached garages	MRS E PASS	Emma Anning
13/0308/FULL	11/06/2013	06/08/2013	2 COMBERTON ROAD KIDDERMINSTER DY101UA	Change of use of 1st and 2nd floor to hairdressing / beauty salon (sui generis)	Mrs S Billings	Julia Mellor
13/0313/FULL	12/06/2013	07/08/2013	46 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Ground floor rear extension to house	Mr J harrison	Julia McKenzie-Watts
13/0314/FULL	12/06/2013	07/08/2013	WITS END COTTAGE LONGBANK BEWDLEY DY122QT	Single storey rear extension to dwelling for kitchen-dining room	Mr T Wooldridge	James Houghton
13/0311/FULL	13/06/2013	08/08/2013	9-11 POWER STATION ROAD STOURPORT-ON-SEVERN DY139PF	Proposed sub-division of single dwelling into two No. 2 bedroom dwellings	S.C.FURNITURE LTD	Emma Anning
13/0316/WCCR	13/06/2013	04/07/2013	OFFMORE PRIMARY SCHOOL WORDSWORTH CRESCENT KIDDERMINSTER DY103HA	Proposed retention of Double Mobile Classroom	Worcestershire County Council	Julia McKenzie-Watts

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13/0320/FULL	13/06/2013	08/08/2013	HIGH ACRE TRIMPLEY BEWDLEY DY121NG	RECONSTRUCTION OF ROOF STRUCTURE TO FORM ADDITIONAL ACCOMMODATION	Mr P Coates	Emma Anning
13/3007/AG	13/06/2013	11/07/2013	BRANSLEY FARM ROCK KIDDERMINSTER DY149YJ	Agricultural Storage Building	Mr J Turner	Paul Round
13/0310/FULL	14/06/2013	09/08/2013	4 PARK DINGLE BEWDLEY DY122JY	Construction of pitched roof over existing flat roof	Nigel Houlston	James Houghton
13/0312/FULL	14/06/2013	09/08/2013	LITTLE MAYHILL FARM RANTERS BANK ROCK KIDDERMINSTER DY149DT	Proposed rear single storey extension of disabled relative	Mrs R Stanier	Julia McKenzie-Watts
13/0319/FULL	17/06/2013	12/08/2013	4 CHURCHILL LANE BLAKEDOWN KIDDERMINSTER DY103NB	Detached double garage with workshop/store and games room above with dormer windows	Mr & Mrs c Murphy	Julia McKenzie-Watts
13/0328/FULL	17/06/2013	12/08/2013	11 FOLD COURT CHADDESLEY CORBETT KIDDERMINSTER DY104QP	Extension to Boot Room/Kitchen at ground floor and conversion of loft	Mr & Mrs R Green	James Houghton
13/0329/FULL	17/06/2013	12/08/2013	2 CHURCH FARM BARNES CHURCHILL KIDDERMINSTER DY103LY	Conversion of barn to dwelling (amendment to approved application 11/0105/FULL)	Mr J Lloyd	Emma Anning
13/0324/FULL	18/06/2013	13/08/2013	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QJ	Change of use for keeping horses and erection of new stable block	Mr & Mrs R Neale	James Houghton
13/3006/PNH	19/06/2013	31/07/2013	31 CHESTER ROAD SOUTH KIDDERMINSTER DY101XJ	Orangery extension in location of existing conservatory	Mr Nani Bahra	

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13/0322/TREE	20/06/2013	15/08/2013	SIDE OF 3 THRELFALL DRIVE BEWDLEY DY121HU	Crown reduction of a Cedar Lebanon	Mr D Marshall	Alvan Kingston
13/0325/LIST	21/06/2013	16/08/2013	THE BAILIFFS HOUSE 68 HIGH STREET BEWDLEY DY122DJ	The proposal is for timber frame and roof repairs including stripping and relaying the roof to the south elevation, reusing tiles where possible and replacing tiles with new to match existing where necessary. The proposal also includes new larch feather edge boarding to the south elevation above ground floor level, new windows to the south elevation, and new galvanised steel half round gutters and circular downpipes.	Mr I Jones	Julia McKenzie-Watts
13/0326/ADVE	21/06/2013	16/08/2013	UNIT FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Various Advertisements	Go Outdoors Ltd	Paul Round
13/0327/FULL	21/06/2013	16/08/2013	UNIT FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	The blocking up of existing roller shutter door and installation of replacement roller shutter door, new trolley store with other minor alterations	Go Outdoors Ltd	Paul Round
13/0330/TREE	21/06/2013	16/08/2013	1 HUNTS RISE BEWDLEY DY121HR	Pollard a Maple and a Lime	Mrs E Bond	Alvan Kingston
13/0331/TREE	24/06/2013	19/08/2013	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Various Tree Works	KING CHARLES HIGH SCHOOL (Miss S Knight)	Alvan Kingston

## WYRE FOREST DISTRICT COUNCIL

Planning Committee

09 July 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
WFA1413 12/0113/LIST	APP/R1845/E/12 /2184988/NWF	Mr E H Gatehouse	WOODHOUSE FARM POUND GREEN ARLEY BEWDLEY DY123LD  Installation of Solar Panels on barn	WR  18/10/2012	29/11/2012			Allowed  13/06/2013

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required by	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
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		26/03/2013 Kidderminster & Rock Suite	



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
WFA1419 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 11/0136/OUTL)	WR  13/02/2013	27/03/2013			Allowed  13/06/2013

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required by	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1421 12/0323/FULL	APP/R1845/A/12 /2189056	Mr Simon Griffiths	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG  The erection of a new building to provide support accommodation in the form of 5 no. one-bed apartments, 1 no. two-bed apartments including communal space for tenants and occupants including staff sleep-over room.	HE  25/03/2013	06/05/2013			

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required by	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1422 13/0034/CERT	APP/R1845/X/13 2197212	THE DIOCESE OF WORCESTER	LAND TO REAR OF 5 MILL LANE BLAKEDOWN KIDDERMINSTER  Carrying out of development approved under planning application reference 08/0839/FULL(Erection of three detached dwellings, access and turning area)	WR  30/04/2013	11/06/2013			
WFA1423 12/0745/FULL	AAP/R1845/A/1 3/2196708	Mrs W Packwood	HEYBRIDGE KINGSFORD LANE WOLVERLEY KIDDERMINSTER  Proposed Change of Use of Ancillary Accommodation to self contained dwelling	WR  06/06/2013	18/07/2013			

