

Open

Planning Committee

Agenda

6pm
Tuesday, 10th December 2013
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

	Chairman: Councillor S J Williams
	Vice-Chairman: Councillor G C Yarranton
Councillor J Aston	Councillor C Brewer
Councillor B T Glass	Councillor D R Godwin
Councillor J Greener	Councillor I Hardiman
Councillor P B Harrison	Councillor M J Hart
Councillor H J Martin	Councillor B McFarland
Councillor C D Nicholls	Councillor F M Oborski
Councillor M A Salter	Councillor N J Thomas

Information for Members of the Public:-

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

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

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

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

Public Speaking

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

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

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

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

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

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

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

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

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

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

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

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

WEBCASTING NOTICE

This meeting is being filmed for live or subsequent broadcast via the Council’s website site (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, 10th December 2013

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Solicitor to the Council, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 12 th November 2013.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	12
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	30

7.	<p>Planning and Related Appeals</p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	52
8.	<p>To consider any other business, details of which have been communicated to the 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.</p>	
9.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

10.	<p>New Enforcement Case</p> <p>To receive a report from the Director of Economic Prosperity & Place on a new enforcement case.</p>	-
11.	<p>Live Enforcement Cases</p> <p>To receive a report which lists live enforcement cases as at 27th November 2013.</p>	-
12.	<p>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.</p>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

12TH NOVEMBER 2013 (6.00 PM)

Present:

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, G W Ballinger, C Brewer, H E Dyke, D R Godwin, J Greener, I Hardiman, P B Harrison, M J Hart, H J Martin, B McFarland, C D Nicholls, M Price and N J Thomas.

Observers:

There were no members present as observers.

PL.37 Apologies for Absence

Apologies for absence were received from Councillors B T Glass and F M Oborski.

PL.38 Appointment of Substitutes

Councillor G W Ballinger was appointed as a substitute for Councillor B T Glass. Councillor H E Dyke was appointed as a substitute for Councillor F M Oborski.

PL.39 Declarations of Interests by Members

There were no declarations of interests.

PL.40 Minutes

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

PL.41 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 514 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 514 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.42 Applications Pending Decision

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

Decision: The schedule be noted.

PL.43 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.44 Section 106 Obligation Monitoring

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

Decision: The details be noted.

PL.45 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.46 New Enforcement Case

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

Decision: Delegated authority be granted to the Solicitor to the Council to serve or withhold an Enforcement Notice requiring that the item under construction be so altered as to be brought back in full accordance with the Planning Permission granted or alternatively the land be reinstated to its previous condition.

PL.47 Live Enforcement Cases

The Committee received a report which lists live enforcement cases as at 30th October 2013.

Decision: The report be noted.

The meeting ended at 6.10 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

12th November 2013 Schedule 514 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.

Application Reference: 13/0453/FULL
Site Address: NIGHTINGALE COURT CARE HOME, 11-14, COMBERTON ROAD, KIDDERMINSTER, DY10 1UA
APPROVED , subject to the following conditions: <ol style="list-style-type: none"> 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. 8. Details of vehicle access construction. <p>Note</p> <ol style="list-style-type: none"> 1. Condition of Robinia tree. 2. Alteration of highway to provide new or amend vehicle crossover.

Application Reference: 13/0473/FULL
Site Address: SEVERN VALLEY RAILWAY (HOLDINGS) PLC, STATION DRIVE, KIDDERMINSTER, DY10 1QX
APPROVED , subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (external details – approved 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.

Application Reference: 13/0478/FULL
Site Address 68 BIRCHFIELD ROAD, KIDDERMINSTER, DY11 6PG
APPROVED , subject to the following conditions: <ol style="list-style-type: none">1. A6 (Full with no reserved matters).2. A11 (Approved plans).3. B3 (Finishing materials to match). Note SN12 (Neighbours' rights).

Application Reference: 13/0501/FULL
Site Address: LAND OPPOSITE THE GATEHOUSE, NELSON ROAD, SANDY LANE INDUSTRIAL ESTATE, STOURPORT-ON-SEVERN, DY13 9QB
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: <ol style="list-style-type: none">1. Strictly in accordance with approved drawings.2. All plots shall not be occupied other than by gypsies and travellers.3. Notwithstanding any indication on the approved plans or information submitted as part of the application, within one month of the date of the decision, a definitive flood evacuation plan shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of the following:<ul style="list-style-type: none">• How the flood warning is to be given to all occupiers;• What will be done to protect the structures and cars on site, when and by whom;• How it will be ensured that occupiers will be safe (particularly vulnerable occupiers); and• The expected time taken to re-establish normal use following a flood event. The agreed flood evacuation plan will be implemented within one month of its agreement with the Council at all times.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.

Application Reference: 13/0515/FULL
Site Address: GO APE WYRE FOREST, CALLOW HILL, BEWDLEY, DY14 9XQ
APPROVED , subject to the following conditions: <ol style="list-style-type: none">1. A6 (Full with no reserved matters).2. A11 (Approved plans).3. B1 (Samples/details of materials).

Application Reference: 13/0525/TREE
Site Address: 37 KITTIWAKE DRIVE AND CAPTAINS, BROMSGROVE ROAD, KIDDERMINSTER, DY10 4RS
APPROVED , subject to the following conditions: <ol style="list-style-type: none">1. TPO1 ('2 year restriction of Consent Notice').2. TPO2 (Arboricultural Watching Brief).3. C17 (TPO Schedule of Works). <p>Note</p> <p>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:</p> <ol style="list-style-type: none">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. <p>Schedule of Works</p> <p>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.</p>

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

10/12/2013

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
13/0535/ADVE	HOP POLE INN & RESTAURANT HOP POLE LANE BEWDLEY	APPROVAL	13
13/0536/LIST	HOP POLE INN & RESTAURANT HOP POLE LANE BEWDLEY	APPROVAL	13
13/0578/FULL	11 WOODBURY ROAD NORTH STOURPORT-ON-SEVERN	APPROVAL	17

**PART B
Reports**

Ref.	Address of Site	Recommendation	Page No.
13/0555/FULL	CHANGING ROOMS SPRINGFIELD PARK SPRINGFIELD LANE KIDDERMINSTER	APPROVAL	21
13/0591/ADVE	WYRE FOREST DISTRICT COUNCIL TOWN HALL VICAR STREET KIDDERMINSTER	APPROVAL	24
13/0592/LIST	WYRE FOREST DISTRICT COUNCIL TOWN HALL VICAR STREET KIDDERMINSTER	DELEGATED APPROVAL	24
13/0611/FULL	STOURPORT SPORTS CLUB LTD KINGSWAY STOURPORT-ON-SEVERN	DELEGATED APPROVAL	27

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
10TH DECEMBER 2013

PART A

Application Reference: 13/0535/ADVE **Date Received:** 17/10/2013
 13/0536/LIST
Ord Sheet: 377459 275159 **Expiry Date:** 12/12/2013
Case Officer: James Houghton **Ward:** Bewdley and Arley

Proposal: 1x Internally Illuminated twin post sign, 1x Externally illuminated fascia sign, 1x Non illuminated amenity sign, 1x Non illuminated amenity chalk board

Site Address: HOP POLE INN & RESTAURANT, HOP POLE LANE, BEWDLEY, DY12 2QH

Applicant: Marston's Plc

Summary of Policy	CP11 (CS) SAL.UP6, SAL.UP7, SAL.UP10 (SAAPLP)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is a Grade II Listed public house, elements of which date back to the mid eighteenth century. The property occupies a corner plot at the junction of Cleobury Road and Hop Pole Lane.
- 1.2 The public house benefits from parking along the boundaries shared with both Cleobury Road and Hop Pole Lane. The public house sits on land approximately 1.8m higher than Cleobury Road.

