

Open

Planning Committee

Agenda

6pm
Tuesday, 11th February 2014
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.

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

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

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

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

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

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

NOTES

- Councillors, who are not Members of the Planning Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, 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, 11th February 2014

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 14th January 2014.	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.	132

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>	152
8.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	155
9.	<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>	
10.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

11.	<p>To consider any other business, details of which have been communicated to the 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>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

14TH JANUARY 2014 (6.00PM)

Present:

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

Observers:

Councillors: A T Hingley, N Knowles and D C H McCann.

PL.58 Apologies for Absence

Apologies for absence were received from Councillor C D Nicholls.

PL.59 Appointment of Substitutes

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

PL.60 Declarations of Interests by Members

Councillor G C Yarranton declared an interest in agenda item no. 9, 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 Reference: 13/0579/WCCR as he is a County Councillor but he had a dispensation from the Ethics & Standards Committee.

Councillor M J Hart declared an interest in agenda item no. 9, 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 Reference: 13/0579/WCCR as he is a County Councillor but he had a dispensation from the Ethics & Standards Committee.

Councillor F M Oborski declared an interest in agenda item no. 9, 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 Reference: 13/0579/WCCR as he is a County Councillor but she had a dispensation from the Ethics & Standards Committee.

PL.61 Minutes

Decision: The minutes of the meeting held on 10th December 2013 be confirmed as a correct record and signed by the Chairman.

PL.62 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 516 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 516 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.63 Applications Pending Decision

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

Decision: The schedule be noted.

PL.64 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.65 Outline application for residential development of up to 62 houses, access, amenity space, associated works Land at Pearl Lane, Astley Cross
Reference: 13/0616/LPA**

The Committee considered a report from the Director of Economic Prosperity and Place which asked for a decision on the Planning Consultation received from Malvern Hills District Council for development on Land at Pearl Lane, Astley Cross.

Decision:

The Committee resolved to respond to the consultation by offering the following OBJECTIONS to the application:

- 1. The proposed residential development on this Greenfield site located within the open countryside is clearly contrary to both Adopted and emerging local planning policies. It is considered that there are sequentially preferable sites identified to meet housing needs within the Malvern Hills District. The location and scale of this proposal would not represent sustainable development and is therefore wholly inappropriate in its nature.**
- 2. The proposed development would be of a scale that would be out of kilter with the size and character of the surrounding village and would effectively create an urban extension to Stourport-on-Severn pushing built development into the open countryside. The effect of this intrusion would significantly harm the character and appearance of the landscape and the surrounding area as a whole.**

PL.66 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 Reference: 13/0579/WCCR

The Committee considered a report from the Director of Economic Prosperity and Place which asked the Committee to make a decision on the planning consultation received from Worcestershire County Council in respect of Phase 2 of the development of the Hoobrook Link Road.

Decision:

The Committee resolved to respond to the consultation by raising NO OBJECTIONS subject to the following:

- i. Clarification regarding those areas of land and ecological features where it is anticipated that the District Council would take on the long term maintenance and the associated costs (if any) involved;**
- ii. Additional details of the landscaping proposed for the area between the Staffordshire and Worcestershire Canal and River Stour which requires consideration to ensure that the development does not detract from this existing wildlife corridor;**
- iii. The submission of a detailed tree survey indicating which trees are to be retained and which are to be lost;**
- iv. Clarification of the impact of noise from the proposed road upon the approved and committed residential development within Phase 1 of the former British Sugar Site; and**
- v. Conditions suggested at paragraph 9.5 of the report to the Planning Committee.**

The meeting ended at 8.01 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

14th January 2014 Schedule 516 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: 13/0618/FULL
Site Address: THE OAKS, SUTTON PARK ROAD, KIDDERMINSTER, DY11 6JQ
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 Materials).

Application Reference: 13/0620/FULL
Site Address: 28 MIDDLETON ROAD, KIDDERMINSTER, DY11 5EZ
APPLICATION DEFERRED PENDING A SITE VISIT.

Application Number: 13/0578/FULL
Site Address: 11 WOODBURY ROAD NORTH, STOURPORT-ON-SEVERN, DY13 8XL
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 plan). 4. Remove PD rights Part 1, Classes A and E (to prevent loss of garden). 5. Obscure glazing. 6. Access, turning and parking.
Note
Alteration of highway to provide new or amend vehicle crossover.

Application Reference: 13/0612/RESE
Site Address: 26-28 LESWELL STREET, KIDDERMINSTER, DY10 1RP
APPLICATION DEFERRED PENDING A SITE VISIT.

Application Reference: 13/0574/FULL and 13/0575/LIST

Site Address: 17-26, VICAR STREET, KIDDERMINSTER, DY10 1DA

Application **13/0574/FULL - Delegated APPROVAL** subject to:

- a. the signing of a **Section 106 Agreement** to secure:
 - i Education Contributions of £2,544.00;
 - ii Public Open Space Contributions of £1,431.36; and
 - iii 3 no. Affordable Housing Units on site or an off-site financial contribution; and
- b. the following conditions:
 1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B1 (Samples/details of materials).
 4. G1 (Details of works to Listed Buildings).
 5. G3 (Protection of part of building to be retained).
 6. Highway.

Note

SN2 (Section 106 Agreement).

Application **13/0575/FULL - APPROVED** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. Samples/details of materials).
4. G1 (Details of works to Listed Buildings).
5. G3 (Protection of part of building to be retained).

Application Reference: 13/0602/FULL

Site Address: SIMPLY LIMITLESS, PUXTON LANE, KIDDERMINSTER, DY11 5DF

APPROVED subject to the following conditions:

1. Approved plans.
2. Restriction on use to D1(h) of the Use classes order only and ancillary functions (as shown on the approved plans).
3. No live music, other amplified sounds or similar shall emanate from the site between 19.30 and 09.00 on any day.

Note

Landfill gas risk assessment informative.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

11/02/2014

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
13/0395/FULL	BEWDLEY MEDICAL CENTRE DOG LANE BEWDLEY	APPROVAL	14
13/0465/FULL	STADIUM CLOSE AGGBOROUGH KIDDERMINSTER	DELEGATED APPROVAL	43
13/0612/RESE	26-28 LESWELL STREET KIDDERMINSTER	APPROVAL	54
13/0620/FULL	28 MIDDLETON ROAD KIDDERMINSTER	APPROVAL	61
13/0645/FULL	LAND ADJACENT TO UPTON ROAD KIDDERMINSTER	DELEGATED APPROVAL	70
13/0655/FULL	FOURWAYS WOODROW CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	83
13/0656/FULL	FOLEY HOUSE 123 STOURPORT ROAD KIDDERMINSTER	APPROVAL	89

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
13/0528/FULL	HARVINGTON HALL FARM HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER	APPROVAL	100
13/0637/FULL	68 BIRCHFIELD ROAD KIDDERMINSTER	APPROVAL	106
13/0667/FULL	LLOYDS GARAGE 8 BRIDGE STREET STOURPORT-ON- SEVERN	APPROVAL	109
13/0668/FULL	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	119

Agenda Item No. 5

13/0676/FULL	LAND AT REAR OF THE ROYAL FORESTERS ROCK KIDDERMINSTER	APPROVAL	122
14/0016/FULL	55 STOURPORT ROAD BEWDLEY	APPROVAL	129

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH FEBRUARY 2014

PART A

Application Reference: 13/0395/FULL **Date Received:** 24/07/2013
Ord Sheet: 378588 275460 **Expiry Date:** 23/10/2013
Case Officer: Emma Anning **Ward:** Bewdley and Arley

Proposal: Demolition of existing medical centre and erection of 49 space car park; change of use of existing open space to facilitate an extension to existing Dog Lane car park to form permanent ‘overflow’ car parking area; erection of Medical Centre incorporating a retail pharmacy together with other ancillary health and community services on existing Dog Lane public car park.

Site Address: BEWDLEY MEDICAL CENTRE, DOG LANE, BEWDLEY, DY12 2EG

Applicant: BEWDLEY MEDICAL CENTRE PROPERTY LTD

Summary of Policy	DS01 DS03 CP01 CP02 CP03 CP07 CP11 (Adopted Core Strategy) SAL.PFSD1 SAL.DPL11 SAL.CC1 SAL.CC2 SAL.UP6 SAL.UP7 SAL.UP9 SAL.B1 Design Quality SPD Sections 2,4,7,8,10 and 12 (National Planning Policy Framework)
Reason for Referral to Committee	‘Major’ planning application Third party request to speak
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site comprises the western half (0.34ha) of the existing Dog Lane car park as well as an area to the north which is currently used as public open space and the site of the existing Bewdley Medical Centre off the Load Street car park. Cumulatively the application site covers an area of 0.54ha.

13/0395/FULL

- 1.2 The Dog Lane car park site runs adjacent to Dowles Road to the west but is separated from it by a steep embankment. Boundaries are shared with Dog Lane, to the south, the remainder of the Dog Lane car park, to the east, and properties addressed onto Sabrina Drive, to the north.
- 1.3 The site is outside of the Bewdley Conservation Area but is identified as a designated car park and area of open space on the Adopted Local Plan Proposals Map. A small section on the eastern boundary is located within Flood Zone 2.
- 1.4 The existing Medical Centre site is within the Bewdley Conservation Area and sits adjacent to the library and to the rear of the primary shopping area fronting Load Street. Dog lane car park lies to the west as does Bewdley Fire Station, and along the north-east boundary are the rear of properties fronting onto Severnside North.

2.0 Planning History

- 2.1 None relevant.

3.0 Consultations and Representations

- 3.1 Bewdley Town Council – No objections.
- 3.2 Bewdley Civic Society – No objections.
- 3.3 Bewdley Festival Association –
 1. Object strongly to the resultant decrease in future levels of overall car parking provision for the town which will have a negative impact on its vibrancy and economy and threaten the continued success of the town's traditional events such as the festival itself;
 2. Object to the proposed creation of a barren, extensive car parking area at the heart of the town off Load Street, completely out of character with its compact history and contrary to the Council's own published policies.
- 3.4 WCC Highways Authority – No objection subject to conditions.
The applicant should enter into an agreement to make financial contribution to allow for the implementation of traffic regulation orders to allow for the provision of coach drop off in lieu of the long term loss of the facilities in Dog Lane car park.
- 3.5 WFDC Conservation Officer – No objections.

On 10th September 2013 I commented on the scheme then proposed seeking some alterations to the scheme. Since those comments were submitted, the developers and their agents have addressed virtually all of my specific design concerns. This is illustrated in the designs which accompany the revised application.

13/0395/FULL

The result is a scheme which, in my opinion, better reflects some of the local vernacular without resorting to complete pastiche. I think that the materials generally and the fenestration in particular is much more successful than the previous iteration of this scheme.

Considerable additional thought has been given to the impact of the building on the wider Conservation Area, and the perspective drawings submitted illustrate the building from several critical viewpoints, both from within the Area and from across the River Severn.

Planning Listed Buildings and Conservation Area Act 1990 requires that development proposals affecting a Conservation Area should either preserve or enhance the special character of that Area. This is also a requirement of WFDC Policy SAL.UP6.

By constructing a large modern building immediately adjacent to a Conservation Area, the character of that Area is affected by its visual juxtaposition, its impact on views into and out of the Area and its impact on heritage assets. However the building itself does not in my opinion contribute substantial harm to the Area, as it might, for example were it to be situated more centrally within the Conservation Area itself. Indeed one could argue that the selection of a site outside the Conservation Area does preserve the Area in the sense that it has been spared development on such a large scale.

Whether the building visually “enhances” the Conservation Area is also debateable; however neither does the existing car park enhance the Area and, on balance, I think that the building will utilise the least attractive area of the car park in a positive way. The palette of materials and generally understated design goes some way to mitigate the impact of the building, such that whilst it will be clearly “visible” I conclude that overall it will impact neutrally on the Conservation Area.

This proposal will no doubt have a significant impact on the historic town centre, as the proposed building is very large. I think that if development is to take place at all, however, the discontinuous roof-line and facade, the location set against the bank of Dowles Road and the palette of materials used in this proposal will assist with the assimilation of the building, in time, into the wider townscape without attempting to compete with the special interest of the Conservation Area.

I think the proposal does largely satisfy Policies SAL.UP6 and SAL.UP7. Suggest any external materials not specifically identified on the revised application drawings are subject to conditions, as is all fenestration details.

- 3.6 Planning Policy Manager – This application seeks permission for the relocation and redevelopment of the existing Bewdley Medical Centre and the replacement of the existing site with compensatory car parking provision. The proposal is essentially a ‘land swap’ between the existing uses, although it is not a simple ‘like for like’ redevelopment.

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It is considered that the following planning policy documents should be taken into account when determining this particular application:

- National Planning Policy Framework (NPPF).
- Wyre Forest Core Strategy (Adopted December 2010).
- Wyre Forest Site Allocations and Policies Local Plan (Adopted 2013).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

AIMS AND OBJECTIVES

The NPPF identifies that there are three main dimensions to sustainable development: economic, social and environmental. The 'social role' is defined as:

*“ supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with **accessible local services that reflect the community’s needs and support its health, social and cultural well-being**”* (my emphasis)

In addition to this the NPPF is based on 12 core planning principles, one of which is to:

*“Take account of and **support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs**”* (my emphasis)

The above extracts identify that the principle of the proposal is supported by the aims and objectives of the NPPF.

The NPPF also includes a specific chapter entitled 'Promoting Healthy Communities'. In this section the following policy framework is provided:

*“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
Plan positively for the provision and use of shared space, community facilities...and other local services to enhance the sustainability of communities and residential environments;”* (Paragraph 70)

There is therefore a clear national mandate to ensure that accessible local services are provided to meet the community's needs and support its health, which is what this application is seeking to achieve.

The NPPF also identifies, at Paragraph 171, that:

“Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being”.

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This application has been submitted following partnership working over a number of years with the local public health leads. A number of options for considering the redevelopment of the existing offer in the current location have been considered as well as other sites in less central locations. The current proposal has therefore been submitted in response to a need to ensure that the health services of the local community within Bewdley are met, and are located centrally.

In addition to these specific points raised in the NPPF, it is also worth noting that health centres are identified as a main town centre use within the Framework and therefore should be located centrally. The proposed site, whilst not as central as the current offer, provides a relatively central location as well as meeting the size requirements of the operator. Given the constraints associated with development in Bewdley, most notably surrounding the historic 'core', it is considered that this site offers a good solution for development in a central location. However, there are some concerns regarding the application in relation to car parking within the town and this is explored later in these comments.

There is clear guidance throughout the NPPF for support to be given to proposals that improve the health and wellbeing of the local population, which is at the heart of this application. Although there is in-principle support for this type of development within the NPPF, regard still needs to be had to the other material considerations of the proposal and the adopted local policy framework.

CORE STRATEGY (ADOPTED DECEMBER 2010)

The Adopted Core Strategy identifies Bewdley as one of the market towns within the District. Policy DS03: Market Towns identifies that for Bewdley "A mixed use scheme focussing on health and community uses will be progressed within the town centre". This is reinforced further through the Reasoned Justification at paragraph 5.45 which identifies that "there is a major opportunity to accommodate a mixed use scheme, with a focus on health and community uses, within the town centre." There is, therefore, in-principle support for the redevelopment of the health centre within Bewdley, and it is seen as one of only a handful of strategic development priorities that is focussed within Bewdley. The policy envisaged a mixed use development in conjunction with other community uses and part of this has already occurred through the redevelopment of St Georges Hall. Whilst it is noted that this application would result in the mix of uses being more displaced than originally intended, the end result is the same, in that the proposals provide for community facilities in line with the needs that are arising and are located centrally. Therefore, the proposal is considered to be in broad conformity with the strategic policies set out within the Core Strategy and specifically Policy DS03.

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The Core Strategy also provides in-principle support for this application through Policy CP07: Delivering Community Wellbeing. This policy identifies that “Opportunities to expand, enhance to maximise community uses will be supported”.

SITE ALLOCATIONS AND POLICIES LOCAL PLAN (ADOPTED JULY 2013)

The recently adopted Site Allocations and Policies Local Plan provides a further, more detailed, framework in which to consider this proposal. The policies considered most pertinent to the determination of this application are as follows:

- Policy SAL.CC2: Parking
- Policy SAL.UP6: Safeguarding the Historic Environment
- Policy SAL.B1: Load Street Redevelopment Area

These policies are discussed in turn below.

SAL.CC2 - Parking

The adopted policy on parking identifies that “Proposals involving the development of car parks will be considered on a site by site basis. Any proposed reduction in the amount of car parking spaces as a result of development will need to be fully justified”. In this instance there is clearly an impact on the current car parking provision within the town and it will be important to ensure that an appropriate balance is struck between the needs of the medical centre and any potential reduction in car parking spaces.

Policy SAL.UP6: Safeguarding the Historic Environment

This policy provides the framework for considering applications that will affect the District’s Historic Environment. This proposal has a number of elements that will have an impact on the designated historic environment of the area and therefore this policy needs careful consideration. Whilst it is anticipated that detailed comments on this particular aspect will be provided from the Council’s Conservation Officer, it is felt that the proposed replacement of the existing medical centre with car parking provision is worthy of comment.

The application seeks to replace the existing medical centre with a 49 space car park. Whilst it is noted that the introduction of car parking isn’t necessarily the best use for land in a conservation area, this needs to be considered in a wider context. This is because the compensatory car parking on the site of the current medical centre is considered vital to the scheme as a whole given that the new location will mean the loss of car parking areas within the town (as identified above). It should also be noted that the current medical centre is not of historic value and is a ‘modern’ structure that appears out of context in an otherwise historic landscape.

Overall, it is felt that whilst there may be policy conflicts with this particular aspect of the development, it is of strategic importance to the scheme as a whole and therefore should be considered in this context.

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Policy SAL.B1: Load Street Redevelopment Area

This policy covers the existing area of the medical centre, along with the community uses and car parking areas that surround it. The original proposals envisaged that a redevelopment of the medical centre and other associated community assets would take place in its current location, and therefore the policy was produced to reflect these aspirations. However, the current proposal has been submitted in a response to pre-application discussions which found the current site to be too restrictive. The result is that there are clearly conflicts with the adopted policy position and the current application. However, this needs to be looked at in accordance with the wider proposals and not through viewing the replacement of the current medical centre with parking as an isolated initiative.

In considering this it is worth noting that the Reasoned Justification for Policy SAL.B1 identifies at Paragraph 16.3 that “*Development of this site provides the opportunity for residential units to be built but will need to ensure that appropriate community facilities are provided on-site or through compensatory provision.*” It is therefore inferred through the Reasoned Justification that the provision of replacement community facilities in an alternative location could be considered as appropriate.

The criteria provided for by Policy SAL.B1 are considered to be relevant for consideration in the determination of this application, and comment is made on the criteria below:

i. Create a new destination within the town centre and a new ‘shared space’ at the heart of the area

The application would provide for a new destination within the town centre, albeit on a site that is located just outside of the site boundary. Furthermore, the recent renovation work at St Georges Hall has already provided an improved destination and community space at the heart of the town, with the redevelopment approved under this policy framework (SAL.B1).

ii. Enhance the pedestrian environment and clam traffic in the area

This criteria is not met by the current proposal, as it will increase traffic within this location. However, the design of the car park offers the opportunity to ensure that pedestrian movement is enhanced as well as regulating the movement of vehicles through this area.

iii. Improve consolidated public services on a more intensively used site

The application as a whole would improve public services within the town and result in a more intensive use of sites within the centre of Bewdley. If the library were to move alongside the medical centre then this would also ensure that public services were being consolidated, where it was practical to do so. Furthermore, it is anticipated that the West Mercia Police are to set up a new Police Post within the retained Fire Station within this area, again providing consolidated public services in a central location.

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iv. Create new housing opportunities in Bewdley

This currently does not form part of the proposal but it is considered that the focus should be on the community facilities in the first instance. There may be potential for future parcels of land within this area to provide for new residential units at a later date. This is because, at present, the future of the library in its current location is uncertain and there is potential for the service to relocate as part of the plans for the new medical centre. If this were to happen then the opportunity exists for considering residential development in this location, subject to detail.

v. Improve the vitality and viability of the town centre by providing new commercial/retail opportunities

Whilst this application does not cover this aspect of the policy it is worth noting that the previous application for St Georges Hall, which is also located within the site boundary, did provide for new commercial space through the development of new office space.

vi. Replace existing gaps and low density poor quality buildings with more appropriate quality buildings which respond and respect their heritage setting in a positive manner, including views across the area

It is considered that this element of the policy will be satisfied in part through this application. This is because it will involve the demolition of the current poor quality, low density buildings, which will be of benefit to the area as a whole.

vii. Address and mitigate flood risk

It is considered that the current proposal provides a better solution in flood risk terms. This is because the proposed location of the new medical centre is in flood zone 1, whilst the current building is a mixture of flood zone 2 and flood zone 3. The application would therefore result in built development being directed away from the flood risk areas. The proposed car parking that is planned to replace the existing medical centre is considered to be classed as either 'water compatible' or 'less vulnerable' within the flood risk vulnerability classification, as identified in the technical guidance to the NPPF. As the existing medical centre is classed as 'more vulnerable' the proposal is providing betterment in terms of reducing the class of vulnerability through altering the land use. Given that 'water compatible' and 'less vulnerable' uses are acceptable within flood zone 3a and 2 (as identified by Table 3 of the technical guidance to the NPPF) it is considered that this aspect of the development is appropriate. It is also worth noting that, in this instance, the sequential test is not required. This is because this site has been allocated through the Site Allocations and Policies Local Plan and therefore paragraph 104 of the NPPF is of relevance. Paragraph 104 states that "For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test".

viii. Seek to reduce its impact on the AQMA

This is a specialised / technical subject and therefore no comment is made on this particular element of the proposal.

ix. Ensure they incorporate appropriate remediation, building and drainage design in order to deal with any land contamination

This is a specialised / technical subject and therefore no comment is made on this particular element of the proposal.

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Overall, it is considered that this application is in general conformity with the thrust of this site specific policy (SAL.B1). When considered holistically it is felt that the proposals seek to achieve a balanced approach to meeting the provision of this policy framework.

Concluding comments

It is clear that the current proposal meets the strategic objectives of planning policy at both a national and a local scale and the development of a new medical centre to meet the health needs of the local community is strongly supported. There are, however, some conflicts in relation to the policy provisions with the most notable being the impact on car parking provision. Given the importance of parking within the centre of Bewdley, it is considered that further discussions should be held with the applicants to consider this matter further.

3.7 Worcestershire Regulatory Services –
AIR QUALITY

I am sure you are aware that a preliminary AQ assessment was undertaken for the proposed new site of the medical centre and the results of that assessment concluded that a full AQ assessment would not be required on the proviso that the priorities of the surrounding roads, junctions and car park exits and entrances were not changed if that were to happen a full AQ assessment would be required.

On the application in general with regard to Air Quality:

1. It is recommended that electric charging points be installed in 10% of the allocated parking spaces at the development. The provision of more sustainable transport modes will help to reduce CO₂, NO_x and particulate emissions from transport.
2. Secure Cycle Parking.
It is recommended that secure cycle parking facilities are provided at the development. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be provided as determined by Worcestershire County Council.
3. Commercial Travel Plan shall be required for the proposed development as determined by Worcestershire County Council.
4. Boiler NO_x emissions from building heating systems contribute to background NO_x concentrations.

CONTAMINATED LAND

There is little information on the historic maps that identifies a need for the site to be conditioned in relation to contaminated land with the exception that part of the new medical centre site was identified as a cattle market on maps dated 1902-1904. Consideration should be given to the potential presence of Anthrax on site. Further information is required for the site on this point. If a statement following enquiries is made that there are no identified records then that would suffice otherwise a full contaminated land assessment would be required.

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- 3.8 WFDC Arboricultural Officer – The proposed new medical centre will not have a direct affect on any significant trees, so I have no objection to it being constructed.

The 49 new parking spaces in the location of the old medical centre will also not have an affect on any significant trees, so I also have no objections to that. However I do have major concerns for the extension of Dog Lane Car Park into Hacketts Meadow as there are a number of good quality trees that I would not like to see removed or compromised by the change in use from park land to car parking.

- 3.9 WFDC Environmental Services Manager –No comments received.

- 3.10 WFDC Parks and Open Spaces Manager - Having looked at the proposals presented to encroach into the existing public open space, I would expect that the information for the extended car park be presented in greater details than we currently have.

The nature of surfacing will need to be specified in order to demonstrate that ecological and amenity considerations have been met. For example a green car park allowing sustainable drainage is essential and a more linear design for the car park would ensure that the riverside landscaping is not only protected but enhanced through suitable furniture and planting. Also suitable visual screening to reduce the impact on residential dwellings in the area will greatly reduce the loss of amenity open space. Finally limiting the access to the car park during low peak times may be considered to again limit the impact on the area.

- 3.11 WCC (County) Archaeology –
I have checked the County Historic Environment Record and this application affects or may effect a heritage asset or area of archaeological potential (WSM19358).

We were consulted on this application prior to its submission and advised; because of the archaeological potential, that further information on the impact of the proposals on the historic environment should be submitted with the application. This included a desk based assessment and field investigation. The results of the desk based assessment however has concluded that while the site has potential for buried remains, the C20th landscaping works (Cattle Market, WW2 Prison Camp and finally public car park) will have significantly truncated any remains present. Given that there is no evidence that this was part of the early 'urban' settlement of the town it is not anticipated that there would be deeply stratified deposits surviving, and so it unlikely that remains of such significance to prevent development, consequently the field evaluation will not be necessary to determine this application. It would be advisable however, to apply a negative condition to any consent given, for a programme of archaeological work to monitor groundwork's in order to record any remaining remains.

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With regards to the demolition of the existing medical centre, this is located within the known medieval town and the land is of greater archaeological potential. It will therefore be important to ensure that following the demolition of the medical centre, any groundwork's such as removal of footings, services, or any ground reduction are appropriately monitored and any deposits of archaeological significance revealed recorded.

In this instance it is believed, on current evidence, that sufficient information on the significance of the asset has been provided and that no further pre-determination assessment is required, and that the impact of the proposed development on the historic environment can be appropriately offset by a conditional programme of archaeological work.

3.12 WCC (County) Footpaths – No comments received.

3.13 Crime Risk Officer – No objections.

My only comment is regarding the ground windows and doors at the rear of the premises that face Dowles Road. With no surveillance over them they could be vulnerable both to damage and to forcing to gain entry. Consideration should be given to fitting internal retractable grilles on these windows. I recommend that the two fire doors off the Pharmacy are solid doors.

3.14 DAWF – No comments received.

3.15 English Heritage – No objections.

The application should be determined in accordance with national and local planning guidance, and on the basis of your specialist conservation advice.

3.16 Environment Agency – No objections.

EXISTING MEDICAL CENTRE SOUTH OF DOG LANE

This area of the application is located within Flood Zone 3 (1% annual probability of fluvial flooding) and benefits from demountable flood defences running south along the River Severn. The proposal to demolish the existing Medical Centre and create a car park is, in flooding terms, welcomed.

CAR PARK NORTH OF DOG LANE

This area of the application is located within Flood Zone 1 (low probability of fluvial flooding) and we will therefore not be making bespoke comments on this site.

3.17 Hereford and Worcester Fire Service – No comments received.

3.18 WFDC Watercourses Officer –

The proposed car park extension at Dog Lane is completely located in Flood Zone 3 of the River Severn. As commented before, I believe that in line with NPPF a sequential test will therefore be required.

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I understand that the site for the proposed Dog Lane car park extension is currently Greenfield. To not increase flood risk elsewhere it is important that runoff will not increase as a result of the proposed development. I understand from the Options Appraisal that the proposal is to use a Bodpave overlay. Using a product like this will mean that rainwater falling on this area will still be able to infiltrate into the ground underneath. Since I did not find an actual plan detailing the use of a Bodpave overlay, or similar, I would recommend that a condition gets attached that details the use of such a SuDS product. In my response to the original application I suggested that a standard condition should be attached regarding the submission of a full drainage strategy, perhaps the use of Bodpave overlay or similar could be added.

I believe all comments I made upon the earlier application, see below for completeness, are still valid.

The main potential sources of flood risk are considered to be fluvial flooding from the River Severn and pluvial flooding. I understand that two FRA's have been submitted. One is for the new car park (C6034-01) whereas the other one is for the proposed new medical centre (C6085-01).

NEW CAR PARK (LOAD STREET) – FLOOD RISK

I understand from the documents that the proposed new car park [Load Street] according to the Environment Agency's indicative flood maps lies within Flood Zone 3 (within the 1 in 100 year floodplain) although within an area benefitting from defences up at least the 1 in 100 year flood event.

In NPPF car parks are considered to be "water compatible" or at worst due to the fact that the car park is for use by the public, "less vulnerable". The FRA concludes that therefore the undertaking of neither the Sequential Test nor the Exception Tests are necessary. The FRA states that this is in accordance with Table 3 of the NPPF Technical Guidance. I principally disagree with this conclusion. My understanding is that all developments in flood zone 2 or 3 should apply the Sequential Test and that only where there are no reasonably available sites in Flood Zones 1 and 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required (paragraph 5 of NPPF technical guidance). Table 3 therefore only informs that for 'less vulnerable use' in Flood Zone 3a the Exception test is not required.

I therefore believe that the Sequential Test should be undertaken.

NEW MEDICAL CENTRE – FLOOD RISK

I understand from the documents that the proposed new medical centre according to the Environment Agency's indicative flood maps lies within Flood Zone 1 (outside the 1 in 1000 year floodplain), although in close proximity to Flood Zone 2 extent.

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I agree with the conclusion in the FRA that the undertaking of the Sequential or Exception Test is not required since the site has been confirmed to lie within Flood Zone 1.

SURFACE WATER

The existing site is considered to be 100% impermeable and the proposals make no change to this. I believe a standard condition requiring details of drainage should be included on any consent.

MITIGATION MEASURES

From the Environment Agency Flood Maps dry access to the site via the car park from Load Street and dry access and egress to and from Dog Lane to the north-east of the site is considered to be available up to and including the 1 in 100 year flood event given the protection offered by the flood defences. However, the flood defences are demountable and as such the possibility of the flood defences not being erected on time or failing needs to be considered. The egress route to Dog Lane via the car park to the north-west of the site appears to be available at all times.

The FRA recommends that barriers be put in place at the entrance to the site from the north-eastern corner of the site to Dog Lane and the entrance to the site from the adjacent car park. On the issue of a "Flood Alert", "Flood Warning" or "Severe Flood Warning" and in the event that the flood defence is unlikely to be erected in time, the car park barriers should be dropped preventing any further use of the car park, the barrier leading to the adjacent car park should allow the exit from the car park only.

I believe we should attach a condition to ensure that a Flood Management Plan will be constructed.

The location in which the medical centre is proposed lies 700 mm above the modelled 1:100 year flood level. The EA request that finished floor level will be set at least 600 mm above the 1:100 year plus climate change flood level. A modelled flood level for the 1:100 year plus climate change is however not available. I believe a condition should be attached regarding the finished floor levels of the medical centre and hope the Environment Agency in their consultation response will advise on an appropriate level.

CONCLUSIONS:

I believe the Sequential Test should be undertaken for the new car park [Load Street] which is believed to be located within Flood Zone 3 and that without this sequential test planning permission should not be granted. If you are however granting permission then I would recommend to attach 3 conditions:

- Submission of a full drainage strategy for the entire site.
- Construction of a Flood Management Plan for the new car park, which includes the installation of barriers as proposed in the FRA.

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- Finished floor levels of the medical centre, hoping that the Environment Agency in their consultation response will advise on an appropriate level.
- 3.19 North Worcestershire Economic Development and Regeneration – See planning policy comments, which incorporate NWEDR response also.
- 3.20 Severn Trent Water – No objection subject to drainage conditions.
- 3.21 NHS England – No objections raised.
- 3.22 Neighbour/Site Notice – 20 individual representations had been received at the time of the applications submission. Any further representations received will be added to the addenda sheet.

The main issues raised within the representations received are summarised as follows;

PRINCIPLE OF DEVELOPMENT

a) Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance this proposal is contrary to the Council's own Local Planning Policies. The Local Plan has only just been adopted and is very current and up to date. It therefore should be given considerable weight in the consideration of this application. This application fails to accord with the Council's new Local Plan in respect of the following policies: SAL/CC1, SAL/CC2, SAL.B1, SAL/UP6; and DS03.

b) The proposal for Load Street car park is contrary to the Council's and the Town's aspirations to redevelop this unattractive part of the town as set out in Local Plan Policy SAL/B1. The new car park will have to remain to minimise the loss of car parking spaces further and will therefore constrain the potential to properly redevelop Load Street car park area comprehensively. The demolition of the surgery building and its replacement with tarmac fails the Council's own Quality Design and Local Distinctiveness requirements not only in its insensitivity, but also its lack of ambition to realise the Council's and the town's longstanding objectives to regenerate this area. The Council must not allow this proposal to ruin the potential of the Load Street car park area to properly regenerate. It has the potential to undermine all the good work that has recently been undertaken at St George's Hall.