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required by	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1424 13/0183/FULL	APP/R1845/D/13 /2199594	Mr P Childs	GREENACRES ROCK KIDDERMINSTER DY149DW  Orangery to side of property	WR  14/06/2013	26/07/2013			
WFR1415 12/0496/CERT	APP/R1845/X/12 /2186069	Mrs M Tracey	CUCKOO HILL KINGSFORD LANE WOLVERLEY KIDDERMINSTER  Certificate: Proposed front extension	WR  24/11/2012	05/01/2013			



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# Appeal Decision

Site visit made on 5 June 2013

**by Paul Griffiths BSc(Hons) BArch IHBC**

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

**Decision date: 13 June 2013**

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**Appeal Ref: APP/R1845/E/12/2184988**

**Woodhouse Farm, Pound Green, Arley DY12 3LD**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
  - The appeal is made by Mr Edwin Harold Gatehouse against the decision of Wyre Forest District Council.
  - The application Ref.12/0113/LIST, dated 6 February 2012, was refused by notice dated 25 April 2012.
  - The works proposed are described as 'agricultural buildings: erection of 21 solar panels 3.00 Kilowatt'.
- 

## Decision

1. No action, for the reason given below.

## Reasons

2. Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act<sup>1</sup> 1990 sets out that 'listed building' means a building included in a list compiled or approved by the Secretary of State and notes that any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948, shall be treated as part of the listed building. According to the Council, Woodhouse Farmhouse was added to the Statutory List on 18 March 1987. The barn to which the solar panels have been added clearly dates from before 1948.
3. The complexities of curtilage were helpfully outlined in PPG15<sup>2</sup>. Obviously, that document was replaced some time ago but despite that, paragraph 3.34 still has resonance because it reflects the position reached by the Courts in their consideration of a succession of cases that centred on curtilage. Paragraph 3.34 said that 'for a structure or building within the curtilage of the listed building to be part of the listed building, it must be ancillary to the principal building, that is it must have served the purposes of the principal building at the date of listing, or at a recent time before the date of listing, in a necessary or reasonably useful way and must not be historically an independent building.'
4. The barn was clearly ancillary to, and served the purposes of, the farmhouse for a considerable period of time. The Council says that because it came into the ownership of the appellant in 1998, at the point when Woodhouse Farmhouse was added to the Statutory List, the barn lay within the curtilage of the farmhouse and, as such, must be treated as part of the listed building.

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<sup>1</sup> Referred to hereafter as the Act

<sup>2</sup> Planning Policy Guidance: *Planning and the Historic Environment*

5. However, that analysis ignores the point that, according to the appellant's uncontested evidence, all agricultural activities were severed from the farmhouse in March 1986, a year before the farmhouse was added to the Statutory List, when the appellant was given an agricultural tenancy that included all the farm buildings. On that basis, at the point when Woodhouse Farmhouse was added to the Statutory List, the barn at issue was part of a different functional unit. It was not ancillary to the farmhouse, did not serve the purposes of the farmhouse, and had not done so for a relatively significant period of time. It was not part of the curtilage of the farmhouse at that point in time, therefore, and neither is it now.
6. As such, bearing in mind how case law has borne on an interpretation of Section 1(5) of the Act, the barn at issue cannot be considered to be part of the listed building. The installation of the solar panels does not, therefore, require listed building consent.
7. For that reason, no action is required on the appeal.

*Paul Griffiths*

**INSPECTOR**



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## Appeal Decision

Site visit made on 28 May 2013

**by David Leeming**

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

**Decision date: 13 June 2013**

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**Appeal Ref: APP/R1845/A/13/2190850**

**26 and 28 Leswell Street, Kidderminster, Worcestershire DY10 1RP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Leswell Enterprises against the decision of Wyre Forest District Council.
  - The application Ref 12/0443/OUTL (WFA.1419), dated 19 July 2012, was refused by notice dated 28 August 2012.
  - The development proposed is described as: proposed demolition of 26 and 28 Leswell Street and the development of 6 No. Apartments (Outline all matters reserved) (resubmission of 11/0136/OUTL).
- 

### Decision

1. The appeal is allowed and outline planning permission is granted for the development of 6 No. apartments, following demolition of the existing buildings on site, at 26 and 28 Leswell Street, Kidderminster, Worcestershire DY10 1RP in accordance with the terms of the application, Ref 12/0443/OUTL (WFA.1419), dated 19 July 2012, subject to the conditions set out in the attached schedule.

### Preliminary Matters

2. The application was made in outline, with all matters reserved. However, it was accompanied by illustrative scaled plans showing the possible front access/parking spaces, layout, scale, design and the extent of site coverage by built development. These plans have been treated as indicative as to how the site would be developed.
3. The description of the development in the header above has been slightly revised to more appropriately describe the development at appeal.
4. It is an established principle that each application or consequential appeal should be determined on its own merits. As such, limited weight can be attached to the submitted appeal decisions and others referred to in the representations by the parties.

### Main Issue

5. The main issue is whether the appeal site should be considered as previously developed land and, if not, whether it is unacceptable in principle and planning permission should be refused, having regard to the approach of the development plan and the National Planning Policy Framework (NPPF).

## Reasons

6. The Council state that the application site does not constitute previously developed land as defined in Annex 2 (Glossary) of the NPPF. They consider that to allow the development in these circumstances would conflict with the strategic aims of the District Council, which focus on development of brownfield sites. They consider that there are no material circumstances in this case that would outweigh these objectives, particularly given that the Council have in excess of the requisite 5-year supply of housing land.
7. The definition of previously developed land excludes private residential gardens. However, the site currently contains two dwellings and the indicative plans show that the proposed development would, in part, be on the previously developed land occupied by these dwellings. To the extent that the development would also occupy existing garden land it would not be on previously developed land.
8. The Council refer to paragraph 53 of the NPPF which they state allows for local planning authorities to set out policies to resist development of residential gardens. However, what this paragraph actually states is that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The approach of the NPPF is thus clearly not one that advises that all development without exception within private residential gardens is unacceptable in principle.
9. The Council consider the development to be contrary to Policy H.2 of their Local Plan, Policies DS01 and DS02 of the Adopted Wyre Forest Core Strategy and emerging Policy SAL.DPL1 of their Site Allocations and Policies Development Plan Document. Since the latter is now at an advanced stage, close to adoption, considerable weight can be given to it, having regard to paragraph 216 of the NPPF.
10. Looking first at the Core Strategy policies, Policy DS01 sets out where new development can take place. Among other things, it states that new development will be concentrated on brownfield sites within the urban areas of Kidderminster and Stourport-on-Severn. Policy DS02 specifically concerns Kidderminster. Key aims of the Core Strategy policies are to promote regeneration and to focus new development in locations which will promote sustainable communities. The proposed development, which would provide modern sustainable homes, in place of the existing somewhat run down dwellings currently on the site, would contribute to these key aims.
11. LP Policy H.2 is a now dated policy and apparently due for replacement by the emerging Site Allocations and Policies Development Plan Document. It takes a generally permissive approach to development within areas primarily allocated for residential use as defined in the Proposals Map. This would include the area in which the appeal site is located. A proviso is that the site comprises previously developed land. At the time the policy was adopted this would have included any associated private residential gardens forming part of the curtilage of existing development.
12. Emerging Policy SAL.DPL1 similarly permits residential development in areas identified in the Proposals Map allocated primarily for residential development. The reasoned justification states that these areas are existing residential areas



where the principle of further residential development on previously developed land (as defined in NPPF Annex 2 and thus excluding garden land) is considered to be acceptable subject to compliance with other relevant LDF policies.