2.0 Planning History

- 2.1 WF/0346/97 – Advertisement: Display of externally illuminated pole hanging sign and name signs and non-illuminated facility sign : Approved 12/08/97.
- 2.2 WF/0576/97 – Listed Building Consent: Display of advertisements : Approved 15/09/97.

13/0535/ADVE and 13/0536/LIST

- 2.3 WF/0085/04 – Full: Refurbishment including new entrance porch, ramp and stepped access, part demolition/part replacement with single storey extension to rear : Approved 19/04/04.
- 2.4 WF/0110/04 – Listed Building Consent: Refurbishment including new entrance porch, ramp and stepped access, part demolition/part replacement with single storey extension to rear : Approved 19/04/04.

3.0 Consultations and Representations

- 3.1 Bewdley Town Council – The Town Council approved three of the signs but would wish to see modification to the height of the internally illuminated twin post sign i.e. the sign facing Cleobury Road and sited on the retaining wall above the car parking spaces. The Town Council felt this was too tall and should be reduced in height (the wording could be shortened) as it spoilt the overall setting of the listed building particularly the view of the ground floor bay window which was an important feature.

The Town Council also wished any consent subject to such conditions as the Conservation Officer may wish to impose.

- 3.2 Highway Authority – No objection subject to the addition of a note relating to the brightness of illuminated signs.
- 3.3 Conservation Officer – No objections following the submission of amended plans.
- 3.4 Neighbour/Site Notice – One letter of objection has been received from the occupant of a neighbouring dwelling. The objections are summarised below:
- The additional signage may increase the trade of the pub which is likely to contribute to the traffic and parking problems experienced at this property.
 - Current parking arrangements inhibit the passage of emergency vehicles.
 - The proposed signs may distract drivers negotiating the junction between Hop Pole Lane and Cleobury Road.
 - The illuminated sign would not be characteristic for this area.
 - Additional signage, particularly illuminated signage, is not considered necessary.
 - The correspondent alludes to a boundary dispute with the brewery.

(Officer Comment - References within the letter relating to land ownership issues are noted but would not be material considerations in determining this application).

13/0535/ADVE and 13/0536/LIST

4.0 Officer Comments

- 4.1 The applicant seeks approval for the installation of:
- i) an internally illuminated twin post sign on the south eastern side of the public house above the parking area;
 - ii) an externally illuminated fascia sign in an existing blocked off window aperture fronting Hop Pole Lane;
 - iii) a non illuminated fascia sign on the retaining wall adjacent to Hop Pole Lane; and
 - iv) a chalk board on the existing free standing pup sign. The signage proposed shares a colour palette of ivory, olive green, red and brown.
- 4.2 It is considered that the signs would not appear incongruous or atypical given the use of the property, and would not detract individually or cumulatively from the appearance and character of the street scene. Furthermore the signs and lighting proposed would have no significant impact on the character, setting or special architectural or historic interest of the listed building.
- 4.3 The concerns of the neighbour are noted although it is not considered that the signage which forms the subject of this application would have any substantial or detrimental effect on highway safety due to driver distraction. In addition the siting of the signs would not cause the loss of any existing parking spaces, whilst the concern relating to cars inhibiting access by emergency vehicles is a management issue for the landowner. The potential for the signs to increase trade for the application premises would not be a material consideration in determining this advertisement application. Whilst the illumination of signage may not be typical for this largely residential area the proposed means of illumination is considered to be discreet and appropriate. The Highway Authority has no objections to the scheme.

5.0 Conclusions and Recommendations

- 5.1 It is recommended that application reference **13/0535/ADVE** be **APPROVED** subject to the following conditions and notes:

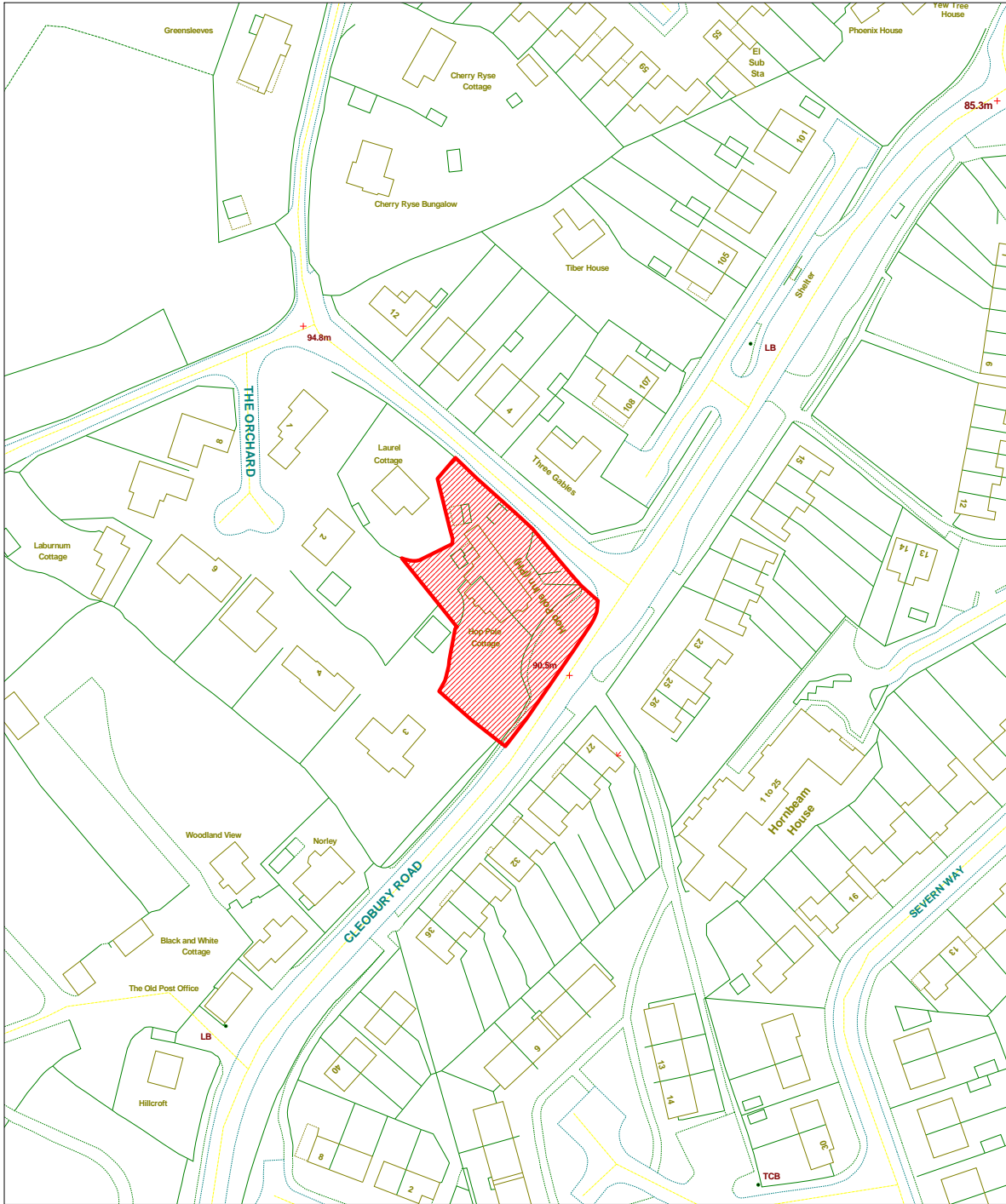
1. L1 (Standard Advertisement Conditions).
2. L2 (Removal of Rights to Advertise).
3. L9 (Standard Time).