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CAR PARKING & HIGHWAY SAFETY

- c) Any planning application has to address the matter of adequate infrastructure provision and that car parking is one important aspect of this. To attempt to address this by simply taking over a significant proportion of what is already a scarce resource of public open space without consideration of the probable detrimental impact on all other local businesses, tourist and residential usage is shocking in its myopia
- d) The Parking and Traffic survey is based on survey data from a single day, a Tuesday in March – this is wholly inadequate. The information contained therein must be seriously questioned if it believes there is spare capacity in Dog Lane.
- e) The new Medical Centre is three times larger than the original and would bring its own pressures for parking on the spaces that will remain at Dog Lane car park.
- f) The Local Plan also includes Policy DS03: Market Towns, which aims to protect and enhance Bewdley as a visitor attraction. If people cannot park they will not come. To remove the amount of public parking suggested is unacceptable and should be resisted.
- g) The existing pedestrian/vehicle conflicts in Load Street car park would be made worse by attracting more cars into this area by the construction of this new car park. This is contrary to highway safety and contrary to Local Plan Policy SAL/CC1.
- h) Car parking assessments for the development have, contrary to the basic requirements, been considered in isolation from the overall town needs. This is demonstrated by the provision of exclusive facilities for the Medical Centre staff, with the possibility of joint out-of-hours use.
- i) There do not appear to be any proposals to improve the Dowles Road/Dog Lane junction which is already cause for concern due to conflict from the exits from the Load Street car parks and poor right hand visibility to Dowles Road.
- j) There is much alarm and concern with some of the suggestions to mitigate the loss of parking; the use of Severnside South, the loss of the amenity areas beside the river, an increase in the use of local residential roads etc.
- k) Where is the coach park likely to be relocated to? This brings essential tourism directly into the heart of the town centre.

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l) The extra parking suggested in the Additional Car Parking Options Appraisal is totally inadequate to meet the town's growing car parking requirements. The overall increase of 22 spaces above current levels is likely to be taken up by the increased activity of the Medical Centre alone. The Additional Car Parking Options Appraisal provides a useful but nevertheless gloomy assessment of just how few feasible sites there are for car parking in the town for now and in the future. In this context a large new building of 3000m² plus on the flat part of the top half of the town's main car park is bound to have huge implications on the town's ability to function and develop, especially as a tourist town in the future.

DESIGN / HERITAGE MATTERS

m) The design of the new building is a missed opportunity to create something special. Its design is horribly commonplace and lacking any sense of place or identity. Its overall bulk and massing is incongruous and discordant – it has then been made to look “traditional”. But since the form is fundamentally alien no amount of “dressing-up” will mask this error; the building will not successfully assimilate into the townscape.

n) The proposed building is three times the size of the existing medical centre premises which would make it by far the largest single use building in the town. It is disproportionate in scale to the architectural heritage legacy of this historic town.

o) No Heritage statement is submitted for the car park.

p) The new car park planned for the site of the existing surgery is just a swathe of tarmac; unattractive and ill-fitting for a Conservation Area. Proposals in Conservation Areas are required to “preserve or enhance” – this proposal does neither. As such it fails Local Plan Policy SAL/UP6 which requires ‘development within the town's Conservation Area to be especially sensitive and be required to preserve or enhance the special character and appearance of the area’. The car park design is brutal, cheap and wholly insensitive to its location.

q) Whilst the scheme indicates a use of grass-crete or some similar product, don't let's be fooled that this is any sort of a solution. Over the last few months the demand for parking in Dog Lane has been regularly monitored and even with the status quo demand is high. Add to that additional pressures from an extended medical centre and other uses the extended car park will be just that - A car park (regardless of how it is surfaced). This therefore involves a serious degradation to the river frontage and the permanent loss of riverside open space. This is to the detriment of the attractiveness of the town

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RESIDENTIAL AMENITY

r) The close proximity of the building to 2 Sabrina drive destroying any privacy we have in the house or garden

s) At a public meeting last year in Bewdley High School the residents were assured that the proposed car park on the existing medical centre site will have, when finished, good screening with possibly shrubs and trees so the resident of Dog Lane will not have to look at car parking from the front and rear of their properties. This should be a fundamental part of any proposed scheme.

OTHER MATTERS

t) The medical centre should expand on the current site. With the possibility of the Fire Station site being available for redevelopment, not to consider this as a more sensible location would be a missed opportunity for the town of Bewdley.

u) The proposed loss of car parking would have a devastating effect on businesses in Bewdley. In the event of this poor scheme being approved there will be 2-years (at least) of disruption to town centre parking. This has the potential to take some of the bespoke independent retailers in the town centre over the brink.

v) I am concerned by the potential devaluing of my property with the loss of our views of the town and the river with the development

w) The scheme is dependant upon the Local Council selling a significant part of the Dog Lane car park, which is not only a prime piece of town centre land, it also affords a very important function in providing parking for both cars and coaches, and a recycling centre for the town's residents and visitors alike. It also generates an income in the form of parking charges, these monies are reinvested in the town and benefit the town as a whole; and yet the Local Council is prepared to sell off this significant asset (the community value of which should not be under-estimated)... The sale of this land from public ownership to private ownership is fundamentally wrong and the consequences for the town are significant.

x) Whilst it is recognised that there is some benefit in securing a new surgery for the town this scheme is ill-conceived, poorly designed, and will cause irreversible harm to Bewdley – exactly what the adopted policies have been designed to avoid. A new medical centre would be nice – but not at any price!

y) no provision appears to be made for the re-location of the recycling facilities on the Load Street car park.

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4.0 Officer Comments

4.1 PROPOSAL

Consent is sought for the demolition of the existing Bewdley Medical Centre and the erection of a replacement facility to the western edge of the Dog Lane car park with an extension to that car park along the boundary with the River Severn. Following the demolition of the existing medical centre that site would be cleared and laid out for car parking to offset the loss at the Dog Lane car park site.

4.2 New Medical Centre

The proposed medical centre building would occupy an area of Dog lane car park currently occupied by 99 car parking spaces, coach parking and recycling facilities. The area sits along the western boundary adjacent to the retaining embankment which rises towards the Dowles Road. To the north west sits 2 Sabrina Drive, to the north east is Dog Lane car park and the River and to the south runs Dog Lane.

4.3 The proposed building presents as a 'chain' of individually designed elements linked by a central corridor. The main medical centre entrance with its projecting glass and brick gables acts as the visual centre of the building. Accordingly this central 'core' is the tallest element of the development appearing as a two-and-a-half storey building with accommodation in the roofspace. From the central 'core' the building's individual elements decrease in scale and dominance falling to an average height of 8.8m for the two storey element and 5.5m for the 1.5 storey element proposed to the north facing elevation. Each distinct part of the building would be finished in materials chosen to represent the vernacular of the local surroundings including blue bricks, clay tiles and timber cladding.

4.4 The building would occupy a footprint of 1127sq.m with total internal floorspace of 2424sq.m. Not all of the floorspace would be allocated for the medical practice, 125sq.m would be for a pharmacy and 347sq.m would be allocated as 'expansion space' in the 1.5 storey element at the north elevation. Other small areas of 'expansion space' within the building, specifically, designated for the medical centre, are proposed amounting to 112sq.m. An area of car private car parking for the surgery is proposed to the front of the building, accommodating 27 spaces.

4.5 Car Park Extension (Dog Lane)

The proposed car park extension would be located to the north of the application site in an area of existing public open space adjacent to the river. At present the site benefits from a number of significant trees (as commented upon by the Arboricultural Officer above), none of which are protected and is laid to lawn. The proposal is that this area would serve as a temporary, 23 space, car park for the duration of construction and would thereafter be made available, through a barrier control system, to the public at times of peak demand ('high days and holidays'). Although full details of the proposed finish have not been provided officers understand that a grass-crete type surface finish is envisaged.

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4.6 New Load Street Car Park

The proposal involves the demolition of the existing medical centre on Load Street car park. Understandably this would not be carried out until the medical staff have been relocated to the new facility proposed. Once empty the building would be demolished and a new 49 space public car park be laid. The car park would be accessed via an in/out ramp from the existing Load Street car park. No detailed plans of construction details or finish have been provided at this stage, however the site would be in the ownership of the District Council who will therefore retain full control.

4.7 PRINCIPLE OF DEVELOPMENT

New medical Centre and Car Park (Load Street)

The comments of the District Council's Planning Policy team clearly demonstrate how the proposal for the new medical centre and car park to Load Street accords with the general principles set out in the National Planning Policy Framework which seeks to improve the health and wellbeing of local people. Officers are therefore satisfied that at the national planning policy level the proposal is sound. However the development proposal remains to be considered against local planning policy.

4.8 In this regard, officers will rely on the comprehensive policy assessment provided by the Planning Policy Manager in respect of local policies above and share the conclusion that the proposal for the new medical centre and car park to Load Street meets the strategic objectives of planning policy at both the national and local level.

4.9 Car park Extension (Dog Lane)

The proposed Dog Lane car park extension is considered against Policy SAL.UP4 of the Site Allocations and Policies Local Plan as it refers specifically to the loss of open space in the District. Officers accept that in order to mitigate for the loss of car parking spaces on the existing car park some additional space for car parking, over and above that which would be provided by the new car park proposed on the existing medical centre site, will be required. Policy SAL.UP4 would normally require that where open space is lost that it has been demonstrated such space is surplus to requirements. This is clearly not the case in this instance however the District Council's Parks and Open Spaces Manager (PGSM) has been consulted and does not object to the principal of providing additional car parking at this location, for this reason officers are comfortable that the loss of this area can be justified. The comments of the PGSM indicate that further detail is however required in order to clarify the exact layout and finish. Officers are comfortable that this could be secured by condition.

4.10 For the reasons set out above officers are satisfied that the principle of the development of a new medical centre; the replacement of the existing medical centre with car parking; and, the extension to existing car parking facilities is acceptable and in general conformity with the development plan. Matters relating to specific issues and other material planning consideration are discussed below.

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4.11 SCALE, SITING & DESIGN

New Medical Centre

Details of the scale, siting and design of the proposed medical centre are given above at 4.2 to 4.4 above. Several neighbour letters raised concern that the quality of the design and finish of the building is not good enough for Bewdley and that the proposals represents an uninspiring development. Officers are mindful that the proposed medical centre would sit immediately adjacent to the boundary with Bewdley Conservation Area and as such careful consideration must be given to the impact of the new medical centre building on the historic character and setting of this historic townscape. As detailed in the accompanying 'Design Statement' the scale and design of the proposed building is a result of detailed and lengthy negotiation between the architects, applicants, English Heritage and officers of the District Council. As detailed in the comments made by the Conservation Officer the design addresses any concerns previously raised relating to design and therefore given the 'no objection' comment and the fact that English Heritage do not object to the scheme, officers, with reference to the views expressed by the Conservation Officer, are satisfied that the proposed design and scale of the building proposed is acceptable and of sufficient quality so as not to cause harm to the setting of the Conservation Area. The visualisation drawings provided by the applicants demonstrate that the building would harmonise with its setting and would not appear incongruous in the wider townscape of Bewdley.

4.12 New Car Park (Load Street)

The new car park proposed for Load Street would accommodate 49 vehicles and would be accessed via the existing Load Street car park via a ramp to be installed adjacent to the library building. Officers agree with the concerns of locals that the space would need to be constructed and finished to a standard appropriate for its location at the heart of the Conservation Area. Whilst no detailed plans have been submitted at this stage officers take comfort in the fact that this parcel of land will be in the ownership of Wyre Forest District Council and as such they will have complete control over what is proposed and thereafter approved on site. It is proposed that full details of the car park design and finish be provided and approved to the satisfaction of officers before demolition of the existing building. Officers are therefore satisfied that adequate controls can be put in place to ensure that the design of this element of the proposed scheme is acceptable.

4.13 Car Park Extension (Dog Lane)

Similar to the comments immediately above, no detailed plans of the proposed finish of the extended area of Dog Lane car park have been provided, however being in the ownership of the District Council officers will be able to ensure that a suitably designed scheme comes forward which would have minimal impact on the visual amenity of Hacketts Meadow and surrounding townscape. Officers consider that such details should show a green surface finish such as grass-crete, appropriate soft landscaping and boundary treatment to the river frontage and should show a layout which retains as many trees as possible. As above, this could be controlled by condition to ensure an acceptable design and visual appearance of this element of the proposal.

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4.14 HIGHWAY SAFETY & CAR PARKING

The new medical centre on the proposed site would result in the loss of 99 public car parking spaces. Officers share the concern expressed by many members of the local community that adequate compensatory car parking provision to serve Bewdley must be found in order to prevent the worsening of Bewdley's already limited car parking capacity, and also to ensure the continued vitality of the town's retail and tourist trades both during and post construction. Whilst the new Load Street car park would provide 49 public spaces, these would not be available until the new medical centre was occupied and the existing medical centre demolished, leaving a deficit of 50 spaces.

4.15 Working very closely with the District Council the applicants have carried out a comprehensive 'Car Parking Options Appraisal' which forms part of the informative material submitted with this application. The appraisal considered numerous additional car parking options within and around the centre of Bewdley for both permanent and temporary (during construction) solutions. The most significant of those options (and the only one which would require express planning consent) was the extension to Dog Lane car park, hence why the application aforementioned description of development has been amended to include this element also. With the extension to Dog Lane car park being part of the proposed development the deficit is further reduced to 27 spaces. Other car parking options included in the appraisal were on Dog Lane and Gardeners Meadow car parks which would result in the creation of 39 additional spaces through the reconfiguration of the existing car park layout, giving an overall gain (post construction) of 12 spaces. One other viable option which was included in the Appraisal document but is on land not within the control of the District Council is the creation of 1-2 spaces in the lay-by at Dog Lane, officers are advised that a TRO (Traffic Regulation Order) has been initiated to secure this, but is not yet confirmed.

4.16 In the interests of clarity and in order to offer Members and residents a clear picture of how the proposal would impact on car parking provision officers have made their assessment of impact based only on those alterations which are not speculative but can be secured by condition. The following table sets out the car parking implications of the proposal both during and post construction;

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	Public Spaces	Private Spaces (Medical Centre)
Existing Parking Provision		
	202 Dog Lane	26 Medical Centre
	35 Load Street	
	123 Gardner's Meadow	
Total	360	
During Construction		
	143 Dog Lane	26 Medical Centre
	- 99 (construction site)	
	+ 17 (minor reconfiguration)	
	+ 23 (proposed extension)	
	35 Load Street	
	145 Gardner's Meadow	
	+ 22 (reconfiguration/extension)	
Total	323	
Loss/Gain	- 37	
Post Construction		
	143 Dog Lane	33 New Medical Centre
	84 Load Street	
	+ 49 (proposed new car park)	
	145 Gardner's Meadow	
Total	349 (permanent) 372 (inc.extn)	
Overall Loss/Gain	- 11 (permanent) +12 (overspill)	+ 7

- 4.17 In summary the proposal would result in a gross post-construction gain of 12 spaces. 37 spaces would be lost during the construction phase however, as detailed in the car parking appraisal, there are opportunities to secure temporary provision on other local sites. Officers are advised that negotiations to secure such provision would be on-going between the applicants and individual landowners. It would not however be possible to secure any of that additional car parking by condition.
- 4.18 In consideration of the above and being mindful of the strategic importance of this project officers consider that the short-term loss of a maximum of 37 spaces is acceptable, especially when the long term gain for the town would be 12 new spaces. However Officers are aware that the applicants, as evidenced within the Additional Car Parking Option Appraisal, have identified other potential opportunities within the town to further supplement this level of parking. Officers do accept that the phasing of the project with respect to car parking loss and gain will be crucial to ensuring minimal disruption to overall car parking provision. Officers would therefore propose a condition to attached to any consent which would require a full programme of works to be submitted prior to the commencement of development. Such a programme should show works to Gardners Meadow and Load Street car parks would be completed prior to any works on the proposed medical centre site being carried out.

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The programme should also set out a timeframe for the implementation of the demolition of the existing medical centre and construction of the new car park following first occupation of the new medical centre. Officers consider this would offer the District Council and local community the assurance and certainty that only minimal disruption to car parking provision during the lifetime of the development would occur.

- 4.19 Coach parking in Bewdley at present is provided by two designated spaces on Dog Lane car park on the site of the proposed new medical centre. Clearly these spaces would be lost both during and post construction. The Car Parking Appraisal has identified Dowles Road as an alternative coach drop-off point for visitors to the town. Officers are advised that a requirement to secure a TRO would be necessary to ensure that prior to commencement of development the existing waiting bay and bus stop can be removed and replaced with a prohibition of waiting order to allow for coach drop offs. This requirement could be secured by condition. It will be the responsibility of the applicant to enter into an agreement with Worcestershire County Council, as the relevant Highway Authority, to progress the application for the TRO. Coaches would then find alternative lay-over provision out of the centre of Bewdley, perhaps at the Severn Valley Railway site (subject to agreement) or alternatively at Blackstone. Officers consider this arrangement satisfactory as it would not reduce the ability of visitors to visit Bewdley by coach.
- 4.20 Concern has been raised regarding the safety of the Dowles Road/Dog Lane junction. Officers note that there are no proposed plans to make any alterations to that junction or indeed existing accesses to either Dog lane or Load Street car parks. Whilst officers accept the junction between Dog Lane and Dowles Road may present some highway conflict it is an existing road junction in an area which neither forms part of the application site or is likely to be affected by the application by virtue that no alterations to traffic flow paths are proposed. For these reasons and given that the Highways Officer has not raised an objection on this ground officers do not feel that there is any demonstrable risk to highway safety and as such the proposal accords with policy SAC.CC1 of the Site Allocations and Policies Local Plan.
- 4.21 It has been raised as an area of concern that the new medical centre, being three times larger than the existing facility, will result in significant increases in traffic and thus pressure on car parking in its own right. The proposed medical centre would be an improved facility offering a wider range of treatments to patients and as a result would be larger than the existing facility. The proposed plans show a facility with 26 treatment/consultation rooms as well as significant administration and ancillary areas. Information submitted by the applicants suggest that the practice would be able to increase its patient population from around 15,000 to 20,000, as well as improving the range of medical services thereby reducing the need to travel elsewhere for such treatments. Clearly this would have some implications for traffic generation, however with the practice proposing 7 additional spaces in the designated medical centre car park it would accommodate the additional staff parking requirement without impact on public spaces.

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The impact of increased patient numbers on the wider car parking provision has been considered by Worcestershire Highways who offer no objection to the scheme on this basis. Officers therefore conclude that there would be sufficient parking provision within and around the proposed medical centre.

4.22 FLOOD RISK & AIR QUALITY

As detailed in the comments made by both the Environment Agency and the District Council's Watercourses Officer above the proposed medical centre building is within Flood Zone 1 and as such is considered to be at a low risk of flooding. The car park to Load Street would be in Flood Zone 3 an area with significant flood risk, however as detailed in the Environment Agency's response the creation of a car park in this location would significantly reduce flood risk when compared to the existing situation and is welcome proposal. The extension to Dog Lane car park is also within Flood Zone 3, and due to the lack of alternative available sites in Bewdley, there is little prospect of being able to locate this much needed development in either Flood Zone 2 or 1. On this basis officers consider that the proposed car park, in order not to increase run-off to the adjacent watercourse, should be suitable surfaced and sustainably drained. A condition requiring a comprehensive drainage strategy for this element of the proposed development is therefore considered essential. This could be secured by condition.

4.23 The comments made by Worcestershire Regulatory Services (WRS) in respect of air quality (detailed above) are noted. Given that the proposal would not alter traffic flows within the town then officers are satisfied that an Air Quality Assessment is not required, however the suggested conditions relating to electric charging points, cycle parking and boiler emissions as suggested by WRS do seem reasonable and necessary and would therefore be attached on any consent.

4.24 RESIDENTIAL AMENITY

The residential dwelling in closest proximity to the site of the proposed medical centre is 2 Sabrina Drive, a detached bungalow which sits side-on and to the north of the 1.5 storey 'expansion space' element of the proposed building. The proposed plans indicate that at its closest point the 1.5storey building would be 6m from the side elevation of 2 Sabrina Drive rising to 13m at its furthest. The two storey element of the proposed building would be 18m from the side (south-east elevation). The scale of the building has been designed to ensure minimal impact to this property by virtue of the 1.5storey element facing 2 Sabrina Drive. Having visited the site officers are satisfied that there would be sufficient separation distance between the existing dwelling and proposed building to ensure no undue loss of light to this property and to ensure that the impact of the new medical centre would not be visually overbearing. The proposed plans do show window openings in the north-facing elevation of the proposed medical centre. Where these openings would be at the first floor level or above officers consider it necessary to ensure that they would be obscure glazed and that they would open in a manner (ideally top opening only) which would preserve the privacy of residents in 2 Sabrina Drive.

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- 4.25 Amenity concerns have been raised by residents of Dog Lane Cottages who are worried that there is no detail submitted to show what is proposed for the treatment of the north-west boundary to the proposed Load Street car park. At present there is a small area of car parking and a low brick wall to this boundary which tapers around the corner to the private driveway which runs along the side of the medical centre and library sites to properties fronting Severn Side North. The proposed plans show that access to this proposed driveway will be retained but it is clear from the proposed plans that there would not be an access to the public car park from this drive. In order to ensure that the privacy and amenity of residents of Dog Lane Cottages is not compromised officers consider that a well-screened boundary to the car parking area would be required. This could be in the form of a low wall with railings and planting behind, however such details can be controlled by condition. Officers therefore consider a condition to the above effect to be necessary in this instance.
- 4.26 The Car Parking Appraisal submitted as supporting information details how 22 additional car parking spaces can be accommodated on the site of Gardners Meadow car park. This development does not form part of the application as it involves work which is permitted by Part 12 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows development comprising any small ancillary building, works or equipment on land belonging to or maintained by a Local Authority required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers. Planning permission would not therefore be required for the alterations to the existing Gardners Meadow or Load Street car parks. Concern was raised that residents of Gardners Meadow have not been sent individual neighbour letters alerting them to the possible alterations. In light of the fact that the alterations would be 'permitted development' and in accordance with the District Council's' Practice Note 3. 'Publicity and Consultation on Planning Applications and Amendments' only matters relating to the application site have been consulted on by way of neighbour letter to those residents sharing a boundary with the application site.
- 4.27 **OTHER MATTERS**
The existing car park at Dog Lane currently accommodates a recycling point where approximately six individual bins are located which allow for the deposit of a range of items to be recycled. The new medical centre site would result in the displacement of these facilities and concern has been raised that no details of where these facilities would be relocated to have been provided. Officers consider this to be an important consideration not only for residents but in the interests of sustainability also. Discussions are on-going between officers of the District Council to determine an alternative location for these facilities.

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- 4.28 During the lifetime of this application a consultation exercise by the Fire Authority on the future of Bewdley Fire Station was initiated. Following this a number of residents wrote to officers to express their view that the existing medical centre site, if combined with the fire station site next door, would make a better site for the proposed medical centre development. Officers must however consider the application which is presented to them and as such no weight can be afforded to the possibility of an alternative site becoming available in the future. It is worth noting on this point that funding for the medical centre project is allocated on a site-specific basis therefore were the proposed site to change then any funding currently available for a new medical facility would be withdrawn and a new bid would have to be made for the new site. Members may like to note that funding for the project will be provided by NHS England, who will honour funding approved by the Primary Care Trust before it was disbanded in April 2013. Officers are advised by the medical practice that even if the fire station site were to become available the possibility of gaining similar funding levels to that which has been earmarked for the proposed project is unlikely if funding would be forthcoming at all.
- 4.29 The perceived impact on the value of private property or views from private properties is not a material planning consideration and as such no consideration has been given to these issues in the determination of this application.
- 4.30 It is clear from the application detail that this project is supported by the District Council insofar as it has entered into an agreement with the medical centre to effectively 'swap' ownership of land at Load St and Dog Lane for the purposes of building the new medical facility. The details of such agreement are not for consideration when determining this application however given that several local residents have questioned the District Councils actions in doing so raising concerns about lost revenues and also the principle of 'selling' public land it is considered prudent to address the issue herein. For clarity the District Council are committed to providing a much needed improved medical facility in Bewdley and as such have supported this project where possible. Such support includes a commitment to support the medical practice and Matrix Medical to provide the building they require and also to facilitate the car parking improvements highlighted in this application on land belonging to them to ensure minimal impact to car parking provision in Bewdley. As the above report shows, despite the initial loss of 99 car parking spaces (and the associated revenue) the long-term result of the proposed development would be a net gain of 12 spaces, thus increasing revenues for the District Council and the residents of Wyre Forest.

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5.0 Conclusions and Recommendations

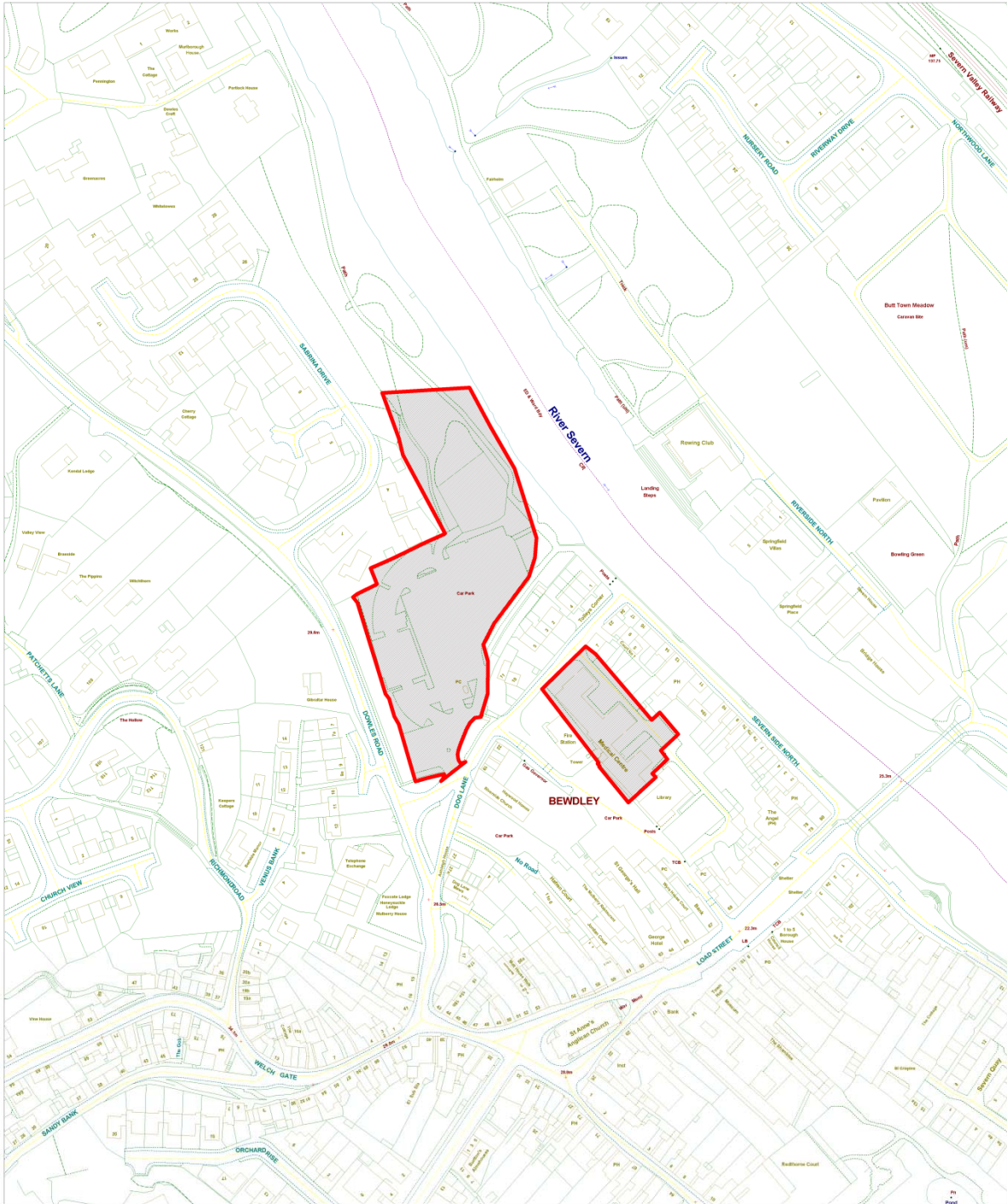
- 5.1 In consideration of all of the above matters and in being mindful of the strategic importance of providing a new medical centre for the residents of Bewdley, officers are satisfied that the proposed development accords with the general principles of both local and national planning policy. Notwithstanding the objections raised against the development, officers are of the opinion that the proposal is capable of implementation without significant detriment to highway safety, car parking provision, neighbour amenity and the visual amenity and character of the Bewdley Conservation Area.
- 5.2 In reaching this conclusion, Officers are particularly mindful of the presumption in favour of sustainable development which lies at the very heart of the National Planning Policy Framework. The development has been found to be in general accordance with the Council's Adopted Development Plan, and in balancing the varied material planning considerations, officers are satisfied that the benefits that the development will bring to Bewdley outweigh any perceived harm or detrimental impact.

For the above reason officers recommend that the application be **APPROVED** subject to the following conditions;

1. Standard time.
2. Approved plans.
3. Samples of details shown on the approved plans to be provided and agreed.
4. Details of fenestration of new medical centre to be submitted and agreed.
5. Full details of all proposed boundary treatments to Load Street car park, Dog Lane car park extension and the proposed medical centre to be submitted and agreed.
6. Full details of the proposed materials and finish for the car parks at Load Street, Dog Lane (extension) and the proposed medical centre to be submitted and agreed.
7. Details of the barrier treatment to the proposed Dog lane car park extension to be submitted and agreed.
8. Full landscaping details to be submitted and agreed.
9. Landscape implementation.
10. No development shall commence until a detailed programme of works for the provision of both 'during' and 'post' construction parking provision to be submitted and agreed.
11. A flood management plan to be submitted and agreed.
12. Development to be carried out with strict regard to the Flood Risk Assessment and all mitigation measure implemented prior to first occupation.
13. Full drainage details to be submitted (such details to include a drainage strategy for the Load Street car park and Dog Lane car park extension).
14. Contaminated land assessment to be carried out.
15. Boiler emissions.

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16. Electric charging point details to be submitted.
17. Programme of archaeological investigation to be submitted and approved.
18. Highway improvement/ off-site works.
19. Access, turning and parking.
20. Development shall not be commenced until a traffic regulation order shall be implemented to remove the limited waiting bay and bus stop in Dowles Road and introduce a prohibition of waiting order in accordance with plans which are to be submitted and approved in writing by the Local Planning Authority.
21. Cycle parking provision.
22. Construction Environmental Management Plan to be submitted and agreed.
23. All windows/openings above ground floor in any north-facing elevation of the proposed medical centre to be obscure glazed and hung in accordance with details approved under condition 4 above, such windows/opening are to be retained as such in perpetuity unless otherwise agreed.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Bewdley Medical Centre, Dog Lane
Bewdley DY12 2EG**



Date:- 30 January 2014 Scale:- 1:2500 OS Sheet:- SO7875NE Crown Copyright 100018317 2013
Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7FB Telephone: 01562 732928. Fax: 01562 732556

Application Reference:	13/0465/FULL	Date Received:	14/11/2013
Ord Sheet:	383685 276146	Expiry Date:	13/02/2014
Case Officer:	Emma Anning	Ward:	Greenhill

Proposal: Demolition of existing industrial units and provision of new access road and 31No. Housing units

Site Address: STADIUM CLOSE, AGGBOROUGH, KIDDERMINSTER, DY10 1NJ

Applicant: Mr J Sohota & Mr D Owen

Summary of Policy	DS01, DS02, CP01, CP02, CP03, CP04, CP07, CP11, CP14 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC2, SAL.CC3, SAL.UP4, SAL.UP5, SAL.UP7, SAL.UP9 (SAAPLP) Design Quality SPG
Reason for Referral to Committee	Major planning application. Third party has registered to speak at Committee
Recommendation	DELEGATED APPROVAL subject to Section 106 Agreement

1.0 Site Location and Description

- 1.1 The application site currently accommodates the Harriers Industrial Estate, a 6800sq.m site occupied by a range of small industrial units split between three separate buildings. The buildings are concentrated towards the north and centre of the site and host a range of industrial/commercial uses.
- 1.2 The site is accessed via Stadium Close to the south, to the eastern boundary is the Severn Valley Railway line, to the north is the magistrates court and to the western boundary there is a pedestrian walkway which runs parallel to the rear amenity areas of properties fronting Ray Mercer Way. The application site also includes a car parking area currently associated with the adjacent Pudner Court which is in the same ownership of the applicants.
- 1.3 The site is identified in the Site Allocations and Policies Local Plan as being suitable for residential development.