13. The appeal site is within such an identified area and, with the exception of the private residential garden land, is previously developed land. The emerging policy would clearly be inoperable if it was a requirement that any replacement development could only occupy the exact areas of land on the site that are or were occupied by a permanent structure and any associated fixed surface infrastructure. That would be an unduly restrictive approach to the application of development plan and national planning policy, notwithstanding that the definition of previously developed land excludes private residential gardens.
14. The layout of the development and other reserved matters fall to be considered at a later date. However, the submitted site plan indicates that although the proposed replacement dwellings would cover a greater extent of the site than the existing ones, they would not be set further back into the site than the existing outriggers. In essence, what is proposed is infill development, addressing the street and sited adjacent to the dwellings at Nos. 24 (A and B) and 30 Leswell Street. There would be no housing development at depth within the plot and the majority of the existing private residential garden land to the rear of the existing dwellings on the site would remain as such..
15. Despite the fact that the scheme would involve development on some existing garden land, the principal requirement of the development plan policies, that new and replacement housing is located in areas allocated for residential development, would be complied with.
16. Even if the conclusion might be drawn that the development is nevertheless contrary in principle to the approach of the Council's development plan policies, greater weight is attached to the fact that it is not, in principle, contrary to the NPPF. The limited extent to which the development would encroach on existing private residential garden land is an insufficient basis to justify a conclusion that the development would create harm to the local area or otherwise result in inappropriate development of residential gardens.

### **Other Matters**

17. Concerns were raised with the Council by local residents about the effect of the development on parking and highway safety. However, these concerns are not supported by the council and there is no reason to disagree.

### **Conditions**

18. In addition to the three standard conditions that apply to outline permissions, the Council have suggested a number of other conditions in the event of the appeal being allowed. For the most part, in the interests of securing an environmentally acceptable development, these are being imposed, subject to some minor drafting changes.
19. Since all matters are reserved, it would not be appropriate to attach the suggested condition (D) requiring the development to be carried out strictly in accordance with the submitted indicative plans. Although it is not expected that there would be significant departures from what is shown on the plans, the details might change and in any event will require approval from the Council before the development can go ahead.

20. The Council have suggested a condition (H) requiring the provision of bat boxes. Although two bat passes of Common Pipistrelles were recorded during an investigation carried out on behalf of the appellants in July 2012, no evidence was found that the buildings currently on site had been or were being used by bats. It was concluded that demolition of the existing buildings would not affect in the long term any local bat populations. The imposition of the suggested condition is not necessary as a mitigation measure or otherwise in the interests of protecting bats.
21. Conditions removing permitted development rights should not be imposed unless there is clear justification to do so. In this case, the Council's suggested condition (O) is being imposed, with some modification, to ensure safe and efficient use of the frontage for off-street parking.
22. The attached schedule of conditions includes additional matters to be controlled in relation to hard landscaping works and in respect of a construction method statement than suggested by the Council. The latter is particularly necessary to provide a satisfactory degree of control during the demolition and construction work. However, it is not necessary to specify, as in suggested condition L, that measures be taken to prevent noise and vibration. Some noise is to be expected during the period of development, although not from vibration. There is no reason to conclude that, given the control over hours of working, delivery times and loading and unloading, neighbours will be subject to any undue noise or disturbance from the works.

### **Conclusion**

23. For the above reasons the appeal is being allowed.

*David Leeming*

INSPECTOR

### SCHEDULE OF CONDITIONS

- 1) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 5) No development shall take place until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building, have been submitted to and approved in writing by the local planning authority. There shall be no variation in those levels without the written approval of the local planning authority.
- 6) No development shall take place until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved details shall be completed prior to the occupation of the development.
- 7) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure; car parking layout; pedestrian access and circulation areas; hard surfacing materials; and refuse and any other external storage units.
- 8) The development hereby approved shall not be brought into use until the proposed access and parking spaces have been laid out, surfaced and drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority. These areas shall thereafter be retained and kept available for those uses at all times.
- 9) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the local planning authority. Any trees or plants that, within a period of five years after planting are removed, die or become seriously damaged or diseased, shall be replaced with others of species, size and number as originally approved, by the end of the first available planning season thereafter.

- 10) No development shall take place until a scheme of foul and surface water drainage has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the development is occupied.
- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the site curtilage forward of the front wall of the apartments, fronting onto Leswell Street, other than with the express permission of the local planning authority.
- 12) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors
  - ii) hours of operation, including deliveries and the loading and unloading of plant and materials
  - iii) storage of plant and materials used in constructing the development
  - iv) the erection and maintenance of security hoarding, where appropriate
  - v) measures to prevent mud and debris being carried onto the public highway
  - vi) measures to control the emission of dust and dirt during demolition and construction.

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**9<sup>TH</sup> JULY 2013**

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

<b>OPEN</b>	
<b>DIRECTOR:</b>	Director of Economic Prosperity and Place
<b>CONTACT OFFICER:</b>	Peter Bassett – Extension 2536 Peter.Bassett@wyreforestdc.gov.uk
<b>APPENDICES:</b>	Appendix 1 – Areley Kings Conservation Area Character Appraisal Appendix 2 – Summary of responses

**1. PURPOSE OF REPORT**

- 1.1 To advise Members of the responses received on the Draft Conservation Area Appraisal for the Areley Kings Conservation Area, and to seek Planning Committee approval for the adoption of the Conservation Area Character Appraisal.

**2. RECOMMENDATION**

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

**3. BACKGROUND**

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

- 3.3 The effects of designation of a Conservation Area include stricter planning controls over demolition, minor development, the protection of trees, and stricter regulation of new development to ensure it preserves and/or enhances the special character of the Area. In addition, Local Planning Authorities have a duty to prepare schemes for the enhancement of Conservation Areas.
- 3.4 A previous public consultation exercise on the draft Conservation Area Appraisal for the Areley Kings Conservation Area took place in early 2011. The unusually large proportion of responses requesting changes to that Appraisal (70% of respondents) led to major revisions in the documentation which was then the subject of a re-consultation exercise in early 2013 following Planning Committee approval at the 11<sup>th</sup> December 2012 Committee meeting. The responses to that re-consultation exercise are reported in *Appendix 2*.