Notes:

- A. Brightness of Illuminated Signs.
- B. Approved plans.

- 5.2 It is recommended that application reference **13/0536/LIST** be **APPROVED** subject to the following conditions:

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



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Hop Pole Inn & Restaurant
Hop Pole Lane, Bewdley DY12 2QH

Date:- 21 November 2013

Scale:- 1:1250

OS Sheet:- SO7775SW

Crown Copyright 100018317 2013

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



Application Reference:	13/0578/FULL	Date Received:	04/11/2013
Ord Sheet:	380531 272306	Expiry Date:	30/12/2013
Case Officer:	James Houghton	Ward:	Lickhill

Proposal: Two storey side extension and replacement roof

Site Address: 11 WOODBURY ROAD NORTH, STOURPORT-ON-SEVERN,
DY13 8XL

Applicant: Mr M Dutton

Summary of Policy	CP11 (CS) SAL.UP7, SAL.UP8, SAL.CC1 (SAAPLP) Design Quality SPG
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application property is a detached three bedroom, two storey, hip roofed dwelling occupying a corner plot at the junction of Woodbury Road North and Woodbury Road West. The property's front elevation faces Woodbury Road West although the front door to the property is on the elevation facing Woodbury Road North. The property benefits from a detached concrete sectional garage.
- 1.2 The immediate area is characterised by detached dwellings along the south east side of the road and semi detached dwellings along the north west side of the road. Several properties in the immediate area have been extended.
- 1.3 Immediately adjacent to the application site a bungalow has been constructed following approval of an application in 1989 (Ref: WF.0064/89). The bungalow occupies land which was part of the former garden to no. 11 and benefits from a conservatory to the rear.

2.0 Planning History

- 2.1 13/0429/FULL – Two storey side extension : Withdrawn.
- 2.2 WF.0064/89 – Bungalow on land adj. 11 Woodbury Road North : Approved 16/03/89.

13/0578/FULL

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No comments received.
- 3.2 Highway Authority – No objection subject to addition of a condition requiring the submission of details relating to the access, turning and parking areas. In addition it is advised that a note is attached to any permission issued informing the applicant of the procedure for altering or amending a vehicle crossing.
- 3.3 Neighbour/Site Notice – Two letters of objection have been received, one of which represents the views of the occupants of six neighbouring properties. The objections are summarised below:
- Potential for overlooking from first floor windows of the extension;
 - The proposed extension may have a substantial impact on the levels of light currently enjoyed at neighbouring properties;
 - The extension may have an impact on the outlook currently enjoyed by the occupants of neighbouring properties;
 - Concerns over the aesthetics of the proposed extension;
 - There is an existing issue with car parking in the area and as such the additional accommodation may exacerbate the situation; and
 - There are concerns relating to the alteration to the route of a sewer and the impacts of the construction process.

Comments were also included which appear to refer to the previous application which had a cat slide roof from the existing ridge height down to ground floor eaves height with the extension projecting closer to Woodbury Road North than the current application.

4.0 Officer Comments

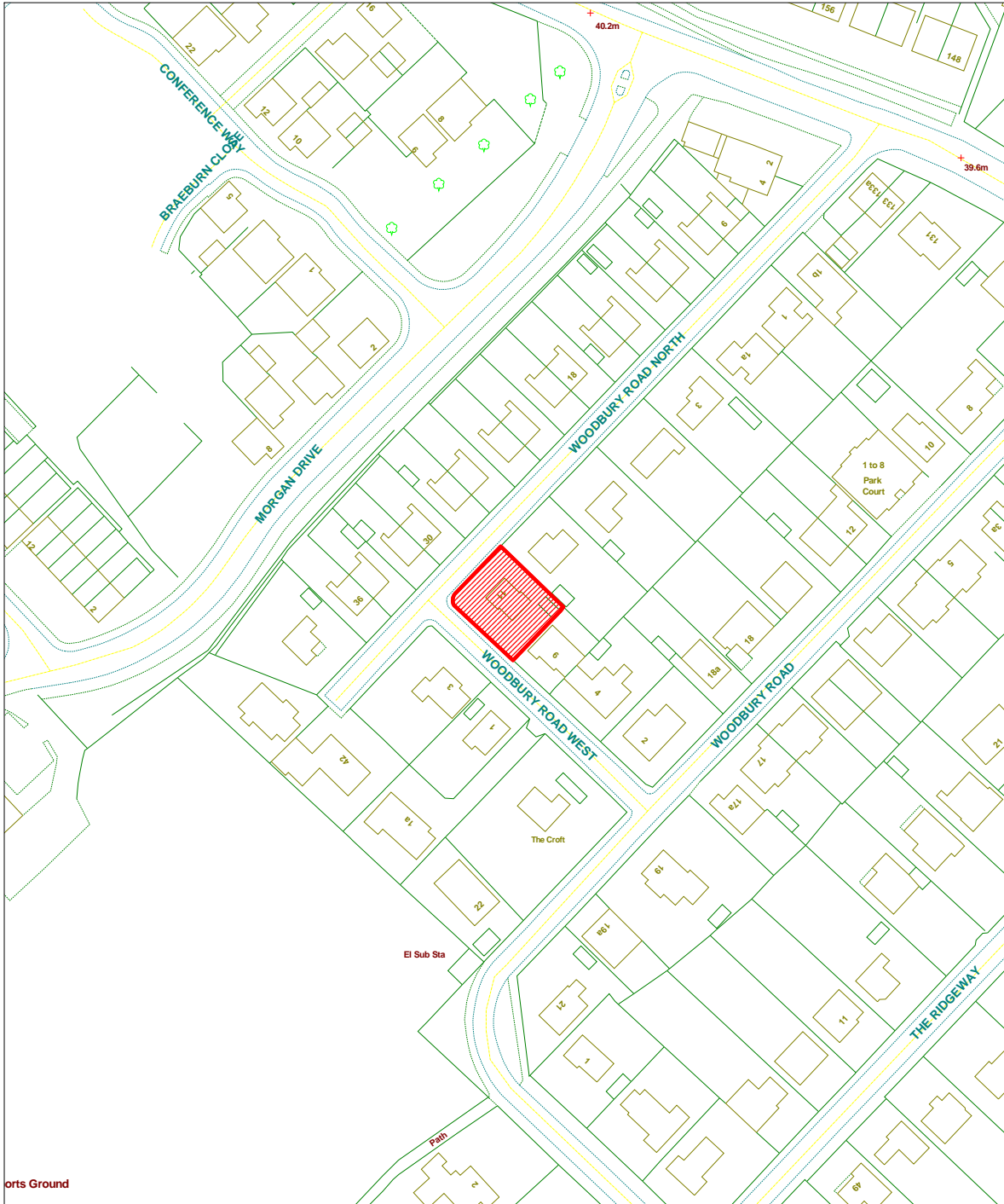
- 4.1 The applicant seeks approval for the addition of a two storey extension to the dwelling, a porch and for a new replacement roof to cover the entire structure. The development would require the removal of an existing concrete sectional garage.
- 4.2 The proposed extension would provide an additional two bedrooms at first floor and allow for the reallocation of space at ground floor to provide an enlarged kitchen and dining room as well as a utility room, study and cloak room.
- 4.3 A previous application was withdrawn (Ref. 13/0429/FULL). The current application differs from that previously submitted in that the roof shape has been amended to incorporate a new roof which would be 50mm higher than the existing ridgeline. In addition the elevations have been altered to appear more typical for this area.