2.0 Planning History

- 2.1 08/0595/FULL - Demolition of existing industrial units, construction of 28No 2-bed 2-storey dwellings, roads, parking spaces and associated works and improvement to existing footpath link : Approved 14/4/2009.

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3.0 Consultations and Representations

- 3.1 Highway Authority – Following the submission of revised drawings I am satisfied that this application is acceptable.
- 3.2 Arboricultural Officer – No Objections. No trees worthy of protection that are within the development area. The only tree that was quite nice was tree 3 on the Arboricultural Report, which is outside the development area. I don't feel this tree would be adversely affected by the proposed development, however it would be good for some protective fencing beneath the crown spread of the tree to prevent damage to the crown during construction.
- 3.3 Countryside Officer – No Objections. This application comes with a conclusive and appropriate wildlife assessment carried out by a full qualified ecologist. In my opinion it rightly concludes this development will have no impact on protected species or habitats. Providing the recommendations related to time of works to avoid nesting birds is adhered to. The only part that will need clarity is ensuring the bird mitigation and the enhancement recommendations ,or at least some of them (the ecologist recommend only a third are implemented,) are picked up and shown on the landscaping plan
- 3.4 Crime Risk Advisor – Crime figures show that in the majority of house burglaries access is gained at the rear or side. It is essential therefore to make access to the rear of any premises as difficult as possible. Unfortunately this development appears to offer unrestricted access to the rear of the houses which is likely to generate crime. Fortunately I do think this problem can be rectified.

I have looked at the fencing plan, the type of fencing proposed around the gardens is generally acceptable, I would like to see trellis on top of all of the fencing. The plan does not appear to give any indication as to whether there will be an outer perimeter fence. To maintain security at the rear of the houses a secure outer perimeter is required, therefore a 1.8 metre high close boarded fence extending from plot 13 to plot 31 is essential. Referring to the plans the fence should follow the red line indicating the boundary of the development.

I suggest that the perimeter from plot 13 to the flats be fenced with 1.8 metre high metal railings or similar this would maintain natural surveillance of the parking area.

Lockable gates with self closing devices should be fitted at the following locations.

- Side of plot 16 level with the front building line.
- Between plots 19 & 20 level with the front building line of plot 20.
- Side of plot 24 level with the front building line.
- Between plots 27 & 28 level with the front facing fence of plot 28.

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- 3.5 Worcestershire Regulatory Services (Pollution Control Officer) – I refer to the noise report submitted in support of the application.

I have reviewed the noise report and although the methodology and the assessment criteria within the report are satisfactory I feel that the report does not provide sufficient detail to negate the need for a condition relating to noise attenuation. The report provides details of the required glazing reduction in order to achieve good internal noise levels, however the report does not conclude the specification for the glazing. In addition there is no consideration given to mechanical ventilation within the properties to allow the windows to remain closed and provide the required noise attenuation, nor is there any consideration given to external noise levels within the garden areas. Therefore I would recommend the following conditions:

- a scheme shall be submitted for the approval of the Local Planning Authority that should demonstrate that appropriate attenuation has been considered and implemented to ensure that noise levels within the bedrooms, living rooms and garden areas are within the limits specified within BS 8233; Sound insulation and noise reduction for buildings and World Health Organisation guidelines on community noise. If attenuation is required it may be in the form of acoustic glazing and mechanical ventilation for the bedrooms, alternative internal layouts within the properties, additional sound insulation within the roofing space and an acoustic barrier fencing in the garden areas.
- Due to the close proximity of residential properties, a demolition and construction environmental management plan shall be submitted for the approval of the Local Planning Authority.
- A lighting plan with details of the lighting spillage lux levels at residential properties (existing and proposed) shall be submitted for the approval of the Local Planning Authority.

- 3.6 Severn Trent Water – No Objection subject to a drainage condition.

- 3.7 Neighbour/Site Notice – 20 letters of objection received and 1 petition containing 27 signatories.

The reasons for objection are summarised as follows:

- The proposed plans show that existing parking spaces dedicated to residents of Pudner Court will be replaced by the proposed new access. Where will these spaces be located in both the short and long term?
- There is already a road leading to this industrial site so why is it not incorporated into the build instead of making our estate busier by extending its through road traffic. If a new access is needed why not from the law court end as the site backs onto them and that would mean less traffic trying to exit the estate from Ray Mercer Way onto Hoo Road.

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- The width of the road is I believe too small to have lorries delivering supplies and for bin lorries, which will be worse while building work takes place. This situation is made worse by people parking along Ray Mercer Way.
- After construction of the new development visitors and residents will be inclined to park along the road due to the fact of the lack of parking spaces for visitors, this would result in people having to park on the corner causing access to car parking to be even more limited making the corner a blind corner to an oncoming car coming from the new development, especially if travelling at speed this could cause a nasty accident.
- The now quiet and peaceful close will be devastated by constant noise from equipment and builders starting early in morning, dirt and traffic during the building period which will cause harm to the amenity of residents.
- Opening the now walled alley will encourage possible nuisance behaviour, the wall and the iron railings now restrict this.
- Concerns with the 12unit 3 storey block of flats are that they will block natural light to all the flats of Pudner Court siding or facing the new block. The flats are positioned too close for comfort and private personal space will be overlooked.
- The proposed development will result in the intensification of the use of the footpath which will lead to a loss of amenity to existing residents by virtue of increased noise and invasion of privacy (overlooking).
- There would be insufficient access for refuse vehicles to access and turn in the site and to access the existing bin store adjacent to Pudner Court.
- The site is not a derelict industrial site. This application will result in viable businesses being caused considerable expense to relocate.
- There are few suitable units locally in which the existing businesses can relocate.

4.0 Officer Comments

PROPOSAL

4.1 Consent is sought for the demolition of the existing industrial units and erection of 31 dwellings. The proposed accommodation would be provided as a mix of property types as follows:

- 12 x 1 bed flats;
- 12 x 2 beds houses;
- 7 x 3 bed houses.

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The properties would be arranged in terraces of three or four houses with private amenity and parking areas and the flats would occupy one apartment block to the south of the site. Parking for residents and visitors would be provided either by way of frontage parking, tandem driveway parking or in designated private parking spaces within the development. Areas of soft landscaping within the site and an area of open space to the south of the site are also proposed. Access to the proposed development would be via Ray Mercer Way.

- 4.2 The scheme is a joint venture between UK Construction Ltd and Wyre Forest Community Housing and as such it is proposed that the development would provide 100% affordable housing.

PRINCIPLE OF DEVELOPMENT

- 4.3 The site is identified in the Site Allocations and Policies Local Plan as being suitable for residential development and as such Officers are satisfied that the principle of the proposed development on this site is acceptable. Members are advised that a previous application for a residential development on the site was approved in 2008, however this permission was never implemented and has since lapsed.

LAYOUT, SCALE & DESIGN

- 4.4 The application site is a wedge shaped parcel of land, the northern part of which being the widest section with the site then tapering southwards to an area of open space at the southern tip. Two terraces of four houses are proposed along the northern boundary with the adjacent law courts, a further two blocks of four houses would sit along the eastern boundary backing onto the Severn Valley Railway site; a terrace of three houses would sit opposite the site entrance at Ray Mercer Way at a 45 degree angle following the natural boundary of the site; and, a three storey apartment block would occupy the southern end of the site on land between the boundary with commercial premises on Stadium Close and an existing three storey apartment block (Pudner Court). An area of car parking for the apartment block and visitors is proposed opposite the site entrance.
- 4.5 In terms of the proposed layout officers are satisfied that the footprint of buildings and spaces make effective use of a site which may otherwise prove challenging due to its shape. Concentrating the majority of the proposed houses at the north and centre of the site, following the site boundary, allows for sufficient space to be afforded to each property for private amenity and parking areas. Each property would benefit from a garden of between 9m and 13m in length which is considered to be acceptable. Locating the apartment block and associated car park at the south of the site where it tapers to meet with Stadium Close ensures that there is no redundant space within the site and that the flow of buildings and spaces continues along the length of the site.

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- 4.6 The applicants have shown a landscaped area at the south of the site between the rear of Pudner Court and Stadium Close. It is considered that the landscaped area would soften the boundary between the existing and proposed residential development and would serve to enable an existing, well used, pedestrian walkway between Stadium Close and Comberton Place to the north to be maintained as detailed below.
- 4.7 It is proposed that the houses would be two storey in scale and the apartment block would amount to three storeys. Given that the adjacent development in Ray Mercer Way and Pudner Court are of similar proportions it is considered that the scale of the development proposed is acceptable as it would harmonise with the existing townscape.
- 4.8 Concern was raised that the siting of the proposed apartment block would adversely affect the amenity of occupiers of Pudner Court as the new block was claimed to be too close and would lead to a loss of light to existing occupiers. The proposed plan shows that separation distances of between 15-17m are proposed between the existing and proposed development. Normally officers would seek to establish distances of around 20m where there are facing windows at the first floor and above. Clearly the proposed distances fall short of this, however officers are mindful that, where the separation distance is around 15m, it is the stairwell and corridor areas of the proposed new apartment block which look across to the existing building. No habitable room windows face towards Pudner Court with a separation distance less than 17m. Side facing windows of Pudner Court would face eastwards towards the proposed apartment block and as such there is the potential for the development to affect the amount of direct sunlight to those windows.
- 4.9 Having assessed the likely impact it is clear that the most severe would be in the morning when the sun is rising to the east, at this time the proposed building is likely to cast a shadow across the existing apartments. As the sun moves across to the south and west there would be no change in the amount of light afforded to these properties. Although there would be some loss of light in the early morning to windows facing the proposed apartment block Officers are of the opinion that given the separation distance between the buildings and the fact that there would be no impact on daylight levels from midday onwards that, on balance, the proposed siting of the building in relation to existing properties is acceptable.
- 4.10 The proposed houses would be constructed of brick and tile and would be of a simple modern design with gable roofs, offering features including porch canopies and front projecting gables which would serve to add interest and character to each terrace. The apartment block is proposed with a hipped roof to reduce its visual bulk over three storeys and to tie it in visually with the existing apartment block of Pudner Court. Brick and tile samples have been provided by the applicants that are similar in colour and texture to the materials of the properties in Ray Mercer Way and Pudner Court.

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- 4.11 Officers are satisfied that in terms of design the buildings and materials proposed would have synergy with the existing townscape and as such would harmonise with their setting allowing the proposed development to sit comfortably in the streetscene of Ray Mercer Way.

LANDSCAPING & BOUNDARY TREATMENT

- 4.12 No detailed plans have been provided which show the type or species of soft landscaping proposed, however the plans do show that areas of soft landscaping have been worked into the scheme to soften the appearance and to provide screening and a boundary to the walkway which runs through the site. Officers are particularly pleased with the area of open space which is to be provided at the south of the site where it meets with Stadium Close, as well as providing an attractive pedestrian entrance to the site the space would enhance the pedestrian walkway and would provide opportunities for ecology and biodiversity. It is understood that the management of this space will fall to Wyre Forest Community Housing.
- 4.13 A plan has been provided which shows the proposed boundary treatments for the development. In summary the rear garden areas would benefit from 1.8m close boarded perimeter fencing with 1.5m partition fencing (close boarded with trellis top), both of which are considered to be acceptable. Additional detail has been provided by the applicants relating to the boundary treatment proposed to the western boundary which satisfies all of the concerns expressed by the Crime Risk Advisor at paragraph 3.4. The proposed boundary treatments are therefore considered to be acceptable in terms of their design and appearance as they have been designed with visual amenity and site security in mind.

HIGHWAY SAFETY & ACCESS

- 4.14 Pedestrian access in to the proposed development would be via a footpath running along the new vehicular entrance proposed at the head of Ray Mercer Way or along the pedestrian walkway linking Stadium Close and Comberton Place which runs the length of the application site. Whilst the Ray Mercer Way entrance for pedestrians seems non-contentious, being a simple continuation of the existing pedestrian footway, there has been concern raised with the opening up of the pedestrian walkway through the site. At present the walkway is an alleyway screened by the rear boundary fences of properties on Ray Mercer Way and timber fencing and wall to the boundary of the Harriers Industrial Estate. Despite its unwelcoming appearance, Officers are advised by several local residents that the walkway is well used.

13/0465/FULL

- 4.15 The proposed plans would see a large proportion of the walkway opened up through the removal of the existing fencing along the site of the industrial estate and alternative soft landscaping offered as a screen. Concerns raised by local residents are that the removal of the fencing to the alleyway will lead to nuisance behaviour which is deterred at present by the boundary treatment. Officers take a different view and consider that the opening of the alleyway would bring positive benefits and may serve to reduce potential incidents of antisocial behaviour by virtue of the increased level of natural surveillance which would arise from the opening up of a significant proportion of the walkway. Given that the Crime Risk Advisor for West Mercia Police has not raised issue with this element of the scheme and has promoted increasing natural surveillance in other areas of the proposal it is considered that the opening up of the walkway would not encourage antisocial behaviour.
- 4.16 A second concern is that the proposal will encourage greater use of the walkway which would cause increased overlooking and therefore be of detriment to the privacy of residents. Whilst it is probable that following the improvements proposed, the walkway may be better used, it is not considered that the amenity of existing or future residents would be compromised. There would be no greater opportunity for direct overlooking of existing properties afforded by the proposal as all existing boundary treatments to the rear of properties fronting Ray Mercer Way would be maintained. Residents of the new properties would avoid any direct overlooking by virtue of separation distances varying between 7m and 12m being maintained between ground floor windows and the walkway.
- 4.17 As detailed above it is proposed that all vehicular traffic associated with the proposed development would enter and exit via Ray Mercer Way where a turning head and parking area for residents of Pudner Court currently exists. The existing turning facility and parking spaces would be removed to facilitate access in to the proposed development site however alternative turning and parking facilities would be created within the site. The proposed plans show that the ten spaces would be relocated to facilitate the new access, seven to the front of Pudner Court and three within the proposed new parking area. This would offer full compensation for the existing spaces affected by the proposed development.
- 4.18 Concern has been raised that the residents of Pudner Court would be inconvenienced during the construction phase by the temporary loss of the car parking spaces. Officers agree that were there to be no measures in place to compensate the existing residents then this could be the case. It is considered that a condition should be imposed to any permission which may be forthcoming which would require submission of full details of parking for site operatives, visitors and the residents of Pudner Court to be provided during the construction phase. Such details would need to be agreed prior to the commencement of development.

13/0465/FULL

OTHER MATTERS

- 4.19 A number of neighbour representations raise objections to the scheme on the basis that the existing roadway from Stadium Close would be a more preferable access to the site. Officers are to consider the application as it is presented to them. Given that the proposed access would not result in any compromise in highway safety, as confirmed by the Highway Authority, and is a suitable access for the development, Officers do not consider it reasonable to ask the developer to consider access from Stadium Close as an alternative.
- 4.20 Concern has been raised by a number of the business owners currently occupying the units on Harriers trading Estate. Their concerns are that the proposal will cause harm to their businesses and that there are no suitable available units in the locality which could meet their needs. This is not a material planning consideration as it is a contractual matter between the landowner and their tenants it cannot be afforded any weight in the determination of this application. Officers consider that, were the application to be approved then the District Council's Economic Development and Regeneration Officers could be called upon to assist any business which would be displaced in finding alternative accommodation in the District.

SECTION 106 AGREEMENT

- 4.21 In accordance with the District Council's Planning Obligations Supplementary Planning Document (SPD) the following financial contribution is to be secured via an agreement under Section 106 of the Town and Country Planning Act (1990):

- Open Space Contribution of £6,202.56.

In this instance no financial contributions towards education are required as the scheme comprises 100 percent affordable housing.

- 4.22 Also required by the above SPD are contributions towards biodiversity and public realm. Officers are satisfied that the provision of the open space to the south of the site offers improvements in biodiversity on site and the visual improvements which would be brought about by the removal of the industrial units and the improvements to the pedestrian walkway would serve to enhance the public realm.

5.0 Conclusions and Recommendations

- 5.1 It is recommended that **delegated** authority to **APPROVE** the application subject to:

- (a) the signing of a **Section 106 Agreement** to secure
- Open Space Contribution of £6,202.56; and

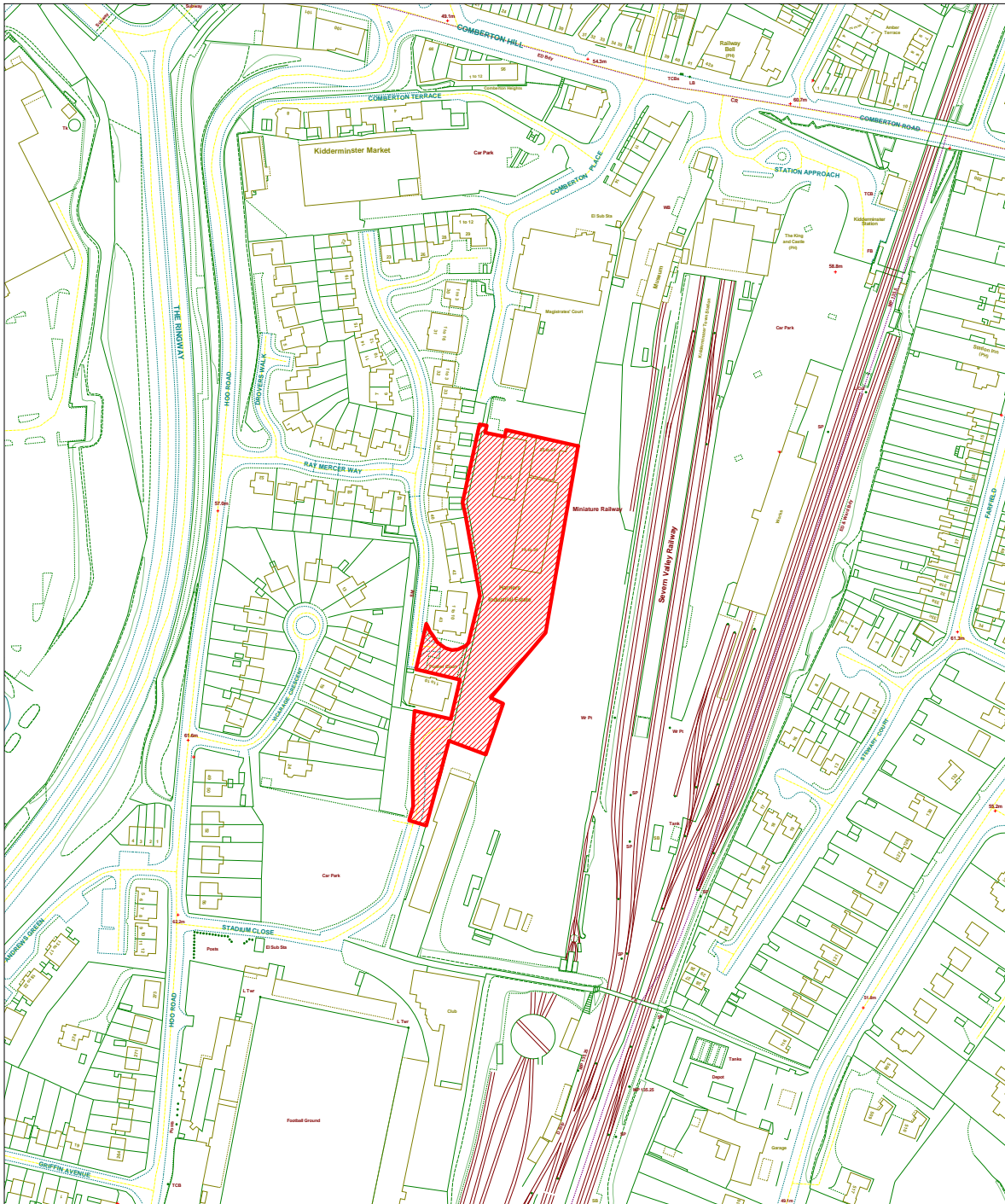
13/0465/FULL

(b) the following conditions:

1. A6 (Full with no reserved matters).
2. Approved plans (Approved plans).
3. Materials to be agreed.
4. Access, turning and parking details to be agreed.
5. Cycle parking to be provided.
6. Engineering details and specification of the proposed roads and highway drains to be submitted.
7. Details of parking for site operatives, visitors and the residents of Pudner Court (during and post construction as applicable) to be submitted.
8. Landscaping plan to be submitted.
9. Landscape Implementation and maintenance plan to be agreed.
10. Protective fencing beneath crown of tree 3 (as per the Arboricultural Report).
11. Ecological enhancements as set out in Ecological Report to be carried out/set out on a landscaping plan to be agreed.
12. Drainage details to be submitted.
13. Construction site noise/vibration details and mitigation plan to be submitted.

Notes

- A) Private Apparatus within the Highway.
- B) Section 278 Agreement.
- C) Section 38 Agreement Details.
- D) Drainage Details for Section 38.
- E) No Drainage to Discharge to Highway.
- F) Protection of Visibility Splays.
- G) Section 106 Agreement.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Stadium Close, Aggborough
Kidderminster DY10 1NJ**

Date:- 21 November 2013

Scale:- 1:2500

OS Sheet:- S08376SE

Crown Copyright 100018317 2013

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



Application Reference: 13/0612/RESE **Date Received:** 08/11/2013
Ord Sheet: 383720 276809 **Expiry Date:** 03/01/2014
Case Officer: Paul Round **Ward:** Greenhill

Proposal: Demolition of existing properties and erection of 6No. Apartments (4No. 2 bed and 2No. 1 bed)

Site Address: 26-28 LESWELL STREET, KIDDERMINSTER, DY10 1RP

Applicant: Leswell Enterprises

Summary of Policy	DS01, DS02, CP01, CP02, CP03, CP11 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC6, SAL.CC7, SAL.UP8 (SAAPLP) Design Quality SPG Highway Design Guide (LTP3) Paragraph 14, Sections 6, 7 (NPPF)
Reason for Referral to Committee	Previously considered by Committee and deferred for a site visit
Recommendation	APPROVAL

THIS APPLICATION WAS DEFERRED FROM THE 14TH JANUARY 2014 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

1.0 Site Location and Description

- 1.1 The application site is located to the west of Kidderminster town centre on Leswell Street, which runs between Birmingham Road and Offmore Road. It forms an area which currently accommodates 26 and 28 Leswell Street, Kidderminster. The existing pair of semi-detached properties lie in large plots surrounded by other dwellings.
- 1.2 The area is allocated within the Adopted Wyre Forest Site Allocations and Policies Local Plan for residential purposes and forms previously developed land.
- 1.3 Outline approval was allowed on appeal for residential development in June 2013 (Reference 12/0443/OUTL). The application seeks approval of the reserved matters for 6 residential flats.

2.0 Planning History

- 2.1 WF/0065/04 – Erection of two bed bungalow : Refused 09/03/04.
- 2.2 WF/1087/04 – Conversion of dwelling (No.26) to 2 flats : Approved 8/12/04.

13/0612/RESE

- 2.3 06/1073/FULL – Erection of bungalow : Withdrawn 08/12/06.
- 2.4 11/0445/OUTL – Erection of block of 6 apartments – Refused – 04/10/11.
- 2.5 12/0443/OUTL – Erection of 6 apartments : Refused 28/08/12 (Appeal Allowed 13/06/13).

3.0 Consultations and Representations

3.1 Highway Authority – No objection subject to conditions.

3.2 Neighbour/Site Notice – Three letters of objection have been received raising the following issues:

- Whilst there is provision for cycles at the rear there is no obvious provision for landfill or recycling wheelie bins (and any future change to rubbish collection facilities). *[Officer Comment – Such provision is indicated on the plans and the proposed facilities have been highlighted to the respondent, who is happy that the concern has been addressed]*
- With 10 bedrooms total the provision of just 6 car parking spaces in this already over-crowded road (and opposite a school entrance) is minimal. No provision has been made to accommodate visitors or tradesmen. As a minimum there needs to be a covenant in place that prohibits all parking on the road outside these properties by residents or people attending these properties (dropped kerbs only prevent other people parking not 'residents') during 'school hours'.
- There are no obvious undertakings ensuring that all building works including deliveries do not obstruct the highway - such undertakings are essential though they might be 'limited' to 'term time'.
- There is no detail as to the intentions with regard to the "dead" patch of land behind us and No 20. Currently a wilderness and would appear to have been used as a "dumping ground" in the past. We are concerned that it will remain an uncultivated mess and possible breeding ground for rodents. There appears to be no information with the application.
- The proposal will result in blocking light as the building will border our fence.
- Loss of privacy in garden due to side facing windows overlooking our garden.

13/0612/RESE

To supplement these comments a Parking Survey of the surrounding area has been undertaken by a neighbour. A summary of the figures submitted are included below:

Leswell Street – Car Parking (Possibilities) 12th January 2014

Total Number of Properties	63
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Totals for Each Parking Type

	Street	Front	Side	Rear
Total	45	4	8	6
Total (Disallowing Garages)	45	6	6	6

According to the submitted survey, of the 63 properties fronting Leswell Street, 45 rely on on-street parking whilst 18 properties have off-street parking provided (including garages). This excludes the Caretaker’s House which has multiple car parking provision associated with the school. Analysis of the submitted data provides the following information:

- 71% of the properties rely on on-street parking provision, 29% have off-street parking.
- On the basis of the information submitted by the objector the 29% of properties that have off-street parking have a provision at an average ratio of 1 space per property (i.e. the objector has shown that there are 18 spaces for 18 properties)

4.0 Officer Comments

- 4.1 The principle of the residential development has been accepted by the decision of the Planning Inspector on appeal. In granting the outline permission he concluded that *“The limited extent to which the development would encroach on existing private residential garden land is an insufficient basis to justify a conclusion that the development would create harm to the local area or otherwise result in inappropriate development of residential gardens.”*
- 4.2 The outline permission was granted with all matters reserved for determination. This current application seeks for approval of all these namely, access, layout, appearance, scale and landscaping. These will be discussed individually as part of this report.

13/0612/RESE

ACCESS

- 4.3 Access will be provided to the frontage of the properties where six parking spaces will be provided at a ratio of 1 space per unit in accordance with the County Council's adopted parking standards as contained within the Highway Design Guide, and as required by Policy SAL.CC2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. In addition, a combined cycle shelter and bin store is shown to the rear of the property accommodating 12 no. cycle spaces. The County Council as Highway Authority has returned a no objection response to the application.
- 4.4 The concerns of residents are appreciated in respect of parking. Leswell Street is characterised in the main by on-street parking provision. Where parking is provided off-street, these are provided at an average ratio of 1 space per dwelling. The proposal replicates this and, as such, accords with the character of the area. Matters of inappropriate parking and obstruction are unfortunate occurrences but do not fall within the control of the planning system. The Inspector when granting outline permission previously took account of residents' concerns over parking and concluded that there were no issues to prevent the granting of permission. He did however appreciate the difficulties that could arise with construction traffic and as part of the outline permission, imposed the following condition:
- “No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:*
- i) the parking of vehicles of site operatives and visitors*
 - ii) hours of operation, including deliveries and the loading and unloading of plant and materials*
 - iii) storage of plant and materials used in constructing the development*
 - iv) the erection and maintenance of security hoarding, where appropriate*
 - v) measures to prevent mud and debris being carried onto the public highway*
 - vi) measures to control the emission of dust and dirt during demolition and construction”.*
- 4.5 It is acknowledged that the location of the site near to a school can present difficulties, however given the Inspector's conclusion and the parking provision in accordance with the adopted standards, it is considered that it cannot be judged as being unacceptable. On this basis I consider that the access and parking provision is appropriate in design and highway safety considerations.

13/0612/RESE

LAYOUT

- 4.6 The siting of the proposed building will span the site, being located on part of the footprint of the existing dwellings. It has a footprint of 18.5m x 13m and is set back from the frontage by approximately 6.8m. The building has been sensitively located taking account of the streetscene and window locations of the adjoining properties, which has dictated its siting in accordance with the 45 degree code.
- 4.7 Concerns have been expressed over the loss of light and residential amenity. The relationship with the two adjoining properties has been carefully considered as part of the applicant's design. No. 30 is set back approximately 12m from the highway, further back than the proposed development. The building will project approximately 4.5m forward of No. 30. In respect of No.24b the proposed development is set back from the building line and as a result projects beyond the rear of this property by approximately 4m. Both projections have been plotted taking into account the 45 degree code, which would not be infringed on either count, leading to the conclusion that there would be no undue loss of light to existing habitable rooms. Whilst there may be some minor shadowing of the rear garden of No. 24b given the orientation of this site, this would be limited and would not result in a significant loss of amenity that would be harmful.
- 4.8 The layout of the building has taken into account the constraints of the site and neighbouring properties. The resulting proposal is acceptable and would not result in harm to the streetscene or the amenity of neighbouring properties.

SCALE AND APPEARANCE

- 4.9 The height of the building proposed is approximately 9m and is comparable with the buildings adjacent with No. 24b approximately 9.2m in height and No.30 approximately 8.6m in height. Given the staggered nature of the siting it is considered the scale of the development is appropriate to the character of the area.
- 4.10 In respect of the proposed design, whilst a large number of the properties in Leswell Street are Victorian terraces there are a number of larger more modern properties. The design of the apartment block has attempted to give a building that commands its own space but sits comfortably within the streetscene. I feel that the proposed building would be successful particularly in utilising features such as double height bay windows and window headers and cills. The balanced appearance of the front elevation helps assimilate the design of the building with the surrounding area. Materials have been shown as part of the submission utilising red brick and grey tiles along with small elements of render.

13/0612/RESE

- 4.11 Habitable room windows are positioned to the front and rear to ensure that no overlooking would occur. Where there are side facing windows these can be conditioned to be obscure glazed and top hung so as to prevent any loss of amenity. This would overcome the concerns expressed in respect of overlooking.
- 4.12 The design as a whole combines elements in a way that results in quality residential design that would complement the character and distinctiveness of the surrounding area. I am satisfied that the scale and appearance of the properties are acceptable.