**4. KEY ISSUES**

- 4.1 As previously stated, the *Planning (Listed Buildings and Conservation Areas) Act 1990* places a duty upon every local planning authority, from time to time, to review and to determine whether any parts or further parts of their area are of special architectural and/or historic interest, the character of which it is desirable to preserve or enhance, and to designate them as Conservation Areas. In line with this advice, the Adopted District Local Plan states (in paragraph 8.11), the District Council's intention to compile a Local List of Buildings and Structures. This is further underpinned in paragraph 7.51 of the emerging Site Allocations and Policies DPD.
- 4.2 Members are advised that the re-consultation exercise generated a 35% response rate. Whilst 70% of these respondents requested further revisions to the proposed Conservation Area Character Appraisal, Members will note the generally supportive nature of the vast majority of the responses, as detailed in Appendix 2. Members will also note that in a number of instances, the responses received were in relation to matters outside of Wyre Forest District Council's control. However, Officers will refer such matters to the appropriate and relevant parties for their respective attention.
- 4.3 The volume and generally supportive nature of the responses to the re-consultation exercise are welcomed. There is clearly extensive local knowledge which is invaluable in compiling the final version of the Character Appraisal, as attached at Appendix 1.

**5. FINANCIAL IMPLICATIONS**

- 5.1 There are no financial implications.

**6. LEGAL AND POLICY IMPLICATIONS**

6.1 There are no legal or policy implications.

**7. RISK MANAGEMENT**

7.1 There are no risk management issues.

**8. EQUALITY IMPACT ASSESSMENT**

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

**9. CONCLUSION**

9.1 Following the re-consultation exercise, Planning Committee is requested to acknowledge the comments submitted as part of that process, and to approve the revised Conservation Area Character Appraisal for the Areley Kings Conservation Area, as attached in Appendix 1.

**10. CONSULTEES**

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

**11. BACKGROUND PAPERS**

11.1 There are no background papers.



# Areley Kings Conservation Area Character Appraisal

Revised Draft July 2013



# **Areley Kings Conservation Area Character Appraisal**

## **Revised Draft July 2013**

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

A landscape photograph showing a green field in the foreground, a dirt road, and a plowed field in the middle ground under a cloudy sky. The scene is captured from a slightly elevated perspective, looking down onto the fields. The sky is filled with soft, white clouds, and the overall lighting suggests a bright, slightly overcast day. The foreground is dominated by a lush green field with some darker patches. A dirt road or path runs diagonally across the middle ground, separating the green field from a larger, plowed field. In the background, there are several trees and what appears to be a residential area with houses. The text 'Introduction' is overlaid in large, white, bold letters at the bottom of the image.

# Introduction

## 1 Introduction

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

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

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

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

The Council has recently produced two further documents, which include policies that will assist in the management of development in Conservation Areas, as follows:

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

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



# Legislative and Policy Framework

## 2 Legislative and Policy Framework

The first Conservation Areas were designated under the Civic Amenities Act (1967). This Act was superseded by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of this later Act imposes a duty on Local Planning Authorities to identify areas that are of special architectural or historic interest, where it is desirable to preserve and enhance the character and appearance, and to designate them as Conservation Areas.

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

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

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

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



# Analysis of Character

### 3 Analysis of Character

#### 3.1 Setting and topography

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

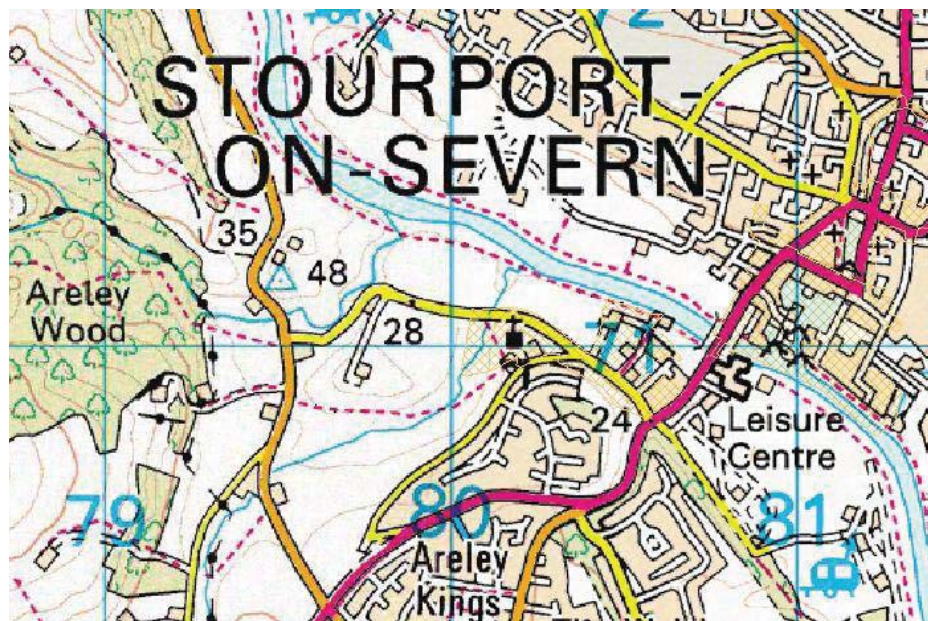
The Conservation Area sits within a number of larger areas, designated by various agencies including:

Natural England Landscape Area:	Mid Severn Sandstone Plateau
Natural England Natural Area:	Midlands Plateau

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



### 3.2 Historic evolution

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

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

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

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



Layamon

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

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



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

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

Notable dates:

- |              |  |
|--------------|--|
| 1200's       | Layamon, a priest at Areley Kings, writes <i>Brut</i> , the first great book to be written in the English language, discussing King Arthur.  |
| 1500's       | South Tower of St Bartholomew's church constructed.  |
| 1536         | Church House Constructed.  |
| 1780         | Areley House constructed whilst Areley Hall was being restored for Sampson Lloyd, of the banking family, and Sarah Zachary.                  |
| 1848         | Parish Award for Areley Common, leading to the Enclosure of the Common and surrounding land.   |
| 1869         | First reaping machine used, at Red House Farm, Stourport.  |
| 1875         | Areley Hall extended to the west in brick, a third gable added and the structure rendered.   |
| 1885         | St Bartholomew's Church is restored.   |
| 1930's       | Portions of Areley Kings incorporated into Stourport Urban District.   |
| Late 1930's  | Areley Court destroyed by fire   |
| 1940's       | Walshes Farm purchased by Stourport Urban District Council, and developed as a major housing scheme, with an estimated population of 10,000. |
| Early 1970's | Construction of new housing estate on site of Areley Court.  |

### 3.3 Land-uses

Land uses in the Area are as follows:

- a) The predominant land-use is residential, the majority of which is in historic properties; some modern development occurs abutting the Area, both to the north-east and the south-west.
- b) The Church, Rectory and Church House form an important group of buildings and dominate the western half of the Area. It is from here that fine views of the surrounding area can be obtained.
- c) There are small fields within the Area to the west, north and east of the Churchyard and Rectory, and along the south side of Areley Lane. These fields are steeply sloping, and managed as unploughed pasture for grazing; which adds to the rural character and gives them something of an old and unchanging quality. The sloping land to the south of Areley Lane marks the historic boundary of Areley Court (now demolished) and helps to provide a green buffer against the modern residential development in Bower Bank further to the south, as well as enclosing the vicinity.