13/0578/FULL

- 4.4 The proposed extension, whilst large, would be set back from the forward most part of the original building relative to Woodbury Road North, unlike the previous application. The current scheme maintains the eaves height of the existing building. The replacement roof, although slightly higher, would not appear atypical or incongruous in the context of the street scene or the character of the area.
- 4.5 The two storey element of the development would be set approximately 6.25m inside the boundary shared with no. 6 Woodbury Road West and as such the potential exists for a bedroom window at first floor to overlook the private amenity space associated with that neighbouring property. Amended plans have been submitted which detail an obscure glazed bedroom window at first floor on the elevation facing no. 6 with additional light being provided through a roof light. A condition requiring that this obscure glazing is retained for the life of the development should be added to any permission issued.
- 4.6 The extension proposed would be finished with a hipped roof which would serve to reduce the impact of the extension on the amount of light enjoyed within the rear gardens to the adjoining dwellings. However it is considered that this impact would not be significantly greater than that exerted by the existing building.
- 4.7 With regard to the provision of parking on the site, the scheme proposes sufficient driveway to provide three off street parking spaces which is considered sufficient for a dwelling with five bedrooms and would accord with the standards set out in Appendix A of the Worcestershire County Council Local Transport Plan 3 – Highways Design Guide.

5.0 Conclusions and Recommendations

- 5.1 The impact of the extension on the amenity enjoyed by the occupants of neighbouring dwellings has been carefully assessed and it is considered that there would be no substantial loss of light, privacy or outlook. The proposed design is considered to be in keeping with the existing character of the original dwelling and the character of the street scene.
- 5.2 It is recommended that the application be **APPROVED** subject to the following conditions.
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (External details – approved plan).
 4. Remove PD rights Part 1, Classes A and E (to prevent loss of garden).
 5. Obscure glazing.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**11 Woodbury Road North
Stourport DY13 8XL**

Date:- 21 November 2013

Scale:- 1:1250

OS Sheet:- SO8072SE

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



WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
10TH DECEMBER 2013

PART B

Application Reference:	13/0555/FULL	Date Received:	28/10/2013
Ord Sheet:	383577 277774	Expiry Date:	23/12/2013
Case Officer:	Paul Round	Ward:	Broadwaters

Proposal: Extension to existing changing rooms to create a community cafe

Site Address: CHANGING ROOMS, SPRINGFIELD PARK, SPRINGFIELD LANE, KIDDERMINSTER,

Applicant: Friends of Springfield Park

Summary of Policy	CP07, CP11, CP12 (CS) SAL.PFSD1, SAL.UP4, SAL.UP7, SAL.UP8 (SAAPLP) Section 7 (NPPF)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site accommodates the changing room building at Springfield Park. The building is utilitarian in form and has been in existence since the early 1990's.
- 1.2 The area is allocated for purposes associated with open space within the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 1.3 The proposal has been submitted by the Friends of Springfield Park and seeks consent for an extension and modifications to the changing room building to form a community cafe. The application is presented to Committee as the application site lies within the ownership of the District Council.

2.0 Planning History

- 2.1 None of relevance.

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3.0 Consultations and Representations

- 3.1 Worcestershire Regulatory Services – Unsure of what is intended to be cooked or served and cannot advise on necessary extraction.
- 3.2 Parks and Green Spaces Section – Over the last 3 years Springfield Park has been seeing major improvements as a result of the partnership between Wyre Forest District Council and the Friends of Springfield Park. The current project that the Friends group are working on to construct and provide a community cafe further enhances the amenities for local people who currently use the park and hopefully will encourage more people from around the district to enjoy the park.

As a result the Parks and Green Spaces Section are in favour of the proposed development to construct and install a community cafe and disabled toilet in Springfield Park.

- 3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The proposal to create the community cafe will involve internal works to change an existing store within the building to a kitchen area and to provide toilet facilities. The public face of the building and the internal seating area will be created through a single storey extension to the west elevation measuring approximately 6m x 4m.
- 4.2 The extension is proposed to be constructed of brick and tile with a hipped roof design to match the form and design of the existing building. The entrance to the cafe will be from the west via large bi-fold doors facing the main entrance to the Park and also looking over the Stack Pool providing a natural vista for visitors to the cafe. The design is considered to be appropriate to the building and will be acceptable in the context of the Park as a whole.
- 4.3 The prevailing policies within the Adopted Wyre Forest District Site Allocations and Policies Local Plan support development that enhances the usability or attractiveness of public open space. It is considered that this proposal is in compliance with Policy and the venture by the Friends of Springfield Park should be wholly supported.

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- 4.4 Residential properties do lie to the south of the building (approximately 40-50m away) and whilst the general use as a community cafe may not give rise for concern, it is essential that the amenity of the properties is protected. It is necessary therefore to restrict the use to a community cafe for the Friends of Springfield Park and to impose a condition requiring details of opening hours to be agreed. This will prevent the use of the cafe becoming an unrestricted restaurant or retail outlet which would be permitted development.
- 4.5 Adequate parking and access facilities are already provided for the Park and this proposal does not change this situation. Whilst I understand the comments made by Worcestershire Regulatory Services, the venture is at its early stages and, as such, details of the exact extraction required has not been finalised. However, again this is a matter that can be a condition of any permission given.

5.0 Conclusions and Recommendations

- 5.1 The proposed extension and provision of a community cafe at Springfield Park is considered to be wholly acceptable and fully in line with Local and National Policy. There are no matters that would resist the granting of planning permission in this instance.
- 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).
 4. E2 (Foul and surface water).
 5. Details of extract prior to installation.
 6. Details of hours of operation to be agreed.
 7. Use of community cafe for Friends of Springfield Park.

Application Reference:	13/0591/ADVE 13/0592/LIST	Date Received:	07/11/2013
Ord Sheet:	383146 276554	Expiry Date:	02/01/2014
Case Officer:	John Baggott	Ward:	Greenhill

Proposal: Installation of 2 No. replacement aluminium powder coated illuminated notice boards located either side of entrance to building

Site Address: WYRE FOREST DISTRICT COUNCIL, TOWN HALL, VICAR STREET, KIDDERMINSTER, DY10 1DB

Applicant: WYRE FOREST DISTRICT COUNCIL

Summary of Policy	SAL.UP6, SAL.UP10 (SAAPLP)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The application site is that of the Council's own Town Hall, located in Vicar Street, Kidderminster, which falls within the Vicar Street [Kidderminster] (2003) Conservation Area.
- 1.2 Kidderminster Town Hall of one of the most significant Grade II Listed Buildings in the Town, dating back to 1853. The facade facing Vicar Street is of a two storey brick construction with stone dressings, and features paired giant pilasters flanking the central round-headed doorway.
- 1.3 Currently, there is a pair of black painted timber non-illuminated notice boards located on the pilasters either side of the entrance to the Town Hall. Photographic evidence appears to indicate that these notice boards, or similar identical predecessors, have been in situ for at least 50 years, and thereby predate the listing of the building in 1980. As such, the notice boards form part of the listed building.

2.0 Planning History

- 2.1 No planning history of relevance to these proposals.