LANDSCAPING

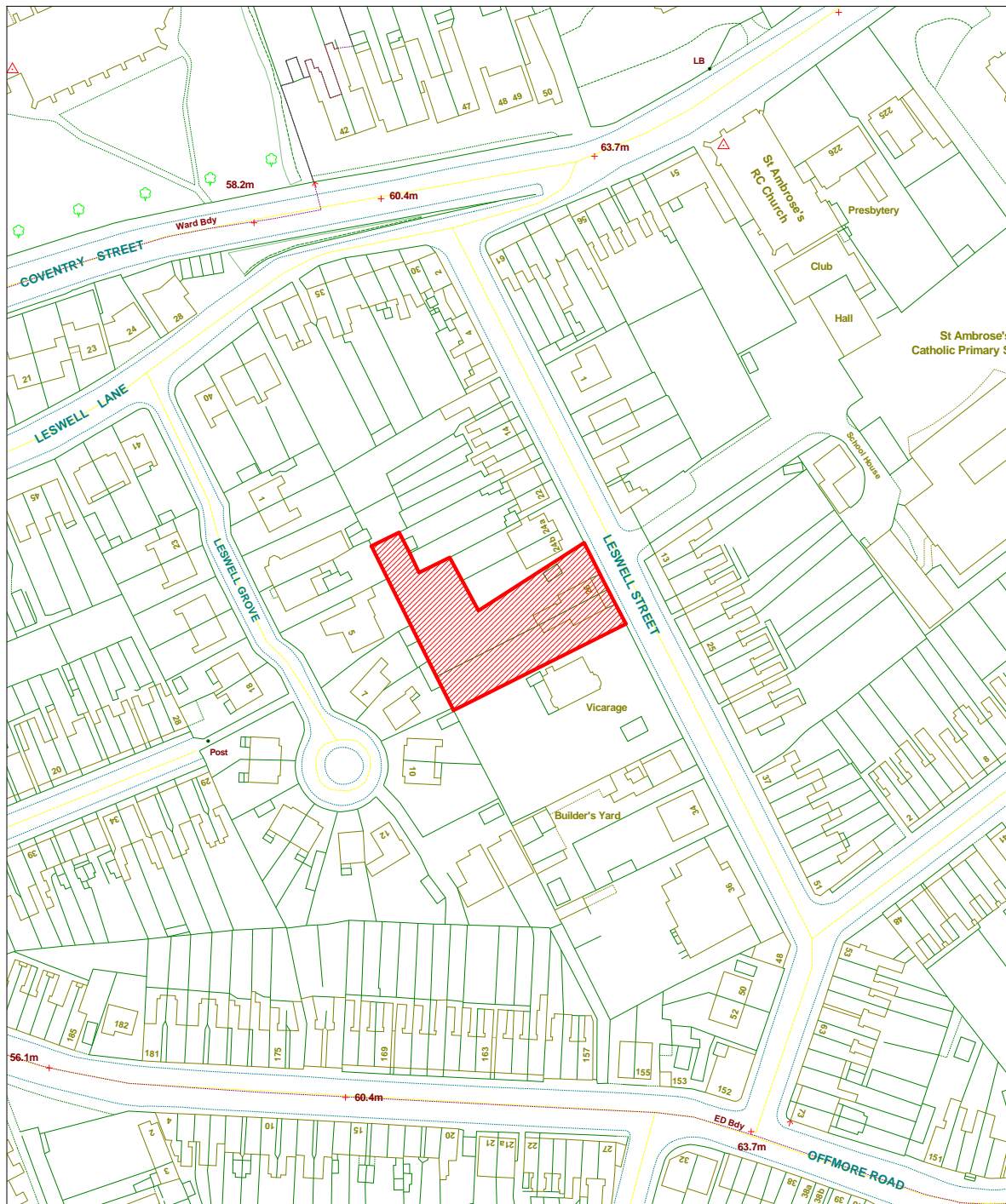
- 4.13 Areas of landscaping are shown to the front of the properties to soften the frontage and parking area. Additional planting is also shown adjacent to the cycle shelter to screen it from the adjoining property (No. 30). The remaining amenity space is to be grassed with existing trees to remain. This approach is acceptable and provides an appropriate degree of landscaping appropriate to the area. The concerns about the lack of use of this space are noted, however it is shown as being for amenity space and there is no reason to suspect that this will be used for anything different, the Local Planning Authority cannot take into account the non-use or lack of a proposed formal use of such an area.

5.0 Conclusions and Recommendations

- 5.1 The reserved matters as submitted have been carefully considered. It is felt that in all respects the proposal provides an acceptable development that is appropriate to the area and would not result in harm being caused to the character or appearance of the area or neighbouring properties. Matters of access and parking, whilst being considered at outline stage, have been carefully assessed and found to be acceptable in this context.
- 5.2 It is therefore recommended that the application is **APPROVED** subject to the following conditions:
1. A4 (Reserved matters only).
 2. A11 (Approved plans).
 3. J7 (Windows; obscure glazing).
 4. Details of obscure glazing.
 5. Single access – new – footway.
 6. Vehicle access construction.
 7. Cycle parking multi-unit.

Notes

- A) SN12 (Neighbours' rights).
- B) Private Apparatus within the Highway.
- C) Alteration of highway to provide new or amend vehicle crossover.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**26-28 Leswell Street
Kidderminster DY10 1RP**

Date:- 18 December 2013

Scale:- 1:1250

OS Sheet:- SO8376NE

Crown Copyright 100018317 2013

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



Application Reference:	13/0620/FULL	Date Received:	25/11/2013
Ord Sheet:	382352 278106	Expiry Date:	20/01/2014
Case Officer:	James Houghton	Ward:	Franche

Proposal: Change of use to 3 No. one bed flats

Site Address: 28 MIDDLETON ROAD, KIDDERMINSTER, DY11 5EZ

Applicant: Mr J Dalman

Summary of Policy	CP11 (CS) SAL.CC1, SAL.CC2, SAL.DPL4, SAL.UP7 (SAAPLP)
Reason for Referral to Committee	Previously considered by Committee and deferred for a site visit
Recommendation	APPROVAL

THIS APPLICATION WAS DEFERRED FROM THE 14TH JANUARY 2014 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

1.0 Site Location and Description

- 1.1 The application property is a three bed, pitched roofed semi detached building occupying a prominent corner plot on a bend of Middleton Road. The property benefits from a detached garage to the rear and a single storey side and rear extension approved through application 13/0482/FULL.
- 1.2 Middleton Road is a cul-de-sac accessed via Beeches Road on the Marlpool Gardens estate in Kidderminster. Middleton Road consists of a predominance of semi-detached dwellings along with a number of detached dwellings. All properties appear to benefit from off-street parking in one form or another.

2.0 Planning History

- 2.1 13/0482/FULL - Single storey side and rear extension: Approved 21/10/13.

3.0 Consultations and Representations

- 3.1 Highway Authority – No objection subject to the addition of conditions relating to the construction of a vehicle access, the provision of access, turning and parking areas and cycle parking along with a note relating to the alteration of a highway to provide a new or amend an existing vehicle crossover.

13/0620/FULL

- 3.2 Worcestershire Regulatory Services – No objections. The Environmental Health Officer has no comments to make from an Environmental Health perspective and notes that sound insulation within residential properties should be dealt with under the Building Regulations.
- 3.3 Neighbour/Site Notice – Fourteen letters of objection have been received from the occupants of nearby dwellings. The reasons for objection are summarised below:
- The provision of flats would be uncharacteristic for the area and would not benefit the family character of the estate.
 - The use of the site to provide flats would constitute overdevelopment of the site and would be overbearing and out of scale.
 - The change of use would result in the loss of amenity at neighbouring properties in that there would be a loss of privacy at neighbouring dwellings.
 - The potential for the conversion of the building to have a detrimental effect on the amenity enjoyed by the occupant of the neighbouring property particularly with regard to the levels of noise and disturbance.
 - Potential loss of views for neighbouring properties. (*Officer Comment – Not a planning consideration*).
 - The provision of additional parking and refuse storage areas would be uncharacteristic for the area.
 - The provision of parking to the front of the property could result in loss of light and privacy to the neighbouring property.
 - Insufficient parking proposed to serve the property.
 - The extra vehicle movements generated as a result of the development may have an impact on road safety.
 - The provision of “non family oriented residents” and their vehicles may have an impact on the character of the area.
 - The change of use is purely proposed for profit rather than for the good of the community. (*Officer Comment – Not a planning consideration*).
 - There are discrepancies in the description of the existing use and building.
 - Concerns over the precedent set by the conversion of the building into flats.
 - Adverse impact upon property values. (*Officer Comment – Not a planning consideration*).

In addition, a number of the objections made reference to the previous owner/occupants of the property, and the condition in which the property was maintained.

Furthermore, and following the deferral of the application by the Planning Committee at the meeting on 14 January 2014, Officers are aware that Members of the Planning Committee may well have received a further representation regarding the application and in particular the format and accuracy of the Officer report.

13/0620/FULL

The representation as submitted challenges the comments made by the Highway Authority; questions the comparison of the application with appeal site in Belbroughton Road, Blakedown; alleges speculative comments regarding the future occupancy of the flats as proposed; and claims a lack of impartiality in the way in which the report was drafted, and presented to Members.

4.0 Officer Comments

4.1 The applicant seeks approval for the subdivision of the existing semi-detached dwelling to form three one bed flats. In order to achieve this, it is proposed that the ground floor and new extension would form two units and an additional flat would be formed at first floor. The access for the first floor flat would be identical to that for the existing dwelling, with the entrances to the other two flats to be in the rear elevation and the side elevation. The existing detached garage located at the bottom of the garden would provide cycle storage, with refuse storage immediately adjacent. Parking would be provided for two vehicles between the garage and the pavement, with a third space to be provided to the front of the property, necessitating a new dropped kerb.

4.2 Of particular relevance to this application is Policy SAL.DPL4 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan which sets out the criteria for the subdivision of existing buildings to form flats. The policy stipulates that proposals will be supported provided that:

- *Conversion is not detrimental to the appearance of the building and that the building and the plot is of suitable size for conversion;*
- *Appropriate provision is made for parking, cycle parking, private amenity space and refuse storage;*
- *The proposal would not be detrimental to the character of the area; and*
- *The internal layout minimises noise disturbance and overlooking to neighbours.*

4.3 The reasoned justification accompanying Policy SAL.DPL4 states:

The sub-division of existing dwellings can be a suitable means of providing smaller accommodation. Where the existing dwelling is important to the character of the area, conversion into flats can secure the future of the building. However, it is important that the conversion of larger homes into flats does not have a detrimental impact on the character of the area. The intensification of the use of the building can lead to detrimental impacts for neighbouring properties including increased levels of noise and issues associated with an increased number of vehicles at the property.

4.4 The Policy aims to minimise the impact of the conversion of a dwelling into flats and to ensure that only appropriate sites are eligible for conversion. In this case a three bedroom dwelling would become three self contained one bedroom flats.

13/0620/FULL

- 4.5 The change of use would require no alterations to the side and front elevations of the original property as visible from the highway. The extended property is of sufficient size to provide three units each with a bedroom, bathroom, kitchen and lounge. The only physical alteration required would be the relocation of a door on the North West elevation of the single storey extension previously approved through application 13/0482/FULL. The proposed change of use and minor alteration to the form of the building would not be considered to result in the creation of an out of scale or overbearing structure within this residential area and would, physically, offer no detriment to the street scene or the character of the area. The building would retain its appearance as a dwelling and, by virtue of the property comprising flats, would no longer benefit from the provisions of the Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the legislation which allows certain alterations and extensions to dwellings.
- 4.6 Members are advised that the extension previously approved through application 13/0620/FULL has not yet been built, however this building was to provide habitable rooms. The proposed change of use would not result in the addition of habitable rooms where previously there had been none, or none had been approved.
- 4.7 The conversion of part of the upper floor of a dwelling, particularly when joined to another, has the potential to result in the transmission of noise through the party wall and the potential exists for any impact to be particularly pronounced at first floor where it is likely that bedrooms are located within an unaltered, neighbouring property. At present the upper floor of the application property provides three bedrooms. It is reasonable to assume that the neighbouring semi-detached property has a similar internal layout. The proposed conversion would result in the provision of bedrooms and lounges adjacent to the party wall on both ground and first floors. The kitchens and bathrooms of the flats would be physically divorced from the shared wall between the properties. In order to further minimise any impact on the levels of disturbance experienced at the neighbouring property a condition would normally be applied to conversions of this type requiring the submission of details of the noise insulation to be installed within the converted property, to minimise any potential for noise disturbance both for neighbouring properties and the future occupiers of the proposed flats.
- 4.8 The site is sufficiently large enough to provide three parking spaces which satisfy current Highway Authority parking requirements. The parking layout would utilise part of the front garden of the property, as other properties in the area have done, and would also utilise part of the rear garden which would be accessed from Middleton Road. The parking layout would not appear atypical or uncharacteristic for this area and would not result in the loss of light or privacy for the occupant of the neighbouring property.

13/0620/FULL

4.9 The relevant Highway Authority in this case is Worcestershire County Council. Officers can confirm that the County Council's Highways Officer visited the application site in advance of providing comments as to the acceptability of the proposal to ascertain the possible impacts of the development on highways safety. The Highways Officer came to the conclusion that sufficient parking is to be provided in accordance with the adopted parking standards and that access to the parking areas can be provided with no detriment to highway safety. On that basis, no objections have been raised as indicated at paragraph 3.1 of the report.

4.10 Refuse storage areas for each of the three units is to be provided adjacent to the existing garage structure. It is not considered that the storage of bins in this area would have any impact on the amenity enjoyed by the occupants of neighbouring properties.

4.11 In summarising the nature and impact of the proposed change of use to flats, it is worth returning to the four bullet point criteria set out within Policy SAL.DPL4 and assessing these in turn.

- “Conversion is not detrimental to the appearance of the building and that the building and plot is of suitable size for conversion”

In this regard, as referred to at paragraph 4.5 of the report, the only physical alteration would be the relocation of a door. That, and the conversion of the garage to cycle store; and the creation of the parking spaces. The host dwelling (once extended) would be capable of physically accommodating the proposed development. Officers are of the opinion that the conversion would have no detrimental impact to the appearance of the building.

- “Appropriate provision is made for parking, cycle parking, private amenity space and refuse storage”

As identified in paragraphs 4.8 to 4.10 of the report, parking, cycle provision and refuse storage is to be provided in accordance with current standards and requirements. The private amenity space would consist of the rear garden of the property which would provide a sufficient level of communal space for sitting out, or the drying of laundry. Officers are of the opinion that the proposed development satisfies the requirements of the Policy in this regard.

- “The proposal would not be detrimental to the character of the area”

It is a fact that Middleton Road, and the majority of the immediately surrounding roads are characterised by semi-detached and detached dwellinghouses. The only immediately obvious flats in the vicinity are those located above the retail premises fronting onto Willowfield Drive, to the east of Middleton Road.

13/0620/FULL

Flats, like dwellinghouses, constitute a C3 residential use class as defined by the Town and Country Planning Use Classes Order 1987 (as amended) and it is common place to see flats sit cheek by jowl with houses. Whilst the proposed development would introduce a different, smaller, form of residential accommodation in this case, this would still be residential in nature. Officers are of the opinion that notwithstanding the proposed conversion of a single dwellinghouse to three smaller units of accommodation, the proposal would not be detrimental to the character of the area.

- “The internal layout minimises noise disturbance and overlooking to neighbours”

In terms of overlooking of neighbours, no additional window openings are proposed. Whilst it is accepted that in the case of the proposed first floor flat in particular, a lounge and kitchen would be introduced, it is Officers’ opinion that there would be no greater potential level of overlooking from the property once converted than current exists.

With regard to potential noise disturbance, as referred to under paragraph 4.7 of the report, it is acknowledged that there is a potential for noise to be transmitted through the party wall of the application property and the adjoining semi-detached dwelling.

Currently, at the ground floor level, the application property features a lounge and dining room adjacent to the party wall, whilst at first floor the current internal layout features 2 bedrooms adjacent to the party wall. The proposed internal layout for the flats would see, at ground floor, a bedroom and lounge adjacent to the party wall, with a similar arrangement proposed at first floor. That is to say that in the case of both the proposed ground floor and first floor flats which would adjoin the neighbouring dwelling, the kitchen and bathrooms are located away from the party wall.

That is not to say that there is no potential for noise disturbance. At the ground floor, the situation would effectively be no different to the current layout, with lounge adjacent to lounge/dining room. At first floor, however, it is acknowledged that the introduction of a lounge adjacent to a party wall, which would feature a bedroom on the other side within the neighbouring semi-detached property, does have the potential for noise disturbance, particularly later at night. However, there would appear to be scope for introducing acoustic noise insulation along the party wall in order to reduce any potential for noise disturbance. A suitable condition to this effect is suggested.

On this basis, Officers are of the opinion that the internal layout, along with the suggested noise insulation measures, would serve as to minimise noise disturbance, and overlooking, to neighbours.

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- 4.12 It is Officers' opinion that the criteria set out within Policy SAL.DPL4 can be met in this case and, as such, the application can be supported.
- 4.13 Members will have noted the objections set out at paragraph 3.3, and matters raised regarding the character of the area and the conversion of the property to flats. In this regard Members may wish to note a recent appeal decision at 22 Belbroughton Road, Blakedown. It is acknowledged that the property that formed the subject of that particular appeal is a detached property, whereas 28 Middleton Road is semi-detached. Even so, the Planning Inspector's comments regarding the introduction of flats into an area dominated by dwellinghouses do, in Officers' opinion, have some relevance in this case.
- 4.14 Following permission granted for the erection of a six bedroom dwelling (11/0343/FULL) it was proposed that a similar building would be erected to provide 5 no. 1 bed apartments and 1 no. 2 bed apartment. That application was refused on the basis that the provision of apartments would be out of character with the immediate area and surrounding properties and that the provision of self contained living accommodation overall floors of the building would have an adverse effect on the privacy and amenity enjoyed at neighbouring properties. The subsequent appeal was allowed and permission granted for the development. The Inspector concluded that the development complied with the requirements of the relevant policies and would integrate well with the existing street scene and would have a minimal impact on local character as the number of occupants of the building would not be substantially larger than the possible occupancy of the previously approved dwelling, and the provision of parking areas would not appear atypical for the area. The Inspector also noted that the levels of overlooking would be similar to those from the previously approved dwelling and would fall within what may be reasonably expected in a residential area.
- 4.15 Whilst this appeal relates to a detached, new build property, the issues highlighted by the Inspector in coming to his decision, in particular those relating to the character of the area and the provision of apartments within a residential area, are similar to those being raised in this instance, and for that reason have been highlighted.
- 4.16 During the previous Planning Committee Members referred to an application at 32 Baskerville Road, Kidderminster (reference 08/0804/FULL) which was for an extension to the existing semi-detached dwelling, and its subdivision to form 4 one bedroom flats with associated access and parking. Members are advised that the application in that instance was subsequently refused for three reasons: the scale of the extension; the potential for the internal layout to cause disturbance to the residents of the neighbouring property; and, the parking provision. A subsequent application (09/0221/FULL) on that site resulted in the erection of an attached two bedroom dwelling with associated access & parking arrangement, creating a terrace of three dwellings.

13/0620/FULL

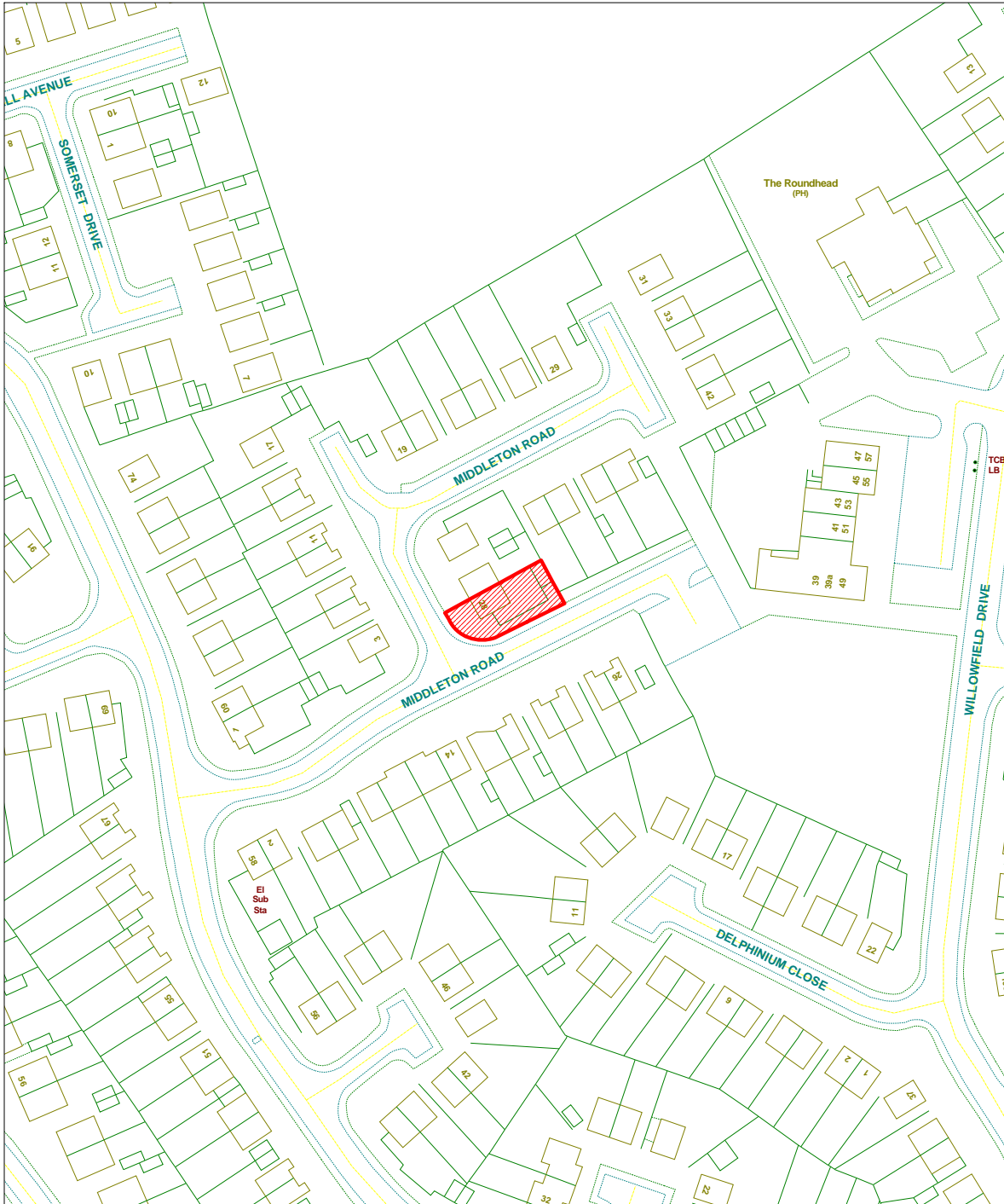
- 4.17 With regard to the second reason for refusal in respect of 32 Baskerville Road, Kidderminster referred to above, Members are advised that the concerns regarding the potential for the internal layout to cause disturbance to the neighbouring property were due to the proposed layout indicating kitchens and bathrooms alongside the party wall with the adjoining semi-detached property. As previously indicated, that is not what is proposed in the case of the current application at 28 Middleton Road.

5.0 Conclusions and Recommendations

- 5.1 Officers appreciate that the proposed change of use is an emotive issue for residents of Middleton Road. Numerous objections have been received against the proposal, as summarised paragraph 3.3 of the report.
- 5.2 The proposed conversion has been assessed against the requirements of the relevant adopted Local Plan Policy, as detailed above, and is, in Officers' opinion, compliant with the Policy. There would be no significant impact upon the character of the area or the original building. Sufficient space is available to accommodate the off-street parking proposal. Adequate facilities for cycle parking and refuse storage are to be provided. An acceptable level of communal amenity space will be made available for future occupiers of the flats.
- 5.3 In terms of the internal layout, Officers are satisfied that the proposed layout is such that it would minimise the potential noise disturbance or overlooking, as detailed above.
- 5.4 The proposed development is considered to accord with the relevant policies of the Site Allocations and Policies Local Plan. It is therefore recommended that the application is **APPROVED** subject to the following conditions.
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. F4 (Noise insulation of flats).
 4. Access, turning and parking.
 5. Cycle parking.

Note

Alteration of highway to provide new or amend vehicle crossover.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**28 Middleton Road
Kidderminster DY11 5EZ**

Date:- 18 December 2013

Scale:- 1:1250

OS Sheet:- SO8278SW

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



Application Reference:	13/0645/FULL	Date Received:	28/11/2013
Ord Sheet:	383748 278282	Expiry Date:	27/02/2014
Case Officer:	Emma Anning	Ward:	Broadwaters

Proposal: Construction of 19No. Affordable dwellings with associated highway and external works

Site Address: LAND ADJACENT TO, UPTON ROAD, KIDDERMINSTER, DY10 2YB

Applicant: Wyre Forest Community Housing

Summary of Policy	DS01 CP01 CP03 CP04 CP11 CP13 CP14 (CS) SAL.PFSD1 SAL.DPL1 SAL.CC1 SAL.CC2 SAL.CC6 SAL.UP4 SAL.UP5 SAL.UP7 SAL.UP9 SAL.KSS1(SAAPLP) Design Quality Supplementary Planning Guidance Sections 6, 7 and 11 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL subject to Section 106 Agreement

1.0 Site Location and Description

- 1.1 This 0.49ha site in the north-east of Kidderminster was formerly occupied by Broadwaters community Centre which has recently been demolished (May 2013). The site benefits from several areas of hardstanding formerly associated with the community centre together with an area of public open space to the north fronting onto Badland Avenue.
- 1.2 There is a wooded escarpment that lies to the western boundary of the site which leads to Springfield Park. A range of designated public footpaths link the site to Springfield Park to the west and an informal pathway leads from Badland Avenue to the north across the site and southwards towards Upton Road.
- 1.3 The site is allocated for residential development in the Site Allocations and Policies Local Plan to meet local affordable housing needs, with an indicative capacity of ten dwellings.
- 1.4 There is major constraint on the site in the form of a main sewer which runs through the site along its eastern boundary

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2.0 Planning History

- 2.1 WF/1017/02 (Outline) - Construction of 14 dwellings for rent and new site access road (demolition of existing Community Hall) : Withdrawn.
- 2.2 12/3015/DEM : Demolition of Community Centre – Approved 2/10/2012.

3.0 Consultations and Representations

- 3.1 Wolverley & Cookley Parish Council (site is on boundary) – No objection.
- 3.2 Highway Authority – No objection, subject to suitable conditions.
- 3.3 Planning Policy Manager – The District Council’s Local Development Plan is made up of the Adopted Core Strategy (December 2010), the Site Allocations and Policies Local Plan (July 2013) and the Kidderminster Central Area Action Plan (July 2013). This application lies outside of the area covered by the Kidderminster Central Area Action Plan and as such the relevant policies are set out within the Adopted Core Strategy and the Site Allocations and Policies Local Plan.

The main focus of my comments is the principle of residential development, however reference is also made to a number of policies which set out required development standards for new residential development.

Policy SAL.KSS1 allocates the site for affordable housing. The reasoned justification for the policy includes an indicative capacity of 10 dwellings. Part of the site is allocated as open space on the Adopted Policies Map. The Site Allocations and Policies Local Plan requires that any redevelopment of the site takes into account the open space and ensures that it is fully incorporated into the scheme. The plans submitted with this application show development of the open space with no compensatory provision within the development. Policy SAL.UP4 of the Site Allocations and Policies Local Plan safeguards the District’s network of open spaces and sets out the exceptional circumstances in which development will be permitted in these areas. The current proposals fail to demonstrate how they meet the requirements of Policy SAL.UP4 and the open space requirement set out within the site specific reasoned justification to policy SAL.KSS1. The Site Allocations and Policies Local Plan also requires pedestrian access from Badland Avenue through to Upton Road and the current proposals sufficiently address this requirement.

Policy CP01 of the Adopted Core Strategy sets out a number of requirements for residential development including a 10% renewable energy requirement. Whilst the development is designed to meet level 3 of the Code for Sustainable Homes, the proposals do not currently meet the renewable energy requirements of Policy CP01. In addition, Policy CP02 requires all new developments to incorporate SUDS and consideration should be given as to how the proposals meet this requirement.

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Policy CP11 of the Adopted Core Strategy and Policy SAL.UP7 of the Site Allocations and Policies Local Plan together set out the design quality requirements for new development within the District. Consideration should be given as to the extent to which the proposals meet these requirements.

- 3.4 Strategic Housing Services Manager – The proposed mix of unit types and sizes meets the Housing Needs of people who currently live in the Broadwaters ward that are registered on Home Choice Plus. The current numbers on the waiting list with a one bedroom need is 164 (52% of the need in that ward) and for a two bed need it is 93 (30%) so I am satisfied with the mix. The overwhelming need is for affordable rented accommodation with only 11% interested in shared ownership. Although we would normally seek a mix of affordable housing that also includes shared ownership or an intermediate housing product, we accept that the current grant regime with the Homes and Communities Agency, private sector lending restrictions for registered providers and the limits in the mortgage market for shared ownership products means that 100% affordable rent housing is necessary in this instance.
- 3.5 Arboricultural Officer – Although there are a variety of trees on the site, that will be affected by the development, none are worthy of a Tree Preservation Order or retention for that matter.

I would like to see a decent landscaping scheme that takes the local landscape into account and it would be a benefit if the development could help design out the issues with motor bikes entering Springfield Park too.

- 3.6 Countryside Officer– The application comes with an ecological assessment which identifies some ecological concerns. Primarily the site has a good potential for reptiles. The surveying of the site was out of season but reptiles have been found on site previously. Hence the ecologist has put together a reptile mitigation strategy. The adherence to this needs to be a condition to be initialised prior to any site works starting, else the application risks harm to a protected species.

The site was surveyed out of season (for bats) but the ecologist is happy that there is little risk to bats on site. The application does have some potential to cause off site harm if the site has potential to cast light over the adjacent areas of woodland. A lighting plan that has measures in place to ensure that the woods are not affected by light cast from the development is needed.

There is some loss of semi natural habitat and trees on site. The loss of this is suggested to be mitigated through a landscaping plan and through the inclusion of bat and bird boxes. Looking at the landscaping plan, there is very little detail here to show that this going to be achieved. This needs to be addressed.

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- 3.7 Worcestershire Countryside Access Mapping Orders Officer – The proposal appears to be adjacent to a public right of way as recorded on the Definitive Map. The path is Wolverley and Cookley 641, (WC-641). However, the proposal should have no detrimental effect on the public right of way providing that the applicant is made aware of their statutory duty concerning the pathway.
- 3.8 Crime Risk Advisor – The layout of the development is generally acceptable; I would have preferred more natural surveillance over parking places 5 to 9. My main concern is with boundary security.

The majority of burglaries are committed by offenders who gain access to the rear or side gardens of a property, burglars often target properties which have poor perimeter security.

It appears that some of the boundaries are to be protected by hedges. Once mature and properly maintained hedges can offer an excellent level of security, often better than wooden fences. The problem with hedges is that if not properly planted and maintained they develop gaps in them which can be exploited by potential thieves, usual places are where they meet gate posts or at the bottom near the root system.

If hedges are to be used extra measures to maintain perimeter security need to be put in place when newly planted. One method is to use wire mesh which is relatively inexpensive and allows the hedge to grow through it. Once mature a regular maintenance regime is required to ensure that they continue to offer an effective barrier to thieves.

- 3.9 Natural England – In relation to statutory nature conservation sites – no objection.

This application is in close proximity to the Hurcott & Podmore Pools, Puxton Marshes and Stourvale Marsh Sites of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which these sites have been notified. We therefore advise your authority that these SSSI's do not represent a constraint in determining this application.

- 3.10 Ramblers – We have no objection to application above although we note that the curtilage of the development plot is adjacent to Wolverley and Cookley FP641 and Kidderminster FP511.

These footpaths give access from Badland Avenue to Springfield Park and are a valuable local resource. We would ask there that the developers be reminded of their responsibilities regarding PROWs and that also they are reminded that the granting of planning permission does not allow them to obstruct the PROWs either during or after construction.

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- 3.11 Severn Trent Water – No objection subject to drainage condition.
- 3.12 Worcestershire Wildlife Trust – Views awaited.
- 3.13 Parks & Green Spaces Manager – The scheme does not proposed adequate compensatory open space provision to mitigate for the loss of the existing open space. Financial contributions should be sought, possibly towards the development of a BMX track in association with Friends of Springfield Park to compensate for the loss.
- 3.14 Neighbour/Site Notice – 8 neighbour letters have been received. A number of technical inaccuracies were pointed out and have since been addressed where necessary. The main issues raised, in this instance, are summarised as follows:
- a) The applicants did not carry out a FULL consultation with the community. The District Council's notification letter and site notice were the first public advertisements.
 - b) To place two-storey properties on the boundary with Badland Avenue will cause overlooking of 'The Bungalow'.
 - c) Properties proposed to be built on the edge of the escarpment will be subject to subsidence.
 - d) Existing properties on Badland Avenue drain waste water to a soakaway on the application site which could undermine the stability of future development as proposed.
 - e) The proposal will result in parking problems for the residents of Badland Avenue if new residents park there. Badland Avenue is too narrow to accommodate any additional vehicle parking.
 - f) No regard has been given to the formal pathway across the site which leads to the park at the bottom of the escarpment. No consideration is given to the pathway on Barn House drive.
 - g) There are other more suitable brownfield sites within and around Kidderminster.
 - h) The scheme should be amended to show ten single storey properties.
 - i) The development would give rise to anti-social behaviour.
 - j) The site is a demolished Community Hall and Garages plus designated open space which form more than 60% of the whole site.
 - k) The north pedestrian exit shows it exiting onto a private drive, not Badland Avenue.
 - l) In the Ecological Survey the so called semi-improved grassland is designated open space which due to council cuts has recently stopped being maintained by the council. The report is based on 11 Houses not 20 dwellings as detailed in this proposal so all scores must be discounted unless the application is delayed whilst a new report is prepared.
 - m) No link currently exists between Badland Avenue and Upton Road except for the path used by dog walkers and youths on motorcycles. The use will only be increased by the formalising of the link and increase the antisocial behaviour by motorcyclists.