There is a large flat area to the south and east of Areley Hall and Mucklowe House. In addition to domestic gardens close to the houses, this may include the remnants of a small park, with specimen planted trees and lightly mown grass. It forms an important component of the settings to Areley Hall and Mucklowe House.

- d) The agricultural land within the Conservation Area, lying to the west of the church, is Grade 3

### 3.4 Colours

The principal colours within the Area are as follows:

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

Outside the Area, the dominant colours are the range of greens and reds of trees and grass, black of tarmacadam, and red of bricks of buildings, and brown of timber framing, together with the brown-blue-green of the River Severn.



The Conservation Area is particularly colourful in autumn. All the colours found within and adjacent to the Area are typical of rural and semi-rural areas, and contribute to the Area's character.

### 3.5 Climate

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

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

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

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

### 3.6 Green Spaces

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



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

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

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

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



This hedgerow of laurel, holly and hawthorn has started to encroach upon the northern side of Areley Lane

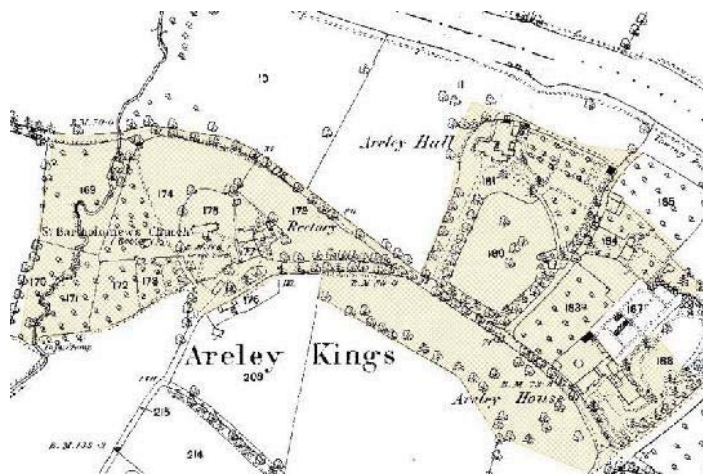
### 3.7 Watercourses

The only watercourse within the Conservation Area is Burnthorn Brook, which runs roughly south-north through a small valley in the fields to the west of the Church. The channel has a meandering course, natural banks and is lined

predominantly with Alder trees. At its northern end, the Brook passes beneath Areley Lane onto which it can overflow during periods of heavy rainfall. Parts of the Brook and in particular the trees, are highly visible when looking west from the elevated Churchyard and adjoining hillside, and south where they meet Areley Lane.

### 3.8 Historic pattern and movement

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



Historic map of Areley Kings 1884

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

### 3.9 Illumination and night-time appearance

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

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

although there may have been oil lamps at the entrances to the principal buildings, and there is a decorative lamp above the gate to the churchyard.



Examples of surviving historic light fittings

### 3.10 Views

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

#### Within the Conservation Area



Views of Areley Lane close to Dunley Road junction

Many of the views within the Conservation Area are limited due to the tree cover, narrow lanes and differences in altitude. The heavily wooded entrance to the Conservation Area at the corner of Areley Lane and Dunley Road soon offers glimpses to the north of Areley House, set back behind a brick boundary wall. The stable block of Areley House is a prominent historic feature to the north whilst to the south the land rises steeply behind a mature hedgerow.

The junction of Areley Lane and Cedar Close gives good views to the modern housing built in the former grounds of Areley House and to more modern properties located opposite Areley Hall.



### Views from junction of Areley Lane and Cedar Close

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



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

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

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



### Areley Hall as seen from Areley Lane

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



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

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



Views of and around Rectory Lane



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



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



### **Looking into the Conservation Area**

The group of buildings around St Bartholomew's church is prominent in views from the south-west, at the junction of Rectory Lane and Church Walk, and the church itself is also a landmark when viewed from the north – along the river, but mainly in winter when tree cover is reduced. Views across the area from Bower Bank, a row of large modern bungalows to the south are largely restricted to glimpses of buildings through the tree cover. From the Dunley Road the tree cover provides a very effective visual screen.



### Looking out from the Conservation Area

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

The visual impact of houses fronting and backing onto Rectory Lane along the crest of the valley in the views to the south-west from the Churchyard and adjoining hillside, and from the car park to the fore of the Churchyard, has been lessened by many houses being single storey and the presence of hedgerows and trees along the lane and in the private domestic gardens.

There are views of fields to the west of Areley Hall and its driveway which are visible from the entrance gateway to Areley Hall; the top of the roadside bank where Rectory Lane rises above its eastern junction with Areley Lane; and over hedgerows along the north side of Areley Lane.

The view from the south-east end of Areley Lane, across the Dunley Road, is closed by a well-wooded hillside opposite. To the south the view follows the

curve of Dunley Road, lined with a continuation of the wooded hillside on the far side and an undeveloped grassy hillside used for grazing continuous with that in Areley Lane on the near side. To the north the view across the Dunley Road includes a former orchard, barn and the gable of a listed former farmhouse (now the Old Beams Pubic House). Although this vicinity is within the urban boundary of Stourport-on-Severn, the views feel semi-rural in character”.



### 3.11 Pattern and density of buildings

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

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

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

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

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

### 3.12 Type of buildings

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

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



Former agricultural barns, now dwelling, Lower House Barn

### 3.13 Style of buildings

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

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

The 16<sup>th</sup> century Church House with its jettied first floor was used for the holding of Church Ales (celebrations and festivals) after such functions had been banned from being held in the parish church. Pevsner suggests that it may have accommodated the priest before the Rectory was built in the 17<sup>th</sup> century.