13/0591/ADVE and 13/0592/LIST

3.0 Consultations and Representations

- 3.1 Conservation Officer – Whilst the existing notice-boards feature a pediment detail I note that the proposed replacement notice boards are of a much plainer design. I have no objections to this in principle, nor to the scale and proportion of the notice boards, which I consider will sit comfortably on the pilasters at either side of the main doorway. In my opinion the simpler design of the replacement notice boards provides cleaner lines and an uncluttered appearance to the frontage.
- 3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 Whilst perhaps not immediately obvious to the passer-by, upon close inspection, the existing timber notice boards are in a deteriorating condition; of differing sizes; have differing heights.
- 4.2 It is proposed to remove both of the existing notice boards and replace them with a pair of identical aluminium powder coated (black), internally illuminated solar powered notice boards. The new notice boards would be of a simple rectangular design, and would incorporate a small solar PV panel towards the top of each of the boards, located just below the Wyre Forest District Council logo and “Kidderminster Town Hall” wording.
- 4.3 Unlike the existing notice boards, the replacements would be fixed at an identical height to give a symmetrical appearance to the entrance of the Town Hall. With maximum dimensions 2.0m x 1.1m (including frame and header) the proposed notice boards are considered to be of an appropriate size and design in this location, and would represent a positive improvement in the current appearance of the front of the Town Hall.
- 4.4 Policies SAL.UP6 and SAL.UP10 of the Sites and Allocations Local Plan (SAAPLP) are relevant to this application as the proposal affects a listed building, within a Conservation Area. Policy SAL.UP6 requires information in the form of heritage statement or a rationale justifying the proposal in terms of ensuring that the proposal will not have a detrimental impact on the significance of the listed building or identifying how the proposal will make a positive contribution to the character and local distinctiveness of the conservation area in which it sits. This is also a requirement of the National Planning Policy Framework (NPPF) at paragraph 128. Policy SAL.UP6 also requires the proposed materials to take into account the period in which the listed building was built, and if not, there should be a rationale justifying the change from timber to aluminium.

13/0591/ADVE and 13/0592/LIST

- 4.5 The proposal conflicts with Policy SAL.UP10 ii) which requires the avoidance of internally illuminated signage on heritage assets (the listed building) and as such supporting information is required to give details of the proposed internal illumination and how much it will impact on the facade at night (if at all). In this regard, further information has been requested and will be reported via the Addenda and Corrections Sheet.
- 4.6 As identified at paragraph 3.1 of the report, there are no in principle objections to the proposal from the Council's own Conservation Officer. Despite this, and in accordance with should Members resolve to approve the proposed replacement notice boards, there is a requirement for the Listed Building application to be referred to the Secretary of State for Communities and Local Government, who has the option to implement his powers under a 28 day 'call-in' period.

5.0 Conclusions and Recommendations

- 5.1 The existing notice boards which are to be replaced are in a generally poor condition and do little to enhance the appearance of the front of the Town Hall given their design and asymmetrical appearance.
- 5.2 The proposed replacement notice boards are considered to be appropriate in terms of scale and design, and their intended siting either side of the entrance to Kidderminster Town Hall is considered to be appropriate.
- 5.3 It is recommended that application reference **13/0591/ADVE** be **APPROVED** subject to the following conditions:
1. L1 (Standard Advertisement Conditions).
 2. L2 (Removal of Rights to Advertise).
 3. L9 (Standard Time).
- 5.4 It is recommended that **delegated** authority be given to **APPROVE** application reference **13/0592/LIST**, subject to:
- a) no objections being received before the expiry of the notification period;
 - b) the decision of the Secretary of State for Communities and Local Government, not to 'call in' the Listed Building application; and
 - c) the following conditions:
 1. A7 (Listed Building/Conservation Area Consent).
 2. A11 (Approved plans).
 3. B6 (External details – approved plan).

Agenda Item No. 5

Application Reference: 13/0611/FULL
Ord Sheet: 381280 272688
Case Officer: Paul Round

Date Received: 12/11/2013
Expiry Date: 07/01/2014
Ward: Lickhill

Proposal: Cycle track lighting

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

Applicant: Mrs H Lashford

Summary of Policy	DS04, CP07, CP11, CP12 (CS) SAL.UP1, SAL.UP4, SAL.UP7 (SAAPLP) Sections 3, 7, 8, 9, 11 (NPPF) Landscape Character Assessment SPD
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

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

2.0 Planning History

- 2.1 09/0642/FULL – Erection of new changing facilities and new fitness suite with associated car parking, storage facilities and floodlighting to sports pitch : Approved.
- 2.2 09/0639/FULL – Installation of new 1.5km long tarmac surfaced cycle track and associated landscaping works : Approved.
- 2.3 12/0101/FULL – Construction of an all weather surface synthetic hockey pitch and associated lighting and fencing : Approved.

13/0611/FULL

2.4 12/0661/FULL – Cycle Track Lighting : Approved.

3.0 Consultations and Representations

3.1 Stourport on Severn Town Council – View awaited.

3.2. Neighbour/Site Notice – No representations received at time of writing report (consultation expires 10th December 2013).

4.0 Officer Comments

4.1 Approval was given last year to provide lighting for the cycle track facility at the Sports Club. The permission provided up to 20 lighting columns at 6m in height.

4.2 Currently 14 columns have been installed, 4 of which are doubled headed columns, in accordance with the original lighting scheme. Unfortunately, following detailed analysis and assessment, it has been discovered that these lights do not provide adequate light provision for the track in accordance with standards set by British Cycling. As a result an additional 25 - 26 single lighting columns are required in order to provide an average luminance level of 8.1 lux, bringing the facility in line with the National Standard.

4.3 The site falls within the Green Belt and the proposal constitutes inappropriate development. The previous application provided Very Special Circumstances which outweighed the harm created. For clarity these circumstances are repeated below:

The justification for the lights is provided in order to maximise the capacity and usage of the track that this essential facility provides weighs heavily in the favour of the development. In addition it has to be viewed in the context of the other lights within sports club context. This key facility in the context of the support from British Cycling along with continued and enhanced provision for the community and the District provides adequate justification to outweigh the harm caused to the Green Belt. On this basis it is considered that Very Special Circumstances exist.

4.4 I am satisfied that despite the not insignificant increase in the number of lighting columns the justification is still sound and provides adequate circumstances to allow the proposal. In addition, there will no increase in light spillage due to the nature and position of the lighting heads. No neighbouring properties will be affected by the proposal. On this basis, the proposal is acceptable given the prevailing policy and justification given.

13/0611/FULL

5.0 Conclusions and Recommendations

- 5.1 The proposed lighting, although inappropriate development, is considered acceptable in this instance as Very Special Circumstances exist and have been demonstrated and the proposal will be appropriate in the context of the Sports Club site as a whole.
- 5.2 It is therefore recommended that **delegated** authority be given to **APPROVE** the application subject to no objections being received before the expiration of the consultation period and the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Hours of lighting.
 4. Maximum number of lighting columns not to exceed 40.