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- n) This proposal is detrimental to the residents of Badland Avenue. The design does not make best use of the North End of the site. There is little evidence in the application of the scheme being well integrated, since it bears no resemblance to any of the adjacent properties.
- o) The site has little private garden space for residents and storage of bins and bicycles despite the comments in the application.
- p) The hedge along the boundary with Badland Avenue should be retained for privacy and to maintain the rural feel of the area. This hedge makes an important contribution to the streetscene.
- q) The density of the proposed development is more suitable for an inner-city area not a semi-rural location and is contrary to the indicative number of dwellings set out in the Site Allocations and Policies Local Plan.
- r) The proposal will prevent dog walkers from using the open space area which is currently well used in this respect.
- s) The proposal would result in the loss of trees on the site which are an important feature of the landscape.
- t) The development site is not a sustainable location being in an isolated position with no regular bus service.

4.0 Officer Comments

PROPOSAL

- 4.1 Consent is sought for the erection of 19 affordable homes with associated public highway and external works. The scheme would comprise a mix of ten two-bed houses, one two-bed bungalow and eight one-bed 1 bed flats. The flats would be concentrated to the north of the site and would occupy a two-storey curved apartment block which would run along the northern boundary. The bungalow would sit on the eastern edge of the site adjacent to the boundary shared with 17 Badland Avenue. The remaining two-storey, two-bedroom, homes would occupy locations to the east and western boundaries running along the proposed access road leading to Upton Road. These properties would be arranged as three pairs of semis and one terrace of four homes. A parking area is proposed to serve existing flats on Upton Road and would be located to the north of the existing apartment building. Vehicular access into the site would be from Upton Road and would run the entire length of the site up to a turning head at the north where it would meet pedestrian access ways leading across to Badland Avenue. Private amenity space is allocated for each of the proposed houses and a shared amenity space is identified for the apartments. Each property benefits from designated private car parking.

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PRINCIPLE OF DEVELOPMENT

- 4.2 The majority of the site is covered by a site specific policy (SAL.KSS1) contained in the Site Allocations and Policies Local Plan. The policy allocates the site for residential development and as such the principle of the proposed use is in general conformity with the Policy. It should be noted that the application site extends further than the site identified by Policy SAL.KSS1 as it includes an area of land formerly in the ownership of the owners of 17 Baskerville. The land does not appear as former garden land as it is separated from the residential curtilage by fencing, two buildings occupy the site and would be demolished to facilitate the erection of a terrace of four properties. Being outside of the residential curtilage and having permanent structures on the site, Officers are satisfied that this area of the site would compromise previously developed land and as such the principle of residential development is acceptable.
- 4.3 The reasoned justification associated with the above site specific policy suggests an indicative capacity of ten dwellings on the site. It also requires the wooded escarpment to the western boundary to be maintained and green infrastructure and pedestrian links to be provided within the development to link to the escarpment and to Badland Avenue to the north. There is also a requirement for any proposal to take into account the impact on the open space to ensure that it is fully integrated into any proposal.
- 4.4 In accordance with the reasoned justification associated with Policy SAL.KSS1 the wooded escarpment to the western boundary would be maintained. The plans have been drawn up with the requirements of the policy in mind and the proposed site plan shows how existing pedestrian links (Public Rights of Way) to the north and west of the application site would be maintained. In addition the site plan shows how the informal tracks which currently run across the area of open space to the north of the site and link with the Public Rights of Way would be formalised to provide dedicated public access from Badland Avenue to the wooded escarpment and Springfield Park beyond in accordance with the reasoned justification of Policy SAL.KSS1.
- 4.5 As detailed in the comments of the Planning Policy team the north of the site currently benefits from an area of open space. Having visited the site it is clear that the space has not been used in the recent past and appears to have been churned up possibly by motorcycles, a problem which is known to exist at Springfield Park. Comments made by neighbours do suggest that when the community centre occupied the site the area of open space was better utilised. With the closure and demolition of the community centre and with the site now being in the ownership of Wyre Forest Community Housing there is little realistic prospect of the area being made available to the public as an area of open space. Policy SAL.UP4 restricts building on sites of open space unless one of the following applies:

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- i. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- ii. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- iii. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

4.6 In this instance, no assessment of need has been provided or alternative provision proposed. The suggestion made by the District Council's Parks and Green Spaces Manager provides an opportunity for the applicants to comply with part ii of the above policy. Negotiations on this matter are ongoing and will be added to the update sheet. Provided that such negotiations result in a contribution which is viewed as adequate then officers are satisfied that the principle of the development in terms of the impact on open space is acceptable.

DENSITY OF DEVELOPMENT

4.7 Concern has been raised that the number of properties proposed on site is excessive and out of keeping with the density of adjacent development. The site measures 0.55 hectares, with the proposed erection of 19 dwellings this equates to a density of 34 dwellings per/hectare. Surrounding densities (where there is a mix of houses and flats) are approximately 30 dwellings per hectare, however this includes a mix of house types many of which have gardens well in excess of the sizes accepted in modern properties as being sufficient. Therefore on balance it is considered that the density of development proposed would be acceptable for a residential area of Kidderminster and would not represent overdevelopment of this site.

SCALE, SITING & DESIGN

4.8 The buildings would be two storey in scale (save for a single bungalow) which is consistent with the scale of adjacent development and as such the buildings would not be out of context in this respect.

4.9 The size and linear shape of the site largely dictates the pattern of development, however because the site sits behind existing properties on Baskerville Road, Upton Road and to a lesser extent Badland Avenue and would be served by a separate access there is little opportunity for the development to have an impact on the visual amenity of an existing streetscape.

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- 4.10 The most prominent part of the proposed development when viewed from outside of the site would be from Badland Avenue. The side elevation of the row of eight one-bed flats proposed along the northern boundary would be visible from Badland Avenue, however officers do not consider that this would cause harm to visual amenity in this instance by virtue that the scale of the development is in keeping with the locality and that the design is acceptable for the reasons outlined below.
- 4.11 Concern has been raised by several neighbours that the proposal would result in the overlooking of existing properties. Each dwellinghouse would benefit from sufficient garden lengths to provide adequate amenity space to occupiers and would afford sufficient separation distances to boundaries shared with other properties to not cause any overlooking. Amendments have been made to the original plan to ensure that this would be the case and are summarised as follows:
- a) Substitution of plots 9 and 10 (two-storey flats) with one bungalow to reduce the visual impact and to remove any potential overlooking of 17 Badland Avenue.
 - b) Rear gardens of plots 14 and 15 reduced to 10m in length to allow 8.4m separation distance between rear elevation of plot 16 and the boundary to 35 Upton Road.
- 4.12 Confirmation from the applicant has been acquired stating that the Leylandii hedge to the northern boundary would be maintained, which will be secured by condition. It is considered that this would help to address the concerns of occupiers of The Bungalow and The Barn House which are located off a private drive at the head of Badland Avenue and runs across the northern edge of the application site.
- 4.13 The design of the proposed dwellings has caused some local concern. Two distinct styles are proposed for the properties, the first being a traditional brick with tiled roof finish and the second a contemporary rendered finish with mono-pitch roofs. The concern expressed is that the design of the dwellings would fail to integrate with the existing streetscene as the design bears no resemblance to any of the adjacent properties. The 'Design and Access Statement' submitted with this application clearly set out the applicants rationale being the design of the properties. In being mindful that there is a mix of dwelling-types and styles in the direct vicinity and that the development will not be read against those buildings but would instead be a stand-alone development in its own right, there appears to be no reasonable grounds to insist that the new properties attempt to replicate the surrounding buildings. The applicant has however proposed to utilise materials and finishes which are characteristic of adjacent development to link the new development in with the surrounding townscape. As detailed in the 'Design and Access Statement' the properties are not an off-the-shelf house type but have been designed in a bespoke manner for this specific site. Officers are satisfied that in terms of their design the buildings are of good quality and will not detract from the visual amenity of the area.

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HIGHWAY SAFETY & PARKING

- 4.14 As detailed above the development would be accessed off Upton Road via a single roadway which would be constructed to adoptable standard. The roadway would serve all proposed properties and would terminate in a turning-head at the north of the site where it would meet the pedestrian access off Badland Avenue. The comments made by the Highway Authority as detailed above confirm that in terms of highway safety the scheme is acceptable. The proposal also satisfies the car parking requirements of the Local Plan. Officers are therefore satisfied that the proposal is acceptable in terms of highway safety.
- 4.15 Several neighbours expressed concern that the proposal would lead to car parking issues for current residents of Badland Avenue with residents and visitors of the proposed properties parking on Badland Avenue. As detailed above, the scheme would provide adequate private car parking spaces for each dwelling, there is also space within the development site where informal parking could be achieved. For these reasons and given that the Highway Authority have not raised this as a concern, officers are satisfied that there would be no detriment to residents of Badland Avenue as a result of increased car parking.

ECOLOGY, BIODIVERSITY & LANDSCAPING

- 4.16 Given that the site borders an area of open space, contains its own area of open space and has been derelict for some time, Officers considered it necessary to ensure that no protected species were present on site. The applicants accordingly commissioned an Ecological Survey which has been carefully considered by the Council's Countryside Officer. Officers are satisfied that all of the concerns raised can be addressed by suitable conditions attached to any approval and therefore the proposal would not give rise to harm to biodiversity or geodiversity on site.
- 4.17 An indicative landscaping scheme for the site has been provided and whilst a detailed scheme would be required to satisfy the concerns of the Council's Arboricultural Officer and Countryside Officer (securable by condition), the indicative plan does show how the site would be landscaped.
- 4.18 The proposed layout plan shows a typical residential proposal with turf front and rear amenity areas, shrub planting and a mix of boundary treatments including hedging and 1.8m high close-boarded fencing. Reptile fencing is also proposed to the western boundary in accordance with the Ecological Survey recommendations. Additional tree planting is proposed and a number of existing trees are shown to be retained. Although some concerns were raised that a number of existing trees were to be removed from the site, the Council's Arboricultural Officer has considered the proposal and raises no objection. Officers are therefore satisfied that the loss of the trees proposed is compensated for by the proposed planting of additional trees. As detailed above officers have received confirmation that the substantial Leylandii hedge which runs across the majority of the northern boundary will be retained.

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- 4.19 For the reasons outlined above it is considered that the proposed scheme would offer suitable landscaping measures which would harmonise with their setting and would not cause harm to visual amenity.

OTHER MATTERS

- 4.20 Severn Trent Water have been consulted and offer no objection to the application. All drainage matters are to be considered at the Building Regulations stage. Officers are therefore satisfied that the stability of the site would not be compromised by inadequate drainage being installed as this would be monitored post-determination.

SECTION 106 AGREEMENT

- 4.21 In accordance with the District Council's Planning Obligations SPD the following contributions are required:

- Public Open Space provision - £2,385.60 (to be spent at Broadwaters Park).

- 4.22 In addition to the above and in considering that the scheme does not propose adequate on-site compensatory open space provision to mitigate for the loss of the existing open space, then it is considered reasonable to seek further off-site contributions towards open space in the locality. As detailed above, the Council's Parks and Green Spaces Manager has suggested that a financial contribution should be sought, possibly towards the development of a BMX track in association with Friends of Springfield Park to compensate for the loss. Officers are currently in negotiation with the applicants to secure either all or part of the funding required and details of the final proposed figures will be added to the Addenda and Corrections sheet. Such financial contributions would be secured through the Section 106 Agreement.

5.0 Conclusions and Recommendations

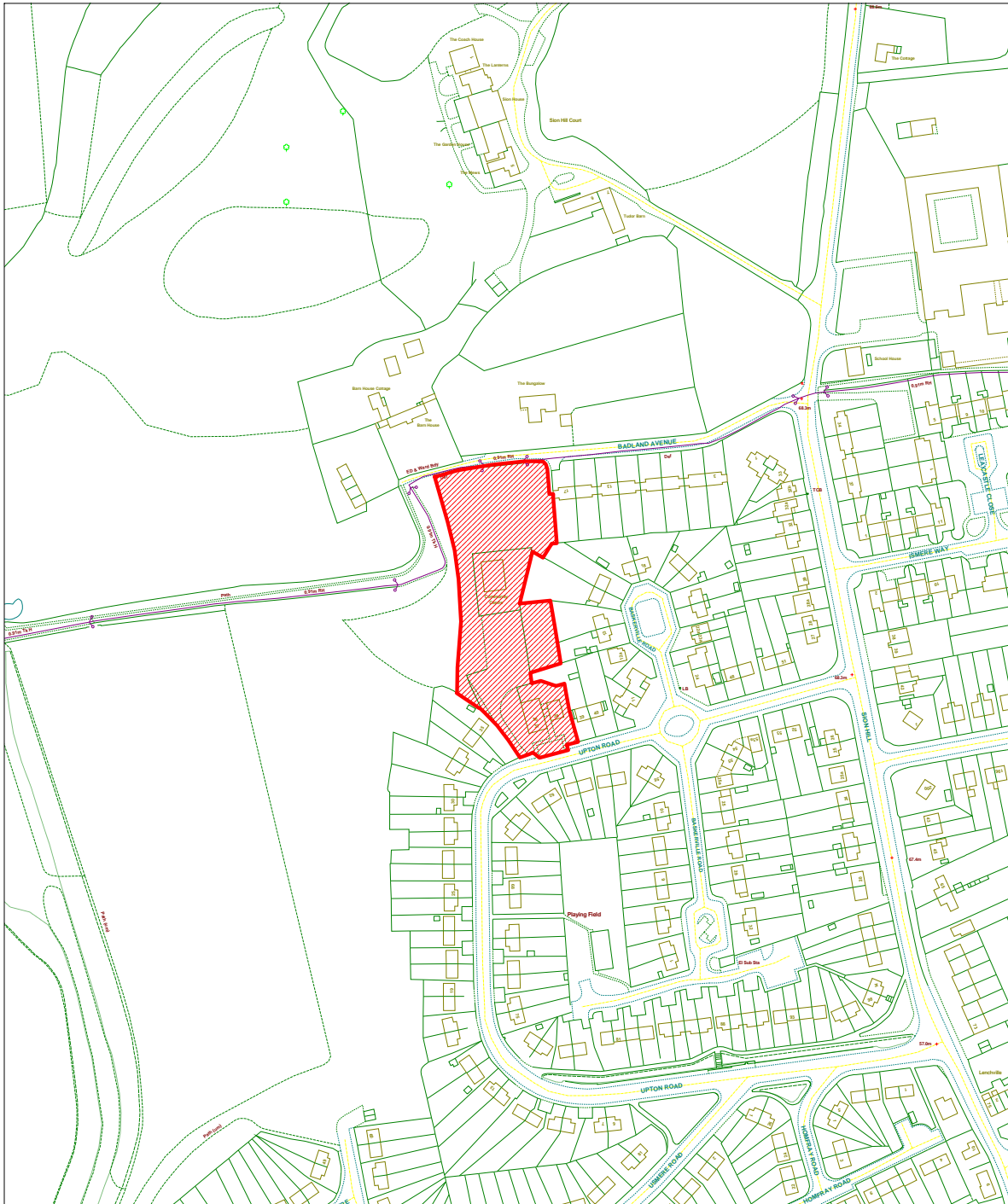
- 5.1 The principle of the development of the site is supported by Local Plan policy. Whilst acknowledging that the proposed density of development would deliver a level of housing provision beyond that suggested within the Local Plan, the proposed development is considered to represent an appropriate form of development which would not cause harm to neighbour amenity, ecology or biodiversity, highway safety or visual amenity.
- 5.2 In addition, and provided that the applicants are able to compensate for the loss of the open space then the proposal would represent development which accords with the general principles of both the site specific and general policies of the Development Plan.

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

- a) the signing of a **Section 106 Agreement** to secure:
 - i Public Open Space contributions of £2,385.60.
 - ii A financial contribution towards off-site public open space to be agreed with the Council's Parks and Green Spaces Manager;
and
- b) the following conditions:
 - 1. A6 (Full with no reserved matters).
 - 2. A11 (Approved plans).
 - 3. Materials as per the proposed plans.
 - 4. Landscaping scheme to be approved.
 - 5. Landscape implementation.
 - 6. Boundary hedge to northern boundary to be retained.
 - 7. Reptile mitigation strategy to be adhered to prior to Commencement of development.
 - 8. Lighting plan to be submitted.
 - 9. Highways conditions.
 - 10. Drainage details to be submitted.

NOTE
SN2 (Section 106 Agreement).



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Land adjacent to Upton Road
Kidderminster
DY10 2YB**

Date:- 28 January 2014

Scale:- 1:2500

OS Sheet:- SO8378SE

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



Application Reference:	13/0655/FULL	Date Received:	05/12/2013
Ord Sheet:	389257 274980	Expiry Date:	30/01/2014
Case Officer:	James Houghton	Ward:	Blakedown and Chaddesley

Proposal: First floor extension

Site Address: FOURWAYS, WOODROW, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QG

Applicant: Mr D Nelson

Summary of Policy	CP11 (CS) SAL.UP1, SAL.UP7, SAL.UP8 (SAAPLP)
Reason for Referral to Committee	Third party registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a detached dwelling set on the junction of Woodrow and The Holloway. The building was erected in the early 1970's and replaced a cottage. The current structure comprises of a central two storey, pitch roofed section with a single storey, pitch roofed element to either side. The element to the west of the two storey section originally comprised a garage connected to the dwelling by a wall and a partially covered walkway but has since been subsumed by subsequent extensions. The property also benefits from a detached two storey garage, the first floor of which is currently utilised for storage, and a pool building the rear. The property is within an area washed over by the West Midlands Green Belt.

2.0 Planning History

- 2.1 197/71/0 – Residential development : Refused.
- 2.2 198/71/0 – Formation of new vehicular and pedestrian access and erection of a detached dwelling : Refused.
- 2.3 KR/50/72 – Erection of new dwelling house and garage – Approved :30/03/72.
- 2.4 WF.0221/85 – Erection of second garage and granny flat : Refused 23/04/85.
- 2.5 WF.0469/86 – Extensions and alterations : Approved 27/07/86.

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- 2.6 WF.0506/89 – Alterations and extensions to dwelling and erection of equipment store : Approved 12/09/89.
- 2.7 WF.0731/90 – Stables, saddlery and store facilities : Refused 09/10/90.
- 2.8 WF/0909/90 – Car and horse trailer box, garaging facilities : Approved 11/12/90.
- 2.9 WF/0078/96 – Full: Erection of an extension to cover and enclose existing swimming pool : Approved 26/03/96.
- 2.10 WF/0728/96 – Full: Single storey extension to enclose swimming pool : Withdrawn.
- 2.11 13/0176/FULL – First floor extension plus ancillary habitable room over garage : Refused 22/05/13.

3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – We realise that this is a re-application, but still consider that it is overdevelopment in the green belt. We have no particular problem with the extensions to the main house, but the garage is detached and increasing the height of this building would have a detrimental effect on adjacent properties and the visual aspects of the area. We do not believe that this development is in line with your policies SAL UP1, 7 and 8 which states that any extension should be subservient to the original building.

Officer's Comment – Previously proposed alterations and extensions to the detached garage have since been omitted from the application under consideration.

- 3.2 Highway Authority – No objections.
- 3.3 Neighbour/Site Notice – Two letters of objections have been received from the occupants of nearby properties. The main issues raised are:
- Size of extension is considered excessive and not in keeping with the rural context of the site.
 - Loss of privacy due to properties facing each other across Woodrow.
 - Concerns that the extension to the garage would have a significant impact on the outlook enjoyed from nearby properties.
 - Potential for the extensions originally proposed to have an impact on the views enjoyed from nearby properties.
 - The potential exists for the proposed development to have a negative impact on the values of properties in the immediate area.

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- Speculations over the possible plans of the applicant to sell the property following the completion of any works proposed.

Officer's Comment - The concerns of the occupants of neighbouring properties responding to the application and relating to the loss of views, loss of property value or the possible long term plans of the applicant are not material considerations in determining this application.

4.0 Officer Comments

- 4.1 The application seeks consent for the addition of a first floor side extension which would provide an additional two bedrooms. The application as originally submitted included an extension to the garage although this element of the proposal has since been removed. The proposed extension would occupy space over the existing single storey element to the west of the two storey section of the building. The extension would replicate the ridge height and eaves height of the existing property.
- 4.2 The scheme currently proposed significantly reduces the scale of extensions proposed and subsequently refused under application 13/0176/FULL. The previous application also included the addition of an extension to the garage which would increase the ridge height and for the addition of a first floor extension to the dwelling which would, in conjunction with existing extensions have resulted in an increased in volume of 159% over the original building. Following the refusal of the application an appeal was lodged and subsequently dismissed. In coming to his decision the Inspector noted that the proposed extension would not contribute to urban sprawl although the addition of a substantial volume at first floor would have a detrimental impact on openness. In terms of the design and suitability of the extension relative to the original building the Inspector stated that the previous extension:

“would not compromise any noteworthy architectural feature of the already extended building. The generous proportions of the plot give it the capacity to accommodate a building of the scale and bulk proposed. Whilst the building’s character and appearance would be changed, I conclude that no material harm to those attributes would result”.

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- 4.3 On the basis of the Inspector's decision the key factor in determining this application is Section 9 of the National Planning Policy Framework (NPPF) which sets out the forms of development acceptable within the Green Belt. Paragraph 89 of the NPPF contains the relevant policy for extensions to existing properties within the Green Belt and states that appropriate development would include:

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

This national policy is replicated through Policy SAL.UP1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

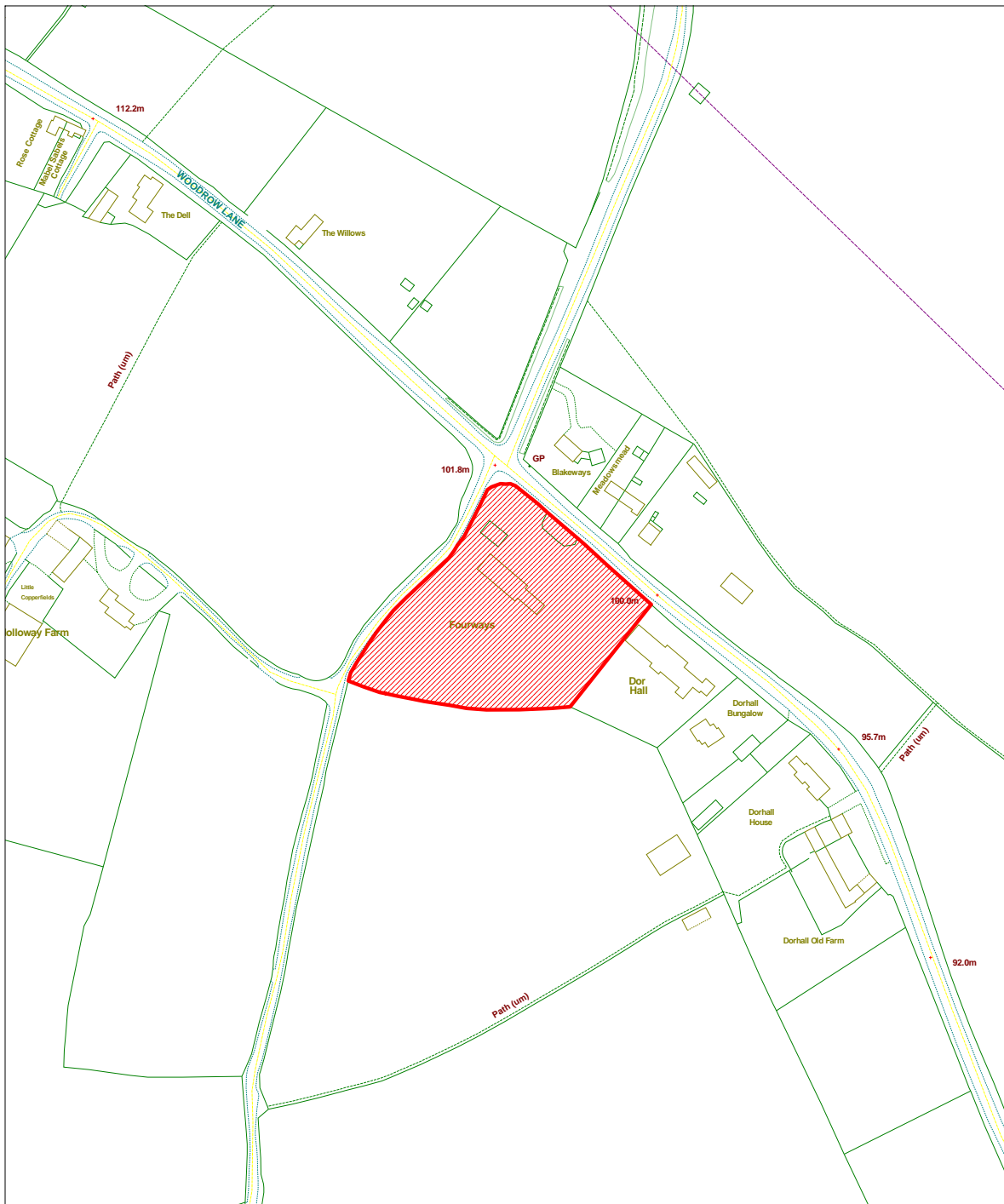
- 4.4 The proposed extension, whilst still large, is considered significantly more proportionate to the original building than the previous submission. The extension proposed would not compromise any noteworthy architectural feature of the original building and, given the size of the plot, the extension would not result in the addition of an incongruous, dominant or uncharacteristic addition to the original building, street scene or the character of the area. The development proposed would be considered to accord with the requirements of Policy SAL.UP1 and, by inference, the provisions of Section 9 of the National Planning Policy Framework.
- 4.5 One of the objections to the scheme relates to the potential for a loss of privacy as a result of the development due to habitable room windows facing each other across the lane. The closest property to the site is in excess of 50m away from the application property and on that basis it is considered that no loss of privacy would occur as a result of the proposed extension.
- 4.6 The extension proposed would have no significant impact on the amenity enjoyed by the occupants of nearby dwellings in terms of privacy, outlook or the levels of light currently enjoyed. As such the development would accord with the requirements of Policy CP11 of the Adopted Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

5.0 Conclusions and Recommendations

- 5.1 The proposed extension which is the subject of this application is now considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene or the character of the area. The impact of the extension on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity.

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- 5.2 The extension proposed is proportionate to the original dwelling and would offer no significant detriment to the character or openness of the West Midlands Green Belt. For these reasons the proposal is considered to accord with Policy CP11 of the Adopted Core Strategy (2010) as well as Policies SAL.UP1, SAL.UP7 and SAL.UP8 of the Adopted Site Allocations and Policies Local Plan.
- 5.3 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B3 (Finishing materials to match).



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Fourways, Woodrow
Chaddesley Corbett
DY10 4QG**

Date:- 28 January 2014

Scale:- 1:2500

OS Sheet:- SO8974NW

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



Application Reference:	13/0656/FULL	Date Received:	09/12/2013
Ord Sheet:	382190 274813	Expiry Date:	03/02/2014
Case Officer:	Emma Anning	Ward:	Oldington and Foley Park

Proposal: Demolition of existing building and redevelopment of the site to provide a class A1 retail unit and a class A3/A5 unit, car parking, landscaping and associated works (amendment to and resubmission of withdrawn application 13/0521/FULL)

Site Address: FOLEY HOUSE, 123 STOURPORT ROAD, KIDDERMINSTER, DY11 7BW

Applicant: QW Retail Estates Limited

Summary of Policy	DS01 CP01 CP03 CP09 CP11 (CS) SAL.GPB2 SAL.GPB3 SAL.UP7 SAL.UP9 SAL.CC1 SAL.CC2 (SAAPLP) Section 2 (NPPF)
Reason for Referral to Committee	Councillor request for application to be considered by Committee. Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is 0.4 hectares in area and currently accommodates Foley House, a substantial office building and its associated car park. The building is predominantly two storeys but rises to three in parts.
- 1.2 To the northern boundary of the site is the Severn Valley Railway rail track; to the west are residential properties fronting Clee Avenue; to the east runs the A451 Stourport Road; and to the south is the site entrance on the Clee Avenue and Stanley Dental Practice which sits on the opposite side of Clee Avenue.
- 1.3 The site is identified in the Site Allocations and Policies Local Plan as being in a residential area.

2.0 Planning History

- 2.1 13/0521/FULL - 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: Withdrawn.
- 2.2 06/0721/FULL - Erection of new toilet block: Approved 1/09/2006.

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3.0 Consultations and Representations

3.1 Highway Authority – No objection subject to conditions.

3.2 Environmental Services Manager– Views to be reported.

3.3 Crime Risk Advisor – No objection.

I would like the following comments to be taken into consideration. With a fairly large area of car park in front of it the retail unit, unit one, has the potential to be vulnerable to ram raid attacks, I therefore suggest that a row of bollards (design and specification to be agreed) be placed along the edge of the pavement in front of the shop windows.

Unit one has doors on the West and North elevations, these doors are out of sight and therefore vulnerable to attack. The fact that they open outwards does aid security. The developers need to ensure that the construction and security on these doors is of the highest order.

3.4 Worcestershire Regulatory Services (Noise and Air Pollution) - The guestimate calculations using the technical information that has come to Belair Research's attention via WRS are still based on an incomplete set of background noise level values. For this reason it is difficult to gauge whether the proposed development has an impact or not on the nearest residential receptors. We would therefore advise the Council that the report provides insufficient assessment based on incomplete information with respect to addressing WRS concerns of noise impact on the nearby residents.

In relation to the proposed convenience store element of the application there is no information available regarding plant and equipment that will be necessary at the site. Therefore I am unable to advise the council on the potential noise impact.

For this reason we would recommend that the council does not have sufficient information to determine whether the application has the ability to adversely impact the noise climate of the area especially for night time use, and in the absence of definitive information we must advise the council that the site proposal currently has the propensity to do so.

(Contaminated Land) - Anecdotal evidence indicates that asbestos containing materials are prevalent throughout the existing building representing a potential risk to human health and as such requires removal and treatment by a specialist and qualified asbestos consultant. I therefore recommend a condition requiring an asbestos survey be carried out prior to commencement of development.

3.5 Planning Policy Manager – Please see the comments from the Economic Development and Regeneration Officer.

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- 3.6 Economic Development and Regeneration Officer (NWEDR) - This application is a resubmission of a proposal that was considered earlier this year (and was withdrawn), which was for a KFC drive through and two retail units at the former Foley House, Stourport Road, Kidderminster. The main amendments proposed through this resubmission relate to the construction of one retail unit (reduced from two) and a reconfiguration of the buildings in order to try and respond to concerns relating to residential amenity. On the whole, my previous comments remain valid to the consideration of this revised application although changes have been made to reflect the amendments proposed through this resubmission.

The site is located on Stourport Road in Kidderminster and is zoned on the Adopted Policies Map for Wyre Forest as being an area for residential use.

My comments on the proposed development are as follows:

- **LOSS OF THE EXISTING OFFICE SPACE.** The proposal would see the demolition of the existing office space, known as Foley House. Whilst generally NWEDR do not support the loss of office space it is clear in this instance that the offices have been vacant for a number of months and the designation of the land on the adopted Policies Map is for residential use. Therefore, there is already in-principle support for another development type for this site and consequently it is felt that redevelopment for alternative use (other than office) would be supported. Furthermore, the proposal would result in some employment generation, which would otherwise be lost in its entirety if the site were to become residential in nature, which could occur under the current policy provisions.
- **DEVELOPMENT OF KFC UNIT.** The proposal is split into two main parts, one covering the proposed new drive-through and the other concerning the new retail unit. My comments on the proposal are therefore also split by the two distinct elements proposed. In considering the suitability of the KFC unit, regard has been had to SAL.GPB2 of the adopted Site Allocations and Policies Local Plan. This policy identifies that for development proposals involving the sale of food and drink, proposals should not have an adverse impact in terms of residential amenity; pollution (light, litter, noise, odour; and crime and disorder. This proposal is located close to existing residential dwellings and therefore these criteria will need to be satisfied in order for the proposed use to be deemed acceptable in this location. In terms of the principle of the drive-through element of the proposal, it is considered that there are exceptional circumstances as to why a more central, sequentially preferable site may not be appropriate. Clearly drive through premises such as the one proposed need to be accessible by car and have appropriate vehicular access, which is not often available in town centre locations. Additionally, given that there is already a KFC located fairly centrally on Comberton Hill, the main impact of this proposal would likely to be a diversion of trade from their existing unit to this drive-through facility.

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Overall, therefore, it is felt that the drive through offer is different in form and function to 'traditional' retail and could be supported on its merits (subject to satisfying the criteria contained in SAL.GPB2). It is also worth noting that a similar drive-through premises is located in an out-of-centre location within Kidderminster already, however this unit is not located near to any residential communities.

