

Open

# Planning Committee

## Agenda

6pm  
Tuesday, 12th November 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 J Aston</b>	<b>Councillor C Brewer</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 and Electoral Services 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, Solicitor to the Council, or Director of Economic Prosperity & Place before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Director of Economic Prosperity & Place.
- Councillors and members of the public must be aware that in certain circumstances items may be taken out of order and, therefore, no certain advice can be provided about the time at which any item may be considered.
- Any members of the public wishing to make late additional representations should do so in writing or by contacting their Ward Councillor prior to the Meeting.
- For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, “background papers” in accordance with Section 110D will always include the case Officer’s written report and any letters or memoranda of representation received (including correspondence from the Highway Authority, Statutory Undertakers and all internal District Council Departments).
- Letters of representation referred to in these reports, together with any other background papers, may be inspected at any time prior to the Meeting, and these papers will be available at the Meeting.
- **Members of the public** should note that any application can be determined in any manner notwithstanding any or no recommendation being made.

Wyre Forest District Council

Planning Committee

Tuesday, 12th November 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>
<b>1.</b>	<b>Apologies for Absence</b>	
<b>2.</b>	<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 Solicitor to the Council, together with the name of the Councillor for whom he/she is acting.	
<b>3.</b>	<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.	
<b>4.</b>	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 8 <sup>th</sup> October 2013.	7
<b>5.</b>	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	14
<b>6.</b>	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	45

<b>7.</b>	<b>Planning and Related Appeals</b>  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.	65
<b>8.</b>	<b>Section 106 Obligation Monitoring</b>  To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.	72
<b>9.</b>	<b>To consider any other business, details of which have been communicated to the Solicitor to the Council 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>	
<b>10.</b>	<b>Exclusion of the Press and Public</b>  To consider passing the following resolution:  “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”.	

Part 2

Not open to the Press and Public

<b>11.</b>	<b>New Enforcement Case</b>  To receive a report from the Director of Economic Prosperity & Place on a new enforcement case.	104
<b>12</b>	<b>Live Enforcement Cases</b>  To receive a report which lists live enforcement cases as at 30 <sup>th</sup> October 2013.	108
<b>13.</b>	<b>To consider any other business, details of which have been communicated to the Solicitor to the Council 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>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,  
KIDDERMINSTER

8TH OCTOBER 2013 (6.00 PM)

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**Present:**

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

**Observers:**

Councillors G W Ballinger and M A Salter.

**PL.26 Apologies for Absence**

Apologies for absence were received from Councillor C D Nicholls.

**PL.27 Appointment of Substitutes**

Councillor J A Shaw was appointed as a substitute for Councillor C D Nicholls.

**PL.28 Declarations of Interests by Members**

Councillor G Yarranton declared an interest in agenda item no. 9 – Land at rear of 3 and 4 Sarah Seager Close, Stourport-on-Severn Tree Preservation Order No. 380 as he is a board member of The Community Housing Group but he had a dispensation from the Ethics & Standards Committee.

Councillor F M Oborski declared an interest in agenda item no. 9 – Land at rear of 3 and 4 Sarah Seager Close, Stourport-on-Severn Tree Preservation Order No. 380 as he is a board member of The Community Housing Group but she had a dispensation from the Ethics & Standards Committee.

Councillor H J Martin declared in respect of application number 13/0428/LIST 18 Welch Gate, Bewdley as the applicant was known to him but he would remain in the meeting as he did not believe that the public would regard this being likely to prejudice his judgment of what is in the public interest.

Councillor B McFarland declared in respect of application number 13/0428/LIST 18 Welch Gate, Bewdley as the applicant was known to him but did not meet socially and he would remain in the meeting as he did not believe that the public would regard this being likely to prejudice his judgment of what is in the public interest.

Councillor J Greener declared an Other Disclosable Interest in application number 13/0440/FULL 63 Stourport Road, Bewdley as she was a Member of various groups in Bewdley which the applicant was involved in but she did not believe that the public would regard this being likely to prejudice his judgment of what is in the public interest and so would remain in the meeting. She also declared an interest in agenda item no. 9 – Land at rear of 3 and 4 Sarah Seager Close, Stourport-on-Severn Tree Preservation Order No. 380 as she is a board member of The Community Housing Group but she had a dispensation from the Ethics & Standards Committee.

Councillor J A Shaw arrived at the meeting at this point, (6.03pm).

**PL.29 Minutes**

**Decision: The minutes of the meeting held on 13<sup>th</sup> August 2013 be confirmed as a correct record and signed by the Chairman.**

**PL.30 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 513 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 513 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.31 Applications Pending Decision**

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

**Decision: The schedule be noted.**

**PL.32 Planning and Related Appeals**

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

**Decision: The details be noted.**

**PL.33 Land at Balmoral Court, Kidderminster Tree Preservation Order No. 379**

Councillor Godwin arrived at 6.07 at the beginning of the officer presentation on this item.

The Committee considered a report from the Director of Economic Prosperity & Place regarding a Tree Preservation Order No. 379 (2013) which related to a tree on Land at Balmoral Court (off Chaddesley Road), Kidderminster.

**Decision: The Tree Preservation Order should not be confirmed due to the tree's condition and proximity to the nearby buildings.**

**PL.34 Land at rear of 3 and 4 Sarah Seager Close, Stourport-on-Severn Tree Preservation Order No. 380**

The Committee considered a report from the Director of Economic Prosperity & Place regarding a Tree Preservation Order No. 380 (2013) which related to a tree on Land at rear of 3 and 4 Sarah Seager Close, Stourport-on-Severn.



**Decision: The Tree Preservation Order be confirmed without modification. The TPO to include 1 No. English Oak (Quercus robur) as the tree contributes to the amenity of the locality and is considered worthy of protection.**

**PL.35 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.36 Live Enforcement Cases**

The Committee received a report which listed live enforcement cases as at 24<sup>th</sup> September 2013.

**Decision: The report be noted.**

The meeting ended at 6.12 p.m.

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**8<sup>th</sup> October 2013 Schedule 513 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 Development Manager, Wyre Forest House, Fine Point Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

<p><b>Application Reference: 13/0377/FULL</b></p>
<p><b>Site Address: SPENNELLS VALLEY LOCAL NATURE RESERVE, SPENNELLS VALLEY ROAD, KIDDERMINSTER INDUSTRIAL ESTATE, KIDDERMINSTER</b></p>
<p>1. Should Sport England raise no objections within their consultation period or raise an objection that falls outside grounds a) to c) below, then the first recommendation is for <b>DELEGATED AUTHORITY TO APPROVE</b> subject to the conditions listed at 1 to 4 below:</p> <p>However, should Sport England raise objection on one or more of the following grounds:</p> <ul style="list-style-type: none"> <li>a) that there is a deficiency in the provision of playing fields in the area of the local authority concerned;</li> <li>b) that the proposed development would result in such a deficiency; or</li> <li>c) that where the proposed development involves a loss of playing field and an alternative or replacement field is proposed to be provided, that the alternative or replacement does not match (whether in quantity or accessibility) that which would be lost.</li> </ul> <p>then, in accordance with the Town and Country Planning Consultation Direction 2009, the application would need to be referred to the Secretary of State.</p> <p>Irrespective of the deficiency of playing field provision within the Kidderminster East Area, the Council's Parks and Green Spaces team has provided assurance that the site has not been used as a functioning playing field for a significant number of years. Plus the provision of greater access to the existing nature reserve which is secured through this development would provide alternative recreational provision, the need for which clearly outweighs the loss of the field the condition of which ensures that it has no reasonable prospect of contributing towards the playing field offer within the District. The contribution that the proposed development would make towards enabling the Environment Agency to meet its obligations under the European Union Water Framework Directive is considered to offer additional substantial weight to justify the loss of part of a playing field in this instance. On that basis, the second recommendation is as follows:</p>
<p>2. Should Sport England raise objection on one or more of the grounds outlined in a), b) or c) above, the second recommendation is for <b>DELEGATED AUTHORITY TO APPROVE</b> subject to:(i) the Secretary of State deciding not to call the application in; and (ii) the conditions listed below:</p>

1. A6 (Full with no reserved matters).
2. A11 (Approved Plans).
3. Details of disposal of excavated material to be submitted prior to any development being carried out on site.
4. Planting schedule and timetable for implementation to be submitted and agreed prior to any development being carried out.

Reason for Approval

The proposal offers significant improvements to the biodiversity and geodiversity area of the Spennells Valley Local Nature Reserve and the Hoo Brook sufficient to justify the loss of the existing sports pitch. The proposal would not cause harm to visual amenity. For these reasons the proposal accords with the policies CP02, CP13, CP14 of the Core Strategy, and SAL.PFSD1, SAL.CC7, SAL.UP3, SAL.UP4, SAL.UP5, SAL.UP9 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

**Application Reference: 13/0418/RESE**

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

**DELEGATED APPROVAL** subject to:

- i. Satisfactory amendment to the submitted layout which seek to provide more natural surveillance to the rear courtyard parking area, and no objection submitted within the re-consultation period by the Crime Risk Advisor;
- ii. Satisfactory drainage details to demonstrate that the proposed drainage of the application accords with the drainage strategy agreed for Phase 1 and no objection submitted within the re-consultation period by the Council's Senior Water Management Officer;
- iii. No objections from the Highway Authority
- iv. The following conditions:
  1. A11 (Approved plans).
  2. This form constitutes an approval of matters reserved under Condition 2 of Planning Permission Reference 12/0146/EIA and does not constitute a planning permission.
  3. Layout of NEAP in accordance with approved plan (including boundary treatment) prior to first occupation of any of the plots;
  4. Details of maintenance schedule of the NEAP, and maintenance regime to be undertaken in accordance with the agreed details.
  5. Landscaping in accordance with approved plan.
  6. Details of tree protection fencing to protect trees located on Landscape Area 5 (as approved under 12/0146/EIA).
  7. Details of tree pits and trees planted in accordance with agreed details.
  8. Materials.
  9. Site levels in accordance with plans.

10. The boundary treatments shall be implemented in accordance with the approved drawing prior to the first occupation of the corresponding plot.
11. No fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a shared surface or footpath) other than other that have been approved under the above Condition.
12. Drainage to be implemented in accordance with agreed details.
13. Details of parking for site operatives.
14. For those plots where sheds are proposed to be provided for the purposes of cycle parking (i.e. plots without garages), the sheds shall be constructed prior to the first occupation of the corresponding plot.
15. Details of how the approved driveways and vehicular turning areas are to be consolidated, surfaced and drained.
16. Details of a 'Welcome Pack' to promote sustainable forms of access.
17. Details of a Habitat Management Plan (HMP), including a timescale of implementation.
18. Details of proposed lighting including impact upon biodiversity.
19. Details of noise mitigation and ventilation.
20. Details of noise assessment prior to occupation.

Reason for Approval

The principle of residential development on this part of phase 1 of the former British Sugar site together with the proposed access into the Development Block has been agreed at the outline stage under planning approval 12/0146/EIA. The proposals are considered to be of an appropriate design in principle with no significant adverse impact upon the potential occupiers, existing ecology or highway safety. It is considered that the proposals accord with the relevant policy guidance. For these reasons the proposal is considered to be in accordance with the policies DS01, DS05, CP01–05, CP11, CP12, CP14 of the Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP4, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan., Re-Wyre Prospectus, Design Quality Supplementary Planning Guidance, Supplementary Document Planning Obligations (2007), Sections 4, 6, 7 of the National Planning Policy Framework.

**Application Reference: 13/0425/FULL**

**Site Address: VICARAGE FARM, FOLD LANE, CHADDESLEY CORBETT, KIDDERMINSTER, DY104SA**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).
4. Before the hay barn hereby approved is brought into use the hedge adjacent to the south of the site (an extension of Fold Lane) shall be supplemented with additional native planting, details of which shall be submitted and approved in writing by the Local Planning Authority. The planting shall be carried out strictly in accordance with the details approved.

Reason for Approval

The proposed building would provide a feed store for to be used in conjunction with the previously approved stables. The barn proposed is of a size commensurate with the expected yield of hay from the site. The building would be positioned adjacent to a hedge, would be constructed of materials appropriate for the location and the use proposed and the building would benefit from safe access from the existing site entrance. To ensure that the site is suitably landscaped by infilling gaps in the described hedgerow and to accord with the requirements of Policy SAL.UP9 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. The proposed hay barn would be considered to accord with the requirements of Policies CP11 and CP12 of the Adopted Wyre Forest District Core Strategy (2010), Policies SAL.UP1 and SAL.UP13 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan (2013) and Section 9 of the National Planning Policy Framework.

**Application Reference: 13/0428/LIST**

**Site Address: 18 WELCH GATE, BEWDLEY, DY122AT**

**APPROVED** subject to the following conditions:-

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. B1 (Samples).