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

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

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

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



### The Lower House

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



### Areley House

St Bartholomew's church was entirely rebuilt in 1885-6 with the exception of the medieval chancel and 14<sup>th</sup> century tower. The medieval nave was replaced with a decorated style nave and north aisle by Frederick Preedy. Several isolated elements illustrate the antiquity of the building, however. These include the chancel which is partly Norman with a 12<sup>th</sup> century window, 13<sup>th</sup> century priest's doorway, 14<sup>th</sup> century porch and century brickwork in the east wall c.1800. The building thus provides evidence of the continual habitation of the area over the past millennium.



Church of St. Bartholomew



The Rectory

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



The Outstout

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



Layamon House

### 3.14 Size and morphology of buildings

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

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

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

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



### 3.15 Materials and construction

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

#### a) Walls and construction methods

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



Red brick wall, former stables, Areley House

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





### Bungalows within the Conservation Area: Cedar Close

Timber framing is quite extensively employed on the more historic buildings and is most evident on Church House and Areley Hall (Mucklowe House). The design of the square framing on each of these properties is similar, although Church House has more diagonal bracing visible. Both brick nogging and rendered infill panels are present. Church House has square timber framing to all elevations with diagonal bracings and a jettied upper storey whilst Mucklowe House has square framing, some vertical studding and cruck posts.



### Church House

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

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

The 18<sup>th</sup> century elements of the building are in a redder sandstone, probably sourced more locally, although blocks of white sandstone are also present throughout. The coursing of the sandstone again differs dependant on the age of the element of building.



Church of St. Bartholomew

With the tower, the stone is laid in a regular bond, whereas a random coursing is used more for the main body of the building. All joints are fine and in a creamy-white lime mortar.



The church exhibits several phases of construction

Some rendered and painted brickwork is present within the Area.

### **b) Windows**

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

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

Some older properties such as The Rectory have sliding sash windows which replaced the original casements when the buildings were rebuilt.



A selection of sash windows from the Conservation Area

Church House has modern replacement timber mullioned windows, stained light brown in contrast to the dark stained timber-framing, and more in keeping with the contemporary extension. Some historic windows also survive.



Modern timber casements and historic metal casements at Church House

Areley Hall (and its annexe Mucklowe House) retain a cruciform style of window to their principal elevations, but the on the former building “Georgian” style glazing has been introduced into the cruciform window.



Windows of varying styles at St. Bartholomew’s Church

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



On Lower House Barn simple timber casements are employed.



Replacement casement on ancillary historic building

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

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

### c) Doors

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



Two 18<sup>th</sup> century door cases contrasted with a modern interpretation



Areley House has a rather grander entrance with Ionic columns creating a portico covering the paired panelled doors and fanlight over.

#### d) Roofs

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

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

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



Clay roof tiles on the church and The Lower House

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

**e) Rainwater goods**

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

**f) Boundary walls, copings and railings**

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

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



Brick wall to the rear of Areley Hall

The modern walls and railings surrounding the gates at the entrance to Areley Hall have been constructed to improve sight-lines and whilst constructed using traditional materials their design is more modern and has perhaps a suburban character.

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

There is an old red sandstone wall-like structure of two courses said to be a memorial to Sir Henry Coningsby (died 1701) adjoining the south-west corner of the churchyard.



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

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

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

### **3.16 Survival of architectural features**

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

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

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

- The installation of UPVC in some properties, for windows/doors and/or rainwater goods;
- The use of cement in pointing and render, together with inappropriate pointing techniques;
- Front doors of a style alien to the building they serve.

### **3.17 Landmarks, focal points and special features**

#### **a) Landmarks**

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

Landmarks in the Area are as follows:

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





### Entrance portico Areley House

- St Bartholomew's Church. This is a landmark due to its size and prominent location at the top of the hill at the centre of the original settlement. Whilst it is set back from the road, and from other buildings, it is none-the-less imposing, and another vital element of the Area.
- The Church House. Due to its position, and its purpose, this building is noted as a landmark, especially with its historic, and modern, relationship to the church. It is set close to Rectory Lane and is highly visible from the west.
- The War Memorial. This is an important landmark within the Area, serving also as a focal point for services of remembrance.

### b) Focal points

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

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



**c) Special Features**

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

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



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

Particular special features include the following:

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

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

### 3.18 Ground surfaces

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



Road surface typical of the Conservation Area

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

The steeper eastern end of Rectory Lane and parts of the western end of Areley Lane briefly take the form of hollow lanes with hedgerows and

vegetation banked up on either side. Elsewhere, parts of Areley Lane are banked particularly along the up-hill side to the south, and there is banking at the northern end (western side) of the lane leading off Areley Lane towards Lower House Barn.

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



#### Driveway at The Old Rectory

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

Pebbles and cobbles have been set firmly into the ground along the south east side of Church House.

Where kerbing is used within the Area, this tends to be of a modern concrete kerb, which is considered as being unsympathetic and detracting from the rural character and appearance of the Area. However, square blue granite sets have been used as kerbing to the church car-park, which creates a more visually acceptable solution.

### 3.19 Hard landscaping/ street furniture

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

There are three Council-maintained road name signs within the Area, the first at the junction of Areley Lane and Dunley Road, the second at the junction of Areley Lane and Cedar Close and the third at the junction of Areley Lane and

Rectory Lane. These are traditional in character and appearance and in the fonts used.

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



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



Post box near junction of Dunley Road

### 3.20 Tranquil areas and active areas

Tranquillity is the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree. It is particularly important to retain the tranquil character of such areas. Most of the Conservation Area is such an area. Save for abutting the Dunley Road (A451), the majority of the Area lies within a semi-rural edge-of-urban area, separated from the main town by the River Severn, and from the modern developments by a buffer zone of trees and woodland to the west/ south-west.



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

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

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

### 3.21 Noise

There is generally a low level of background noise experienced within the Conservation Area. Towards the Dunley Road there is an almost continual hum of road traffic during the day which becomes more sporadic at night. Depending on the wind direction the Conservation Area is also sometimes affected by noise from activities from across the river, mainly amplified music.

At other times it is possible to hear agricultural operations (tractors etc). The noise from motorsports on the hills nearby has been cited as an occasional nuisance.

Within the conservation area itself there is very little noise generated. Natural noises include wind in the trees, grazing animals and running water in the Burnthorn Brook. Other noises include the occasional passing car, birdsong, the conversation of pedestrians and church bells.

### 3.22 Paths

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

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

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

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



Path surfaces range from asphalt to mud

### 3.23 Alien features

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

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

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

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

Traditional treated timber telegraph poles are used to support the cabling belonging to various utilities in the Area. Whilst buried cabling would be less intrusive, the use of timber poles has lessened the impact of cabling on the surroundings.