Wyre Forest District Council

Planning Committee Meeting 10 December 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
12/0763/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
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

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

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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0418/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0452/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
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
13/0489/LIST	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
13/0494/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
13/0509/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
13/0502/FULL	27/09/2013	22/11/2013	31 QUEENSWAY BEWDLEY DY121ET	Change of use to A5 Indian Takeaway	Mr J Khan	Julia McKenzie-Watts
13/0508/FULL	27/09/2013	22/11/2013	OAK GRANGE CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Proposed ancillary outbuilding	Mr G James	Julia McKenzie-Watts

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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
13/0518/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
13/0526/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
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
13/0521/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
13/0529/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
13/0545/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

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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
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
13/3030/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
13/0535/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

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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
13/0541/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
13/0539/TREE	17/10/2013	12/12/2013	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Fell Silver Birch	MR A BAKER	Alvan Kingston
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
13/0547/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
13/0558/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
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
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

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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
13/0543/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
13/0556/FULL	21/10/2013	16/12/2013	MILL FARM BARN LONGBANK BEWDLEY DY122QT	Proposed two bedroom single storey extension	Mr A Bourne	James Houghton
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
13/0557/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
13/0551/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
13/0567/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

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13/0553/EIA	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
13/0568/FULL	23/10/2013	22/01/2014	UPPER MOOR SMALL HOLDING TIMBER LANE STOURPORT-ON-SEVERN DY139LU	Change of use to use as a 4 pitch Gypsy and Traveller site and associated ancillary development	Mrs S Loveridge	Paul Round
13/0583/FULL	24/10/2013	19/12/2013	79A BIRCHFIELD ROAD KIDDERMINSTER DY116PG	Rebuilding of conservatory to rear and new pitched roof to front and rear elevations	Mr & Mrs R Oliver	Julia McKenzie-Watts
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
13/0554/FULL	28/10/2013	23/12/2013	ANGEL INN 76 LOAD STREET BEWDLEY DY122AW	Erection of single storey rear extension and creation of new disabled access	Punch Taverns	James Houghton

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13/0572/FULL	28/10/2013	23/12/2013	KEMP HOSPICE 41 MASON ROAD KIDDERMINSTER DY116AG	Annexe to create new counselling rooms and associated facilities	KEMP HOSPICE TRUST LTD	Emma Anning
13/0573/FULL	28/10/2013	23/12/2013	COOPERS ARMS CANTERBURY ROAD KIDDERMINSTER DY116ET	CHANGE OF USE OF THE EXISTING COOPERS ARMS PH TWO STOREY BUILDING TO 3 RESIDENTIAL FLATS TOGETHER WITH ERECTION OF PAIR OF SEMI DETACHED DWELLINGS, 4 MAISONNETTES AND A FLAT OVER THE ARCH AND DEMOLITION OF THE EXISTING SINGLE REAR BUILDINGS.	Mr H Sanghara	Emma Anning
13/0555/FULL	28/10/2013	23/12/2013	CHANGING ROOMS SPRINGFIELD PARK SPRINGFIELD LANE KIDDERMINSTER	Extension to existing changing rooms to create a community cafe	Friends of Springfield Park	Paul Round
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
13/0570/FULL	29/10/2013	24/12/2013	SWAN HOTEL CAR PARK LICKHILL ROAD STOURPORT-ON-SEVERN DY138BX	Proposed Hand Car Wash	Mr M Maroufi	Emma Anning
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
13/3034/PNH	29/10/2013	10/12/2013	36 TURTON STREET KIDDERMINSTER DY102TH	Pitched roof rear extension comprising of kitchen and lounge	Mr C Chamberlin	John Baggott
13/0569/TREE	30/10/2013	25/12/2013	18 DUNLEY ROAD STOURPORT- ON-SEVERN DY130AX	Fell atlas Cedar	Mr G Parfitt	Alvan Kingston
13/3035/PNH	30/10/2013	11/12/2013	29 BALDWIN ROAD KIDDERMINSTER DY102UA	Erection of single storey rear extension to dwelling	Mr K S Gora	John Baggott

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13/0490/OUTL	31/10/2013	26/12/2013	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
13/0581/TREE	31/10/2013	26/12/2013	56 HEIGHTINGTON PLACE STOURPORT-ON-SEVERN DY130BE	Fell Common Lime	Mrs Joyce Allcock	Alvan Kingston
13/0571/FULL	31/10/2013	26/12/2013	18 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Bedroom, Garage and Porch extension	Mr J Turton	Julia McKenzie-Watts
13/0576/FULL	31/10/2013	26/12/2013	30 OAKHILL AVENUE KIDDERMINSTER DY101LZ	Single Storey Rear Extension for Conservatory	Mrs Z Judd	Julia McKenzie-Watts
13/3033/PNRES	31/10/2013	26/12/2013	99 COVENTRY STREET KIDDERMINSTER DY102BL	Change of use of premises from offices to 10 flats		John Baggott
13/0586/FULL	04/11/2013	30/12/2013	17 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130NZ	Ground floor rear extension	Mr & Mrs Ward	Julia McKenzie-Watts
13/0575/LIST	04/11/2013	30/12/2013	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 12 Apartments; Part conversion and part new build additional storey	Marcus King & Co (C/o Ivan Smith)	Paul Round
13/0578/FULL	04/11/2013	30/12/2013	11 WOODBURY ROAD NORTH STOURPORT-ON-SEVERN DY138XL	Two storey side extension and replacement roof	Mr M Dutton	James Houghton
13/0593/FULL	04/11/2013	30/12/2013	377 CHESTER ROAD NORTH KIDDERMINSTER DY102RS	Single storey side extension	MR J SMITH	Julia McKenzie-Watts
13/0584/FULL	04/11/2013	30/12/2013	COPPERWOOD NEW ROAD ROCK KIDDERMINSTER DY149TQ	Single storey side extension to bungalow	Mr & Mrs M Cook	James Houghton

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13/0585/FULL	04/11/2013	30/12/2013	110 LICKHILL ROAD STOURPORT- ON-SEVERN DY138SF	Subdivision of existing property to form 2No. 1 bedroom apartments	Mr M Morris	James Houghton
13/0574/FULL	04/11/2013	03/02/2014	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 12 Apartments; Part conversion and part new build additional storey	Marcus King & Co (C/o Ivan Smith)	Paul Round
13/0577/OUTL	04/11/2013	30/12/2013	LAND OFF PLIMSOLL STREET KIDDERMINSTER DY116TY	Proposed Development to provide 1 No Two Bed Unit (Resubmission of 13/0338/OUTL) with associated access and parking	N & A Developments	Paul Round
13/0597/FULL	04/11/2013	30/12/2013	DOVEDALE HOUSE LONGBANK BEWDLEY DY122UN	Demolition of existing garage and outbuilding and rebuild of new garage with storage	Mr D Withey	Emma Anning
13/0594/FULL	05/11/2013	31/12/2013	72 CORONATION WAY KIDDERMINSTER DY103AU	Ground Floor single storey side extension.	Mrs Pauline Watkins	Julia McKenzie- Watts
13/0589/FULL	05/11/2013	31/12/2013	ATS EUROMASTER TYRE & EXHAUST CENTRE PARK STREET KIDDERMINSTER DY116TD	External alterations to existing building to include replacement roof and new profiled steel cladding to West (forecourt) elevation	ATS Euromaster Ltd	Julia McKenzie- Watts
13/0579/WCCR	05/11/2013	26/11/2013	FORMER BRITISH SUGAR STOURPORT ROAD KIDDERMINSTER DY117DX	Phase 2 of the development of Hoobrook Link Road. A proposed 600m extension to the development access road through the former British Sugar Site, which will complete the link from the A451 Stourport Road to the A442 Worcester Road.	Worcestershire County Council (Mr P Jago)	Julia Mellor
13/0595/FULL	05/11/2013	31/12/2013	14 JAMES ROAD KIDDERMINSTER DY102TR	Single storey extension	Mr Adrian Bennett	Julia McKenzie- Watts