Reason for Approval

The proposed works are considered appropriate would offer no detriment to the heritage asset or its setting and would not result in a reduction or loss of the buildings significance. The proposed development would be considered to accord with the requirements of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policy SAL.UP6 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

**Application Reference: 13/0440/FULL**

**Site Address: 63 STOURPORT ROAD, BEWDLEY, DY121BH**

**APPROVED** subject to the following conditions:

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

Reason for Approval

It is considered that the proposals would cause no significant harm to highway safety. Furthermore, as a result of the materials chosen together with the retention of certain existing features, the scheme would not be detrimental to the setting of the locally listed property or to the character of the street scene.

**EXECUTIVE SUMMARY TO REPORT OF  
DEVELOPMENT MANAGER**

**Planning Committee**

**12/11/2013**

**PART B      Reports**

<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
13/0453/FULL	NIGHTINGALE COURT CARE HOME 11-14 COMBERTON ROAD KIDDERMINSTER	APPROVAL	15
13/0473/FULL	SEVERN VALLEY RAILWAY (HOLDINGS) PLC STATION DRIVE KIDDERMINSTER	APPROVAL	20
13/0478/FULL	68 BIRCHFIELD ROAD KIDDERMINSTER	APPROVAL	27
13/0501/FULL	LAND OPPOSITE THE GATEHOUSE NELSON ROAD SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN	APPROVAL	30
13/0515/FULL	GO APE WYRE FOREST CALLOW HILL BEWDLEY	APPROVAL	39
13/0525/TREE	37 KITTIWAKE DRIVE AND CAPTAINS BROMSGROVE ROAD KIDDERMINSTER	APPROVAL	42

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**12<sup>TH</sup> NOVEMBER 2013**

**PART B**

**Application Reference:** 13/0453/FULL      **Date Received:** 02/09/2013  
**Ord Sheet:** 383925 276348      **Expiry Date:** 02/12/2013  
**Case Officer:** Julia Mellor      **Ward:** Greenhill

**Proposal:** Alterations and extensions to front and rear of existing care home to create an additional 8 bedrooms and new entrance

**Site Address:** NIGHTINGALE COURT CARE HOME, 11-14, COMBERTON ROAD, KIDDERMINSTER, DY10 1UA

**Applicant:** Far Fillimore Care Homes Ltd

<b>Summary of Policy</b>	DS01, DS02, CP03, CP11, CP12, CP14 (CS) SAL.CC1, SAL.CC2, SAL.UP5, SAL.UP7, SAL.UP8, SAL.UP9, SAL.DPL1 (SAAPLP)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 The application site has an area of approximately 0.24 hectares and lies at the corner of Comberton Road and Yew Tree Road, approximately 500m east of Kidderminster town centre. The site accommodates an existing 39 bed residential care home which provides accommodation for a total of 43 residents. The home is accessed off Comberton Road with the main car park to the rear, accessed off Yew Tree Road.
- 1.2 The existing building is predominantly 2½ storeys in height and has been extended on several occasions over the years. Residential properties with their associated gardens border the application site to the north and east. The railway line lies to the west.

13/0453/FULL

## 2.0 Planning History

- 2.1 WF.0589/98 – Refurbishment and extension; two storey rear extensions to provide four additional bedrooms and first floor link between houses to facilitate creation of three new bedrooms and lounge : Approved October 1998.
- 2.2 WF.0267/02 – Erection of a single storey extension to provide additional day-space following demolition of conservatory : Approved April 2002.

## 3.0 Consultations and Representations

- 3.1 Highway Authority – No comments received.
- 3.2 Strategic Housing Services Manager – No comments received.
- 3.3 Crime Risk Advisor – No objections.
- 3.4 Arboricultural Officer – I have no overall objection to the proposed extension of Nightingale Court Care Home, however there are two points of concern. Firstly the Robinia located in the garden is already in a poor condition and the proposed development will have a direct impact on the tree both above and below ground. I would have no objection to this tree being removed, however damaging the root system and a large section of its crown will have a detrimental effect on its health and could well make it unstable. The other point is more important to me and is in regard to the lime tree at the entrance to the car park, to the rear of the care home. Resurfacing this area will be acceptable as long as no significant excavation is required around the tree. In addition the proposed new brick wall is far too close to the tree and the foundations required to construct the wall will have a direct effect on the tree's root system. I would therefore like to see a method statement showing how the driveway is to be resurfaced within the tree's root protection area and either no wall constructed within the tree's root protection zone or a method statement showing how the wall can be constructed without damaging the roots. Once this information has been submitted and I am satisfied with it, I would be happy to recommend approval.
- 3.5 Neighbour/Site Notice – No representations received.

## 4.0 Officer Comments

- 4.1 The current application seeks planning consent for the following:
- i) A single storey extension to the rear to provide eight additional bedrooms with en-suite bathrooms, a lounge and an assisted shower room. The extension would also provide en-suite facilities to five of the existing ground floor bedrooms;



13/0453/FULL

- ii) An improved car parking layout indicating eleven designated parking bays within the rear car park accessed off Yew Tree Road, two disabled parking bays and an ambulance drop off bay to the front of the property accessed off Comberton Road; and.
  - iii) A new entrance lobby to the front of the building with a ramped access.
- 4.2 A separate list of internal works is also proposed which do not require the benefit of planning consent. These would involve the loss of a number of single rooms so that the overall offer of proposed accommodation would total 43 bedrooms.
- 4.3 The most significant element of the proposed scheme is the single storey extension to the rear, with the extension protruding approximately 26.3 metres to the rear of the existing building along the common boundary to the neighbouring residential flats known as 'Fairfield Studios'. The proposed rear elevation to the extension will also extend approximately 17.4 metres along the adjoining boundary to the garden associated with No. 28 Yew Tree Road.
- 4.4 The proposed single storey extension which would be sited within the existing garden area has been designed to provide a courtyard arrangement with the external elevations of the building providing the boundary to the adjoining properties. The centre of the courtyard would be landscaped with a new communal lounge overlooking the central courtyard area. The development is described within the submitted Design and Access Statement as making, *"the best use of an underutilised area of the existing garden and seeks to allow improved accommodation for residents by freeing up multiple occupancy bedrooms so that these rooms may be provided with en-suite facilities"*.
- 4.5 Whilst it is fair to say that the proposed elevations to the single storey rear extension are fairly bland in appearance, it is considered that they are appropriate to the existing building which has been extended several times in the past with different styles of construction.
- 4.6 The courtyard arrangement to the rear provides an extension with its roof sloping in towards the centre of the site and the open courtyard. Consequently, the highest part of the roof of the extension is on the boundaries to the site with the adjacent residential properties. Due to the height of the structure and the difference in site levels, it was considered that the original plans would have had an unacceptable impact upon the adjoining ground floor flat at Fairfield Studios, by virtue of the loss of light to the habitable windows to the rear of the ground floor flat. Amended plans have however been received which show a reduction in the ridge height to the extension of 0.5 metres to 4 metres in height, and therefore it is considered that by meeting the 45 degree guideline the proposed extension is acceptable in terms of its impact upon neighbouring amenity.

13/0453/FULL

- 4.7 The proposed extension to the front measuring approximately 4.5 metres x 3 metres would provide a larger lobby area and would be nestled between an existing office and bedroom. Whilst the proposed elevations indicate that it would be of a modern design, it is considered that the largely glazed structure would, due to its materials and size, not detract from the predominantly 2½ storey original property.
- 4.8 As described previously, the existing parking area to the rear of the building accessed off Yew Tree Road would be formalised to provide a total of eleven spaces. These would be in addition to the two disabled parking bays and ambulance bay to the front of the building. According to the County Council's parking standards, a Nursing Home requires one space per four units and one space per staff member. Whilst a total of thirteen parking spaces meets the one space per four units ratio, it does not allow sufficient spaces to accommodate the total number of staff members which, at its peak, reaches a total of fifteen members of staff. It is however considered that whilst the overall development does not meet parking standards, the proposed parking provision is acceptable. This is on the basis that there would be no decrease of parking spaces; no increase in the number of residents; no increase in the number of staff members; and, the development is located favourably in terms of its close proximity to the town centre and the railway station. It is also located on a bus priority network route.
- 4.9 The Arboricultural Officer has raised concern regarding proposed works which lie within the root zone of an existing mature Lime tree which lies close to the existing access to the car park to the rear off Yew Tree Road. It is considered that the concerns raised can be adequately resolved by suitably worded conditions which require details of the construction of the proposed entrance wall and the resurfacing of the car park.

## **5.0 Conclusions and Recommendations**

- 5.1 The use of the buildings as a residential nursing home has been established for a number of years and whilst the size of the proposed single storey extension to the rear to provide new bedrooms is sizeable, the design is appropriate and would have no significant adverse impact upon the amenity enjoyed by neighbours. Furthermore, it would improve the standard of accommodation for forty-three residents.

13/0453/FULL

- 5.2 Whilst the proposal does not meet County Council parking standards, it is considered that there is sufficient reason to find the proposed total acceptable.
- 5.3 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. Matching materials.
  4. The parking spaces shall be properly demarcated in accordance with approved plans.
  5. Existing Lime tree to be retained.
  6. Construction details of the re-surfacing of the entrance to the car park and the proposed brick wall to be approved.
  7. Details of enhancing biodiversity to be approved.

Note

Condition of Robinia tree.

<b>Application Reference:</b>	13/0473/FULL	<b>Date Received:</b>	06/09/2013
<b>Ord Sheet:</b>	383743 276259	<b>Expiry Date:</b>	06/12/2013
<b>Case Officer:</b>	John Baggott	<b>Ward:</b>	Greenhill

**Proposal:** Construction of new diesel depot and associated facilities at Kidderminster Station (Re-Submission of 12/0634/FULL)

**Site Address:** SEVERN VALLEY RAILWAY (HOLDINGS) PLC, STATION DRIVE, KIDDERMINSTER, DY10 1QX

**Applicant:** SEVERN VALLEY RAILWAY (HOLDINGS) PLC

<b>Summary of Policy</b>	CP01, CP03, CP10, CP11 (CS) SAL.GPB5, SAL.CC1, SAL.UP7, SAL.UP8 (SAAPLP) KCA.GPB5 (KCAAP) Sections 7, 12 (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>APPROVAL</b>

## 1.0 Site Location and Description

- 1.1 The Kidderminster Severn Valley Railway (SVR) Station is located off Comberton Hill, adjacent to the mainline (Network Rail) Kidderminster station, fronted by car parking and associated set-down facilities.
- 1.2 The application relates to land beyond the southern extreme of the Kidderminster Station and associated platforms, within the sidings and marshalling yard, adjacent to the existing locomotive turntable. This area of the railway features an assortment of generally small scale storage facilities and associated buildings, along with the ad hoc external storage of diesel locomotives.
- 1.3 The site is abutted to the east by the main running lines (railway track) to the SVR and to the Network Rail track beyond; to the west by the Kidderminster Harriers football stadium and the adjacent Trading Estate.
- 1.4 Residential properties are located beyond the railway track, to the east, on Chester Road South; to the north-east in Stewart Court; and, to the south-west in Primrose Way. To the south is located the 300m long, curved portal frame, carriage building, which was erected following the granting of planning permission in 1999.

13/0473/FULL

## **2.0 Planning History**

- 2.1 WF/0254/99 – Construction of new carriage building with associated works at the Marshalling Yard : Approved 22/06/99.
- 2.2 12/0634/FULL - Construction of new diesel depot and associated facilities: Approved 19/03/13.

## **3.0 Consultations and Representations**

- 3.1 Environment Agency – No objections, subject to imposition of identical conditions to those previously imposed in respect of the earlier application (12/0634/FULL).
- 3.2 Worcestershire Regulatory Services – No objections, subject to imposition of identical conditions to those previously imposed in respect of the earlier application (12/0634/FULL).
- 3.3 Network Rail – No objections. Approval for these works should be gained from the Network Rail Station Portfolio Surveyor, as clearances may be needed. In addition, the applicant must submit a method statement of works and risk assessment to the Network Rail asset Protection Engineer for review and approval.
- 3.4 Neighbour/Site Notice – Following direct neighbour notification and the posting of two site notices, as well as a notice in the local press, no third party representations have been received.

## **4.0 Officer Comments**

- 4.1 Members may recall that planning permission was granted at the March 2013 Planning Committee Meeting, for the construction of a new diesel depot and associated facilities at the Kidderminster SVR station (ref: 12/0634/FULL).
- 4.2 The current planning application is identical to that already considered and approved by Planning Committee earlier this year in all respects, except for the extent of the full height roof of the proposed diesel depot and associated locomotive storage building. Such are the changes to the roof design (especially in light of the size of the buildings in question), as detailed later within this report, that the proposals could not be considered as non-material amendments to the original planning permission. That being the case it has proven necessary for the applicants to submit the current revised planning application, which stands to be considered on its own merits.