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



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

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

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

### **3.24 Areas that would benefit from enhancement**

The boundary between Areley House and Dunley Road is currently unfenced, the vegetation has been broken down and there is some evidence of fly-



tipping. The lack of fencing could encourage anti-social behaviour in and around the dense vegetation. The erection of a railing or simple fence could deter casual access.



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

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

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

### 3.25 Neutral areas

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

Cedar Close may be considered to be a neutral area, as this is a relatively recent development.



# Concluding Statement

## 4 Concluding Statement

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

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



# Appendices

## Appendix 1

# Adopted Wyre Forest Local Plan Policies

### Development in Conservation Areas

#### Policy CA.1

Development within an existing or proposed Conservation Area, or which affects its setting, or views into or out of the area, will not be permitted unless it includes detailed plans and preserves or enhances, and otherwise harmonises with the special character and appearance of the area. In considering how development meets the above, particular regard will be paid to existing and proposed Conservation Area Character Appraisals.

### Demolition in Conservation Areas

#### Policy CA.2

Proposals for the demolition of a building or structure in a Conservation Area will not be permitted unless it is clearly demonstrated that:

- i) it has no recognised interest in itself or by association, and no value to the character or appearance of the Conservation Area;
- ii) its demolition or replacement would benefit the character or appearance of the Conservation Area; and
- iii) they include detailed and appropriate proposals for redevelopment, together with clear evidence such redevelopment will proceed; or
- iv) it is wholly beyond repair and they include detailed and appropriate proposals for redevelopment, together with clear evidence the redevelopment will proceed.

### Shop Fronts in Conservation Areas and in Relation to Listed Buildings

#### Policy CA.3

Within Conservation Areas and in relation to statutorily and non-statutorily Listed Buildings, shop fronts and their repair must:

- i) minimise the loss of, impact upon and be compatible with, historic fabric;
- ii) be of traditional design, materials and surface finish;
- iii) be of appropriate proportions;
- iv) avoid internally illuminated fascias and other internally illuminated signage, and externally mounted lighting and advertisements;
- v) avoid externally mounted, opaque or incompatibly coloured security shuttering;
- vi) not spread across individual adjoining buildings; and
- vii) otherwise harmonise with the building or structure, its curtilage and setting.

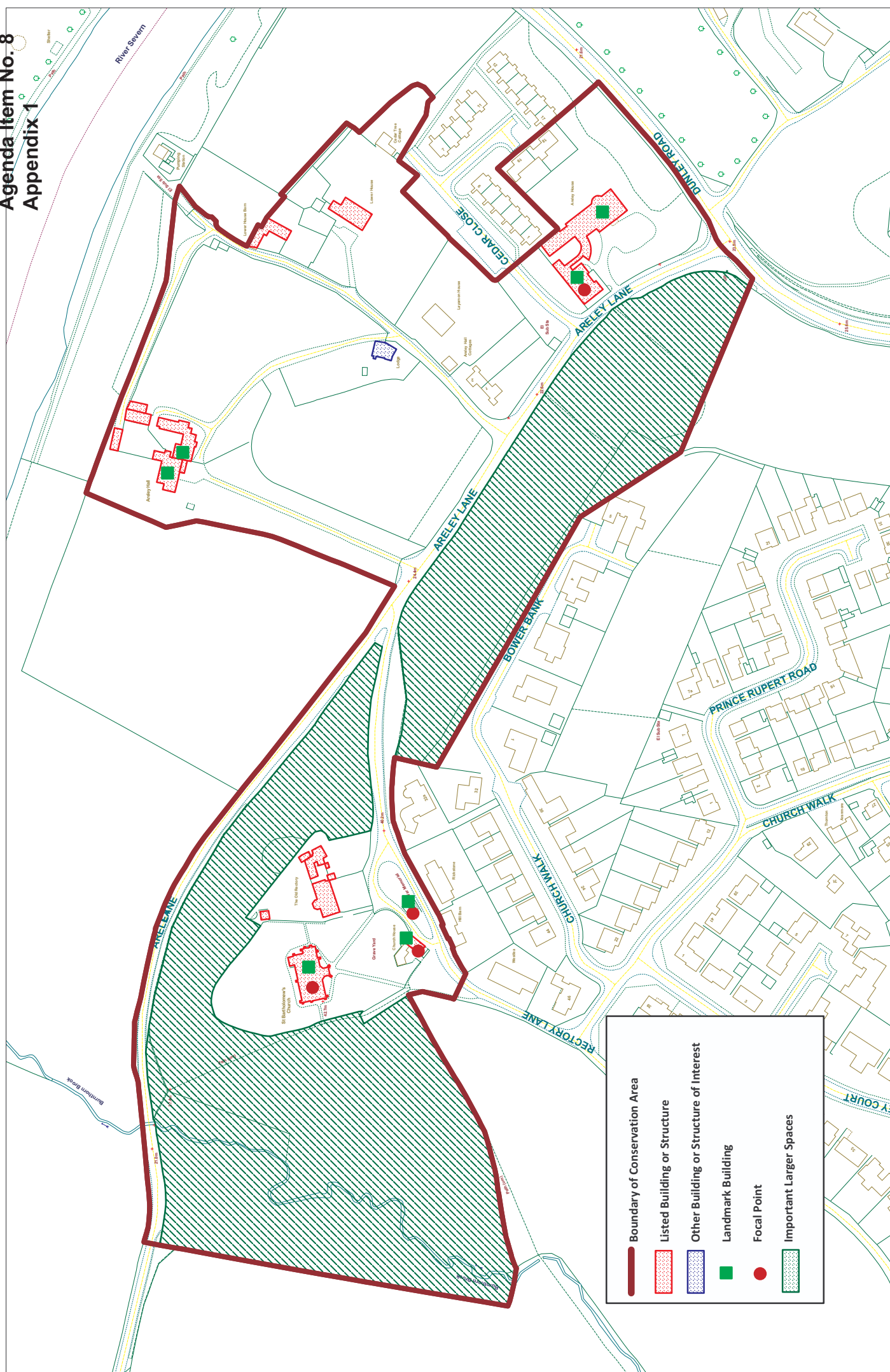
#### Trees and Hedgerows in Conservation Areas

##### Policy CA.4

Trees and hedgerows that contribute to the special character, appearance or amenity of Conservation Areas must be retained and not directly or indirectly adversely affected. Appropriate topping, lopping or felling of trees will usually be acceptable if it is essential:

- i) to their health or stability;
- ii) to the safety or condition of buildings, structures or land; or
- iii) would otherwise benefit the character or appearance of a Conservation Area.

Care should be taken to conserve root systems. Proposals for felling must be clearly justified and exceptional, and accompanied by appropriate proposals for replanting. Consideration will be given to making Tree Preservation Orders, as appropriate.