- DEVELOPMENT OF NEW RETAIL UNIT (NO MORE THAN 280SQM). The second element of this application relates to the development of a new retail unit of no more than 280sqm net. This amendment to the previous plans was in response to concerns raised about the size threshold. Given the revised size of the new retail unit it is considered that this now meets the locally set threshold in which a sequential test would not be required. However, it is felt that the unit should be conditioned to ensure that this size remains in perpetuity. The unit has also been repositioned on the site to locate the building further away from the closest residential property, which will help to reduce the impact on residential amenity. Subject to the amenity of the residential properties not being adversely affected it is considered that this element of the proposal now conforms with adopted Policy SAL.GPB3 which permits new retail (A1) uses, where they do not exceed 280sqm net, and are located on previously developed land.

In conclusion, it is considered that the site presents a clear redevelopment opportunity. The development of the KFC unit has the potential to be considered favourably in terms of policy, subject to the satisfaction of the criteria included in Policy SAL.GPB2. However, the scheme needs to be viewed in its entirety and whilst the development would undoubtedly bring jobs to the area, this needs to be considered in relation to the need to ensure retail proposals do not undermine the adopted retail strategy and are respectful to their surroundings.

3.7 Severn Trent Water – No objection

3.8 Worcestershire Archive & Archaeology Service – There are historic remains on site, however I do not consider the remains to be of such significance to warrant assessment or mitigation. For your information the record states;

Sutton Cottage was used as a Home Guard Company HQ during the Second World War. The company designation is not known but would have been part of the 6th Worcestershire (Kidderminster) Battalion Home Guard. The cottage was demolished post-war. Sutton Cottage was indicated on a defence plan for Kidderminster as being made into a block house. The house was demolished sometime after 1955.

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- 3.9 Neighbour/Site Notice – Four neighbour objections have been received at the time of drafting this report. Any subsequent neighbour feedback will be added to the Addenda and Corrections sheet. Officers do anticipate a significant number of additional representations, as 31 individual representations were received in response to the previous, albeit subsequently withdrawn application.

Comments received to date can be summarised as;

- Traffic at the best of times is ridiculous without adding to it with a drive through restaurant of this type which will bring yet more traffic to the road. Residents already struggle to get on to the Stourport Road out of Clee Avenue, this situation will become much worse.
- The proposal is in the heart of a residential area causing noise and disturbance late at night as well as general noise odours and litter.
- There are plenty of town centre sites or out of town sites this type of development can be built on without causing residents problems and distress.
- The proposal would result in a danger to pedestrians, in particular children and the elderly who walk past the site on Clee Avenue.
- I'm sure if people can't park at KFC they will be using our [Stanley Dental Practice] car park, strictly designated for our patients (we already have 'issues' with other people parking their cars here) and will use the residential street.
- The car park, and our [Stanley Dental Practice] car park, will become a 'hang out' for youths visiting KFC.

4.0 Officer Comments

PROPOSAL

- 4.1 Consent is sought for the demolition of the existing 'Foley House' building and the erection of a retail unit (Class A1) and drive-through restaurant (Class A3/A5), with associated parking and landscaping works, indicating as being for occupation by KFC.
- 4.2 Proposed plans show that the retail (A1) unit would be located in the northwest corner of the site 8m from the boundary with 6 Clee Avenue. The unit would be single storey and would have a gross internal area of 371sq.m. The design and scale of the proposed building has been altered considerably since the original proposed plan following concerns from officers that the building would appear incongruous due to it being overly industrial in appearance. The design now proposes a brick and tile building with a hipped roof measuring 5.7m in height. The main customer entrance would be to the south elevation where large glazed windows and doors would face out towards Clee Avenue. A cycle parking area is proposed to the left of the building fronting the proposed car park which would be laid out to the front of the retail unit for 16 cars.

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- 4.3 The proposed KFC restaurant and drive-through facilities are proposed to be located along the eastern boundary of the site fronting Stourport Road. The building would be typical of a KFC restaurant being modular in appearance and finished in powder coated panels with aluminium fenestrations. The building would in the most part have a height of 4.4m however the proposed plans do show an area of roof which would be mono-pitch in design that would rise to a height of 6.2m sloping to 5.2m. It is envisaged that this area of mock-roof slope is proposed for advertisement purposes. No separate application for Advertisement Consent has been submitted for consideration at this stage.
- 4.4 Access to the application site would be via the existing entrance on Clee Avenue which sits approximately central on the site frontage. The internal layout of the site would be arranged so that vehicular traffic would access from Clee Avenue and an internal routeway would then run northwards to a shared parking/delivery area accommodating 14 spaces. The retail unit and car parking area as detailed above would be accessed off to the left of the main central routeway. The KFC building would have a similar access off to the right of the central routeway which would serve both the drive-through and space for a car parking area to the front of the building. In total the scheme proposes 44 car parking spaces.
- 4.5 A landscaping plan has been provided which shows areas of planting along the boundary shared with 6 Clee Avenue and along the boundary to the north which backs on to the Railway beyond. Small areas of soft landscaping are also proposed within the site, to the boundaries of car parking areas and at the site frontage with Clee Avenue.
- 4.6 Details submitted with the application propose that both units are proposed to be open daily between 7am and 11pm.

PRINCIPLE OF DEVELOPMENT

- 4.7 The application site is identified on the proposals map as being within a residential area and as such being suitable for residential development. With the proposal not being for residential development officers consider the policies of the development plan which relate specifically to retail development to be relevant. When considering new retail development Policies SAL.GPB1 and SAL.GPB2 are important material considerations.
- 4.8 Policy SAL.GPB1 concludes that such proposals will be considered on their merits but provides in principle support for proposals which will not have an adverse impact on any of the following:
- i. The amenity of adjacent occupiers.
 - ii. The character of the area.
 - iii. The surrounding environment.

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- 4.9 Policy SAL.GPB2 requires that where a retail proposal would be located in an out of centre location and would involve the development of a retail store of more than 280sq.m (net) then the applicant would be required to demonstrate, through a sequential test, that there will be no significant adverse impact on the overall vitality and viability of the existing centre and that the development is not capable of being located in a sequentially preferable location. In this instance the carrying out a sequential test was not required for the retail (A1) unit as the applicant has confirmed that the net (tradeable) floorspace would not exceed the 280sq.m threshold.
- 4.10 Officers have sought legal confirmation that to rely on a condition to limit the unit in this way is acceptable. In respect of the KFC (A3/A5) unit, Officers agree with the comments made by the Council's Economic Development and Regeneration Officer insofar as they relate specifically to the principle of the KFC unit at this site. It should however be noted that that for proposals involving the sale of food or drink, in addition to all of the above, the proposal must not have an adverse impact in terms of:
- i. Residential amenity.
 - ii. Pollution (light, litter, noise, odour).
 - iii. Crime and disorder.
- 4.11 For the reasons above and subject to the development being found to be satisfactory in terms of the impact on other relevant factors as outlined, the principle of the proposed development on this site is considered to be acceptable and in general conformity with the development plan.

SCALE, SITING & DESIGN

- 4.12 The proposed buildings and site layout and configuration would be as outlined under paragraphs 4.2 to 4.5 above. Given that the proposal involves the erection of two very different units, both in terms of their design and use then it is thought appropriate to consider each in turn.
- 4.13 The proposed KFC unit is typical of the brand and a drive-through restaurant as detailed above. Given that the building would be located at the 'front' of the site adjacent to the Stourport Road it would occupy a highly visible location and as such care should be taken to ensure that it would harmonise with its surroundings. The Stourport Road is a main employment corridor and as such is characterised by a mix of property sizes, types and uses. Immediately adjacent to the site on Stourport Road is Stanley Dental Practice, a two storey building to the south-west and the railway bridge to the north-east. Given the varied nature of this part of Kidderminster and the fact that the scale of the KFC building would not be out of keeping with surrounding development then Officers are satisfied that the scale, siting and design of this building is acceptable.

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- 4.14 The proposed retail (A1) building would occupy the north-west corner of the site and would sit 8m from the adjacent residential property at 6 Clee Avenue. Due to its siting the building would be read against the streetscene of Clee Avenue and as such officers have sought amended plans which show the design of the retail unit to be more 'domestic' in its appearance. Plans have been amended since the original submission which proposed a typical retail unit, similar to those most commonly located on a retail park, which measured over 7m in height and sat just 5m from the boundary with 6 Clee Avenue. The proposed plans now show a much more modest building of traditional brick and tile construction with a hipped roof, with a height of 5.7m (to the ridge) which officers consider relates well to the residential character of the streetscene without detriment to visual amenity.
- 4.15 The proposed building would be 8m from the boundary with 6 Clee Avenue and would sit 17m from the principal elevation (6m from the rear elevation) of that property. Officers are satisfied that the proposed siting is acceptable by virtue that there are sufficient separation distances between the existing and proposed buildings which would prevent the proposed building having an impact on daylight to 6 Clee Avenue or being detrimental in terms of its visual impact.

IMPACT ON AMENITY

- 4.16 Officers consider that the impact of the proposal on amenity is one of the key considerations in determining this application. The impact of the proposal on visual amenity is discussed above, however the following amenity issues remain to be considered below.
- i. Noise pollution.
 - ii. Air pollution.
 - iii. Light pollution..
- 4.17 It is considered that the proposed development represents an intensification of the use of the site by virtue of the change of occupation from an office building which would operate between normal working hours to a site containing two retail units which, by their nature, would be likely to attract transient customers, with proposed opening hours of 7am to 11pm. Officers are mindful that both the intended use and the hours of operation combined could lead to adverse noise impacts on neighbouring properties. In assessing the likely noise impact of the development Officers have sought the advice from Worcestershire Regulatory Services (WRS).

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- 4.18 Initial feedback from WRS revealed that insufficient information had been submitted by the applicants in their Acoustic Survey to demonstrate that there would be no harm caused to the amenity of residents of Clee Avenue as a result of noise likely to be emitted. Despite additional details being provided to WRS they are still not entirely satisfied that there would be no disturbance from noise to occupiers of adjacent properties. Officers therefore consider it essential that a condition requiring full technical details of any extraction/ventilation equipment proposed to both buildings be submitted to and approved by officers prior to any development taking place on site.
- 4.19 Details of the extraction equipment associated with the KFC restaurant have been provided by the applicant and considered by WRS. Based on the comments detailed above officers are satisfied that adequate measures to limit air pollution would be taken and as such the proposal would not have an adverse impact on air quality in the locality.
- 4.20 A lighting scheme has been submitted which includes 6m high column lights around the site. WRS have not raised any objections to the proposal in this respect, as is the case with the Highway Authority. Officers are therefore satisfied that no adverse impacts from light pollution will arise.
- 4.21 Specific advice from WRS has been sought regarding the proposed opening hours (7am -11pm daily). In light of the comments received officers are satisfied that a condition controlling the opening hours of each unit could be included on any consent to ensure that neither business was to operate at unsociable hours leading to noise pollution for neighbours. Any further comments will be added to the Addenda and Corrections sheet.

HIGHWAY SAFETY IMPLICATIONS

- 4.22 Access in to and within the site is described above. Although concern has been raised by residents of Clee Avenue that the proposal to use the existing entrance would lead to highway safety issues with cars being forced to back up on to the Stourport Road as a result of difficulties getting into and out of the site 'no objections' have been raised by the Highway Authority. Suitable conditions have been suggested which would require the following details/specification to be provided and agreed prior to commencement of development:
- a) Vehicle access during construction;
 - b) Access, turning and parking facilities to be provided;
 - c) Parking for site operatives to be agreed.
- 4.23 In relying on the professional expertise of Highways colleagues in the assessment of the highway implication of the proposal officers are satisfied that, in light of the comments made, that there would be no adverse impact on highway safety and that the proposed scheme incorporates adequate parking and delivery vehicle provision to meet the requirements of the Local Transport Plan 3 and other relevant development plan policies.

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OTHER MATTERS

- 4.24 A number of neighbour letters raised concern that the site would encourage anti-social behaviour which would in turn cause disturbance to local residents. Although anti-social behaviour is not a material planning consideration in its own right, noise disturbance can be and as such. Officers have sought the advice of the West Mercia Police Crime Risk Advisor. His comments are set out at paragraph 3.3 of the report.

5.0 Conclusions and Recommendations

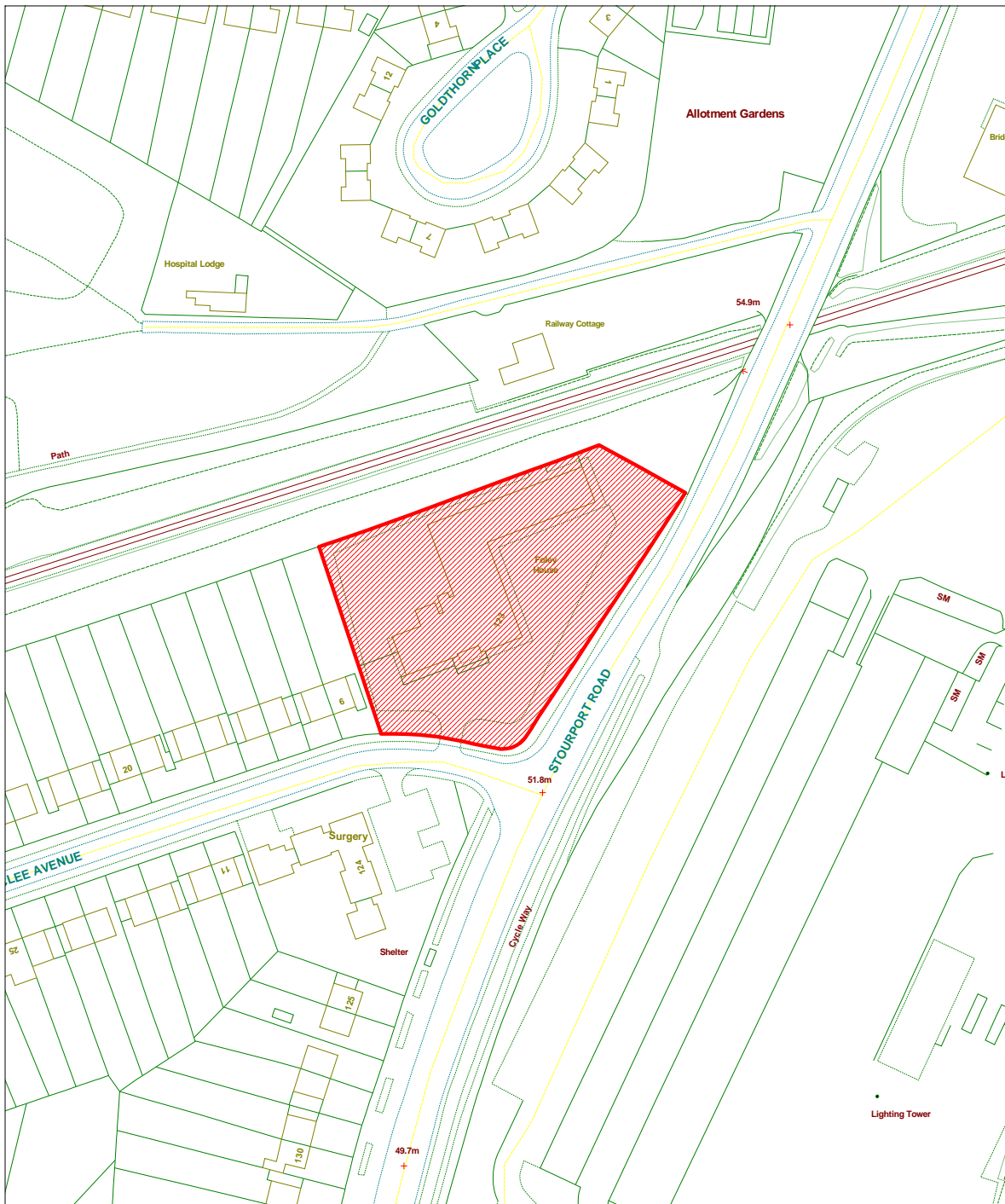
- 5.1 The proposal represents an appropriate use of land which accords with the land use requirements of the adopted development plan. The proposal would not give rise to harm being caused to either neighbour or visual amenity and no harm to highway safety would arise. Given that adequate conditions could be applied to a planning consent to control hours of operation and any future noise emitting equipment then it is considered that there are no planning reasons to withhold consent in this instance.

- 5.2 For the reasons outlined above 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. Materials as per the approved drawings.
4. KFC unit to be used for retail (A3/A5) purposes only.
5. Hours of opening.
6. No external extraction/ventilation/cooling equipment to be installed to unit 1 without prior written consent of the Local Planning Authority.
7. Full detail of extraction equipment to KFC unit to be submitted and approved.
8. Vehicle access during construction.
9. Access, turning and parking facilities to be provided.
10. Parking for site operatives to be agreed.
11. Asbestos survey to be carried out.
12. Details of boundary treatment to be submitted.
13. Lighting details.

Notes

- A) Private Apparatus within the Highway.
- B) Section 278 Agreement.
- C) Brightness of Illuminated Signs.
- D) Design of Street Lighting for Section 278.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Foley House, 123 Stourport Road
Kidderminster DY11 7BW**

Date:- 28 January 2014 Scale:- 1:1250 OS Sheet:- SO8274NW Crown Copyright 100018317 2013
Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7FB Telephone: 01562 732928. Fax: 01562 732556



WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH FEBRUARY 2014

PART B

Application Reference:	13/0528/FULL	Date Received:	08/10/2013
Ord Sheet:	387753 274435	Expiry Date:	03/12/2013
Case Officer:	James Houghton	Ward:	Blakedown and Chaddesley

Proposal: Conversion of outbuilding into dwelling

Site Address: HARVINGTON HALL FARM, HARVINGTON HALL LANE,
HARVINGTON, KIDDERMINSTER, DY10 4LR

Applicant: Mr & Mrs Gallop

Summary of Policy	DS01, DS04, CP11, CP12 (CS) SAL.DPL2, SAL.CC1, SAL.CC2, SAL.UP1, SAL.UP6, SAL.UP7, SAL.UP9, SAL.UP11 (SAAPLP)
Reason for Referral to Committee	Planning application represents a departure from the Development Plan.
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a former piggery which has been utilised as ancillary accommodation by the occupant of Harvington Hall Farm. The building is considered to be curtilage listed as it was within the grounds of Harvington Hall Farm when that property was listed. The building is within the Harvington Conservation Area and the West Midlands Green Belt.

2.0 Planning History

2.1 11/0393/FULL – Change of use of piggery into ancillary accommodation to Harvington Hall Farm (a garden room and home office) : Approved 08/09/11.

3.0 Consultations and Representations

3.1 Chaddesley Corbett Parish Council – No objection and recommend approval.

3.2 Highway Authority – No objections.

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- 3.3 Conservation Officer – Following the submission of the original application the Conservation Officer made observations summarised as follows:
- The building which forms the subject of the applications was constructed prior to 1948 and having remained associated with the principle designated heritage asset, the farmhouse, since it was listed in 1952, and by virtue of the fact that it remains in use as ancillary accommodation to the farmhouse, the outbuilding should be considered part of the listed building;
 - The works already carried out under planning permission 11/0393/FULL, and the proposed amendments included within this scheme, also require Listed Building Consent;
 - No details of the flues or ducts installed on the building have been received. Details of these additions should form part of a Listed Building Consent application;
 - A heritage statement should form part of any Listed Building Consent application; and
 - Concerns over the area of garden land to the west of the site and the potential for outbuildings and other structures to be added to the detriment of the character and visual amenity of the Harvington Conservation Area.

Following the submission of plans which revise the red line of the site the Conservation Officer has provided revised comments and stated that:

The proposed revision to the garden curtilage will in my opinion remove the risk of harm to the character of the Conservation Area and I have no objections to the garden curtilage proposed in red on the plan.

There are no objections to the scheme subject to the following conditions.

1. A Listed Building Consent application is required to regularise the works to the barn.
2. This application is to contain full details of flues and outlets.
3. The application should also contain a heritage statement.

- 3.4 Worcestershire Archive & Archaeology Service – No objections subject to the addition of a condition requiring the submission of a Programme of Historic Building recording and Interpretation to include a Written Scheme of Investigation.

- 3.5 Neighbour/Site Notice – No representations received.

13/0528/FULL

4.0 Officer Comments

- 4.1 The applicant seeks approval for the change of use of the former piggery, currently utilised as ancillary accommodation, to provide a self contained and separate unit of accommodation. The proposed dwelling would benefit from its own residential curtilage and parking facilities.
- 4.2 The building currently provides a home office and a garden room, the proposed change of use would result in a building which provides a living room, kitchen/dining room and two bedrooms with en suite bathrooms. The conversion requires the creation of an internal doorway.

PRINCIPLE OF DEVELOPMENT

- 4.3 The application site is within an area washed over by the West Midlands Green Belt and as such it is necessary to ensure any development accords with the provisions of Section 9 of the National Planning Policy Framework (NPPF). Both the NPPF and Policy SAL.UP1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan set out what forms of development would be considered appropriate within the Green Belt, an acceptable form of development is the reuse of an existing permanent, substantial building.
- 4.4 Policy for the provision of rural housing is set out in Policy SAL.DPL2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. It is stated within this policy that “residential development will also be permitted where it is in accordance with relevant rural development or Green Belt policies as contained within the Development Plan including policy SAL.UP11: Reuse and Adaption of Rural Buildings.
- 4.5 Policy SAL.UP11 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan sets out the criteria for the acceptable reuse and adaptation of rural buildings that should be met by any development proposal. These criteria are:
- i. The building(s) are permanent structures which are in keeping with their surroundings and they are of a size which makes them suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.
 - ii. The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building.
 - iii. That the proposed development enhances and safeguards heritage assets.

13/0528/FULL

- iv. That suitable access arrangements can be made, without the need for extensive new access roads.
- v. That there is no adverse impact on the countryside, landscape and wildlife or local amenities.
- vi. That appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and are available for the lifetime of the development.

4.6 The policy specifically states that a building to be converted may not be a domestic outbuilding. In this case the building that forms the subject of the application is utilised as ancillary accommodation following conversion from the piggery and might now be viewed as a domestic outbuilding. It should be noted however, that the application building is a pre-1948 structure within the curtilage of Harvington Hall Farm which wasn't listed until 1952 (i.e four years later). On this basis the building could be viewed as a former agricultural building and as such would be considered to comply with the requirements of the Policy. Given this history of use the application might be argued as constituting a departure from the guidance laid out in the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

SUITABILITY FOR CONVERSION AND THE EFFECT ON THE CHARACTER AND FABRIC OF THE BUILDING

4.7 The existing building currently provides an office and garden room and as such the available information supports the premise that the building is a permanent and substantial building. The proposed change of use would require the creation of an internal doorway which would offer no substantial impact to the character and fabric of the building. The conversion would result in the creation of a dwelling which would contain a living room, kitchen/dining room and two bedrooms with en suite bathrooms which would be sufficient for the building to provide a self contained unit of accommodation. It should be noted that the building in its current form is considered sufficient to provide a residence and as such permitted development rights for the erection of extensions and outbuildings should be withdrawn in line with the requirements of Policy SAL.UP11 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

IMPACT ON CONSERVATION AREA AND NEARBY LISTED BUILDINGS.

4.8 The proposed change of use would offer no detriment to the visual amenity of the Conservation Area and would have no impact on the setting or appearance of the nearby listed buildings. As the Conservation Officer notes, the potential exists for the creation of curtilage to the north west of the building to have an impact on the Conservation Area and the setting of nearby Listed Buildings. A condition removing permitted development rights for the addition of means of enclosure to this area would minimise the potential for impact.

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- 4.9 Worcestershire County Council's Archive & Archaeology team recommend a condition requiring a programme of historic building recording. In this case the majority of works have already been completed although it is proposed to add an internal door. It is not considered appropriate to add a condition requiring building recording as works to convert the building to ancillary accommodation have already been completed by virtue of the previous permission (11/0393/FULL).

ACCESS AND PARKING

- 4.10 The unit proposed would utilise existing hardstanding and driveways to provide parking and access. This would have no additional impact on the character of the area, the setting of the nearby listed buildings or the visual amenity of the Conservation Area. The Highway Authority has no objections to the scheme as the change of use would not adversely impact highway safety.

IMPACT ON BIODIVERSITY

- 4.11 The application refers to a change of use only. The land surrounding the site forms part of the existing curtilage of Harvington Hall Farm and as such the impact of the development on biodiversity would be negligible.

IMPACT ON NEIGHBOURING DWELLINGS

- 4.12 The application property currently provides ancillary accommodation for the occupants of Harvington Hall Farm. The proposed conversion would allow the building to be occupied as a self contained unit of accommodation which would may result in additional noise and disturbance for the occupants of neighbouring dwellings, the closest of which is less than seven metres away. In order to reduce the possible impact of the new dwelling in terms of noise and disturbance it is proposed to convert the north and south ends of the building into bedrooms and to position the living room and kitchen/dining room in the centre section of the building.

5.0 Conclusions and Recommendations

- 5.1 The proposed change of use of the building represents an appropriate form of development in the Green Belt. The change of use and formation of the associated curtilage would offer no significant detriment to the openness and visual amenity of the Green Belt.
- 5.2 The building conversion is capable of implementation without significant works to the former piggery building which will retain its character and historic significance. The change of use would offer no harm to the character and appearance of the Conservation Areas or the nearby Listed Buildings.

13/0528/FULL

- 5.3 The proposal would have no significant impact on the amenity enjoyed by the occupants of neighbouring dwellings and would have no adverse impact on highway safety and the biodiversity of this area.
- 5.4 The proposal is considered to satisfy the requirements of Policies DS01, DS04, CP11 and CP12 of the Adopted Core strategy and Policies SAL.DPL1, SAL.DPL2, SAL.CC1, SAL.CC2, SAL.UP1, SAL.UP6, SAL.UP7, SAL.UP9 and SAL.UP11 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 5.5 It is therefore recommended that the application be **APPROVED** subject to the following conditions.
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Removal of permitted development rights.

Note

The applicant is advised that no application for Listed Building Consent has yet been submitted for the conversion of the former piggery building. It is recommended that such an application is submitted which should include full details of any flues or outlets which have or are intended to be added to the building as well as a Heritage Statement.

Application Reference:	13/0637/FULL	Date Received:	26/11/2013
Ord Sheet:	381957 276069	Expiry Date:	21/01/2014
Case Officer:	Julia McKenzie-Watts	Ward:	Sutton Park

Proposal: Two storey side extension and single storey rear extension

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

Applicant: Mr & Mrs Westbury

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

1.0 Site Location and Description

- 1.1 Number 68 Birchfield Road is a semi detached property located in a residential area of Kidderminster.
- 1.2 It is proposed to demolish the existing single garage to the side of the property and erect a replacement garage with covered canopy to the front, creation of utility and a small extension to the rear of the existing dining room. A first floor side extension is also proposed in order to provide master bedroom and en-suite above.
- 1.3 A previous application (13/0478/FULL) was approved in November 2013. The current application is the same as that previously approved apart from an amendment to the rear dining room extension which seeks for an additional projection of 0.6m with a chamfered corner. The previously indicated French doors to the dining room would be replaced with a window.
- 1.4 The property is surrounded by properties of a similar design, a number of which within the immediate vicinity have had similar extensions in the past.

2.0 Planning History

- 2.1 13/0478 - Two storey side extension, single storey rear extension : Approved 14/11/2013.

3.0 Consultations and Representations

- 3.1 Neighbour/Site Notice – No representations received.

13/0637/FULL

4.0 Officer Comments

- 4.1 The application proposes a two storey side extension and a single storey rear extension in order to enlarge the current living accommodation at the property. The existing garage is to be replaced on the existing footprint with the addition of a covered canopy which would protrude forward of the garage door by 3.6m. It is also proposed to add a small extension to the rear of the existing dining room which would measure 2.4m in depth x 2.8m in width. It would have a chamfered corner which would ensure that no 45 degree rule infringement would result from the neighbour's adjacent window. A first floor extension above the new garage would provide a new bedroom and en-suite.
- 4.2 Policy SAL.UP8 of the Site Allocations and Policies DPD requires that residential extensions should be in scale and in keeping with the form, materials and detailing of the original building; be subservient to and not overwhelm the original building, which should retain its visual dominance; harmonise with the existing landscape or townscape and not create incongruous features and not have a serious adverse effect on the amenity of neighbouring residents or occupiers. The adopted Supplementary Planning Guidance document on Design Quality includes a section on householder extensions and supports the view that extensions should be visually subservient and should ideally be positioned to the rear or side of properties where the effect of the new building is less likely to impact on the street scene.
- 4.3 The first floor element has been set back by 0.75m from the front of the original dwelling which is considered to be an acceptable distance in order that the addition appears subservient when viewed in the street scene and as such would allow the original property to retain its dominance. The replacement garage and rear extension would not have an adverse impact on the adjacent or adjoining neighbours and as such there would be no impact on the current levels of privacy enjoyed by the occupiers.
- 4.4 In this instance, as the property is located within an urban area, the extensions would be considered to be in scale and character with the original and other properties within the immediate vicinity and would therefore comply with policy.
- 4.5 A note relating to neighbours rights is suggested to be added to any approval given in order to ensure no overhang on the neighbour at number 69 Birchfield Road.

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5.0 Conclusions and Recommendations

5.1 The two storey element of the proposal is acceptable in design and policy terms and there would be no impact on the privacy of the neighbours. The rear extensions would be acceptable in policy terms and it is considered that it would not have an impact on the neighbouring properties located on either side.

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. B3 (Finishing materials to match).

Note

SN12 (neighbours' rights).

Application Reference: 13/0667/FULL **Date Received:** 13/12/2013
Ord Sheet: 380901 271180 **Expiry Date:** 07/02/2014
Case Officer: Julia Mellor **Ward:** Mitton

Proposal: Demolition of buildings comprising the former Lloyds Garage Site and replacement with Temporary Car Parking for a period of two years

Site Address: LLOYDS GARAGE, 8 BRIDGE STREET, STOURPORT-ON-SEVERN, DY13 8XA

Applicant: Wyre Forest District Council

Summary of Policy	DS01, DS03, CP02, CP03, CP14, CP15 (CS) SAL.STC1, SAL.GPB2, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP5, SAL.UP6, SAL.UP8, SAL.UP9 (SAAPLP) Stourport on Severn Conservation Area No.1 Conservation Area Character Appraisal Bridge Street Basins Link Development Brief (2005) Sections 2, 4, 7, 12 (NPPF)
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site encompasses the former Lloyds garage site which comprises of two single buildings which align the boundaries to the north and east and an associated car park. To the rear of the site beyond the existing former car maintenance and repair workshop is part of the Stourport Basin. The sites lies within the Stourport on Severn Conservation Area No.1.
- 1.2 The site fronts onto Bridge Street with part of the southern boundary abutting Engine Lane; the application site excludes the building at No.8 which is locally listed and currently vacant but was previously in use as offices by Stourport Forward.
- 1.3 The site forms part of the wider area known as the Bridge Street Basins Link which incorporates a large part of the frontage to Bridge Street, from Engine Lane northwards up to and including No.4 Bridge Street. This wider area has a site specific policy relating to it within the Adopted Site Allocations Local Plan and a Development Brief which was adopted in 2005.

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- 1.4 The Development Brief has three principal aims, one of which is regeneration. Bridge Street is described as a key gateway for the town centre, and the Development Brief seeks to provide a clearer picture of the planning expectations for the site. The Development Brief explains that,

“The redevelopment of the...site should provide a new start for the economy of Bridge Street. The aim is to achieve something unique that can bring the basins into the town centre and open up Bridge Street to new business and housing opportunities.”

The preference is that the wider site is redeveloped as a mix of commercial and residential uses.

2.0 Planning History

- 2.1 None of relevance.

3.0 Consultations and Representations

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

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

The application is contrary to the policies contained within the Adopted Local Transport Plan (LTP3) which seek to promote walking, cycling and bus access. This application will create additional car parking capacity within the town centre of Stourport on Severn which will encourage car movements into an area which already suffers from congestion. The LTP3 seeks to promote sustainable travel patterns for all developments and due to the nature of the application this can only encourage car trips and cannot mitigate for the additional movements it will create.

The application will encourage people to drive into Stourport on Severn and when this travel pattern is established it is difficult to reverse so the fact this that this is a temporary application is not considered to be mitigation. The application does not promote sustainable travel and is by definition a car dominated site and is therefore recommended for refusal.

- 3.3 Worcestershire Archive & Archaeology Service – Awaiting comments.

- 3.4 Crime Risk Advisor – No objections.

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3.5 Canal & River Trust – No objections.