13/0473/FULL

4.3 As already identified, the lion's share of what is proposed within this latest application is identical to that previously found to be acceptable and approved under application 12/0634/FULL. However, in the interest of clarity and completeness it is necessary to, briefly, summarise the overall proposed development, which centres upon the erection of a new diesel locomotive maintenance facility and associated locomotive storage, to be located on the existing sidings to the southern end of Kidderminster SVR Station. The development as proposed consists of the following:

- The erection of a steel framed, grey profile clad, diesel locomotive maintenance building, along with an associated locomotive storage building;
- The erection of a corrugated metal storage shed, painted in traditional Great Western Railway (GWR) colours as evident at Kidderminster Station, and other stations on the SVR (i.e. light and dark stone);
- The removal of existing storage containers and the erection of a painted timber changing room facility and storage (in traditional GWR colours);
- Minor alterations to existing oil and water storage tanks;
- The erection of a small, brick built, electrical distribution box;
- The regularisation of the use of two former sleeping carriages, located on the track sidings, to provide sleeping accommodation for volunteers working on the SVR.

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

#### PLANNING POLICY IN RESPECT OF THE SVR

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

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

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

13/0473/FULL

- 4.6 Policy SAL.GPB5 of the Adopted Site Allocations and Policies Local Plan (SAAPLP) goes further and provides a clear statement with regard to supporting major tourist attractions, and in respect of the SVR states:

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

- 4.7 Clearly, there is demonstrable “in principle” support for the proposed development (as recognised at the time of the consideration of the earlier application - 12/0634/FULL), which stands upon existing SVR operational land.
- 4.8 In considering the current application it is not viewed as being necessary to revisit the lesser elements of the overall proposal as these have in no way been altered from what Members have previously considered and approved. As previously mentioned, the only changes to that previously approved relate to the proposed steel framed diesel locomotive maintenance building and the associated locomotive storage building.
- 4.9 Members will recall that the proposed maintenance building and storage building are significant structures, with their respective dimensions being:

Diesel Locomotive Maintenance Building

Maximum length	-	42.7m
Maximum width	-	14.0m
Maximum height	-	12.8m

Locomotive Storage Building

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

- 4.10 The previous application proposed a pitched roof above the diesel locomotive maintenance building (ridge height of 12.8m), with a lean-to style roof over the locomotive storage building (maximum height of 5.6m).

13/0473/FULL

- 4.11 The current proposal, and the reason for the revised planning application, proposes a single pitched roof over-sailing both the maintenance and storage buildings for the full length of the maintenance building (i.e. 42.7m), thereby also increasing the span of the pitched roof from 14.0m to 19.0m. This will enable the maintenance facility to accommodate 3 tracks as opposed to the previously proposed 2 tracks, albeit that the additional (3<sup>rd</sup> track) would in part incorporate the previously approved storage building track. It should be noted that the maximum ridge height of the building would not be increased from the previously approved 12.8m height. Beyond the extent of the locomotive maintenance building (to the south), the locomotive storage building will revert back to the previously approved roof design at the previously approved height of 5.6m.
- 4.12 These are not insignificant alterations to an already significant building. However, as previously reported at the time of the earlier application (12/0634/FULL), the site stands approximately 5m above the level of the residential properties located in Chester Road South. These properties are characterised by long rear gardens (in excess of 40m), and are separated from the application site by the sidings and running lines of both the mainline railway and the SVR. That is to say, a distance from the rear of the properties to the actual site of the proposed building of some 90m plus.
- 4.13 To the rear (west) of the site, the land rises some 5m up a steep embankment to the Kidderminster Harriers Football Stadium and associated club buildings. The “east” stand of the Football Stadium rises to a maximum height of 9m. It is against this backdrop that the diesel maintenance facility building will be viewed.
- 4.14 Critically, and in favour of the amended proposal, it should be noted that the additional roof span and associated increased height of the building is proposed to the west side of the building. That is to say in between the extent of the proposed building which has previously been found to be acceptable and the Kidderminster Harriers Football Stadium, and on the exact same footprint, and therefore in a position which would be both least visible and would have little or no greater impact upon distant views than that already approved.
- 4.15 As previously, the maintenance building would be of a steel frame construction, with a plain grey vertical cladding, supplemented by vertical translucent sheets. The design is dictated by function over form, but it is of a general overall appearance which one would associate with a rail operation. Access for locomotives would be via 3 no. grey roller shutter doors. The locomotive storage building would in part be incorporated into the maintenance depot as detailed previously, before continuing beyond (to the south) of the maintenance building. This smaller structure would also be finished with the grey vertical cladding. A 20m long inspection pit (within the maintenance building) is also proposed.



13/0473/FULL

- 4.16 As was the case with the original application, it is Officers' opinion that the acceptability of the overall proposal, and in particular the maintenance facility and associated locomotive storage building turns on the visual impact of the buildings and the relationship with surrounding land and properties. There is no denying that the proposed building, at a maximum height of 12.8 metres and a length in excess of 42 metres will be a significant addition to the skyline in this location. Distant views, from Kidderminster Golf Course for instance, will be significantly altered. That said, given the level changes between the site and the land to the west (Kidderminster Harriers Football Stadium) and the backdrop of the "east" stand of the Stadium, even with the proposed additional section of full-height building, the impact is considered to be of an acceptable level. The repeated proposed use of grey cladding will also assist in reducing the potential impact.
- 4.17 For the occupiers of properties in Chester Road South, the outlook from the rear of their properties will not be altered from what would have been the case with the original proposal, given that the additional roof span and building height lies to the far side (west) of the proposed maintenance building. In any event, these properties sit below the ground level of the railway lines, are at a distance of 90m away, and against the backdrop of the Football Stadium the visual impact of the proposed buildings would therefore be acceptable. The impact upon other residential properties in the vicinity (Primrose Way to the south west, and Stewart Court to the north east) is considered minimal given their existing relationship with both the mainline and SVR running lines and associated facilities and structures.

## **5.0 Conclusions and Recommendations**

- 5.1 The SVR is recognised as an asset to the Wyre Forest District from a tourism perspective and its associated positive impact upon the local economy. This being the case, there is planning policy support for the SVR, with in principle support for new development, which includes the provision of associated maintenance facilities, such as that proposed.
- 5.2 As with the previous application (12/0634/FULL), the proposed development consists of a number of elements, including new general storage and changing facilities for volunteers and retained staff, along with other minor improvements which would help to improve the appearance of the existing sidings. A further element to the proposal is the rationalisation of the use of former sleeper carriages stored on the sidings to provide sleeping facilities for the volunteers, which is considered appropriate in this location, subject to appropriate conditions.

13/0473/FULL

- 5.3 These matters are, however, something of a sideshow when compared with the proposed Diesel Locomotive Maintenance building and the adjoining Locomotive Storage Building. However, these structures have previously been considered by Planning Committee and have been found to be acceptable. The now proposed additional full height section of the building and associated additional roof span (to the west side of the building) is so located that, notwithstanding the resulting additional massing of building, there would be no greater visual impact upon residents of properties in the vicinity and distant views of the site than that previously approved. As such, it is officers' opinion that the revised proposals can be supported in this location.
- 5.4 The maintenance building, along with the previously approved associated lesser elements of the overall development, provides an opportunity to greatly improve the general appearance of the sidings and will assist in reducing noise and fumes emitted from diesel locomotives during their maintenance.
- 5.5 It is therefore recommended that the application be **APPROVED**, subject to the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. B6 (external details – approved plans).
  4. Contaminated land – Risk assessment and site investigation.
  5. Contaminated land – Method statement and remediation.
  6. Details of foundation design.
  7. No infiltration of surface water drainage into the ground.
  8. Details of proposed storage for oils, fuels and chemicals.
  9. Restriction on use of sleeping carriages – SVR volunteers only.

<b>Application Reference:</b>	13/0478/FULL	<b>Date Received:</b>	10/09/2013
<b>Ord Sheet:</b>	381957 276069	<b>Expiry Date:</b>	05/11/2013
<b>Case Officer:</b>	Julia McKenzie-Watts	<b>Ward:</b>	Sutton Park

**Proposal:** Two storey side extension, single storey rear extension

**Site Address:** 68 BIRCHFIELD ROAD, KIDDERMINSTER, DY11 6PG

**Applicant:** Mr & Mrs Westbury

<b>Summary of Policy</b>	CP03, CP11 (CS) SAL.UP7, SAL.UP8 (SAAPLP) Section 7(NPPF)
<b>Reason for Referral to Committee</b>	The applicant is a serving Wyre Forest District Council Officer or is an immediate family member
<b>Recommendation</b>	<b>APPROVAL</b>

## 1.0 Site Location and Description

1.1 Number 68 Birchfield Road is a semi detached property located in a residential area of Kidderminster. It is proposed to demolish the existing single garage to the side of the property and erect a replacement garage with covered canopy to the front, creation of utility and a small extension to the rear of the existing dining room. A first floor extension above is also proposed in order to provide a new master bedroom and en-suite above.

1.2 The property is surrounded by properties of a similar design, a number of which, within the immediate vicinity, have had similar extensions in the past.

## 2.0 Planning History

2.1 None.

## 3.0 Consultations and Representations

3.1 No consultations were necessary in this instance.

3.2 Neighbour/Site Notice - No third party representations have been received.

13/0478/FULL

#### **4.0 Officer Comments**

- 4.1 The application proposes a two storey side extension and a single storey rear extension in order to enlarge the current living accommodation at the property. The existing garage is to be replaced on the existing footprint with the addition of a covered canopy which would protrude forward of the garage door by 3.6m. It is also proposed to add a small extension to the rear of the existing dining room which would measures 1.8m in depth x 2.8m in width. A first floor extension above the new garage would provide a new master bedroom and en-suite.
- 4.2 Policy SAL.UP8 of the Site Allocations and Policies Local Plan requires that residential extensions should be in scale and in keeping with the form, materials and detailing of the original building; be subservient to and not overwhelm the original building, which should retain its visual dominance; harmonise with the existing landscape or townscape and not create incongruous features and not have a serious adverse effect on the amenity of neighbouring residents or occupiers. The adopted Supplementary Planning Guidance document on Design Quality includes a section on householder extensions and supports the view that extensions should be visually subservient and should ideally be positioned to the rear or side of properties where the effect of the new building is less likely to impact on the street scene.
- 4.3 The first floor element has been set back by 0.75m from the front elevation of the original house which is considered to be an acceptable distance in order to ensure that the extension appears as a subservient addition when viewed in the street scene and as such would allow the original property to retain its dominance. The replacement garage and rear extension would not have an adverse effect on the adjacent or adjoining neighbours and as such there would be no impact on the current levels of privacy enjoyed by the occupiers.
- 4.4 The extensions are considered to be in scale and character with the original and other properties within the immediate vicinity and would therefore comply with policy.

#### **5.0 Conclusions and Recommendations**

- 5.1 The proposed extensions are considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extensions upon the neighbouring properties have been carefully assessed and it is considered that there will be no undue impact on their amenity. For these reasons the proposals are considered to be in accordance with Local Plan policy.

13/0478/FULL

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. B3 (Finishing materials to match).

Note

SN12 (Neighbours' rights).

**Application Reference:** 13/0501/FULL      **Date Received:** 30/09/2013  
**Ord Sheet:** 381766 270127      **Expiry Date:** 25/11/2013  
**Case Officer:** Julia Mellor      **Ward:** Mitton

**Proposal:** Removal of Condition 1 of Planning Permission 11/0110/FULL to allow permanent occupation of gypsy caravan park

**Site Address:** LAND OPPOSITE THE GATEHOUSE, NELSON ROAD, SANDY LANE INDUSTRIAL ESTATE, STOURPORT-ON-SEVERN, DY13 9QB

**Applicant:** Mr J Jones

<b>Summary of Policy</b>	DS01, DS03, CP03, CP06, CP08 (CS) SAL.PFSD1, DPL10, CC1, CC2, CC7 (SAAPLP) Section 10 (NPPF) Planning Policy for Traveller Sites (DCLG) Technical Guidance to the NPPF (DCLG)
<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 site is located within the Sandy Lane Industrial Estate in Stourport on Severn, at the junction of Sandy Lane and Nelson Road.
- 1.2 Sandy Lane lies to the north, Nelson Road to the west, a Severn Trent pumping station to the south and an existing travellers' site known as Nunns Corner lies to the east.
- 1.3 The site is enclosed by a 2.3 metre high palisade fence which was supplemented in November 2010 by a 2 metre close-boarded fence, and accommodates eight gypsy and traveller pitches.
- 1.4 The current application seeks consent to extend the life of the current temporary two year planning consent, for occupation as a gypsy and traveller site, which is due to expire in November 2013.