	Boundary of Conservation Area
	Listed Building or Structure
	Other Building or Structure of Interest
	Landmark Building
	Focal Point
	Important Larger Spaces



Scale: 1:2500

# Areley Kings Conservation Area

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<b>Name</b>	<b>Summary of representation</b>	<b>Director of Economic Prosperity and Place Response</b>	<b>Director of Economic Prosperity and Place Recommendation</b>
A Daw	Disturbed to hear that houses are to be built at the bottom of Pearl Lane (within Malvern Hills District).	Comments noted however this matter is outside the jurisdiction of Wyre Forest District Council.	
S Thorneycroft	Disagrees that land between Lower House and Layamon House is subject to flooding.  Noise – believes that the change in ownership of the fairground has resulted in amplified music being played at higher volume – intruding on the conservation area.	Data from the Environment Agency (2010) suggests that this area has a one in 30 chance of surface water flooding to a depth of greater than 0.1m.  Comments noted. Excessively noisy activities causing disturbance can be reported to Worcestershire County Council Hub for WCC Regulatory Services to investigate.	Revise text to specify “surface water flooding” and reference the Environment Agency Data.
P Lloyd	Reports that the hedgerow along Areley Lane (north side) is encroaching on the public highway.  Suggests section 3.6 incorrectly references Rectory Lane and the description of hedgerows along it. Instead refers to another hedge along Areley Lane and highlights this in blue on plan.  Comments on section 3.9 - disagrees that “a climb up the bank is rewarded with far-reaching views” because brambles.[etc]...make it extremely difficult to climb up the bank.  Disgusted to see the south side of the lane leading to the church [Rectory Lane] is in a very poor state of repair. Reports this land in the ownership of the local council and highlights area in brown on map attached.	Comments noted and reported to Worcestershire County Council Highways to investigate.  The respondent has confused the (correct) description of Rectory Lane with an adjacent photograph (correctly captioned) illustrating Areley Lane.  This comment is about the difficulty of climbing the bank. The far-reaching views do exist.  This land does not belong to Wyre Forest District Council. Comments will be forwarded to Worcestershire County Council.	Revise position of photograph and caption on page to avoid confusion.



**Areley Kings Revised Draft Conservation Area Character Appraisal 2013**  
**Summary of representations, Director of Economic Prosperity and Place responses and recommendations**

**Agenda Item No. 8**  
**Appendix 2**

	<p>Comments, referring to Policy CA.4 Trees and Hedgerows, of the lack of checks by Conservation Officers of all trees along Areley Lane, Rectory Lane and the lane leading to the river off Areley Lane.</p> <p>Suggests poor condition of these is causing health and safety issues and that some are in ownership of the council.</p>	<p>The aboricultural officer will respond to requests from members of the public to inspect specific trees which are giving cause for concern.</p> <p>None of the trees and hedgerows along the lanes specified sit within land in the ownership of Wyre Forest District Council.</p>	
R Harrison	<p>Reports some factual errors:</p> <p>The respondent's dwelling is named "The Lower House", not "Lower House" or "Lower House Farm".</p> <p>Lower House Barn, not "Barns".</p> <p>Queen Anne (not "Ann") Architecture.</p> <p>States that "the land between The Lower House and Layamon House is NOT susceptible to flooding (page 3)."</p>	<p>The Ordnance Survey maps of 1903 and 1926, as well as the most up to date version refer to the building as "Lower House".</p> <p>Noted.</p> <p>Noted.</p> <p>Data from the Environment Agency (2010) suggests that this area has a one in 30 chance of surface water flooding to a depth of greater than 0.1m.</p>	<p>Amend references to "The Lower House" to reflect the current postal address and thus avoid confusion.</p> <p>Amend error in text.</p> <p>Amend error in text.</p> <p>The text will be revised to specify "surface water flooding" and reference the Environment Agency Data.</p>
B Wood	<p>With reference to Church House clarifies the meaning of "Ale" to relate to "Church Ales" – celebrations or festivals held in the building, not an "Ale House" [i.e.pub].</p>	<p>Noted.</p>	<p>Text to be amended to reflect this information.</p>
Michael Taylor (English Heritage)	<p>Ionic not Doric columns to caption illustration on p25.</p>	<p>Noted.</p>	<p>Text to be amended.</p>
Councillor J Shaw	<p>No alterations to suggest</p>		

D Bulmer	3.3 Land Uses		
	(a) – Revise text to refer to “residences”.	Noted. Agree, but disagree terminology.	Revise.
	(c) – Revise section on land uses.	Noted.	Revise paragraph.
	3.7 Historic Pattern and Movement		
	Revise text to refer to Rectory Lane.	Noted.	Revise text.
	3.9 Views		
	Revise section to refer to views of surrounding woodland.	Noted.	Revise text.
	3.12 Style of Buildings		
	Amend location description for Areley House.	Noted.	Amend text.
	3.14 (a) Walls and Construction Methods		
	Revise paragraph on use of timber framing generally.	Noted.	Revise paragraph.
3.14 (c) Doors			
With reference to Areley House replace “Doric” with “Ionic”.	Noted.	Amend text.	
3.14 (d) Roofs			
Amend to include reference to plain tiles	Noted.	Amend text.	
3.13 (f) Boundary Walls			
Insert paragraph referring to the Coningsby memorial.	Noted.	Insert paragraph.	

	<p>3.16 (b) Focal Points</p> <p>Insert paragraph: Areley Hall as a purely visual focal point.</p> <p>3.16 (c) Special Features</p> <p>Add two bullet points “open spaces” and “Burnthorn Brook”</p> <p>3.17 Ground Surfaces</p> <p>Add paragraph referencing “Hollow Lanes” and cobbles.</p> <p>3.18 Hard Landscaping</p> <p>Add paragraph referring to telegraph poles.</p> <p>3.20 Noise</p> <p>Replace second paragraph.</p> <p>Appendix Plan</p> <p>Various amendments</p> <p>Consider extension of the Conservation Area Boundary to include areas at the junction of Areley Lane and Dunley Road; Field to NE of Lower House Barn; Riverside open space.</p>	<p>Disagree.</p> <p>Disagree open spaces, agree Burnthorn Brook.</p> <p>Noted.</p> <p>Noted. Agree in principle.</p> <p>Noted. Agree some points.</p> <p>Noted. Agree.</p> <p>Noted. These suggestions will be fully investigated and any proposals to extend the conservation area will be subject to a separate public consultation exercise in due course.</p>	<p>Revise text.</p> <p>Add references.</p> <p>Revise text.</p> <p>Revise text.</p> <p>Revise Appendix Plan.</p>
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