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13/0596/FULL	06/11/2013	01/01/2014	DOVEDALE HOUSE LONGBANK BEWDLEY DY122UN	Erection of steel framed clad agricultural unit	Mr D Withey	Emma Anning
13/3036/PNH	06/11/2013	18/12/2013	88 LICKHILL ROAD STOURPORT- ON-SEVERN DY138SD	Proposed garden room (sun lounge) and corridor from kitchen	MR & MRS K BOOTON	John Baggott
13/0591/ADVE	07/11/2013	02/01/2014	WYRE FOREST DISTRICT COUNCIL TOWN HALL VICAR STREET KIDDERMINSTER DY101DB	2x Solar powered black powder coated notice boards located either side of entrance door	WYRE FOREST DISTRICT COUNCIL	John Baggott
13/0604/FULL	07/11/2013	02/01/2014	KIDDERMINSTER AMBULANCE STATION STOURPORT ROAD KIDDERMINSTER DY117BQ	Change of use to vehicle rental premises	Blink Reservations Ltd (Mr N Green)	James Houghton
13/0592/LIST	07/11/2013	02/01/2014	WYRE FOREST DISTRICT COUNCIL TOWN HALL VICAR STREET KIDDERMINSTER DY101DB	Installation of 2No. Replacement aluminium powder coated illuminated notice boards located either side of entrance to building	WYRE FOREST DISTRICT COUNCIL	John Baggott
13/0588/FULL	08/11/2013	03/01/2014	LONGBANK HOUSE LONGBANK BEWDLEY DY122QU	Change of use of land to the keeping of horses. Construction of manege	MR K BARTON	Emma Anning
13/0609/FULL	08/11/2013	03/01/2014	61a LOAD STREET BEWDLEY DY122AP	New catering kitchen area to the rear of the building, reinstatement of external door into existing opening and installation of new extraction ductwork from the new kitchen area	Mr A Miah	Julia McKenzie-Watts
13/0610/LIST	08/11/2013	03/01/2014	61a LOAD STREET BEWDLEY DY122AP	New catering kitchen area to the rear of the building, reinstatement of external door into existing opening and installation of new extraction ductwork from the new kitchen area	Mr A Miah	Julia McKenzie-Watts

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13/0599/FULL	08/11/2013	03/01/2014	BARN ADJACENT TO THE KEYS NEW ROAD FAR FOREST KIDDERMINSTER DY149TG	Change of use of existing barn to form residential dwelling	Mr & Mrs Prince	James Houghton
13/0590/FULL	08/11/2013	03/01/2014	41 NEVILLE AVENUE KIDDERMINSTER DY117AJ	Rear and side single storey extension to kitchen	Mrs N Barker	James Houghton
13/0612/RESE	08/11/2013	03/01/2014	26-28 LESWELL STREET KIDDERMINSTER DY101RP	Demolition of existing properties and erection of 6No. Apartments (4No. 2 bed and 2No. 1 bed)	Leswell Enterprises	Paul Round
13/3037/PNH	08/11/2013	20/12/2013	58 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JH	Proposed rear single storey extension	Mr C Syner	John Baggott
13/0601/FULL	11/11/2013	06/01/2014	THE ROCK TANDYS LANE HARVINGTON KIDDERMINSTER DY104NG	Single storey front extension, two storey side and rear extension	Mr S Orme	Emma Anning
13/0602/FULL	11/11/2013	06/01/2014	SIMPLY LIMITLESS PUXTON LANE KIDDERMINSTER DY115DF	Use of part of warehouse and former office building community facility including; multifunctional assembly area (for church meetings, fitness classes, conferences and functions), meeting rooms, crèche, hair salon, cafeteria, ancillary office space and associated amenity and parking areas	Simply Limitless (Mr R Pars)	Emma Anning
13/0603/FULL	11/11/2013	06/01/2014	PINE & HORSELEY PADDOCKS HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Change of use of land to the keeping of horses and erection of stable building with tack shed.	Mrs B Jancso	Emma Anning
13/0598/FULL	11/11/2013	06/01/2014	LAND AT A450 STOURBRIDGE ROAD / WORCESTER ROAD BROOME DY10	Construction of 5 No.6 bedroom detached houses with associated access and landscaping	Mr A Khoury	Paul Round

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13/0608/FULL	11/11/2013	06/01/2014	PEWTERERS HOUSE PEWTERERS ALLEY BEWDLEY DY121AE	Sub-division of existing dwelling to form 2No. Two-bed dwellings	Mrs B Payne	Emma Anning
13/0600/FULL	11/11/2013	06/01/2014	CORNER PADDOCK HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Change of Use of Land to the Keeping of Horses. Erection of Stable Block.	MRS A NICHOLLS	Emma Anning
13/3039/AG	11/11/2013	09/12/2013	LANE FARM ARLEY LANE SHATTERFORD BEWDLEY DY121SB	A general purpose Agricultural building	R.D. TURNER CHARITABLE TRUST	Julia McKenzie-Watts
13/0611/FULL	12/11/2013	07/01/2014	STOURPORT SPORTS CLUB LTD KINGSWAY STOURPORT-ON-SEVERN DY138BQ	Cycle track lighting	Mrs H Lashford	Paul Round
13/0615/FULL	13/11/2013	08/01/2014	22 PERRIN AVENUE KIDDERMINSTER DY116LL	Two storey side extension and single storey rear extension	Mr T Corbett	James Houghton
13/3038/PNH	13/11/2013	25/12/2013	30 MOSTYN ROAD STOURPORT-ON-SEVERN DY138PN	Rear extension	MR & MRS GOODE	John Baggott
13/0465/FULL	14/11/2013	13/02/2014	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
13/3040/PNRES	14/11/2013	09/01/2014	29a WORCESTER STREET KIDDERMINSTER DY101ED	Proposed first floor change of use from B1 office use to C3 residential use to form two, one bedroom apartments.	Mr T Kay	John Baggott
13/0614/FULL	15/11/2013	10/01/2014	FLAT 25 DRUMMART HOUSE AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER DY103UP	Conversion of 3 bed staff house into 2No. 1 bed flats in a group dwelling scheme	Wyre Forest Community Housing	Julia McKenzie-Watts

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13/0613/TREE	18/11/2013	13/01/2014	S/O 18 SKYLARK WAY KIDDERMINSTER DY104EN	Crown lift Oak and cut back limbs overhanging adjacent buildings	CLS (Mr A Douglas)	Alvan Kingston
13/0618/FULL	18/11/2013	13/01/2014	THE OAKS SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Substitution of house types on plots 1,2,5,6,7,8,9,10 and 13 in connection with planning approval 12/0528/FULL	DAVID WILSON HOMES MERCIA	John Baggott
13/0616/LPAC	20/11/2013	11/12/2013	LANE AT PEARL LANE STOURPORT-ON-SEVERN DY130PB	Outline application for residential development of up to dwelling with all matters reserved except access, and amenity space and associated works.	Malvern Hills District Council	Paul Round
13/0632/FULL	20/11/2013	15/01/2014	73 ST. JOHNS AVENUE KIDDERMINSTER DY116AX	Conservatory extension to rear side elevation	Mr & Mrs Mullett	James Houghton
13/0623/FULL	21/11/2013	16/01/2014	40 PARK LANE KIDDERMINSTER DY116TG	Change of use of ground and first floor to micro pub (A4) with new ground floor terrace seating area to rear	Mr R Davis	James Houghton
13/0624/LIST	21/11/2013	16/01/2014	40 PARK LANE KIDDERMINSTER DY116TG	Display of externally illuminated signage, modifications to existing terrace and internal alterations	Mr R Davis	James Houghton
13/0627/FULL	21/11/2013	16/01/2014	ROANOKE BLUNTINGTON TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Proposed first floor extension	Mr R M Powell	Emma Anning
13/0626/LIST	21/11/2013	16/01/2014	10 NEW STREET STOURPORT- ON-SEVERN DY138UL	Hanging of sign above front door	Mr K Bell	Julia McKenzie- Watts
13/0628/FULL	21/11/2013	16/01/2014	31 FRANCHE ROAD KIDDERMINSTER DY115AL	Two storey rear and single storey side extension with porch to front	Mr O Ronan	James Houghton