## **2.0 Planning History**

- 2.1 WF/0270/87 – Road Transport Depot and Operating Centre at the corner of Sandy Lane/Nelson Road : Approved 31.5.87.

13/0501/FULL

- 2.2 WF/0616/89 - (1) Continuation of use of temporary portacabin; (2) Removal of working hours restriction save Sunday : Approved 8.8.89.
- 2.3 WF/1300/89 – Removal of restriction on working hours at Road Transport Depot and Operating Centre : Approved 11/2/90.
- 2.4 11/0110/FULL - Change of use to Gypsy Caravan Park with 8 pitches and amenity block for temporary two year period : Approved 23/11/2011.

### **3.0 Consultations and Representations**

- 3.1 Stourport on Severn Town Council – Awaiting comments.
- 3.2 Highway Authority – No objections.
- 3.3 Environment Agency – For the purpose of clarity, we wish to provide a comprehensive reiteration of our objection to the development for reasons related to flood risk. These comments are particularly relevant in light of the proposed permanent occupation of the site.

#### Flood Risk

The site and its access is located within Flood Zone 3 (1%, 'high probability') of the River Severn, based on our Flood Zone Map. The 1% Annual Exceedance Probability (AEP) flood level adjacent to this site is 19.76m Above Ordnance Datum (AOD). The ground levels for the site are shown as ranging between 19.30 - 19.36m AOD based on the site plan provided. This would indicate that during a 1% event the site is likely to flood to a depth of 400mm. The Flood Risk Assessment (FRA) submitted with the original application details a 1% plus climate change flood level of 20.12m AOD in this location and we would accept this level, in this instance. Depths on site would be approximately 800mm during this design flood event.

In consideration of the above the site is located completely within Flood Zone 3a. The site has flooded historically and we have photographs showing the site under flood water during the 2000 flood event.

#### National Planning Policy Framework (NPPF)

Within the Technical Guidance to the NPPF caravans or mobile homes that are intended for permanent residential use are classed as 'highly vulnerable' and 'should not be permitted' within Flood Zone 3a (Table 1, 2 and 3).

#### Sequential Test (ST)

The NPPF details the requirement for a risk-based ST in determining planning applications. See paragraphs 100–104 of the NPPF and paragraphs 3-5 of the accompanying Technical Guidance.

13/0501/FULL

Paragraph 101 of the NPPF requires decision-makers to steer new development to areas at the lowest probability of flooding by applying a ST. It states that 'Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'.

Given the scale of the proposed development (not classed as major development) we would rely on your Council applying the requirements of the Sequential Test in this instance. In considering sustainable development, we would not support the siting of 'highly vulnerable' development within the high risk floodplain (Flood Zone 3a) (Table 2, Technical Guidance to the NPPF).

#### Flood Risk Assessment (FRA) - Flood Levels and Access

The Flood Risk Assessment (FRA) submitted with the original application details a 1% plus climate change flood level of 20.12m AOD in this location and we would accept this level, in this instance. Depths on site would be approximately 800mm during this design flood event. The road adjacent to the vehicular access is at 18.74m AOD at the intersection. This would mean that during the 1% plus climate change flood event it would be more than 1.0m under water.

In considering safe development requirements, information should be provided to address the flood risk to the property and to occupiers during a 1% plus climate change event. The FRA states that the caravans would be set at least 600mm above the 1% plus climate change flood level (at 20.72m AOD), providing sufficient freeboard. As stated previously, to achieve this the caravans would be set 1.36m above the surrounding ground levels. We trust your Council are satisfied that this is acceptable taking into account any other material considerations. The applicant has previously proposed a flood bund to protect the site. We would reiterate that we would not wish to see a flood bund erected around this site (our letter dated 28 July 2011, provides further comments).

In providing for a safe pedestrian access route the applicant has indicated the provision of a secondary route to the north east of the site onto Sandy Lane. Although this route is on higher land than the main access to the site, the levels provided show that it would still experience depths of flooding to 940mm during the design flood event (1% plus climate change event), which poses a 'danger for most' (Table 13.1, DEFRA/EA FRA Guidance, FD2320). Based on the information submitted, we do not consider it has been demonstrated that the proposed development would be safe for occupiers in this location.

#### Flood Evacuation Plan

The FRA refers to a Flood Evacuation Management Plan for the site and we note you condition 4 requests that a Flood Evacuation Plan be agreed within two months of the decision.



13/0501/FULL

In view of the permanent occupation of the site we advise that you should be satisfied with the detail of the plan, which should take into consideration that any evacuation would need to take place before the site becomes flooded and that residents evacuated may have to leave the site for a number of days during a flood event, due to the nature of the floodplain in this location.

We note the applicant has provided a temporary evacuation site (Heather View, Lower Heath) for the caravans that are located within Flood Zone 2. Based on our LiDAR (light detection and data ranging) information the ground levels are generally between 20 and 21m AOD for the temporary evacuation site. Once the occupants have driven out of Sandy Lane, they should not need to drive back into a Flood Zone 3 area to reach this site.

The plan refers to the site as a storage area. We would not comment on where the occupiers of the caravans would stay during a flood event or the availability of suitable amenities.

#### SUMMARY

We have raised our concerns previously about the development of a gypsy caravan park at this location and in our opinion the permanent occupation of the site would only increase the vulnerability from a flood risk perspective.

I trust the above comments are useful and clarify our current position.

- 3.4 Severn Trent Water - Having viewed the submitted 'Floor Plan and Elevations' (drawing: 2010-12-02), we would ask that the drainage related condition is not discharged at this stage.

The plan is not very clear. Can you please confirm that all foul sewage from the site is to discharge to the public foul sewer. Surface water states will either discharge to the public surface water or to soakaways. Before we would consider a connection for surface water discharge to the public sewer, we would request that the use of soakaways are investigated. If these prove infeasible (with evidence, i.e. porosity test results) we would consider a connection to the public surface water sewer but please note calculations will need to be provided to demonstrate how the discharge rate has been achieved.

- 3.5 Senior Water Management Officer - Condition 1 of Planning Permission 11/0110/FULL reads:

This permission shall be for a period of two years from the date of this permission. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 22 November 2013.

I understand the reason for attaching this condition defining a temporary period was to allow the Council to identify preferable sites. I don't know whether the Council has identified preferable sites or not and whether flood risk has been taken into account in this assessment.

13/0501/FULL

I objected against the proposed development back in 2011 since it was my understanding that caravans for residential use would not be an appropriate land use in flood zone 3. This viewpoint has been confirmed by the technical guidance to the National Planning Policy Framework (table 2). Although flood mitigation measures should not be used to justify development in inappropriate locations anyway, the fact that the site lacks a safe vehicle and pedestrian access/exit route stressed my objection even further. Despite my objection from a flood risk point of view the use of the site for a gypsy site was permitted for a 2 year period.

I would argue that changing the temporary use into a permanent use does not actually make a difference from a flood risk point of view. If the application was approved back in 2011 despite an objection from a flood risk point of view, then the permission of permanent use of the site could in my opinion now not be withheld based upon flood risk grounds.

I understand that a flood evacuation plan was already conditioned as part of the original planning permission. I have discussed the contents of this flood evacuation plan, the sharing of this plan with residents of the site and the required updating of the plan which can all be conditioned in a future site licence.

My overall conclusion is therefore that despite the fact that the site is obviously at flood risk and that the proposed use of the land would be classed as inappropriate given its location in flood zone 3, I don't believe that approval should be withheld based upon flood risk grounds, simply because the Council approved temporary use of the site before and no new information regarding the flood risk of the site has become available since the planning approval in 2011.

- 3.6 Crime Risk Advisor – No comments received.
- 3.7 Worcestershire Regulatory Services – No comments received.
- 3.8 Planning Policy Manager – No comments received.
- 3.9 Worcestershire County Council (Gypsy Liaison Officer) – No comments received.
- 3.10 Neighbour/Site Notice – No representations received.

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#### 4.0 Officer Comments

##### PLANNING HISTORY

4.1 It is considered that in the determination of the current application the most significant material considerations are as follows:

- The location of the site within Flood Zone 3;
- The need for Gypsy and Traveller pitches within the District; and
- The allocation of the site within the Adopted Local Plan.

4.2 Members may recall the previous planning application submitted in 2011 for 8 pitches for a temporary two year period (Ref. 11/0110/FULL). The application was approved by Planning Committee in November 2011 albeit that the recommendation by Officers was to refuse the application for the following reason:

*“The site lies in Flood Zone 3a, in an area that has flooded previously. According to PPS25 and its precautionary approach the proposed ‘highly vulnerable’ use is inappropriate at this location and the application fails to satisfactorily demonstrate that there are no other sequentially preferable sites. As PPS25 indicates consideration of the sequential test should be undertaken prior to the consideration of any flood risk mitigation, resistance and resilience measures which should not be used to justify development in inappropriate locations. On this basis to approve the development would be contrary to part 5 of Policy CP06 and Policy CP02 of the Adopted Core Strategy and the guidance of PPS25.”*

4.3 The reason for approving the application, contrary to the advice of officers, was that cumulatively it was considered that there were sufficient reasons to approve the development to outweigh compliance with the Core Strategy, those reasons being:

- i. an identified need for pitches;
- ii. the location of the site adjacent to a tolerated site within the same flood zone;
- iii. the early warning of potential flooding from the River Severn to allow occupiers to evacuate the site; and
- iv. the lack of alternative sites to outweigh the risk of flooding

Following the 2011 decision the site was, and remains, fully occupied.

##### FLOOD RISK

4.4 Two of the significant material considerations have not changed since the determination of the 2011 application. The first is the location of the application site within Flood Zone 3 where there is a ‘high probability’ of flooding from the River Severn, or where there is a 1 in 100 or greater annual probability of river flooding.

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- 4.5 The approach to flood risk proposed by the Technical Guidance to the NPPF is to direct development away from areas at the highest risk of flooding, but where development is necessary making it safe without increasing flood risk elsewhere. Within the Technical Guidance there is a 'Flood Risk Vulnerability Classification' which is a table which categorises the vulnerability of all different types of proposed land uses. This ranges from Essential Infrastructure (e.g. power stations) to Highly Vulnerable (e.g. police stations, basement dwellings) to More Vulnerable (e.g. hospitals, dwelling houses, educational establishments) to Less Vulnerable (e.g. shops, offices, general industry). The proposed use as a residential caravan site falls within the Highly Vulnerable classification. The previous, now superseded PPS25 explained that, "*The instability of such structures (i.e. caravans and mobile homes) places their occupants at special risk and they are likely to be occupied during periods when flood risk is likely to be higher.*"
- 4.6 The comments submitted by the Environment Agency (EA) in relation to the current application highlight that in reality there is the potential for the following:
- during a 1% event the site is likely to flood to a depth of 400mm.
  - 1% plus climate change flood depths on site would be approximately 800mm.
  - during the 1% plus climate change flood event the road adjacent to the vehicular access would be more than 1.0m under water.
  - to achieve sufficient freeboard. the caravans would need to be set 1.36m above the surrounding ground levels.
  - a secondary pedestrian evacuation route is shown to the north east of the site onto Sandy Lane. Although this route is on higher land than the main access to the site, the levels provided show that it would still experience depths of flooding to 940mm during the design flood event.
- 4.7 The EA have previously submitted photographs of the industrial estate when it flooded in November 2000 which also show the majority if not all of the application site under water.
- 4.8 The location of the site within Flood Zone 3 and the vulnerability of caravans to the risk of flooding needs to be considered in the balance.
- NEED FOR GYPSY AND TRAVELLER PITCHES WITHIN THE DISTRICT
- 4.9 One of the reasons why the application for temporary consent was granted was the identified need for gypsy and traveller pitches within the District. This material consideration remains valid today.

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- 4.10 The Government's Planning Policy for Traveller Sites (PPTS) requires Local Planning Authorities, when producing their Local Plan, *"to identify and update annually, a supply of specific deliverable sites sufficient to provide five years worth of gypsy sites against their locally set targets and to identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15."*
- 4.11 As the Adopted Site Allocations and Policies Local Plan explains, since 2009 a total of 20 pitches have received planning consent. However, in order to meet the projected need for pitches indicated by the Gypsy and Traveller Accommodation Assessment (GTAA) of 2008 and Regional Statements since that date, that still leaves an additional 10 pitches to be found by the end of this year with a further 5 required within the period 2013-2017 and a further 15 between 2017 and 2022.
- 4.12 Preceding the adoption of the Site Allocations and Policies Local Plan, the Inspector's Report questioned the soundness of the Local Plan in relation to the proposed number of allocated pitches to meet the requirement of the PPTS as outlined above. The reasoned justification to Policy SAL.DPL8 advises that there is a reasonable prospect that sufficient sites will come forward through the development control route, however there have been no unallocated sites which have been approved for gypsy and traveller pitches since the last application at the current application site in 2011. (At the time of writing the appeal decision for Cursley Lane is still awaited). Subsequently, in order to ensure consistency with the PPTS, the Council have confirmed that it will prepare a specific Local Plan to address the longer term needs of gypsies and travellers and to allocate further sites.
- 4.13 As such, there remains a need for additional pitches within the District.