IMPACT ON HERITAGE, CHARACTER AND AMENITY OF THE WATERWAY: The Application Form and Design and Access Statement provide no details of the boundary treatments. The buildings to be demolished form (in places) the boundary to the site therefore details shall need to be submitted for consideration.

The provision of car parking adjacent to the basin should include barriers to prevent vehicles from entering the basin and barriers could be incorporated into the boundary treatments/landscaping to protect the basin infrastructure and safety of waterspace users.

The site is located within the Stourport Conservation Area and adjacent to Stourport Basin. The boundaries adjacent the waterside should provide an attractive façade and poor design can affect how the waterway is perceived. The construction of foundations for fencing, for example, has the potential to impact on the integrity of the waterway.

Condition - Notwithstanding the plans submitted prior to the commencement of development, details of the boundary treatments including barriers to prevent vehicles from entering the basin shall be submitted to and agreed in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the agreed details. Reason: In the interests of safety and to protect users in the basin, the integrity of the basin, prevent a detrimental impact on the appearance of the waterspace from the erection of poorly designed barrier and boundary treatments in accordance with in accordance with policy CP15: Regenerating the Waterways of the Wyre Forest Core Strategy and policy SAL.STC1 Bridge Street Basins Link of the Adopted Site Allocations.

IMPACT ON WATER AND ENVIRONMENTAL QUALITY OF THE WATERWAY: The drainage methods of new developments can have significant impacts both on the structural integrity, water quality and the biodiversity of waterways. The Application Form states that surface water is to be discharged to main sewer. Should the applicant wish to discharge into the basin the applicant would require agreement with the Canal & River Trust and further advice in regard to this can be provided by the Trust on request.

During demolition of the site, the Trust would require the works, handling, storage and disposal of waste generated by demolition to be carried out in accordance with relevant legislation and regulatory requirements. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site should be avoided.

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IMPACT ON STRUCTURAL INTEGRITY OF THE WATERWAY: With any development close to the waterway there is the potential for adverse impacts on the infrastructure of the canal in terms of stability, drainage, pollution, erosion, increase in water levels etc. All works should comply with the “Code of Practice for Works Affecting Canal & River Trust” a copy of which is available on our website. The Canal & River Trust offer no right of support to the adjacent property. The land owner should take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location.

If the Council is minded to grant planning permission, it is requested that additional informatives are attached to the decision notice:

After due consideration of the application details, the Canal & River Trust has no objections to the proposed development, subject to the imposition of suitably worded conditions as outlined above.

- 3.6 Worcestershire Regulatory Services - The application as a site of a former garage should be conditioned for contaminated land. I am aware that the proposal is for a 2 year temporary car park however care should be taken during construction of the car park and the site should be conditioned.
- 3.7 Countryside Officer – Awaiting comments.
- 3.8 Senior Water Management Officer - As far as I am aware the proposed development site is not located in an area that is known to be at risk of flooding. I understand the site is currently already 100% impermeable which means that the proposed development won't lead to an increase in runoff. I understand the proposal is to use the existing connection to the public storm sewer. Since this application is only for a temporary use, I have no objection in principle to this. However, when an application for a more permanent use for this site comes forward then I would like to see SuDS being implemented, following the Council's Core Strategy. Reviewing the information submitted, I don't know what finishing the proposed car park will have. If a more permeable finishing could be used then this would certainly be beneficial from a water management point of view. Given the proximity to the canal basin there is the risk of pollution, especially during the demolition phase. I believe there is no reason to withhold approval of this application on flood risk grounds. Given the proximity to the canal basin I would recommend the following condition is attached: Appropriate measures shall be taken to ensure that the demolition works will not adversely affect (pollution and silt) the nearby canal basin.

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3.9 Planning Policy Manager – No objection.

POLICY FRAMEWORK: The site is currently allocated under Policy SAL.STC1 (Bridge Street Basins Link) in the Adopted Site Allocations and Policies Local Plan. It represents a key redevelopment opportunity within the retail area of Stourport-on-Severn and provides the opportunity to reconnect the town shopping environment with the canal basins which are currently hidden from view. One of the key aims of this policy is:

“To assist the emergence of a new canal basins quarter in the heart of Stourport-on-Severn by actively linking the existing townscape and waterscape through development that serves to redefine the role of Bridge Street as a thriving area for commerce and living.”

The former Lloyds Garage site is subject to a Supplementary Planning Document, “The Bridge Street Basins Link Design Brief,” which stipulates that new development proposals in this location should respond positively to key vistas. In particular, links between Bridge Street and the basins should create new vistas. Proposals must facilitate continued and appropriate access to the yacht club through the site and the Council’s preferred option is to create a new link and retain a pedestrian access at Engine Lane.

The site also falls within the Primary Shopping Area and is therefore subject to the provisions of Policy GPB2 of the Site Allocations and Policies Local Plan, which specifies that development should contribute to active frontages and not unduly fragment the retail area. Proposals should contribute to the overall function and vitality of the Primary Shopping area.

Policy SAL.CC2 (Parking) within the Site Allocations and Policies Local Plan recognises car parking as a key component of a modern town centre economy. It states that new proposals for car parking must comply with the Worcestershire Highways Design Guide.

PRINCIPLE OF CAR PARKING USES ON THE SITE: I note that the proposal for car parking is for a temporary use only. Given the policy requirements and the production of a site specific Design Guide, should the proposal have been for a permanent use as car parking, I would have greater concerns as to its overall contribution to the longer term policy aims for the regeneration of this area. This temporary use clearly doesn’t meet the policy requirements for retail use at ground floor level within the primary shopping area. However, it would not preclude the comprehensive development of the Bridge Street Basins link in the longer term. Further, it would also provide the opportunity to open out the visual links to the canal basins.

Car parking provision would also contribute to the overall vitality of the town and in my view would aid the overall function and vitality of the Primary Shopping area, providing a number of short stay spaces in a central location to help support local trade.

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For these reasons, I consider that these proposals are not contrary to the Adopted Local Plan policies and that on balance they will contribute to the longer term aims of Policy SAL.STC1.

- 3.10 Conservation Officer – No objection. This site is located within the Stourport-on-Severn No.1 Conservation Area, and is identified in the Conservation Area Character Appraisal at section 4.26 as part of a “neutral” site which includes - Nos. 4, 5 & 7, and garage to the south, Bridge Street (east side).

The Character Appraisal suggests that ideally in such areas it would be appropriate to remove these features altogether and replace them with structures of appropriate scale, design and appearance consistent with the character of the Conservation Area.

Policy SAL.UP6 states that the demolition of a building within a Conservation Area will only be permitted if it can be clearly demonstrated that:

- i) It has no significance in itself or by association, and no value to the significance of the Conservation Area.
- ii) Its demolition or replacement would benefit the character or appearance of the Conservation Area.
- iii) Proposals include detailed and appropriate proposals for redevelopment; together with clear evidence that redevelopment will proceed.

In this case the garage buildings do not possess any architectural or historic interest in themselves, although their former use is of interest to those tracing the development of the town through the middle of the 20th century. It is likely the present buildings were erected sometime after the Second World War.

Whilst the garage buildings fail to contribute positively to the street-scene along Bridge Street, they do serve to enclose the basin to the west, which retains a less-active and tranquil character than the surroundings. Nevertheless the buildings eventual replacement with buildings of quality would serve to enhance the conservation area in the future. In the interim the creation of both a physical and visual link between the basin and Bridge Street will enable the exploration of more permanent options which will enhance the character of the conservation area at this location.

I note that this proposal does not include full plans of the future development of the site yet it does appear to be working towards that, offering the opportunity to connect the basin with the retail shopping areas by opening up important new vistas. Whilst historically these vistas have been unavailable due to the commercial development flanking the west side of the canal basin the Supplementary Planning Document, “The Bridge Street Basins Link Design Brief,” stipulates that new development proposals in this location should respond positively to key vistas, and thus the opening up of these vistas is crucial in determining how development will relate well to both the streetscape and the basins.

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A result of this proposal is that for the first time the historic 18th century buildings (more or less contemporary with the building of the canal) on the west side of Bridge Street will be visible from the basin and thus provide a better understanding of the role of the canal in the development of the town.

The proposals to create a car park on the site will not result in a significant change as there was already parking associated with the garages and this proposal is only temporary for a period of two years. I consider the benefits of opening up the vista from Bridge Street to the basin and in doing so enabling the visual connection between the two to be explored to generate quality new design outweigh any negative impact that the parking of cars close the basin may have.

I think the careful selection of surfacing materials and the way the car park is set out could achieve a positive impact on the conservation area, if not enhancement.

In this circumstance I think that proposals are moving towards the aims of Policy SAL.STC1, and that full compliance with every aspect of Policy SAL.UP6 is unwarranted at this stage.

3.11 Neighbour/Site Notice – 1 letter of objection has been received. In summary the concerns raised are as follows:

- We operate a small narrow boat hire fleet and basin immediately adjacent to the proposed site and are concerned that the proposals which include the demolition of walls that form the boundary between the subject site and our own site would have several implications.
- First there would be open access to members of the general public enabling them to walk directly onto our property where work is carried out. This would result in a Health and Safety risk which would be extremely difficult to control / prevent.
- At present the site is accessible by only one gated access route that can be locked at night. This means that both equipment kept on our site and narrow berths with us have a high level of security. Removal of these walls would leave our property unsecured and vulnerable to both theft and vandalism.
- We recognise that the comprehensive redevelopment of the wider site is separate and that views from Bridge Street across the basin would be desirable however the development envisaged did not provide for the ongoing operation of a facility such as ours and we believe that whilst there is an operating company on our site the removal of the walls separating the site is impractical.
- We are not opposed to the general proposal to redevelop the site for parking in the short term but believe that any approved development must include a requirement for the construction of a replacement wall to a height that would restrict both viewing of what is beyond the wall and access – we would anticipate a minimum of 7'0" suitably treated on the top to prevent access by scaling.

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4.0 Officer Comments

- 4.1 As stated previously the site lies within the Bridge Street Basins Link area, which is defined for redevelopment under Policy STC1 of the Adopted Site Allocations and Policies Local Plan. The long term aim is for the redevelopment of the wider area for a mix of commercial and residential uses. The District Council is committed to help deliver the first phase of the Bridge Street site and the current application would assist, if approved, by permitting the demolition of the existing buildings and thereafter enabling potential developers to foresee the visual link between Bridge Street and the basins providing an impetus for the redevelopment of this site and the wider area.
- 4.2 In the short term, the current application seeks consent to change the use of the land to a public car park for a temporary two year period utilising the existing access off Bridge Street. The illustrative layout submitted shows that the site could accommodate a total of 34 spaces including 3 disabled spaces plus provision for motorcycles and bicycles.
- 4.3 The proposed use for parking would, albeit in the short term, comply with part (iii) of Policy STC.1 which advises that development should, *“Incorporate designs that open up a view of the adjacent canal basin from Bridge Street ensuring that the siting, configuration and orientation of the buildings optimise the views of water.”* Furthermore the Policy recognises the redevelopment opportunity that the wider site provides, and the current scheme is considered to promote this long term aim.
- 4.4 The site also lies within the Primary Shopping Frontage of the town centre, and therefore Policy GPB2 is relevant. This seeks to ensure that development is directly related to the role and function of the centre, would not have an adverse impact upon the vitality and viability of the centre, would not result in an adverse cluster of non retail uses and provide an active frontage which would be open for business during the day. In response it is considered that the proposal would comply with this Policy as both the short term use of the site for parking and the long term aspiration for the redevelopment of the wider area would support the function and therefore the vitality and viability of the town centre. In addition whilst it could be argued that parking is not an active use, the proposal would increase footfall to this area and to this site which has been vacant for approximately 3 years.
- 4.5 As stated previously the site lies within the Stourport No.1 Conservation Area and notably Policy STC1 also seeks to ensure that the development of the wider Bridge Street area preserves and enhances the character of Bridge Street and the canal basins and has full regard to the Conservation Area Character Appraisal. The Appraisal refers to the application site as a neutral site, whilst the Adopted Development Brief states that:

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“With the exception of No.8a, the [wider Bridge Street] site presents an eclectic mix of poor quality modern and functional buildings of mostly single storey construction. The most prominent and significant detractors are No.7 and Lloyds garage.”

- 4.6 It is considered that the existing buildings which are neither listed nor locally listed detract from the appearance of the street scene and the more historic buildings which front onto Bridge Street, whilst the proposed change of use would provide a visual connection between two historic parts of the town centre. Therefore the proposed development would have a positive impact upon the appearance and character of the Conservation Area.
- 4.7 Policy UP6 of the Adopted Local Plan does however require that schemes for development within Conservation Areas include detailed plans. At this stage there are no confirmed detailed designs for the long term redevelopment of the site but it is considered that the current application is vital to promote the regeneration of Bridge Street. To this end the submission of detailed plans for the long term redevelopment of the area are not considered to be necessary.
- 4.8 It is also considered that the NPPF supports the proposed scheme as it indicates that local planning authorities should look for new opportunities for new development within Conservation Areas to enhance or better reveal their significance.
- 4.9 Objections have however been received. First from the Highways Authority as, in summary, the provision of parking within the town centre is contrary to the County Council’s Adopted Local Transport Plan 3 which seeks to promote travel by foot or by public transport rather than additional car borne journeys.
- 4.10 In response the current application is for a temporary two year period, the provision of parking does not fall within the longer aspirations for the site or accord with Policy STC.1 of the Adopted Local Plan. It is also recognised that the site had a car park which accommodated approximately 15 spaces to serve the previous retail and garage maintenance function.
- 4.11 The second objection is from the operators of a narrow boat hire fleet and basin to the rear of the site. The objection refers to the removal of the buildings on site thereby removing the boundary treatment to the rear raising concern at the potential loss of security to the objectors’ site. As acknowledged in the Canals and River Trusts comments there needs to be some sort of boundary treatment to the rear of the site to ensure that vehicles are contained without fear of entering the basin area to the rear. It is however considered that the former Lloyds garage buildings cannot be relied upon by the objectors for the security of the basin area to the rear, and this fear cannot justify a high solid wall which would defeat the object of opening up the site.

13/0667/FULL

5.0 Conclusions and Recommendations

- 5.1 The Adopted Design Brief for the Bridge Street Basins Link contains six Heritage and Design Requirements. The first is that designs for Bridge Street must open up a view or views of the basin making the most of the existing landmarks such as the Clock Tower. It is considered that the proposed development would meet this aim and provide the impetus for the redevelopment of the wider canal basins link area. Furthermore the current proposals would importantly not preclude the comprehensive development of the wider site.
- 5.2 It is also considered that the proposed development would enhance the character of the Conservation Area in the short term and potentially lead to a significant enhancement in the longer term. The indicative phasing of development for the Bridge Street Canal Basin link area, as highlighted within the Adopted Local Plan, is 2011 to 2016 and therefore the current application has been submitted within a suitable timeframe to promote the ambitions highlighted within the Development Brief and Adopted policy.
- 5.3 The objections raised have been considered but they are not considered to be so significant as to warrant refusal.
- 5.4 Therefore the recommendation is to **APPROVE** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Details of the boundary treatments including barriers to prevent vehicles from entering the basin.
 4. Appropriate measures to ensure that the demolition works (and associated pollution and silt) will not adversely affect the nearby canal basin.”
 5. Site Investigation for land contamination.

Application Reference:	13/0668/FULL	Date Received:	12/12/2013
Ord Sheet:	389518 274612	Expiry Date:	06/02/2014
Case Officer:	James Houghton	Ward:	Blakedown and Chaddesley

Proposal: Proposed two storey side extension, with a single storey front porch extension and single storey rear extension

Site Address: PORTLAND HOUSE, DORHALL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QJ

Applicant: Mr & Mrs R Neale

Summary of Policy	CP11 (CS) SAL.UP1, SAL.UP7, SAL.UP8 (SAAPLP)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a detached hip roofed property set back from the road behind a front drive and gardens. The property benefits from a flat roofed element to the side which is part of the original building, in addition a conservatory has been added to the rear and a detached garage building has been erected within the curtilage to the side. The application site is within an area washed over by the West Midlands Green Belt.

2.0 Planning History

- 2.1 KR65/64 – A House : Approved 12/05/64.
- 2.2 13/0187/FULL – Demolition of existing garage and erection of new detached double garage : Approved 13/06/13.

3.0 Consultations and Representations

3.1 Chaddesley Corbett Parish Council – Objection and recommend Refusal. The Parish Council considered this application at their meeting on 6 January 2014 and considered it to be overdevelopment, and disproportionate to the original building, your policies SAL UP1, 7 and 8 apply.

13/0668/FULL

- 3.2 Worcestershire Regulatory Services – There is a historic landfill site 150m to SE of the above application the following is recommended as an advice note: The site is known to be within 250m of a landfill site. The site no longer receives material and information held on the site and the fill material received would indicate the production of large volumes of landfill gas is unlikely.

This application is for an extension therefore gas protection measures should match those measures in place in the existing property. If there are no gas protection measures in the existing property there is no need to incorporate gas protection measures in the extension. The applicant may wish to undertake a landfill gas survey for their own piece of mind.

As a result the application is considered not to require any Condition regarding landfill gas.

- 3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The applicant seeks approval for the erection of a two storey side extension, a single storey rear extension and a replacement porch to the front. The proposed extensions would provide an additional bedroom at first floor and allow the reallocation of space to add en suite bathrooms to two of the enlarged bedrooms along with an enlarged bathroom. At ground floor the extensions would provide an enlarged dining kitchen, a utility/boot room and a shower room.

- 4.2 Section 9 of the National Planning Policy Framework (NPPF) sets out the forms of development acceptable within the Green Belt. Paragraph 89 of the NPPF contains the relevant policy for extensions to existing properties within the Green Belt and states that appropriate development would include:

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

This national policy is replicated through Policy SAL.UP1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

- 4.3 Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan relates to the design of extensions. The policy requires that additions to a property are in scale and keeping with the form, materials, architectural characteristics and detailing of the original building and should be subservient to and not overwhelm the original building, which should retain its visual dominance.

13/0668/FULL

- 4.4 The extensions proposed would result in an increase in volume of the property of 71% over the original building. The extension has been designed to appear subservient to the original building, the ridge of the extension would be set down from that of the existing dwelling and the front elevation would be set back from the immediately adjacent, forward most part that of the original. The proposed materials would match the existing. The extensions proposed are considered to be of an appropriate design and would offer no detriment to the character of the area or the street scene. The amenity enjoyed by the occupants of neighbouring dwellings would be unaffected. The extensions proposed would offer no detriment to the character and openness of the West Midlands Green Belt. Whilst the objections from the Parish Council are noted, it is considered the proposed extension is in accordance with the requirements of Policy CP11 of the Adopted Core Strategy and Policies SAL.UP1, SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

5.0 Conclusions and Recommendations

- 5.1 The proposed extensions are considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene or the character of the area. The impact of the extensions on the occupants of nearby properties has been carefully assessed and it is considered that there will be no appreciable impact upon their amenity. The extensions proposed are proportionate to the original dwelling and would offer no significant detriment to the character or openness of the West Midlands Green Belt. For these reasons the proposal is considered to accord with Policy CP11 of the Adopted Core Strategy (2010) as well as Policies SAL.UP1, SAL.UP7 and SAL.UP8 of the Adopted Site Allocations and Policies Local Plan.
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B3 (Finishing materials to match).

Application Reference:	13/0676/FULL	Date Received:	13/12/2013
Ord Sheet:	374409 273811	Expiry Date:	07/02/2014
Case Officer:	James Houghton	Ward:	Rock

Proposal: Proposed live working unit (sui generis) with ancillary parking and associated works

Site Address: LAND AT REAR OF, THE ROYAL FORESTERS, ROCK, KIDDERMINSTER, DY14 9XR

Applicant: Mr & Mrs McGaugharan

Summary of Policy	DS01, DS04, CP02, CP03, CP11, CP12 (CS) SAL.PFSD1, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP7 (SAAPLP)
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site contains a detached building and an external storage area set within an area of paddock. The boundaries of the site are formed by hedges. The building itself is of industrial appearance, with both walls and roof finished in blue painted metal sheet.
- 1.2 The building is accessed from the driveway serving the car park of the Royal Foresters public house. The application site is outside the Callow Hill settlement boundary.

2.0 Planning History

- 2.1 WF/0197/95 – Outline: Erection of dwelling and vehicular access : Refused 25/05/95.
- 2.2 WF/0247/97 – Reserved Matters: Erection of a four bedroomed detached dwelling house : Approved 20/05/97.
- 2.3 WF/0558/97 – Full: Erection of 4 bay stable/store building : Approved 23/09/97.
- 2.4 13/0414/FULL – Change of use and conversion of existing agricultural building to form holiday let : Refused 04/11/13.

13/0676/FULL

3.0 Consultations and Representations

- 3.1 Rock Parish Council – No comments received.
- 3.2 Highway Authority – No objection subject to the addition of a condition relating to the provision of cycle parking.
- 3.3 Severn Trent Water – No objection subject to the addition of conditions requiring the submission of details of foul and surface water drainage prior to development taking place.
- 3.4 Planning Policy Manager – Relevant policies for consideration include DS04:Rural Regeneration and SAL.GPB1: Employment Land Allocation.

Policy DS04 allows for the provision of live/work units providing they are small scale and appropriate to the character of the area. Priority will be placed on re-use or replacement of existing buildings. This application proposes the demolition of a commercial building and removal of external storage on site and its replacement with a timber clad bungalow with office. This would be in line with this policy.

Policy SAL.GPB1 sets out criteria for live work units. The work element should be restricted to B1 uses with the workspace designed to be separate from the dwelling. Although the office is accessed from the same front door and hall, the living space has its own inner hallway so clients would not have to enter the main parts of the dwelling. Another criterion states that the emphasis is on the work element and this should be reflected in the floorspace allocated to the workspace. This application proposes that around 30% will be the 'work' element. The policy also stipulates that the work part must be available for occupation and use before the residential part is occupied.

The existing commercial unit plus smaller storage unit covers about 90sqm. The proposed live work unit covers 132sqm. It appears from the plans that this will probably have a lesser impact on the local landscape than the existing buildings taken together with external storage on the site. The proposal uses the existing access.

- 3.5 Senior Water Management Officer – This development is not located in an area of known fluvial flood risk. According to the surface water flood risk mapping that is available there is no surface water flood risk associated with the area either. No model can however replace on the ground experiences and I understand that properties nearby have raised concerns regarding the proposed development on flood risk grounds. It is therefore very important that an adequate way of dealing with the extra runoff from the proposed development will be established.

Buildings Regulations require that discharge to a soakaway should be ruled out first before discharge to a watercourse or an existing storm drain will be considered. No discharge of surface water to a foul sewer will be allowed.

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I understand the applicant proposes the installation of two soakaways to deal with the runoff from the proposed development. There are however concerns that the ground might not be suitable for the use of soakaways. I would therefore recommend that ideally the Council would receive further information regarding the feasibility of the proposed method of drainage before determining the application. As soakaways have been proposed this should include the details of field percolation tests and the resulting expected required dimensions.

I would recommend attaching a drainage condition, such as:
No development shall take place until written evidence has been submitted that the Building Regulations on sustainable rainwater drainage have been followed both to establish the method for surface water disposal and to actually design the surface water system for the site. In the design stage it shall be established that the drainage system is feasible (ground conditions), can be properly maintained and shall not lead to any problems off site.

3.6 Neighbour/Site Notice – Four letters of objection have been received. The objections are summarised below:

- Concerns that the application for a proposed live/work unit would circumvent the planning system by providing a residential property where one would not otherwise be approved.
- Concerns that the office accommodation within the unit could be removed/repurposed leaving a wholly residential property.
- The development proposed would not be characteristic for the area.
- Concerns as to where the materials and machinery within the existing site and building are to be stored.
- Concerns over the creation of commercial premises in this rural area.
- Concerns that precedent for the provision of similar properties in the area might be set.
- Concerns over surface water drainage given the high clay content of soil in this area.

4.0 **Officer Comments**

4.1 The applicant seeks approval for the removal of the existing storage building and for the creation of a detached live/work unit. The unit proposed would incorporate 89m² of residential accommodation and 28m² of B1 office space. The building would have a maximum height of 4.95m and an eaves height of 2.5m. The residential accommodation would take the form of a two bedroom bungalow which shares an entrance lobby with a discrete but attached office and w.c. The land around the proposed building, currently used as external storage, is to be landscaped and would provide a garden area, two parking spaces and the necessary manoeuvring space.

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- 4.2 The applicant has provided extra information which provides details of the intended use of the B1 office space proposed. The building would provide a sufficiently large office space to run a small start up business dealing with web design and software development. The business would primarily be involved in:
- Custom web based software;
 - Online management systems;
 - E commerce;
 - E marketing;
 - Web design;
 - Multi media; and
 - Web content management software.

It is suggested that the business would employ 1 full time staff member in addition to the owner along with a part time secretary. There may also be a part time employee who would be based from home and very rarely required to visit the main office. The business would run from 9am to 5pm 6 days a week.

- 4.3 The National Planning Policy Framework (NPPF) provides guidance, within Section 3, on “Supporting a prosperous rural economy” and states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.” The NPPF guides those producing Local Plans to:

Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;

- 4.4 Policy DS04 of the Adopted Core Strategy states:

The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings.

- 4.5 This Core Strategy Policy is expanded upon in Policy SAL.GPB1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. Policy SAL.GPB1 addresses Employment Land Allocation and on the subject of live/work units states, under the heading of Economic Development outside of Allocated Areas, that:

Proposals for economic development outside of the allocated areas will be assessed on their merits. Proposals will need to be on Previously Developed Land and be in conformity with the Adopted Core Strategy and should have no adverse effect on any of the following:

13/0676/FULL

- i. *The amenity of adjacent occupiers.*
- ii. *The character of the area.*
- iii. *The surrounding environment.*

Proposals for live/work units will be considered favourably where they involve a re-use or replacement of a rural building and are in conformity with Policies SAL.UP11 and SAL.UP1. New developments for live/work units will also be considered favourably subject to the following criteria being met:

1. *They are located on Previously Developed Land;*
2. *They do not have an adverse impact on the character, landscape or wildlife of the area;*
3. *That suitable access arrangements can be made, without the need for extensive new access roads; and*
4. *They do not constitute inappropriate development in the Green Belt.*

All Live/Work proposals must also ensure that:

- a. *The work element is restricted to B1 activities. B2 uses may only be considered appropriate where there are no adverse impacts on surrounding properties;*
- b. *The workspace is designed to be separate from the dwelling;*
- c. *The emphasis is on the work element and this should be reflected in the percentage of floorspace afforded to the workspace; and*
- d. *The workspace must be constructed and available for occupation and use before the residential element of the scheme is occupied.*

- 4.6 The reasoned justification supporting Policy SAL.GPB1 and specifically relating to live/work units states:

The Adopted Core Strategy specifically encourages the provision of live/work units, with priority being placed on the re-use or replacement of existing rural buildings. In considering this, applications will need to be in conformity with Policies SAL.DPL2 and SAL.UP11. In some cases, new developments of live/work units may be acceptable, subject to proposals according with this policy.

Live/Work space is defined as property that is specifically designed for dual use, combining both residential and employment space. It is regarded as sui generis rather than having a specific use class as defined in the Town and Country Planning (Use Classes) Order 2005. In order to change the use of a building to a Live/Work unit, planning permission will always be required.

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It should be noted that Live/Work is distinct from 'home working' which usually comprises a residential unit with ancillary and often temporary or informal work areas. Such businesses do not normally require planning permission. Live/Work is a distinctive and formal division of residential and employment floorspace within the same unit which does require planning permission.

Live/Work development will be limited primarily to B1 activities. This relates to uses such as light industrial, research and development. In some case B2 uses may be considered appropriate where there are no adverse impacts on surrounding properties."

- 4.7 The development proposed is small in scale and, given its location and the nature of the business use proposed, would have little impact on the character of the area and would replace an existing rural building in accordance with the requirements of Policy DS04 of the Adopted Core Strategy. The proposed use would have no greater impact on the biodiversity of the area than the existing use of the site.
- 4.8 The application site currently provides a storage area and a commercial storage building and as such the site can be considered previously developed land. The application site is positioned over 45m from Bliss Gate Road and over 80m from Callow Hill and as such the scale, form and design of the proposed building would offer no detriment to the character of the area or the landscape. The existing access would be utilised by the proposed development and the application site is not within the West Midlands Green Belt. The work element of the development would be office space, a B1 use. The work space would be physically separate from the residential part of the building, although an entrance lobby is shared. The office space proposed has a floor area of approximately 31% of the residential element of the building and could be completed prior to the residential element of the development. The development would be considered to accord with the requirements of Policy SAL.GPB1 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 4.9 The impact of the proposed development on the amenity enjoyed by the occupants of neighbouring has been carefully assessed. The property proposed replaces an existing storage building and is positioned more centrally within the plot which serves to increase the distance from surrounding dwellings. Notwithstanding the position of the structure within the plot the boundaries of the application site are a minimum of 38m from the rear boundaries of properties fronting Callow Hill and 15m from the rear boundaries of properties fronting Bliss Gate Road. The proposed live/work unit would offer no significant detriment to the amenity currently enjoyed by the occupants of neighbouring dwellings in terms of light, outlook or privacy.

13/0676/FULL

- 4.10 The issue of surface water flooding has been raised by those objecting to the scheme. Both Severn Trent Water and the Council's Watercourse Officer have been consulted on the scheme. Neither of these parties have raised objections to the scheme but have recommended conditions requiring the submission of details relating to the provision of foul and surface water drainage prior to the development taking place.
- 4.11 The potential for the change of use of the premises to a wholly residential use has been raised through objections. A live/work unit would be considered a sui generis use and as such would not benefit from the permitted development change of use as laid out in Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). A note should be attached to any permission issued to ensure the applicant is aware that the property does not benefit from various sections of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

5.0 Conclusions and Recommendations

- 5.1 The live/work unit proposed would replace an existing building and would be sited on previously developed land, would have little impact on the character of the area and would have no greater impact on the landscape or biodiversity of the area than the existing storage building and use. Suitable access and parking can be provided. The workspace proposed is appropriate given the rural/residential character of the area and the impact on the amenity enjoyed by the occupants of nearby dwellings would be minimal.
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (External details – Approved plan).
 4. E2 (Foul and surface water).
 5. E3 (Soakaway test).
 6. Cycle parking.

Note

The building hereby approved has a use which is considered sui generis and as such the property does not benefit from the provisions of Schedule 2, Parts 1, 3 or 40 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Application Reference: 14/0016/FULL **Date Received:** 09/01/2014
Ord Sheet: 379188 275227 **Expiry Date:** 06/03/2014
Case Officer: Julia Mellor **Ward:** Wribbenhall

Proposal: Removal of garden wall, construction of brick paved parking space for No.1 car and new dropped kerb to highway

Site Address: 55 STOURPORT ROAD, BEWDLEY, DY12 1BH

Applicant: Mr N Mayman

Summary of Policy	CP03, CP11(CS) SAL.UP6, SAL.UP7 (SAALP) Section 4 (NPPF)
Reason for Referral to Committee	The applicant is a serving Wyre Forest District Council Officer or is an immediate family member
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site fronts the Stourport Road to the north east of the town centre, opposite Acacia Avenue, close to Bewdley High School. The site accommodates one half of a pair of semi detached houses. The property lies adjacent to a row of locally listed dwellings.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Bewdley Town Council – Awaiting comments.

3.2 Highway Authority – Awaiting comments.

3.3 Conservation Officer - Awaiting comments.

3.4 Neighbour/Site Notice – No representations received.

14/0016/FULL

4.0 Officer Comments

- 4.1 The proposed development comprises the provision of a dropped kerb and the hard surfacing of the frontage to the property to provide one car parking space.
- 4.2 The frontage accommodates an area of approximately 6m in width by 7m in depth. The wall referred to in the description of development has already been removed and the area is already being used as a parking space by the applicants.
- 4.3 The consideration of the proposal relies upon the impact upon highway safety, the existing heritage assets and the street scene.
- 4.4 First, whilst the comments of the Highway Authority are still awaited it is anticipated that an objection will be submitted. A similar application was presented to Members of the Planning Committee in October 2013, with respect to a property located within the same street, at No.63. The objection was twofold; first that there was insufficient space to allow a vehicle to enter and exit the site in a forward gear, resulting in reversing movements on to the Stourport Road which would disrupt the free flow of traffic; secondly, that the proposed parking space was inadequate in terms of its depth which would result in the overhang of the parked vehicle over the footway reducing the space available for pedestrians.
- 4.5 In response it is acknowledged that due the size of the area available there would not be sufficient space for a vehicle to park on site, and then exit in a forward gear. However a significant number of properties fronting Stourport Road have a dropped kerb and this manoeuvre cannot be achieved at the majority. It is not considered that reversing onto the highway would be significantly more detrimental to highway safety at this location in comparison to others within the vicinity. Furthermore in reality the occupiers are already undertaking this manoeuvre.
- 4.6 With respect to the depth of the parking space, at a depth of approximately 7m the proposed space would meet County Council standards, and from a visit to the site officers have evidence of a car parking on site without causing significant obstruction to pedestrians.
- 4.7 The application property lies adjacent to a terrace of four locally listed Victorian buildings. It is however considered that the proposed layout of the frontage would not detract significantly from the setting of these properties particularly as three of the four already have a parking area to the front.
- 4.8 In terms of impact upon the street scene or character of the area, the addition of another dropped kerb and parking area would, it is considered, not detract from appearance of the Stourport Road.