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13/0636/FULL	21/11/2013	16/01/2014	2 WANNERTON ROAD BLAKEDOWN KIDDERMINSTER DY103NG	Two storey side extension, pitched roof dormer to replace existing flat roof	Mr & Mrs S Williams	James Houghton
13/3041/PNH	22/11/2013	03/01/2014	OXBINE CHAPEL LANE ROCK KIDDERMINSTER DY149XE	Rear single storey extension	Mr R Annis	John Baggott
13/0619/TREE	22/11/2013	17/01/2014	UNIT 1 FIRS INDUSTRIAL ESTATE KIDDERMINSTER DY117QN	Pollard one sweet Chestnut and cut second back from building	OCEAN DESIGNS LTD	Alvan Kingston
13/0622/FULL	22/11/2013	17/01/2014	PARWELD LTD LONG BANK BEWDLEY BUSINESS PARK BEWDLEY DY122TZ	Change of use of part of unit 2 to gymnasium (Retrospective)	C. PARKER INVESTMENTS LTD	Julia McKenzie- Watts
13/0629/FULL	24/11/2013	19/01/2014	NEW HOUSE FARM SLADD LANE WOLVERLEY KIDDERMINSTER DY115SP	Repairs and alterations to existing stable block	Mr M Cuppit	James Houghton
13/0625/LIST	25/11/2013	20/01/2014	LAND ADJACENT 2 PARK LANE BEWDLEY DY122EL	Remedial works to the rear garden wall including additional support pier and make good existing pier	Mr N Johnson	Julia McKenzie- Watts
13/0631/FULL	25/11/2013	20/01/2014	THE LITTLE RANCH YEW TREE LANE BEWDLEY DY122QD	Proposed demolition of existing bungalow & erection of one pair of Semi detached bungalows	Dr R Hall	James Houghton
13/0620/FULL	25/11/2013	20/01/2014	28 MIDDLETON ROAD KIDDERMINSTER DY115EZ	Change of use to 3 No. one bed flats	Mr J Dalman	James Houghton
13/0630/EIASC	25/11/2013	16/12/2013	HILLPOOL FARM HILLPOOL KIDDERMINSTER DY104PD	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Solar PV development	Green Energy UK Direct Ltd	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0633/FULL	26/11/2013	21/01/2014	10 BROOMFIELD ROAD KIDDERMINSTER DY115PB	Proposed Change of use from Doctors Surgery into Residential Care Home with associated external and internal works.	Sunnycroft Homes Ltd (Mr I Currie)	Julia McKenzie- Watts
13/0634/LIST	26/11/2013	21/01/2014	19 YORK STREET STOURPORT- ON-SEVERN DY139EH	Proposed internal alterations and refurbishment of existing commercial premises (Application for renewal of Listed Building Approval 10/0534/LIST)	Mr B Johnson	James Houghton
13/0635/FULL	26/11/2013	21/01/2014	2 INGRAM CRESCENT BEWDLEY DY122BS	Rear single storey extension	Mr N Smith	Julia McKenzie- Watts

WYRE FOREST DISTRICT COUNCIL

Planning Committee

10 December 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	TOP ACRE OFF CURSLEY LANE SHENSTONE KIDDERMINSTER	HE 09/11/2012	21/12/2012		26/03/2013 Kidderminster & Rock Suite	
		DY104DX	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					

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			
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			

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
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			Allowed With Conditions 18/11/2013
WFA1428 13/0462/FULL	APP/R1845/D/13 /2207751	Mr Steve Harris	12 GOLDEN HIND DRIVE STOURPORT- ON-SEVERN DY139RJ Retrospective consent for front boundary walls	WR 30/10/2013	11/12/2013			

Appeal Decision

Site visit made on 29 October 2013

by Elizabeth Jones BSc (Hons) MTCP MRTPI

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

Decision date: 18 November 2013

Appeal Ref: APP/R1845/D/13/2206229

Little Mayhill Farm, Ranters Bank, Far Forest, Kidderminster DY14 9DT

- 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 Rosemarie Stanier against the decision of Wyre Forest District Council.
 - The application Ref 13/0312/FULL, dated 22 April 2013, was refused by notice dated 8 August 2013.
 - The development proposed is rear single storey extension for disabled relative.
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Decision

1. The appeal is allowed and planning permission is granted for a rear single storey extension for disabled relative at Little Mayhill Farm, Ranters Bank, Far Forest, Kidderminster DY14 9DT in accordance with the terms of the application, Ref 13/0312/FULL, dated 22 April 2013, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 13-1089/1, 13-1089/2, 13-1089/3.
 - 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the area and the host property.

Reasons

3. Little Mayhill Farm is a single storey brick dwelling situated within a generous plot in an area of open countryside. The Council refers to the appeal property as a 'shack' used as a permanent residence as listed in the 1979 shacks survey. Its use as a permanent residence is agreed by both parties.

4. This appeal proposes to add a single storey extension to the east elevation of the property. The extension would be separated from the site boundaries. When considered with previous extensions, the proposal would result in a significant increase in the overall size of the original dwelling. However, due to its design, the proposed extension would be set back from both the north and south elevations of the original dwelling. Thus, the extension would express itself as a subordinate part of the building and would not appear disproportionate or overwhelming to the original building. Consequently, the proposed extension would not harm the character of the area by creating an incongruous feature to the host building.
5. I noted at my site visit that the extension would not be easily seen from either the public highway or the public footpath both of which are adjacent to the appeal site. It is also some considerable distance from nearby residential properties. Consequently, the proposed extension would not have an adverse impact on either adjoining occupiers or the open countryside.
6. I consider that there would be no conflict with Policy CP11 of the Wyre Forest District Core Strategy adopted in 2010 and also the guidance in the Council's Supplementary Planning Guidance *Design Quality* adopted in 2004 which aim to ensure that extensions do not have a serious adverse effect on the amenity of neighbouring residents or the surrounding landscape.
7. I have not been advised of the status of the Wyre Forest Site Allocations and Policies Development Plan Document Pre Submission Publication Version July 2012 and therefore I can only give Policy SAL.UP8 limited weight. However, there is no conflict with this policy because the proposal meets its criteria. Policy SAL.UP12 is not relevant to this case because the appeal property is no longer regarded as a chalet. In the delegated officer report reference is made to The Worcestershire County Council Landscape Character Assessment. I have not been given details of this document or advised of its status and therefore I can only give this matter limited weight. However, for the reasons given above I consider that the proposal would not harm the landscape character of the area.
8. I conclude that the proposal would not have an unacceptable impact on the character and appearance of the host property or the area. For the reasons given above I conclude that the appeal should be allowed.
9. The Council has suggested conditions which it considers would be appropriate were I minded to allow the appeal. Other than the standard time limit condition, for the avoidance of doubt it is necessary that the development is carried out in accordance with the relevant plans. The Council has suggested a condition requiring the external materials to be used in the construction of the extension to match those of the existing building. In the interests of the character and appearance of the surrounding area this is an appropriate condition.

Elizabeth Jones

INSPECTOR