ALLOCATION OF APPLICATION SITE WITHIN THE ADOPTED SITE ALLOCATIONS AND POLICIES LOCAL PLAN (SAAPLP)

- 4.14 Since the date that the previous temporary consent was granted the Council has adopted the Site Allocations and Policies Local Plan. Whilst the PPTS advises that Local Plan policies do not locate sites in areas at high risk of flooding, the application site is indeed allocated under Policy SAL.DPL8 for Gypsy and Traveller use.
- 4.15 This allocation was Adopted notwithstanding the submission of responses by the EA throughout the Local Plan process which consistently referred to the matter of flooding and the need to refer to the sequential and exception tests in relation to site selection. However the Inspector in her report preceding the Adoption of the Plan acknowledged that she was, *"satisfied that the SAAPLP has been informed by and had sufficient regard to flood risk in the site selection process and in terms of deliverability of sites overall."* (Officer's emphasis).

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- 4.16 First principles when determining planning applications goes back to the Town and Country Planning Act 1990 as reiterated within the NPPF; proposed development that accords with an up-to-date Local Plan should be approved, as is the case with this application.

## 5.0 Conclusions and Recommendations

- 5.1 The proposed use of the application site as a gypsy and traveller site is consistent with its allocation within the Adopted Site Allocations and Policies Local Plan. There is also an identified need for these pitches to accord with the PPTS.
- 5.2 The site is, however, located within Flood Zone 3 where the use of land for caravans is classified as highly vulnerable, and according to the Technical Guidance on flooding should not be permitted.
- 5.3 According to the NPPF inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at the highest risk of flooding, but where development is necessary, making it safe without increasing flood risk elsewhere. The application submission includes the provision of a pedestrian evacuation route, albeit that the EA do not consider it to be safe in times of flooding. Furthermore it was previously accepted that there is sufficient early warning of potential flooding from the River Severn to allow occupiers to evacuate the site, and the applicant has a temporary evacuation site within Flood Zone 2 at Heather View, Lower Heath.
- 5.4 In light of the above and on balance, it is therefore considered that the recommendation is for the application to be **APPROVED** on the basis that the proposal accords with the land allocation within the Adopted Site Allocations and Policies Local Plan and the other material considerations are not of sufficient weight to indicate otherwise. The following conditions are recommended:
1. Strictly in accordance with approved drawings.
  2. All plots shall be not be occupied other than by gypsies and travellers.
  3. Submission of flood evacuation plan within two months of the date of the decision.
  4. The pedestrian evacuation route via the gate sited within plot 2 shall remain clear at all times for access by the occupiers of all the other plots on site.
  5. Within two months of the date of the decision the existing close boarded fencing which is sited at the back of the highway shall be increased in height to approximately 2.3m to match that of the existing palisade fencing and thereafter retained.

<b>Application Reference:</b>	13/0515/FULL	<b>Date Received:</b>	03/10/2013
<b>Ord Sheet:</b>	374977 274020	<b>Expiry Date:</b>	02/01/2014
<b>Case Officer:</b>	James Houghton	<b>Ward:</b>	Rock

**Proposal:** Construction of junior rope course

**Site Address:** GO APE WYRE FOREST, CALLOW HILL, BEWDLEY, DY14 9XQ

**Applicant:** Adventure Forest Ltd. (T/A) Go Ape

<b>Summary of Policy</b>	CP10, CP11 (CS) SAL.GPB5, SAL.UP5 (SAAPLP)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The site is located within the Wyre Forest, and situated close to the main visitor centre which is accessed from Callow Hill.
- 1.2 The site is allocated as a Special Wildlife Site and within a Landscape Protection Area.
- 1.3 The proposal would add an additional ropes course to the existing Go Ape venue. The new course would be specifically designed to provide an opportunity for juniors which would complement the existing course. The Go Ape centre would continue to share the car park provided adjacent to the visitor centre.

### 2.0 Planning History

- 2.1 08/0592/FULL - Use of part of forest for adventure course including the erection of single storey building and extension of existing car park : Approved 15/09/08.

### 3.0 Consultations and Representations

- 3.1 Rock Parish Council – No comments received.
- 3.2 Highway Authority – No objections.

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- 3.3 Arboricultural Officer - As this proposed development is located on Forestry Commission land and the previous Go Ape course has had no adverse effects to the health of the trees or amenity of the local area, I have no objections to the new proposed junior rope course.
- 3.4 Countryside Officer – The application comes with a rudimentary ecological assessment of the type typically used by the Forestry Commission. It has been compiled by a competent ecologist and has not identified any protected species issues. The development would have an impact on this woodland habitat, which is mainly composed of softwoods. The development would remain intact, but there will be an increase in disturbance levels. Given the already high levels of disturbance at the site, this increase in disturbance would have a negligible impact on biodiversity. Hence there are no objections from a biodiversity point of view.
- 3.5 Neighbour/Site Notice – No representations received.

#### **4.0 Officer Comments**

- 4.1 The applicant seeks approval for the construction of a junior ropes course adjacent to the existing ropes course, which has a minimum age requirement of 10, subject to height restrictions. The additional course would increase the age range of those who can participate at this venue aimed primarily at 6-12 year olds. The centre would continue to utilise the car park adjacent to the visitor centre.
- 4.2 Policy CP10 of the Adopted Core Strategy sets out the Council's policy relating to Sustainable Tourism. The policy encourages sustainable proposals that improve the quality and diversity of existing tourist facilities and attractions subject to there being no impact on the surrounding environment and infrastructure.
- 4.3 Policy SAL.GPB5 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan echoes the thrust of the Core Strategy Policy and states that:

*“Future development proposals that enhance the tourism and leisure role of the Wyre Forest will be supported. Proposals will need to ensure that they respect the landscape, biodiversity and historic environment of this ancient woodland. Proposals that cause adverse impact on the area will not be permitted. Development proposals that link to the Forest, but are not necessarily within the Forest boundaries will also be supported, subject to proposals conforming to other policies within the plan”.*



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- 4.4 The proposed development would make the existing attraction accessible to an increased proportion of the public and would in itself offer no detriment to the landscape, biodiversity or historic character of this environment. The course would be constructed primarily of timber with raised platforms positioned on trees. These platforms are affixed in such a way as to minimise the impact on the trees.

## 5.0 Conclusions and Recommendations

- 5.1 The proposed ropes course would enhance the existing Go Ape centre and provide facilities for a greater age range and proportion of the public. The course would offer no substantial detriment to the landscape, biodiversity or historic landscape of the forest. The development would have no significant impact on the appearance of the site or the character of the area. The development would be considered to accord with the requirements of Policy CP10 of the Adopted Wyre Forest District Core Strategy and Policies SAL.GPB5 and SAL.UP5 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 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. B1 (Samples/details of materials).

<b>Application Reference:</b>	13/0525/TREE	<b>Date Received:</b>	11/10/2013
<b>Ord Sheet:</b>	384796 275055	<b>Expiry Date:</b>	06/12/2013
<b>Case Officer:</b>	Alvan Kingston	<b>Ward:</b>	Blakedown and Chaddesley

**Proposal:** Reduce crown of an Oak by 20%

**Site Address:** 37 KITTIWAKE DRIVE AND CAPTAINS, BROMSGROVE ROAD, KIDDERMINSTER, DY10 4RS

**Applicant:** Mr K Hill

<b>Summary of Policy</b>	CP14 (CS)
<b>Reason for Referral to Committee</b>	The applicant is a serving Wyre Forest District Council Officer or is an immediate family member
<b>Recommendation</b>	<b>APPROVAL</b>

### **1.0 Site Location and Description**

- 1.1 The tree, the subject of this application, is located on the boundary of 37 Kittiwake Drive and Captains, Bromsgrove Road, Kidderminster. As less than 50% of the tree's trunk is located within the applicant's garden the tree is actually owned by Mrs G. Gillespie of Captains, however a significant amount of the crown is located over the applicant's garden.
- 1.2 The tree is around 10 metres from the applicant's dwelling and 15 metres from the owner's house.
- 1.3 The tree may be described as a 'veteran tree' (trees which are of interest biologically, aesthetically, or culturally because of their age) and is believed to be in the region of 300 years old.

### **2.0 Planning History**

- 2.1 06/0559/TREE - Reduce crown of oak tree : Approved 8/8/06.
- 2.2 Members are advised that, according to the applicant, these approved works were never actually carried out.

### **3.0 Consultations and Representations**

- 3.1 Stone Parish Council – No representations received at time of report preparation.

13/0525/TREE

3.2 Ward Members – No representations received.

#### 4.0 Officer Comments

4.1 The Oak tree is an old pollard, which has not been pruned for many years and has regrown a large canopy. It has some evidence of cavities and decay at the old pollard points and there is also dead bark and decay in the main stem. Unfortunately if pollarded trees are allowed to regain large canopies they may become prone to limb failure.

4.2 It is essential that in such instances the trees are not re-pollarded excessively within a single season as this may result in their premature demise. Old veteran pollarded trees, such as this, must be very carefully managed to adequately reduce the risk of limb failure without significant detriment to the tree's biological processes.

4.3 However, the proposed works to reduce the crown by 20% would be an appropriate course of action and is supportable.

#### 5.0 Conclusions and Recommendations

5.1 The proposed works, of reducing the tree by 20%, are acceptable, providing it is undertaken by arborist experienced in veteran tree management.

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

1. TPO1 ('2 year restriction of Consent Notice').
2. TPO2 (Arboricultural Watching Brief).
3. C17 (TPO Schedule of Works).

#### Note

Under no circumstance must any of the work indicated below be undertaken without having first been discussed and agreed on site between the applicant's 'Council approved' arborist and the Council's Arboricultural Officer:

- a) The pruning may only be undertaken during January, February or March.
- b) Pruning of the Oak to include a sympathetic reduction of the tree's canopy to appropriate points, by removal of no more than 20% of the tree's live canopy.
- c) No branch stubs are to be created and all pruning must take account of the tree's naturalistic form.

Schedule of Works

Only the following works shall be undertaken:

The applicant must, in the first instance, provide written details of their nominated arborist, to indicate their professional qualifications or experience necessary for undertaking works to veteran trees. Such persons must be conversant with chapter 4 of the Veteran Trees: A Guide to Good Management (2000) ISBN: 1 85716 474 1.

## Wyre Forest District Council

Planning Committee Meeting 12 November 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
12/0411/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
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0549/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
12/0739/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
12/0763/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