14/0016/FULL

5.0 Conclusions and Recommendations

5.1 It is considered that the proposals would cause no significant harm to highway safety and that the proposed scheme would not be detrimental to the setting of the adjacent locally listed properties or to the character of the street scene.

5.2 The recommendation is therefore for **APPROVAL** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans),

Wyre Forest District Council

Planning Committee Meeting 11 February 2014

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
08/0500/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0156/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
12/0155/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
12/0266/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

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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

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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
13/0321/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
13/0423/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
13/0483/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

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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
13/0528/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
13/0558/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
13/0550/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
13/0553/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

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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
13/0575/LIST	04/11/2013	30/12/2013	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 13 Apartments; Part conversion and part new build additional storey	Marcus King & Co (C/o Ivan Smith)	Paul Round
13/0574/FULL	04/11/2013	03/02/2014	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 13 Apartments; Part conversion and part new build additional storey	Marcus King & Co (C/o Ivan Smith)	Paul Round
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
13/0608/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
13/0465/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
13/0620/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
13/0637/FULL	26/11/2013	21/01/2014	68 BIRCHFIELD ROAD KIDDERMINSTER DY116PG	Two storey side extension and single storey rear extension	Mr & Mrs Westbury	Julia McKenzie-Watts

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13/0644/CERTE	27/11/2013	22/01/2014	153 WINDERMERE WAY STOURPORT-ON-SEVERN DY138QH	Certificate of lawfulness for two buildings used as a joinery workshop and store to the rear	Mr D Rosewarne	James Houghton
13/0645/FULL	28/11/2013	27/02/2014	LAND ADJACENT TO UPTON ROAD KIDDERMINSTER DY102YB	Construction of 19No. Affordable dwellings with associated highway and external works	Wyre Forest Community Housing (Mike Preston)	Emma Anning
13/0651/FULL	02/12/2013	27/01/2014	STOURPORT ON SEVERN HIGH SCHOOL MINSTER ROAD STOURPORT-ON-SEVERN DY138AX	Proposed new sports hall and link to existing building	Mrs L Quinn	Emma Anning
13/0650/FULL	03/12/2013	28/01/2014	104 HURCOTT ROAD KIDDERMINSTER DY102RG	Detached garage and garden room	Mrs P Bigmore	Julia McKenzie- Watts
13/0657/FULL	04/12/2013	29/01/2014	FORMER GARAGE SITE OFF ORCHARD CLOSE ROCK KIDDERMINSTER DY149XZ	Erection of 2No. 3 bed/5 person houses and 4No. 2bed/ 4 person affordable houses with associated access and landscaping	Mr Mike Preston	Emma Anning
13/0655/FULL	05/12/2013	30/01/2014	FOURWAYS WOODROW CHADDESLEY CORBETT KIDDERMINSTER DY104QG	First floor extension	Mr D Nelson	James Houghton
13/0653/FULL	06/12/2013	31/01/2014	HORSEHILL FARM HOUSE RIBBESFORD BEWDLEY DY122TT	Change of use of land and the installation of Solar PV Panels	Mr W Dowley	James Houghton
13/3043/PNCOU	06/12/2013	31/01/2014	BIG BARN COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Change of use of Agricultural Building to Offices	Mr KS Gora (B.S.Gora)	James Houghton
13/0660/FULL	09/12/2013	03/02/2014	1 GROVE BUNGALOWS CAKEBOLE CHADDESLEY CORBETT KIDDERMINSTER DY104RF	Detached garage and storage space over	Mr R Yardley	Julia McKenzie- Watts

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13/0656/FULL	09/12/2013	03/02/2014	FOLEY HOUSE 123 STOURPORT ROAD KIDDERMINSTER DY117BW	Demolition of existing building and redevelopment of the site to provide a class A1 retail unit and a class A3/A5 unit, car parking, landscaping and associated works (amendment to and resubmission of withdrawn application 13/0521/FULL)	QW Retail Estates Limited	Emma Anning
13/0666/FULL	11/12/2013	05/02/2014	PONY PADDOCK GREY GREEN LANE BEWDLEY DY121LS	Proposed garage and store	Mr & Mrs D Barnsley	Julia McKenzie-Watts
13/0668/FULL	12/12/2013	06/02/2014	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QJ	Proposed two storey side extension, with a single storey front porch extension and single storey rear extension	Mr & Mrs R Neale	James Houghton
13/0664/FULL	12/12/2013	06/02/2014	166 HURCOTT ROAD KIDDERMINSTER DY102TT	Replace an old and dangerous concrete patio with a new timber deck at the same level, built on blockwork walls	Mrs C Bolt	Julia McKenzie-Watts
13/0676/FULL	13/12/2013	07/02/2014	LAND AT REAR OF THE ROYAL FORESTERS ROCK KIDDERMINSTER DY14 9XR	Proposed live working unit (sui generis) with ancillary parking and associated works	Mr & Mrs McGaugharan	James Houghton
13/0667/FULL	13/12/2013	07/02/2014	LLOYDS GARAGE 8 BRIDGE STREET STOURPORT-ON-SEVERN DY138XA	Demolition of buildings comprising the former Lloyds Garage Site and replacement with Temporary Car Parking for a period of two years	Wyre Forest District Council	Julia Mellor
13/0673/FULL	16/12/2013	10/02/2014	236 STOURBRIDGE ROAD KIDDERMINSTER DY102XB	Two storey extension to side; first floor extension to rear	Mr & Mrs Evans	Julia McKenzie-Watts
13/0669/FULL	16/12/2013	10/02/2014	123 BEWDLEY ROAD STOURPORT-ON-SEVERN DY138XX	Single storey rear extension, first floor side extension and replacement garage	Mr & Mrs N Probert	Julia McKenzie-Watts

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13/0670/FULL	16/12/2013	17/03/2014	WEAVERS WHARF KIDDERMINSTER DY10 1AA	Full planning permission for the redevelopment of land within and adjacent to Weavers Wharf comprising; the demolition of Crown House and buildings between Lower Mill Street and Weavers Wharf (excluding McDonalds); the erection of a retail store (Use Class A1), canal side restaurants and cafes (Use Class A3), retail/restaurants (flexible use within class E for A1/A3/A4) and altered vehicular and pedestrian accesses, landscaping, construction of infrastructure and public realm works, car parking and associated works, including bridges over the Staffordshire and Worcestershire Canal and River Stour	Henderson UK Retail Warehouse Fund	John Baggott
13/0672/FULL	19/12/2013	13/02/2014	22 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LQ	Demolition of existing garage; single and two storey extension to side; pitched roof over existing flat roof to other side; first floor extension to front	Mr M Worton	Julia McKenzie-Watts
13/0677/LIST	19/12/2013	13/02/2014	64 LOAD STREET BEWDLEY DY122AW	Redecoration and repair works to the exterior elevations and internally to the guestroom; Removal of a partition and door to the hotel reception; Replacement of a partition to the guestroom ensuite	DV Architects	Julia McKenzie-Watts
13/0678/TREE	20/12/2013	14/02/2014	LAND AT ZORTECH AVENUE KIDDERMINSTER DY117DY	Fell Pine	BRINTONS CARPETS Ltd (Mr N Holding)	Alvan Kingston
13/0674/FULL	20/12/2013	14/02/2014	8 THE CRESCENT COOKLEY KIDDERMINSTER DY103RY	Proposed garage and ground floor side extension and rear extension	Mr M Rees & Miss S Latham	James Houghton

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13/0675/FULL	20/12/2013	14/02/2014	FOXMEAD CALLOW HILL ROCK KIDDERMINSTER DY149XW	Retention of Agricultural implement store building	Mrs M Kent	James Houghton
13/0683/LIST	23/12/2013	17/02/2014	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Erection of a satellite dish on the barn conversion adjacent to Horseley Hills Farm House	Mr & Mrs L Roper	Paul Round
13/0682/LIST	23/12/2013	17/02/2014	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Erection of a Satellite Dish	Mr & Mrs L Roper	Paul Round
13/0693/FULL	23/12/2013	17/02/2014	CORBESLEY HOUSE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Proposed boundary walls (part respective application) and erection of side lean-to walk way	Mr & Mrs B Adams	Emma Anning
13/0685/FULL	23/12/2013	17/02/2014	9 LYNDHURST DRIVE KIDDERMINSTER DY102PT	Two storey side extension for garage and additional living room	Mr P Gledhill	James Houghton
13/0687/FULL	23/12/2013	17/02/2014	FORMER T J HUGHES 1 HIGH STREET KIDDERMINSTER DY102DJ	External alterations to facilitate subdivision	Cougar (Midlands) Ltd - Mr J Havard	James Houghton
13/0688/FULL	23/12/2013	17/02/2014	LAND TO THE REAR OF 8 CHESTNUT GROVE KIDDERMINSTER DY115QB	Demolition Of Existing Garages and Erection Of New Bungalow and Associated Car parking	Mr M Dangerfield	James Houghton
13/0690/FULL	23/12/2013	17/02/2014	17 NEW STREET STOURPORT- ON-SEVERN DY138UP	Change of use and conversion of existing office building to form 3No. One bedroom flats, 1No. Two bedroom flat, erection of a single storey lean-to extension to rear and renovation of associated ancillary building to form a one bedroom dwelling	Mrs S Adams	Paul Round
13/0681/FULL	23/12/2013	17/02/2014	152 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TB	Two storey rear extension	Mr M England	Julia McKenzie-Watts

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13/0692/FULL	23/12/2013	17/02/2014	SHARMIC ENGINEERING LTD BALDWIN ROAD STOURPORT-ON- SEVERN DY139AX	Proposed demolition of an existing warehouse and the erection of a replacement of warehouse building	SHARMIC ENGINEERING LTD	Paul Round
13/0694/FULL	23/12/2013	17/02/2014	SWAN INN THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Construct low level boundary wall to frontage (part retrospective) and install Armco barriers to perimeter	Mr M Batham	Emma Anning
13/0686/FULL	23/12/2013	17/02/2014	52 UPTON ROAD KIDDERMINSTER DY102YD	Two storey side extension	Mr & Mrs B Powell	Julia McKenzie- Watts
13/0689/FULL	23/12/2013	17/02/2014	OAK GRANGE CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Proposed ancillary outbuilding to form home study	Mr G James	Julia McKenzie- Watts
13/0691/LIST	23/12/2013	17/02/2014	17 NEW STREET STOURPORT- ON-SEVERN DY138UP	Change of use and conversion of existing office building to form 3No. One bedroom flats, 1No. Two bedroom flat, erection of a single storey lean-to extension to rear and renovation of associated ancillary building to form a one bedroom dwelling	Mrs S Adams	Paul Round
13/0679/FULL	30/12/2013	24/02/2014	QUARRY COTTAGE ROCK CROSS ROCK KIDDERMINSTER DY149SE	Proposed alterations and extensions to create 2No. dwellings with associated alterations to access	Mr R Griffin	James Houghton
13/0684/FULL	30/12/2013	24/02/2014	38 THE CRESCENT COOKLEY KIDDERMINSTER DY103RY	Erection of replacement pitched roof domestic outbuilding	Mr M Le Riche	James Houghton
14/0002/TREE	02/01/2014	27/02/2014	GAINSBOROUGH HOUSE HOTEL BEWDLEY HILL KIDDERMINSTER DY116BS	Crown lift sweet chestnut to 3 metres above garage at 48 Landsdowne Green	Miss L Backish	Alvan Kingston

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14/0005/FULL	02/01/2014	27/02/2014	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY DY122AP	Forming new catering kitchen area to the rear of the building (not listed within this area), reinstating external door into existing opening and installing new extraction ductwork within the new kitchen area, the external ductwork to be clad in brickwork to form a mock chimney	SEVERN INDIAN CUISINE	Julia McKenzie-Watts
14/0006/LIST	02/01/2014	27/02/2014	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY DY122AP	Forming new catering kitchen area to the rear of the building (not listed within this area), reinstating external door into existing opening and installing new extraction ductwork within the new kitchen area, the external ductwork to be clad in brickwork to form a mock chimney	Mr A Miah	Julia McKenzie-Watts
14/0004/FULL	04/01/2014	01/03/2014	160 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TB	Two Storey Rear Extension. Alterations to frontage car parking.	Mr & Mrs A Webb	James Houghton
14/0007/FULL	06/01/2014	03/03/2014	LAND BETWEEN CATSTREE AND WADBORO BLISS GATE ROAD ROCK KIDDERMINSTER DY149XU	Erection of 2no. timber field shelters and associated hard standing and access works	Discovery (Mr N Emms)	Emma Anning
14/0001/TREE	06/01/2014	03/03/2014	52 THE DEANSWAY KIDDERMINSTER DY102RJ	Fell Beech	Mr A Adams	Alvan Kingston
14/0003/TREE	06/01/2014	03/03/2014	DRAYTON HOUSE DRAYTON ROAD BELBROUGHTON STOURBRIDGE DY9 0DG	Fell Horse Chestnut and remove dead and diseased wood from a Yew	Mr G Whateley	Alvan Kingston
14/0012/FULL	07/01/2014	04/03/2014	30 CONINGSBY DRIVE KIDDERMINSTER DY115LU	Single storey side extension and porch to principal elevation	Mr & Mrs Davies	Julia McKenzie-Watts

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14/0013/FULL	07/01/2014	04/03/2014	2 LIME COTTAGES NEW ROAD CAUNSALL KIDDERMINSTER DY115YN	Two storey side extension	Mr & Mrs Hope	James Houghton
14/0015/FULL	07/01/2014	04/03/2014	FAIRVIEW CLATTERCUT LANE RUSHOCK DROITWICH WR9 0NW	Two storey and single storey side extension and single storey extension to the rear	Miss L Corbo	Julia McKenzie- Watts
14/0014/FULL	07/01/2014	04/03/2014	CRUNDALLS FARM HOUSE CRUNDALLS LANE BEWDLEY DY121NB	Change of use of land to the keeping of horses and erection of a stable with hay store	Mr J Kingsley	Julia McKenzie- Watts
14/0011/FULL	07/01/2014	04/03/2014	20 DUNLEY ROAD STOURPORT- ON-SEVERN DY130AX	Two storey extension to side, single storey extension to rear	Mr I Curtis	Julia McKenzie- Watts
14/3045/PNRES	07/01/2014	04/03/2014	99 COVENTRY STREET KIDDERMINSTER DY102BL	Change of use of premises from offices to 12 No. Flats	K-Line Property Developments Ltd	Julia Mellor
14/0020/ADVE	08/01/2014	05/03/2014	UNIT 21 ROWLAND WAY WORCESTER ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Non Illuminated Sign	Greenhill Fasions	Julia McKenzie- Watts
14/0019/FULL	08/01/2014	05/03/2014	UNIT 21 ROWLAND WAY WORCESTER ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Change of use from storage unit to 'Diner' (serving both hot food and sandwiches/snacks for consumption on or off premises).	Greenhill Fasions	Julia McKenzie- Watts
14/0009/FULL	08/01/2014	05/03/2014	STOURPORT TENNIS CLUB TAN LANE STOURPORT-ON-SEVERN DY138EU	Installation of 9No. 6m flood lights on courts 5 and 6; and construction of a curved tennis practice wall	STOURPORT TENNIS CLUB	Emma Anning
14/0010/FULL	09/01/2014	06/03/2014	2 & 4 WOODBURY ROAD NORTH STOURPORT-ON-SEVERN DY138XL	First floor side extension to provide additional living space	Mr S Gossal	James Houghton

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14/0029/RESE	09/01/2014	06/03/2014	LAND OFF PLIMSOLL STREET KIDDERMINSTER DY116TY	Proposed development to provide 1No. Two bed unit with associated access and parking	N & A Developments Ltd	Paul Round
14/0016/FULL	09/01/2014	06/03/2014	55 STOURPORT ROAD BEWDLEY DY121BH	Removal of garden wall, construction of brick paved parking space for No.1 car and new dropped kerb to highway	Mr N Mayman	Julia Mellor
14/0017/FULL	09/01/2014	10/04/2014	HEATH LANE SHENSTONE KIDDERMINSTER DY104BS	Change of use of Agricultural land to travelling show people site, including stationing of 4 residential caravans, 6 touring caravans and 1 static caravan along with storage of equipment and vehicles and associated access, parking and drainage works.	Mr N Jennings	Paul Round
14/0023/FULL	13/01/2014	10/03/2014	197 BIRMINGHAM ROAD KIDDERMINSTER DY102SD	Change of use to Ambulance Response Service (Sui Generis)	West Midlands Ambulance Service (K Hutchings)	James Houghton
14/0028/FULL	13/01/2014	10/03/2014	14 DELPHINIUM CLOSE KIDDERMINSTER DY115HB	Two storey side extension	Mr T Brown	James Houghton
14/0037/FULL	13/01/2014	10/03/2014	2A HIGH STREET STOURPORT- ON-SEVERN DY138DJ	Change of use from basement to residential	Mr A Benton	James Houghton
14/0024/FULL	13/01/2014	10/03/2014	42 MARLPOOL LANE KIDDERMINSTER DY115DD	Porch to front	Mr & Mrs M Causer	Julia McKenzie- Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0025/RESE	13/01/2014	14/04/2014	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY117QL	Redevelopment of part of Development Block B(iii) and part of Development Block C within phase 1 of the Former British Sugar Site for 75No. Residential dwellings including 9No. affordable units and children's play area. Reserved Matters approved for scale, appearance, landscaping, layout and internal access within the Development Blocks following Outline approval 12/0146/EIA	Bovis Homes Ltd	Julia Mellor
14/0027/OUTL	13/01/2014	14/04/2014	CHICHESTER CARAVANS VALE ROAD STOURPORT-ON-SEVERN DY138YL	Outline Application for 28No. Residential houses and apartments (Access and layout to be determined)	Chichester Caravans	Paul Round
14/0033/ADVE	13/01/2014	10/03/2014	CO-OPERATIVE TRAVEL CO- OPERATIVE FOODSTORE FRANCHE ROAD KIDDERMINSTER DY115BE	2 Triangular fascias; 1 Oblong Fascia and 1Projectoring Sign	MIDCOUNTIES CO-OPERATIVE	James Houghton
14/0038/LIST	13/01/2014	10/03/2014	2A HIGH STREET STOURPORT- ON-SEVERN DY138DJ	Change of use from basement to residential	Mr A Benton	James Houghton
14/0021/FULL	14/01/2014	11/03/2014	34 WOODLANDS ROAD COOKLEY KIDDERMINSTER DY103TL	Erection of decking to create level access from rear of house to garden	Mrs H Phillips	Emma Anning
14/0039/FULL	14/01/2014	11/03/2014	THE OLD COACH HOUSE BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PY	To provide new access to existing dwelling	Mr M Glendenning	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0395/FULL	14/01/2014	15/04/2014	BEWDLEY MEDICAL CENTRE DOG LANE BEWDLEY DY122EG	Demolition of existing medical centre on Dog Lane and erection of 49 space car park; change of use of existing open space to facilitate an extension to existing Dog Lane car park to form permanent 'overflow' car parking area; 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
14/0026/FULL	15/01/2014	16/04/2014	LAND AT SEBRIGHT ROAD WOLVERLEY KIDDERMINSTER	Variation of Section 106 Agreement associated with planning application 10/0550/FULL to remove 80% maximum staircasing limit	Wyre Forest Community Housing (Mr D Owen)	Emma Anning
14/0036/FULL	16/01/2014	13/03/2014	35 LONG ACRE KIDDERMINSTER DY102HA	Erection of new 3 bedroom dwelling	WESTDEANE CONSTRUCTION LTD	Paul Round
14/0031/FULL	17/01/2014	14/03/2014	CONSTERDYNE 6 MASON ROAD KIDDERMINSTER DY116AF	Removal of condition 2 of planning permission WF/0771/95	Deveron Estates Limited	Paul Round
14/0032/FULL	17/01/2014	14/03/2014	CONSTERDYNE 6 MASON ROAD KIDDERMINSTER DY116AF	Removal of condition 2 of planning permissions WF/0139/93	Deveron Estates Limited	Paul Round
14/0035/FULL	17/01/2014	14/03/2014	BRADFORD HOUSE DROITWICH ROAD HARTLEBURY KIDDERMINSTER DY104EA	Replacement General Purpose Potato Grading Store	Mr T G Cartridge	Julia Mellor
14/0030/FULL	17/01/2014	14/03/2014	CONSTERDYNE 6 MASON ROAD KIDDERMINSTER DY116AF	Removal of condition 2 of planning permission 06/0977/FULL	Deveron Estates Limited	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0040/FULL	17/01/2014	14/03/2014	110 LICKHILL ROAD STOURPORT-ON-SEVERN DY138SF	Subdivision of existing property to form 2No. 1 bed apartments. Formation of driveway and parking. Cycle parking to rear.	Mr M Morris	James Houghton
14/0042/FULL	20/01/2014	17/03/2014	21 ARLEY LANE HOUSES SHATTERFORD BEWDLEY DY121RZ	Two storey extension to terraced property	Mr H Almond	Julia McKenzie-Watts
14/0043/FULL	20/01/2014	17/03/2014	19 LODGE CLOSE BEWDLEY DY121DN	Conservatory to side elevation	Mr & Mrs R Fleming	Julia McKenzie-Watts
14/3001/PNH	20/01/2014	03/03/2014	OXBINE CHAPEL LANE ROCK KIDDERMINSTER DY149XE	Rear Extension	Mr R Annis	John Baggott
14/0034/FULL	21/01/2014	18/03/2014	S M S LTD UNIT 2-3 WORCESTER ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Partial change of use to incorporate a small factory outlet to include selling products manufactured onsite	S M S LTD (Mrs K Bizzard)	Paul Round
14/0045/FULL	21/01/2014	18/03/2014	SWALLOWS BARN THE HOLLOWAY CHADDESLEY CORBETT KIDDERMINSTER DY104QD	Proposed Sun Lounge	Mr J Thomas	James Houghton
14/0044/FULL	22/01/2014	19/03/2014	THREE WILLOWS ROCK KIDDERMINSTER DY149XB	Two storey rear lounge and bedroom extension and second storey bedroom extension over existing garage	Mr J White	James Houghton
14/0046/LIST	22/01/2014	19/03/2014	SWALLOWS BARN THE HOLLOWAY CHADDESLEY CORBETT KIDDERMINSTER DY104QD	Proposed sun lounge	Mr J Thomas	James Houghton
14/0052/FULL	23/01/2014	20/03/2014	13 ST. DAVIDS CLOSE STOURPORT-ON-SEVERN DY138RZ	First floor side extension	Mrs L Clarke	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0049/FULL	23/01/2014	20/03/2014	59 BUTTERMERE ROAD STOURPORT-ON-SEVERN DY138NY	Single storey side and rear extension	MISS HANNAH SMITH	Julia Mellor
14/0041/LIST	23/01/2014	20/03/2014	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Replacement roof to Hillgrove House	KING CHARLES HIGH SCHOOL (Miss S Knight)	Julia McKenzie- Watts
14/0047/TREE	24/01/2014	21/03/2014	ROUSBINE CARAVAN PARK ROCK KIDDERMINSTER DY149DD	Fell Two Oaks	Mr Moule	Alvan Kingston
14/0053/FULL	24/01/2014	21/03/2014	128 MARLPOOL LANE KIDDERMINSTER DY115HS	Raising of roof with dormer windows to front and rear; ground floor extension to rear; porch to front and pitched roof to garage	Mr & Mrs P Cook	Julia Mellor
14/0051/FULL	24/01/2014	21/03/2014	26 LOW HABBERLEY KIDDERMINSTER DY115RA	Single and two storey rear extensions and front bay window extension	Mr N Stone	Julia McKenzie- Watts
14/0050/FULL	27/01/2014	24/03/2014	37 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LQ	Proposed two storey side and single storey front extension	Mr & Mrs Richards	Julia Mellor
14/0048/FULL	27/01/2014	24/03/2014	WHITEHOUSE FARM CLEOBURY ROAD ROCK KIDDERMINSTER DY149TA	Two storey extension to rear	Mr R Griffiths	Julia McKenzie- Watts

WYRE FOREST DISTRICT COUNCIL

Planning Committee

11 February 2014

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	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
WFA1429 13/0491/TREE	APP/TPO/R1845/ 3597	Mr M Preece	8 DUNLEY ROAD STOURPORT-ON- SEVERN DY130AX Cut back branches from a cherry and a conifer to the boundary of 8/10 Dunley Road	WR 16/12/2013	27/01/2014			

SECTION 106 OBLIGATION MONITORING

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

This list only records applications dating back to 2010 and should Members wish to see records relating to applications before then, they are available on request

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0657/FULL	Former Garage Site Off Orchard Close Rock	<ul style="list-style-type: none"> Open Space provision of £1,908.48 		
13/0645/FULL	Land adjacent to Upton Road Kidderminster	<ul style="list-style-type: none"> Open Space provision of £2,385.60 		
13/0573/FULL	Coopers Arms Canterbury Road Kidderminster	<ul style="list-style-type: none"> Education contribution of £12,714 Open space provision of £4,294.08 		
13/0494/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> Public Open Space contribution of £13,896 (The agreement should replicate the agreement previously agreed under reference 13/0049/FULL) 		

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Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0465/FULL	Stadium Close Aggborough Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £6,202.56 • Transport contribution – To be confirmed 		Draft with solicitors for approval
13/0455/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £52,974 • Public Open Space contribution of £11,689.44 • 30% Affordable Housing Provision – 7 units (4 Social Rent / 3 Shared Ownership) 		Application withdrawn
13/0427/FULL	Coopers Arms Canterbury Road Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Public Open Space contribution of £4,294.08 		Application withdrawn
13/0337/FULL	Mill Bank House Mill Street Kidderminster	<ul style="list-style-type: none"> • Affordable Housing contribution of £28,500 to be spent by the District Council to aid affordable housing schemes within the Kidderminster Area 		Engrossments out for signature
13/0082/FULL	Riverside Building Former Carpets of Worth Site Severn Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £9,810 • Public Open Space contribution of £2,316 • Affordable Housing – 3no. dwellings 		

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Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0208/FULL	Corner of Castle Road and Park Lane Kidderminster	<ul style="list-style-type: none"> • Education contribution of £16,952 • Highway contribution of £3,660 for Traffic Regulation Order • Public Open Space contribution of £3,816.96 		Engrossments out for signature
13/0299/FULL	Former Garage Site Bredon Avenue Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £1,192.80 		Agreement completed
13/0282/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> • Education contribution of £24,525 • Public Open Space contribution of £4,771.20 		Agreement completed
13/0186/FULL	Former Sutton Arms Sutton Park Road	<ul style="list-style-type: none"> • Variation to education contributions 		Agreement completed
13/0120/OUTL	Former Victoria Sports Ground Spennells Valley Road Kidderminster Industrial Estate Kidderminster	<ul style="list-style-type: none"> • Contribution of £10,000 to provide an additional bus stop 		Engrossments out for signature

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0193/FULL	78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Public Open Space contribution of £1,908.48 • Affordable Housing – at 30% resulting in 4no. of the 13no. Units being for affordable housing 		Draft in circulation
13/0049/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> • Public Open Space Contribution of £13,896 • Affordable housing 		Agreement completed
13/0033/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £169,228.00 • Public Open Space Contribution of £34,045.20 (split between Town Council and WFDC) • Highway Contribution of £3,660.00 • Affordable Housing Provision – 12 affordable units (6 shared ownership and 7 rented) 		Agreement completed
12/0321/FULL	Unit 2 Greenacres Lane Bewdley	Provision of a dry access across third party land (two plots)		Agreement completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0507/FULL	Land off Clensmore Street Churchfields Kidderminster	Supplemental agreement to confirm the terms of the original apply to the new application		Agreement completed
12/0690/FULL	5 and 6 Church Street Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £2,542.80 		Completed
12/0695/FULL	60 Stourbridge Road Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £4,238.00 		Application withdrawn
12/0317/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £169,228.00 • Public Open Space Contribution of £34,045.20 • Highway Contribution of £3660 • Affordable Housing Provision – 12 affordable units (5 shared ownership and 7 rented) 		Application refused on 13/11/12
12/0667/FULL	British Red Cross Society Redcross House Park Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £3,390.40 • Open Space contribution of £2,779.20 		Agreement completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0644/S106	Primary Care Centre Hume Street Kidderminster	Variation to allow a Community Transport contribution to replace already agreed public transport contribution		Draft out for agreement
12/0623/FULL	Land adjacent 7 Hartlebury Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £15,696 • Open Space contribution of £2,316 		Agreement completed
12/0528/FULL	Sutton Park Reservoir Sutton Park Road Kidderminster	£85,000 towards offsite affordable housing	Commencement of development	Agreement completed
12/0429/FULL	The Old Post Office Blackwell Street Tower Buildings Kidderminster	£8,400 towards off site open space	Prior to first occupation of any unit	Completed
12/0114/FULL	Former Blakedown Nurseries Belbroughton Road Blakedown	<ul style="list-style-type: none"> • Education contribution of £147,188 • The provision of 19 affordable units 13 social rented 6 shared ownership • Open Space contribution of £31,932.96 to be spent as specified (or not) by the Parish Council 	<p>Prior to first occupation of any unit</p> <p>Prior to first occupation of any unit</p>	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	(i) a minimum of 12% affordable housing; (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West; (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal) (iv) up to £35k towards public realm		Completed
12/0433/FULL	Caunsall Farm 100 Caunsall Road Caunsall	Revocation of Secretary of State's decision dated 19 March 1979 which allowed a retail shop		Completed
12/0155/FULL	Land to rear of 10 York Street/ 31 High Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £2,460 • Public Open Space contribution of £1,349.28 	Commencement of development	Draft with applicants
12/0268/S106	Morganite Advanced Ceramics Bewdley Road Stourport on Severn	Variation to allow revised affordable housing percentage (24%)		Completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
11/0309/FULL	1 Frederick Road, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12
11/310/FULL	Unit 1 Frederick Road, and land to the east, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12
11/0390/FULL	Corner of Hurcott Road and Stourbridge Road Kidderminster	<ul style="list-style-type: none"> • Air Quality Monitoring and Management contribution of £10,000 		Agreement completed and contribution paid
11/0471/FULL	Clent Avenue, Kidderminster	<ul style="list-style-type: none"> • Open space contribution of £2,023.92 		Agreement completed
11/0469/FULL	Richmond Road Bewdley	<ul style="list-style-type: none"> • Open space contribution of £1,779.04 		Engrossment agreements with applicants for signature

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period 	Commencement of development	Completed
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> To prevent implementation of 10/0653/FULL approved 13th December 2010 To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling 	Immediate	Completed
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> Education contribution of £38,224 Highway contribution of £20,000 Affordable housing provision of 25 units (11 Shared Ownership & 14 Rent) 	<ul style="list-style-type: none"> Occupation of one third of dwellings Occupation of first dwelling Before completion of the general market dwellings 	Completed
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> Public open space contribution of £3055.92 Sustainable transport contribution of £90.00 	Commencement of development	Agreement completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0558/FULL	Car Parking area at end of Church Street, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £7,408 • Open space provision • Bio diversity contribution • Public realm provision 	First occupation	Completed
10/0446/FULL	Land adjoining 7 Hartlebury Road, Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £2,182.80 • Education contribution of £20,311.00 	First occupation	Completed
10/0505/FULL	Briars Hotel 100 Habberley Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £45,123 • Open Space contribution of £17,025.84 • Biodiversity contribution (to be agreed) • Transfer of woodland to WFDC 	First occupation	Completed
10/0347/FULL	Hume Street, Kidderminster	<ul style="list-style-type: none"> • Bus Service contribution £58,000 • Highways contribution £22,000 	<ul style="list-style-type: none"> • Commencement of Development • First occupation 	Completed
10/0165/FULL	Rear of 78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed

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