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0071/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
13/0104/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
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
13/0139/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
13/0170/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
13/0193/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
13/0211/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
13/0208/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
13/0321/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
13/0318/FULL	10/06/2013	05/08/2013	CLOVERFIELD ROCK KIDDERMINSTER DY149XL	Proposed single storey rear extension	Mr M Brighton	James Houghton
13/0337/FULL	20/06/2013	15/08/2013	MILL BANK COURT MILL STREET KIDDERMINSTER DY116XJ	Change of use third floor storage area to single apartment	Mr & Mrs D Sanders	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0395/FULL	24/07/2013	23/10/2013	BEWDLEY MEDICAL CENTRE DOG LANE BEWDLEY DY122EG	Demolition of existing medical centre on Dog Lane and erection of 49 space car park; erection of Medical Centre incorporating a retail pharmacy together with other ancillary health and community services on existing Dog Lane public car park.	BEWDLEY MEDICAL CENTRE PROPERTY LTD	Emma Anning
13/0405/FULL	24/07/2013	18/09/2013	DRAKELOW TUNNELS DRAKELOW LANE WOLVERLEY KIDDERMINSTER	Museum, museum gift shop, coffee shop and visitor parking and construction of 6 dwellings to facilitate costs of establishing museum and museum building	Quercus Ilex SA	Paul Round
13/0423/CAC	24/07/2013	18/09/2013	BEWDLEY MEDICAL CENTRE DOG LANE BEWDLEY DY122EG	Demolition of existing medical centre	BEWDLEY MEDICAL CENTRE PROPERTY LTD	Emma Anning
13/0409/FULL	06/08/2013	01/10/2013	2 & 4 WOODBURY ROAD NORTH STOURPORT-ON-SEVERN DY138XL	Change of use of existing ground floor Residential to A1 Shop and 3 bedroom flat over with external staircase and ground floor side extension	Mr S Gossal	James Houghton
13/0414/FULL	07/08/2013	02/10/2013	LAND TO THE REAR OF THE ROYAL FORESTER CALLOW HILL ROCK KIDDERMINSTER DY149XW	Change of use and conversion of existing agricultural building to form holiday let	Mr & Mrs J McGaughran	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0418/RESE	12/08/2013	11/11/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	Redevelopment of part of Development Block B(iii) within Phase 1 of the Former British Sugar Site for 19 no. residential dwellings and children's play area. 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
13/3020/PNLDO	14/08/2013	09/10/2013	BEAKBANE LTD STOURPORT ROAD KIDDERMINSTER DY117QT	Overcladding existing two storey office building, part demolition of existing building, construction of new single story building plus new dropped kerb access to existing building	BEAKBANE LTD	Julia Mellor
13/0456/CERTE	19/08/2013	14/10/2013	POUND BUNGALOW DOWLES ROAD BEWDLEY DY122RD	C3 Dwelling house with garden and detached garage and vehicle access from public highway	Mr Trevor Hunt	Emma Anning
13/0377/FULL	27/08/2013	22/10/2013	SPENNELLS VALLEY LOCAL NATURE RESERVE SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER	Creation of a series of three fry refuges and associated wetland habitat adjacent to Spennells Valley Local Nature Reserve. Relocation of fence	Environment Agency	Emma Anning
13/0448/FULL	28/08/2013	23/10/2013	1 AUDLEY DRIVE KIDDERMINSTER DY115NE	Single storey side & rear extension	Mr D Dutton	Julia Mellor
13/0452/FULL	29/08/2013	24/10/2013	THE STABLES LOWER PARK BEWDLEY DY122DP	Erection of 3m x 2.5m garden shed to side elevation	Mr J Hayes	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0453/FULL	02/09/2013	02/12/2013	NIGHTINGALE COURT CARE HOME 11-14 COMBERTON ROAD KIDDERMINSTER DY101UA	Alterations and extensions to front and rear of existing care home to create an additional 8 bedrooms and new entrance	Far Fillimore Care Homes Ltd	Julia Mellor
13/0465/FULL	03/09/2013	03/12/2013	STADIUM CLOSE AGGBOROUGH KIDDERMINSTER DY101NJ	Demolition of existing industrial units and provision of new access road and 31No. Housing units	Mr J Sohota & Mr D Owen	Emma Anning
13/0466/TREE	03/09/2013	29/10/2013	6 SNUFF MILL WALK BEWDLEY DY122HG	Fell Pine Tree	Mr P Basher	Alvan Kingston
13/0467/TREE	03/09/2013	29/10/2013	THE AVENUE TO THE REAR OF 53 BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103JW	Fell Lime Tree	Mrs W Gameson-Whitby	Alvan Kingston
13/0473/FULL	06/09/2013	06/12/2013	SEVERN VALLEY RAILWAY (HOLDINGS) PLC STATION DRIVE KIDDERMINSTER DY101QX	Construction of new diesel depot and associated facilities at Kidderminster Station (Re-Submission of 12/0634/FULL)	SEVERN VALLEY RAILWAY (HOLDINGS) PLC	John Baggott
13/0474/FULL	09/09/2013	04/11/2013	LEA GRANGE THE LEA KIDDERMINSTER DY116JY	Single storey rear extension	Mr G Yapp	Julia McKenzie-Watts
13/0478/FULL	10/09/2013	05/11/2013	68 BIRCHFIELD ROAD KIDDERMINSTER DY116PG	Two storey side extension, single storey rear extension	Mr & Mrs Westbury	Julia McKenzie-Watts
13/0490/OUTL	11/09/2013	06/11/2013	FIVE ACRES HEIGHTINGTON ROAD BLISS GATE KIDDERMINSTER DY149SX	An Outline Application - All Matters Reserved Except Access - For a dwelling to serve a rural based business in the combined form of Home /Live/Work Unit.	Mr & Mrs M&J Godsall	Paul Round
13/0486/FULL	12/09/2013	07/11/2013	4 THE CROFT BLAKEDOWN KIDDERMINSTER DY103JP	Single storey extension to rear	Mr J Bollington	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0479/LIST	13/09/2013	08/11/2013	FRIENDS OF QUAKER MEETING HOUSE LOWER PARK BEWDLEY DY122DP	To insert secondary glazing to the window in the main meeting house and lobby. To remove and replace the windows in the WC, Kitchen and small meeting room with new aluminium framed windows	Mrs J Jeynes (C/o Society of Friends)	Julia McKenzie-Watts
13/0483/FULL	13/09/2013	08/11/2013	HIGH TREES STONE KIDDERMINSTER DY104BB	First floor side extension and loft conversion for additional bedrooms and en suite	Mr N Clarke	Julia McKenzie-Watts
13/0488/FULL	16/09/2013	11/11/2013	COACH HOUSE NURSING HOME BROOME STOURBRIDGE DY9 0HA	Proposed rear extension to form additional bedroom	Mr E Lane	Emma Anning
13/0500/LIST	17/09/2013	12/11/2013	5 LOAD STREET BEWDLEY DY122AF	1No. Externally illuminated fascia sign	Mr R Rowlands (EDEN GROUP PROPERTY SERVICES)	James Houghton
13/0485/FULL	18/09/2013	13/11/2013	17 CHADDESLEY ROAD KIDDERMINSTER DY103AD	Demolition of existing bungalow and erection of replacement bungalow and detached garage	JC Developments Ltd	James Houghton
13/0499/ADVE	18/09/2013	13/11/2013	5 LOAD STREET BEWDLEY DY122AF	1No. Externally illuminated fascia sign	Mr R Rowlands (EDEN GROUP PROPERTY SERVICES)	James Houghton
13/0491/TREE	19/09/2013	14/11/2013	8 DUNLEY ROAD STOURPORT-ON-SEVERN DY130AX	Cut back branches from a Cherry and a conifer to the boundary of 8/10 Dunley Road	Mr M Preece	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0492/FULL	23/09/2013	18/11/2013	1A BEEHCOTE HOUSE MILL LANE WOLVERLEY KIDDERMINSTER DY115TR	Single storey rear extension	Mr W Barber	Julia McKenzie-Watts
13/0493/FULL	23/09/2013	18/11/2013	BROOME MILL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103LJ	Single storey oak framed garden room	MR & MRS G COYNE	James Houghton
13/0494/FULL	23/09/2013	23/12/2013	REILLOC CHAIN STOURPORT ROAD KIDDERMINSTER DY117BQ	Variation of Condition 3 of Planning Permission 13/0049/FULL to provide affordable housing units in accordance with section 106 Agreement	Mr Guy Wooddisse	Paul Round
13/0496/FULL	23/09/2013	18/11/2013	THE THRESHING BARN LIGHT MARSH FARM CRUNDALLS LANE BEWDLEY DY121NE	Proposed garage and log store, alterations to existing store to create study and brick paving to part of existing courtyard	Mr L Wilson	James Houghton
13/0495/TREE	24/09/2013	19/11/2013	LAND TO THE FRONT OF BRIDGE HOUSE RIVER SIDE NORTH BEWDLEY DY121AB	Pollard 6 Willows to pervious points, crown lift 3 Sycamore and a Beech to 4.5 metres and reduce the crown of an Ash	Citibase (Mrs M Southall)	Alvan Kingston
13/0505/FULL	26/09/2013	21/11/2013	16 MASON ROAD KIDDERMINSTER DY116AF	Single storey side extension	Mr & Mrs Withers	James Houghton
13/0509/FULL	26/09/2013	21/11/2013	COURT FARM WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Change of use and conversion of swimming pool to form annexe accomodation with cellar and link between the main house	Mr R Evans	Emma Anning
13/0498/LIST	27/09/2013	22/11/2013	H S B C 31 CHURCH STREET KIDDERMINSTER DY102AY	New external ATM to replace existing ATM model, new internal free standing cash paying in machine	HSBC Bank Plc	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0502/FULL	27/09/2013	22/11/2013	31 QUEENSWAY BEWDLEY DY121ET	Change of use to A5 Indian Takeaway	Mr J Khan	Julia McKenzie-Watts
13/0503/FULL	27/09/2013	22/11/2013	20 SPENCER AVENUE BEWDLEY DY121DB	Two storey rear extension, single storey front extension & single storey garage side extension	Mr K Akathiotis	Julia McKenzie-Watts
13/0504/FULL	27/09/2013	22/11/2013	TRIMPLEY GREEN FARM TRIMPLEY BEWDLEY DY121NR	Conversion of existing agricultural building to No. 4 bed dwelling with attached garaging; Demolition of redundant structure	Mr R Wassell	Emma Anning
13/0508/FULL	27/09/2013	22/11/2013	OAK GRANGE CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Proposed ancillary outbuilding	Mr G James	Julia McKenzie-Watts
13/0497/FULL	30/09/2013	25/11/2013	18 STAITE DRIVE COOKLEY KIDDERMINSTER DY103UA	Two storey side extension and porch	Mr Warrington	James Houghton
13/0501/FULL	30/09/2013	25/11/2013	LAND OPPOSITE THE GATEHOUSE NELSON ROAD SANDY LANE INDUSTRIAL ESTATE STOURPORT- ON-SEVERN DY139QB	Removal of Condition 1 of Planning Permission 11/0110/FULL to allow permanent occupation of gypsy caravan park	Mr J Jones	Julia Mellor
13/0506/FULL	30/09/2013	25/11/2013	44 FRANCHE ROAD KIDDERMINSTER DY115AL	Construction of two storey and single storey extension to incorporate new annex	Mr A Robinson	Paul Round
13/0507/FULL	30/09/2013	25/11/2013	38 BROOK STREET KIDDERMINSTER DY116RH	Two storey rear extension	Mr C Spencer Jones	James Houghton
13/0516/TREE	30/09/2013	25/11/2013	52 THE DEANSWAY KIDDERMINSTER DY102RJ	Fell Beech Tree	Mr A Andrews	Alvan Kingston



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0510/FULL	01/10/2013	26/11/2013	BARCLAYS BANK PLC 42 HIGH STREET STOURPORT-ON-SEVERN DY138BT	Provision of No.4 Air Conditioning Units	Barclays PLC	Julia McKenzie-Watts
13/0511/ADVE	01/10/2013	26/11/2013	BARCLAYS BANK PLC 42 HIGH STREET STOURPORT-ON-SEVERN DY138BT	1No. Non illuminated fascia sign, 1No. Non illuminated hanging sign, 1No. ATM Collar sign and name plate signage	Barclays PLC	Julia McKenzie-Watts
13/0515/FULL	03/10/2013	02/01/2014	GO APE WYRE FOREST CALLOW HILL BEWDLEY DY149XQ	Construction of junior rope course	Adventure Forest Ltd. (T/A) Go Ape	James Houghton
13/0518/FULL	03/10/2013	28/11/2013	BARN CLOSE COTTAGE THE HOLLOWAY CHADDESLEY CORBETT KIDDERMINSTER DY104QD	Single and two storey extensions to existing dwelling, detached double garage	Mr J Oldershaw	James Houghton
13/0517/TREE	04/10/2013	29/11/2013	24 RODEN AVENUE KIDDERMINSTER DY102RF	Fell Ash Tree	Ms N Chater	Alvan Kingston
13/0527/FULL	04/10/2013	29/11/2013	15-17 COVENTRY STREET KIDDERMINSTER DY102BQ	Change of use at ground and first floor to B1 office with ancillary trade counter sales at ground floor	14 MEDIA LTD (Mr S Blunt)	Julia Mellor
13/0522/FULL	07/10/2013	02/12/2013	11 FERNDALE CLOSE STOURPORT-ON-SEVERN DY139NB	Conservatory to rear elevation	Mr & Mrs	James Houghton
13/0523/FULL	07/10/2013	02/12/2013	225 SUTTON PARK ROAD KIDDERMINSTER DY116LA	Proposed rear kitchen extension	Mr A Bailey	James Houghton
13/0526/FULL	07/10/2013	02/12/2013	BUCKERIDGE LODGE ROCK KIDDERMINSTER DY149DR	Change of use of land for keeping of horses. New manege and tractor, horse trailer and mower store	Mrs J Clark	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0528/FULL	08/10/2013	03/12/2013	HARVINGTON HALL FARM HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER DY104LR	Conversion of outbuilding into dwelling	Mr & Mrs Gallop	James Houghton
13/0519/TREE	09/10/2013	04/12/2013	6 HEATHLANDS STOURPORT-ON- SEVERN DY139NS	Cut back two branches from Oak by 1 metre	Mrs C Harris	Alvan Kingston
13/0521/FULL	09/10/2013	04/12/2013	FOLEY HOUSE 123 STOURPORT ROAD KIDDERMINSTER DY117BW	Demolition of existing building and redevelopment of the site to provide a Class A1 retail unit and two Class A3/A5 units, car parking, landscaping and associated works.	QW Retail Estates Limited	Emma Anning
13/0524/FULL	09/10/2013	04/12/2013	12 ACACIA AVENUE BEWDLEY DY121BP	Side Porch	Mr C Jarvis	Julia McKenzie- Watts
13/0529/FULL	10/10/2013	05/12/2013	COST CUTTER SUPERMARKET 39 WILLOWFIELD DRIVE KIDDERMINSTER DY115HA	Construction of four flats at first floor level (amendment to Planning Permission 10/0526/FULL)	Mr C Chahal	Paul Round
13/0530/FULL	10/10/2013	05/12/2013	11 DOMAR ROAD KIDDERMINSTER DY115PL	Proposed side extension	Mrs N Gun-Munro	Julia McKenzie- Watts
13/3029/PNH	10/10/2013	21/11/2013	9 ELM PLACE COOKLEY KIDDERMINSTER DY103TS	PVCu Conservatory to the rear elevation	Mrs R Wilson	John Baggott
13/0525/TREE	11/10/2013	06/12/2013	37 KITTIWAKE DRIVE AND CAPTAINS, BROMSGROVE ROAD KIDDERMINSTER DY104RS	Reduce crown of an Oak by 20%	Mr K Hill	Alvan Kingston
13/0531/FULL	11/10/2013	06/12/2013	31 CHESTER ROAD SOUTH KIDDERMINSTER DY101XJ	Convert the existing garage to a gymnasium and erect a detached garage and storage	Mr & Mrs Bahra	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0537/TREE	11/10/2013	06/12/2013	39 BARNETTS LANE KIDDERMINSTER DY103HH	Fell 4 Larch, 2 Norway Spruce, 2 Lawsons Cypress, 5 Pines, 1 Hawthorn, 1 Laburnum, 1 Horse Chestnut and prune lowest limb of a Beech	Malvern Estates Ltd (New Homes)	Alvan Kingston
13/0538/TREE	11/10/2013	06/12/2013	THE HOLLIES 66 SUTTON PARK ROAD KIDDERMINSTER DY116LF	Oak crown lift to 4 metres, cut back branches in lower crown growing towards house by 2 metres max, remove deadwood and remove epicormic growth on stem and in crown	Mr E Bolton	Alvan Kingston
13/0545/FULL	11/10/2013	06/12/2013	UNIT 16 WILDEN INDUSTRIAL ESTATE STOURPORT-ON-SEVERN DY139JY	Storage building for building materials	McVeigh Parker & Co Ltd (Mr M McVeigh)	John Baggott
13/0532/FULL	14/10/2013	09/12/2013	17 NEW ROAD KIDDERMINSTER DY101AF	Change of use and alterations to form wine bar	Mr M Ghoncheh	Paul Round
13/0533/FULL	15/10/2013	10/12/2013	22 LIONFIELDS ROAD COOKLEY KIDDERMINSTER DY103UG	Change of use of ground floor hairdressers to self contained flat with extensions and improvement and extension to existing first floor flat	Ms J Green	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0534/EIASC	16/10/2013	06/11/2013	LAND AT AND TO NORTH AND EAST OF WEAVERS WHARF INCLUDING BULL RING KIDDERMINSTER	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Full planning permission for the redevelopment of land within and adjacent to Weavers Wharf, Kidderminster comprising; the demolition of Crown House and all buildings between Lower Mill Street and Weavers Wharf (excluding McDonalds); the erection of a retail store (use class A1) restaurants and cafes (use class A3 & A4) and altered vehicle and pedestrian accesses, landscaping, construction of infrastructure and public realm works, car parking and associated works, including bridges over the Staffordshire & Worcestershire Canal and River Stour.	Turley Associates	John Baggott
13/0544/FULL	16/10/2013	11/12/2013	LAND ACCESSED FROM FINEPOINT WAY KIDDERMINSTER DY117FB	The addition of an external airsource heat pump onto a planning approved school	The ContinU Trust (Mr R Chadwick)	Paul Round
13/3028/PNH	16/10/2013	27/11/2013	21 OFFMORE ROAD KIDDERMINSTER DY101SA	Rear single storey extension with flat roof	Mr D David	John Baggott
13/3030/PNRES	16/10/2013	11/12/2013	21-26 VICAR STREET KIDDERMINSTER DY101DA	First and second floor change of use from B1 office use to C3 residential use to form 6No. 2 bed apartments.	Marcus King & Co	John Baggott
13/3032/PNH	16/10/2013	27/11/2013	2 BRAMPTON CLOSE COOKLEY KIDDERMINSTER DY103TW	Conservatory to rear	Mr M Perks	John Baggott

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0535/ADVE	17/10/2013	12/12/2013	HOP POLE INN & RESTAURANT HOP POLE LANE BEWDLEY DY122QH	1x Internally Illuminated twin post sign, 1x Externally illuminated fascia sign, 1x Non illuminated amenity sign, 1x Non illuminated amenity chalk board	Marston's Plc	James Houghton
13/0536/LIST	17/10/2013	12/12/2013	HOP POLE INN & RESTAURANT HOP POLE LANE BEWDLEY DY122QH	1x Internally Illuminated twin post sign, 1x Externally illuminated fascia sign, 1x Non illuminated amenity sign, 1x Non illuminated amenity chalk board	Marston's Plc	James Houghton
13/0539/TREE	17/10/2013	12/12/2013	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Fell Silver Birch	MR A BAKER	Alvan Kingston
13/0541/COUN	17/10/2013	07/11/2013	D E TALBOT TRANSPORT HILLARY ROAD STOURPORT-ON-SEVERN DY139JP	Proposed continued use of the Summerway Landfill for importation, stockpiling of hardcore and road planings for off site distribution	Mr B Talbot	Paul Round
13/0542/COUN	18/10/2013	08/11/2013	D E TALBOT TRANSPORT HILLARY ROAD STOURPORT-ON-SEVERN DY139JP	Proposed continued use of Summerway landfill for recycling soils by screening for off site distribution	D E TALBOT TRANSPORT	Paul Round
13/0546/FULL	18/10/2013	13/12/2013	99 MARLPOOL LANE KIDDERMINSTER DY115HR	Two storey side extension with single storey garage and porch canopy	Billingsley & Richards	James Houghton
13/0547/FULL	18/10/2013	13/12/2013	3 ELMDALE DRIVE KIDDERMINSTER DY103XE	Single storey extensions to front and rear	Mr M Wiltshire	Julia McKenzie-Watts
13/0548/FULL	18/10/2013	13/12/2013	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Detached stable building	WEST MIDLANDS SAFARI PARK (Mr D Chorley)	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0549/FULL	18/10/2013	13/12/2013	WORSELEY FARM HOUSE BANK LANE ABBERLEY WORCESTER WR6 6BQ	Change of use to the keeping of horses and construction of stable building	Mr P Field	James Houghton
13/0558/FULL	18/10/2013	13/12/2013	30 BIGBURY LANE STOURPORT-ON-SEVERN DY139JG	PVCu conservatory to the front side elevation	Mr & Mrs A Jones-Bratt	James Houghton
12/0784/FULL	18/10/2013	13/12/2013	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
13/3031/PNH	18/10/2013	29/11/2013	52 CORONATION WAY KIDDERMINSTER DY103AX	To Provide disabled adaptation in the form of ground floor extension with shower room	Miss T Edwards	John Baggott
13/0543/COUN	21/10/2013	11/11/2013	D E TALBOT TRANSPORT HILLARY ROAD STOURPORT-ON-SEVERN DY139JP	Retention of ancillary workshop and lean to building at Summerway landfill site	D E TALBOT TRANSPORT	Paul Round
13/0550/LIST	21/10/2013	16/12/2013	BURLTONS ALMSHOUSES PARK LANE BEWDLEY DY122EL	Conversion of 4 No. existing flats to form 2No. two bedroom dwellings	TRUSTEES OF BURLTONS ALMSHOUSES (Mrs J Bishop-Elvi	Julia McKenzie-Watts
13/0552/FULL	21/10/2013	16/12/2013	TRIMMERS-MARY KNOLL 84 NEW ROAD KIDDERMINSTER DY101AE	Installation of roller shutter	TRIMMERS-MARY KNOLL HAIR & BEAUTY	James Houghton
13/0556/FULL	21/10/2013	16/12/2013	MILL FARM BARN LONGBANK BEWDLEY DY122QT	Proposed two bedroom single storey extension	Mr A Bourne	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0551/FULL	23/10/2013	18/12/2013	ROTARY PRINTERS (STOURPORT) LTD MITTON STREET STOURPORT-ON-SEVERN DY139AA	Alterations and extensions to create new customer reception, additional offices and new loading/delivery bays	Mrs T Baron	John Baggott
13/0553/FULL	23/10/2013	12/02/2014	LAND AT NELSON ROAD SANDY LANE STOURPORT-ON-SEVERN DY139QB	Creation of a new basin including a 408 berth marina (sui generis); provision of a new footbridge across the marina entrance; 106 holiday apartments (1 & 2 bed)(use class C3 restricted), club house including restaurant (use class A3), bar (use class A4), gym (use class D2), boat sales (use class A1), boat hire facility (sui generis) and site managers accommodation (use class C3 restricted); chandlery (use class A1), workshops (use class B1); provision of access together with parking, servicing and landscaping areas	Clive Fletcher Developments	Julia Mellor
13/0557/FULL	23/10/2013	18/12/2013	HAWKBATCH COTTAGE DOWLES ROAD UPPER ARLEY BEWDLEY DY123NH	Conservatory (amendment to previously approved scheme 13/0119/FULL)	Mr G Tennant	James Houghton
13/0567/OUTL	23/10/2013	18/12/2013	FORMER TIMBER YARD PARK LANE KIDDERMINSTER DY116TE	Erection of 8No. 1 bedroom flats	ALBUTT INVESTMENTS LTD	Paul Round
13/0554/LIST	24/10/2013	19/12/2013	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 12 Apartments; Part conversion & Part New Build Additional Storey	Marcus King & Co (C/o Ivan Smith)	Paul Round
13/0555/FULL	25/10/2013	20/12/2013	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 12 Apartments; Part conversion & Part New Build Additional Storey	Marcus King & Co (C/o Ivan Smith)	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0563/FULL	25/10/2013	20/12/2013	FORMER GARAGE SITE AMBLECOTE ROAD KIDDERMINSTER	Erection of 3No. two Bed/4 Person houses with associated access and landscaping	CHG Property Services (Mr M Preston)	Emma Anning
13/0559/FULL	26/10/2013	21/12/2013	CROSS BANK HOUSE CROSS BANK BEWDLEY DY122XB	Extension to existing outbuilding to provide a garage with storage over	Mr S Howles	James Houghton
13/0565/FULL	29/10/2013	24/12/2013	96 LICKHILL ROAD STOURPORT- ON-SEVERN DY138SF	PVCu conservatory to the rear elevation	Mr P Scott	Julia McKenzie- Watts
13/0566/TREE	29/10/2013	24/12/2013	1 SUTTON PARK GARDENS KIDDERMINSTER DY116LJ	Remove overextended limb from a Lime	Mr P Smith	Alvan Kingston



## WYRE FOREST DISTRICT COUNCIL

Planning Committee

12 November 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
WFA1417 11/0545/FULL	APP/R1845/A12/ 2183527/NWF	MRS S J SMITH  DY10 4DX	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
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			Dismissed  14/10/2013

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
WFA1426 13/0173/FULL	APP/R1845/A/13 /2205679	Mrs M Cook	REAR OF 37 NORTHUMBERLAND AVENUE KIDDERMINSTER  Erection of dormer bungalow	WR  01/10/2013	12/11/2013			
WFA1427 13/0312/FULL	APP/R1845/D/13 /2206229	Mrs R Stanier	LITTLE MAYHILL FARM RANTERS BANK ROCK KIDDERMINSTER  Proposed rear single storey extension for disabled relative	WR  02/10/2013	13/11/2013			

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## Appeal Decision

Site visit made on 16 September 2013

**by Stuart Hall BA(Hons) DipTP FRTPI MCIHT**

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

Decision date: 14 October 2013

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**Appeal Ref: APP/R1845/A/13/2196708**

**Heybridge, Kingsford Lane, Wolverley DY11 5SN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mrs W Packwood against the decision of Wyre Forest District Council.
  - The application Ref 12/0745/FULL, dated 26 September 2012, was refused by notice dated 29 January 2013.
  - The development proposed is described as change of use from ancillary accommodation to self contained dwelling.
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### Decision

1. The appeal is dismissed.

### Clarification

2. The proposed development is described on the application form as change of use of ancillary accommodation within former garage to self contained dwelling and reinstatement of Heybridge House to one three bed dwelling and annex. The appeal form states that no change of description has been agreed. However, the agent's letter of 24 November 2012 confirms the applicant's agreement to change the description, on lines suggested by the Council, to that quoted in the heading to this decision. An amended 1:500 scale plan was submitted with that letter to form part of the application, showing proposed parking provision with access and a revised application site boundary.
3. Four former saved policies of the *Wyre Forest District Local Plan*, to which the Council and the appellant refer, have been replaced by the adoption in July this year of the *Site Allocations and Policies Local Plan (LP)*. Respectively, former saved Policies H.7, H.9, GB.1 and RB.1 are superseded by LP Policies SAL.DPL4, SAL.DPL2, SAL.UP1 and SAL.UP11. The appeal stands to be determined in the light of those current policies.

### Main Issues

4. There are three main issues in this appeal. The first is whether the proposal would comprise inappropriate development in the Green Belt, having regard to LP policy and the *National Planning Policy Framework (NPPF)*. The others are its effect on the openness of, and the purposes served by, the Green Belt; and, if it
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is inappropriate development, whether harm by inappropriateness and by any other cause is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

## Reasons

### *Inappropriateness*

5. Heybridge House is a substantial property which at the time the application was made comprised three one bedroom flats, one of which was in an attached annex, and a fourth unit having one bedroom in the main building and two further bedrooms in the property's former garage located some 25 metres (m) away in the extensive grounds. Planning permission for alterations to the former garage, enabling it to be used as sleeping accommodation in association with Flat 1, was granted in 2010. An access to it has been formed from Castle Hill. The Council's uncontested evidence is that the appeal application is retrospective.
6. Without referring specifically to inappropriate development, LP Policy SAL.UP1 states that the re-use or conversion of buildings is excluded from the policy's ban on development in the Green Belt other than in very special circumstances, provided that the scheme also complies with LP Policy SAL.UP11. Among other things, that Policy excludes domestic outbuildings. Arising from the 2010 decision, and notwithstanding the agreed description of proposed development quoted above, the appellant asserts that the former garage is not ancillary to Flat 1 but is a concomitant part of it. Therefore, it is submitted, it is not a domestic outbuilding as the Council maintains and, as other criteria in LP Policy SAL.UP11 are met, the scheme complies with LP Policy SAL.UP1.
7. It is common ground that in its lawfully converted form the former garage did not contain bathing or kitchen facilities. Its permanent occupation therefore depended on access to the other part of Flat 1, which is capable of independent occupation as a one bedroom unit. Further, the building appears to me to fit the dictionary definition of an outbuilding, that is, a detached subordinate building. On balance, therefore, I conclude that the scheme does conflict with LP Policy SAL.UP1.
8. With reference to the NPPF, paragraph 90 excludes the re-use of permanent buildings from what is defined as inappropriate development in the Green Belt only if that re-use preserves openness and does not conflict with the purposes of including land in Green Belt. For reasons explained below, I conclude that the scheme does not pass both of those tests. Therefore, I further conclude on this issue that the scheme would comprise inappropriate development in the Green Belt. NPPF paragraph 87 explains that inappropriate development is by definition harmful to the Green Belt, and paragraph 88 adds that any harm to the Green Belt should be given substantial weight.

### *Openness and purposes served by Green Belt*

9. The Council's statement that the works are purely internal is not correct. First, in response to a request for a plan showing proposed parking provision, the submitted amended 1:500 scale plan shows a driveway extending for an estimated 30 m into the site, via an existing gate, from Lower Kingsford Lane, ending in a turning head with room to park at least two cars. Though it appears

that former unauthorised commercial users of this part of the site gained access via the gate, it was agreed at the site visit that there is no formed driveway across muddy ground that appears inaccessible to light vehicles.

10. Second, though there are no submitted details of boundary treatment, the application refers to proposed fencing and the Council's report refers to separating the garden area from Heybridge House with 1.8 m fencing, which would extend across open land for, I estimate, some 70 m. Though such a fence may be permitted development, it seems most unlikely that it would be erected other than in association with the proposed use of the former garage as a separate dwelling.
11. As the appeal site is within an existing domestic curtilage, albeit an extensive one, there is no evidence that the scheme would adversely affect any of the five purposes served by Green Belt. However, taken together the above two integral elements of the proposed development would reduce the present openness of the site, which in time could well be further compromised by additional domestic paraphernalia associated with the building's separate occupation. Whilst the adverse effect would not be great, openness is one of two essential characteristics of Green Belts. Accordingly, and having regard to NPPF paragraph 88, the failure to preserve openness carries substantial weight.

*Other matters*

12. LP Policy SAL.DPL2 relates to all rural parts of the Council's area, and so has less relevance to the appeal than national and development plan Green Belt policies. Therefore, conflicting submissions as to whether the scheme involves new residential development, and therefore whether the LP policy applies, are not determinative. Having regard to the site's location in the Green Belt, the general terms of LP Policy SAL.DPL4 in relation to flat conversions, and Policy DSO4 of the Council's *Core Strategy (2006-2026)* in relation to rural regeneration, are similarly of less relevance.
13. Taken with the appellant's stated intention to convert Heybridge House back to use as two dwellings, the appeal scheme would result in a reduction from four to three separate units of accommodation on land in her control. Whilst there is conflicting evidence within the appellant's submissions as to whether the conversion has been completed or merely begun, it may well be that this overall outcome could be secured by condition. On that basis, such a reduction would weigh in the scheme's favour. Even so, it would not outweigh the adverse effects on the openness of the Green Belt that would accrue from the independent residential occupation of the detached garage.
14. The views of local residents and other interested parties have been taken into account in reaching this decision. Removal of permitted development rights, by planning condition, would address concerns that permission could lead to further development on the site. Favourable comparison of the appeal use with former commercial use carries no weight in light of that former use's apparent unauthorised status. Whilst the personal circumstances of the appellant are acknowledged, the harm to the Green Belt would persist long after those circumstances cease to be relevant. It is a neutral consideration, and so does not weigh positively in the scheme's favour, that those circumstances are unlikely to create a local precedent for further development.

*Overall conclusion*

15. These and all other matters raised do not outweigh the harm I have identified in relation to the Green Belt. Accordingly, I conclude that the very special circumstances necessary to justify the development do not exist. It follows that the appeal should not succeed.

*Stuart Hall*

INSPECTOR

## SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0494/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> <li>Public Open Space contribution of £13,896 (The agreement should replicate the agreement previously agreed under reference 13/0049/FULL)</li> </ul>		
13/0465/FULL	Stadium Close Aggborough Kidderminster	<ul style="list-style-type: none"> <li>Public Open Space contribution of £6,202.56</li> <li>Transport contribution – To be confirmed</li> </ul>		Draft with solicitors for approval
13/0455/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> <li>Education contribution of £52,974</li> <li>Public Open Space contribution of £11,689.44</li> <li>30% Affordable Housing Provision – 7 units (4 Social Rent / 3 Shared Ownership)</li> </ul>		Application withdrawn



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<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
13/0427/FULL	Coopers Arms Canterbury Road Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £12,714</li> <li>• Public Open Space contribution of £4,294.08</li> </ul>		
13/0337/FULL	Mill Bank House Mill Street Kidderminster	<ul style="list-style-type: none"> <li>• Affordable Housing contribution of £28,500 to be spent by the District Council to aid affordable housing schemes within the Kidderminster Area</li> </ul>		Engrossments out for signature
13/0082/FULL	Riverside Building Former Carpets of Worth Site Severn Road Stourport on Severn	<ul style="list-style-type: none"> <li>• Education contribution of £9,810</li> <li>• Public Open Space contribution of £2,316</li> <li>• Affordable Housing – 3no. dwellings</li> </ul>		
13/0208/FULL	Corner of Castle Road and Park Lane Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £16,952</li> <li>• Highway contribution of £3,660 for Traffic Regulation Order</li> <li>• Public Open Space contribution of £3,816.96</li> </ul>		Engrossments out for signature
13/0299/FULL	Former Garage Site Bredon Avenue Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space contribution of £1,192.80</li> </ul>		Agreement completed

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<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
13/0282/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> <li>• Education contribution of £24,525</li> <li>• Public Open Space contribution of £4,771.20</li> </ul>		Agreement completed
13/0186/FULL	Former Sutton Arms Sutton Park Road	<ul style="list-style-type: none"> <li>• Variation to education contributions</li> </ul>		Agreement completed
13/0120/OUTL	Former Victoria Sports Ground Spennells Valley Road Kidderminster Industrial Estate Kidderminster	<ul style="list-style-type: none"> <li>• Contribution of £10,000 to provide an additional bus stop</li> </ul>		Engrossments out for signature
13/0193/FULL	78 Mill Street Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £12,714</li> <li>• Public Open Space contribution of £1,908.48</li> <li>• Affordable Housing – at 30% resulting in 4no. of the 13no. Units being for affordable housing</li> </ul>		Draft in circulation

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<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
13/0049/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space Contribution of £13,896</li> <li>• Affordable housing</li> </ul>		Agreement completed
13/0033/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> <li>• Education Contribution of £169,228.00</li> <li>• Public Open Space Contribution of £34,045.20 (split between Town Council and WFDC)</li> <li>• Highway Contribution of £3,660.00</li> <li>• Affordable Housing Provision – 12 affordable units (6 shared ownership and 7 rented)</li> </ul>		Agreement completed
12/0321/FULL	Unit 2 Greenacres Lane Bewdley	Provision of a dry access across third party land (two plots)		Agreement completed
12/0507/FULL	Land off Clensmore Street Churchfields Kidderminster	Supplemental agreement to confirm the terms of the original apply to the new application		Agreement completed
12/0690/FULL	5 and 6 Church Street Kidderminster	<ul style="list-style-type: none"> <li>• Education Contribution of £2,542.80</li> </ul>		Completed
12/0695/FULL	60 Stourbridge Road Kidderminster	<ul style="list-style-type: none"> <li>• Education Contribution of £4,238.00</li> </ul>		Application withdrawn

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

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

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

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

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



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<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
11/0390/FULL	Corner of Hurcott Road and Stourbridge Road Kidderminster	<ul style="list-style-type: none"> <li>• Air Quality Monitoring and Management contribution of £10,000</li> </ul>		Agreement completed and contribution paid
11/0471/FULL	Clent Avenue, Kidderminster	<ul style="list-style-type: none"> <li>• Open space contribution of £2,023.92</li> </ul>		Agreement completed
11/0469/FULL	Richmond Road Bewdley	<ul style="list-style-type: none"> <li>• Open space contribution of £1,779.04</li> </ul>		Engrossment agreements with applicants for signature
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> <li>• Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period</li> </ul>	Commencement of development	Completed
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> <li>• To prevent implementation of 10/0653/FULL approved 13<sup>th</sup> December 2010</li> <li>• To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling</li> </ul>	Immediate	Completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £38,224</li> <li>• Highway contribution of £20,000</li> <li>• Affordable housing provision of 25 units (11 Shared Ownership &amp; 14 Rent)</li> </ul>	<ul style="list-style-type: none"> <li>• Occupation of one third of dwellings</li> <li>• Occupation of first dwelling</li> <li>• Before completion of the general market dwellings</li> </ul>	Completed
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> <li>• Public open space contribution of £3055.92</li> <li>• Sustainable transport contribution of £90.00</li> </ul>	Commencement of development	Agreement completed

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

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

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1053/EIA	Former Carpets of Worth Site, Severn Road, Stourport on Severn	<p>Obligations to Worcestershire County Council:</p> <ol style="list-style-type: none"> <li data-bbox="757 448 1281 651">1. Contribution towards the provision of signage and street furniture to promote sustainable access (by pedestrians and cyclists) to and within Stourport of £20,000</li> <li data-bbox="757 687 1281 1120">2. Contributions towards the provision of new and enhancement of existing bus services based on the agreed routes enhancing service numbers 914, 915 and 11 and to provide an addition service to Areley Kings (each linking the development to the town centre) to improve accessibility to the Former Carpets of Worth site by means of public transport by:</li> </ol>		Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<ul style="list-style-type: none"> <li data-bbox="846 352 1281 587">(a) agreeing with WCC the details of the service including frequency, bus type/size (any future amendment to which is to be agreed first with the developer);</li> <li data-bbox="846 624 1281 826">(b) paying an initial sum of £95,000 by way of contribution to capital costs such as public transport infrastructure and marketing;</li> <li data-bbox="846 863 1281 1027">(c) paying a sum of £200,000 to WCC in order to subsidise the running costs of the services in the first year of service;</li> <li data-bbox="846 1064 1281 1362">(d) conducting together with WCC a review at the end of the first year of the effectiveness of the service including (but not limiting to) revenue generation, a review of occupancy, route, frequency and timetable;</li> </ul>		



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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