

Open

Planning Committee

Agenda

6pm
Tuesday, 11th March 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.

WEBCASTING NOTICE

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

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

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

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

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

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

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

NOTES

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

Wyre Forest District Council

Planning Committee

Tuesday, 11th March 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 11th February 2014.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	16
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	91

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>	112
8.	<p>Blakebrook Conservation Area Draft Conservation Area Appraisal Consultation</p> <p>To consider a report from the Director of Economic Prosperity and Place which informs Members of the proposed draft Conservation Area Appraisal for the Blakebrook Conservation Area, and the proposed arrangements for public consultation.</p>	115
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**

11TH FEBRUARY 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, V Higgs, C D Nicholls, F M Oborski, M A Salter, J A Shaw and N J Thomas.

Observers:

Councillors: G W Ballinger, J-P Campion, E Davies, N J Desmond, N Gale, A T Hingley and N Knowles.

PL.67 Apologies for Absence

Apologies for absence were received from Councillors H J Martin and B McFarland.

PL.68 Appointment of Substitutes

Councillor J A Shaw was appointed as a substitute for Councillor H Martin.
Councillor V Higgs was appointed as a substitute for Councillor B McFarland.

PL.69 Declarations of Interests by Members

Councillor G C Yarranton declared a Disclosable Pecuniary Interest in application number 13/0465/FULL – Stadium Close, Aggborough, Kidderminster and application number 13/0645 – Land Adjacent to Upton Road, Kidderminster as he is a board member of The Community Housing Group but he had a dispensation from the Ethics & Standards Committee.

Councillor F M Oborski declared a Disclosable Pecuniary Interest in application number 13/0465/FULL – Stadium Close, Aggborough, Kidderminster and application number 13/0645 – Land Adjacent to Upton Road, Kidderminster as she is a board member of the Community Housing Group but she had a dispensation from the Ethics & Standards Committee.

Councillor J A Greener declared an Other Disclosable Interest in application 13/395/FULL – Bewdley Medical Centre, Dog Lane, Bewdley as she was a medical patient and also a Disclosable Pecuniary Interest in application number 13/0465/FULL – Stadium Close, Aggborough, Kidderminster and 13/0645 – Land Adjacent to Upton Road, Kidderminster as she is a board member of The Community Housing Group but he had a dispensation from the Ethics & Standards Committee. DPI

Councillor D Godwin a Disclosable Pecuniary Interest in application number 13/0465/FULL – Stadium Close, Aggborough, Kidderminster and application number 13/0645 – Land Adjacent to Upton Road, Kidderminster as he is a board member of The Community Housing Group but he had a dispensation from the Ethics & Standards Committee.

PL.70 Minutes

Decision: The minutes of the meeting held on 14th January 2014 be confirmed as a correct record and signed by the Chairman.

PL.71 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 517 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 517 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.72 Applications Pending Decision

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

Decision: The schedule be noted.

PL.73 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.74 Section 106 Obligation Monitoring

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

Decision: The details be noted.

The meeting ended at 10.25 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

11th February 2014 Schedule 517 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: 13/0620/FULL
Site Address: 28 MIDDLETON ROAD, KIDDERMINSTER, DY11 5EZ
REFUSED for the following reason. The proposed development of apartments, within an area which is distinctively characterised by a predominance of detached and semi detached dwelling houses, would be out of character with this area and those existing properties within the immediate vicinity of the application site. The introduction of self contained living accommodation over both floors of the building has the potential to have an adverse impact upon the privacy and amenity of the surrounding properties. The development is considered contrary to the requirements of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policies SAL.DPL4 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

Councillor A T Hingley and Councillor N Knowles left the meeting at this point, 6.39m.

Application Reference: 13/0395/FULL
Site Address: BEWDLEY MEDICAL CENTRE, DOG LANE, BEWDLEY, DY12 2EG
APPROVED subject to the following conditions; <ol style="list-style-type: none"> 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.
 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.
 24. Removal of PD rights for fences/means of enclosure at proposed medical centre site.

Councillor J-P Campion left the meeting at 7.07pm during the consideration of the above application.

Councillor E Davies left the meeting at this point, 7.40pm.

The meeting was adjourned at 7.40pm and reconvened at 7.46pm.

Application Reference: 13/0465/FULL

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

DELEGATED AUTHORITY TO APPROVE subject to:

- (a) the signing of a **Section 106 Agreement** to secure
 - Open Space Contribution of £6,202.56; and
- (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.
14. Details of noise attenuation for bedrooms, living rooms and garden areas.
15. Lighting plan.
16. Details of fencing to be agreed (to take account of noise attenuation as required); and timetable of implementation to be agreed.

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.

Councillor G W Ballinger left the meeting at this point, 8.20pm.

Application Reference: 13/0645/FULL

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

DELEGATED AUTHORITY BE APPROVED 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. Reptile mitigation strategy to be adhered to prior to Commencement of

- development.
- 7. Lighting plan to be submitted.
- 8. Highways conditions.
- 9. Drainage details to be submitted.

Note

SN2 (Section 106 Agreement).

Application Reference: 13/0656/FULL

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

REFUSED for the following reason:

1. The application site is located within an area allocated primarily for residential use within the Site Allocations and Policies Local Plan. The application proposes an unacceptable form of commercial development in this area which, by virtue of the nature of the proposed uses, would be likely to have a detrimental impact upon the amenities of existing nearby occupiers of existing residential properties due to increased noise disturbance arising from increased pedestrian and vehicular traffic movements, including deliveries; and, the increased likelihood of customers congregating on the associated car park, particularly at unsociable hours, leading to potential instances of anti-social behaviour. The proposal therefore fails to satisfy Policies SAL.GPB2 and SAL.GPB3 of the Site Allocations and Policies Local Plan and Section 11 of the National Planning Policy Framework.
2. Insufficient information has been provided to demonstrate that the proposed extraction and ventilation equipment to the A3/A5 retail unit would not give rise to significant harm being caused to the amenity of adjacent occupiers of existing residential and commercial premises by virtue of increased noise levels. The proposal therefore fails to satisfy Policies SAL.GPB2 and SAL.GPB3 of the Site Allocations and Policies Local Plan and Section 11 of the National Planning Policy Framework.
3. Clee Avenue is a predominantly residential cul-de-sac. The proposed development by its very nature would generate increased vehicular movements between the junction of Clee Avenue and Stourport Road and the entrance to the site which is considered likely to be of detriment to pedestrian and highway safety. The proposal therefore fails to accord with Policy SAL.CC1 of the Site Allocations and Policies Local Plan.

Councillor N J Desmond and N Gale left the meeting at this point, 9.30pm.

Application Reference: 13/0612/RESE
Site Address: 26-28 LESWELL STREET, KIDDERMINSTER, DY10 1RP
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 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
<ol style="list-style-type: none"> A) SN12 (Neighbours' rights). B) Private Apparatus within the Highway. C) Alteration of highway to provide new or amend vehicle crossover.

Application Reference: 13/0655/FULL
Site Address: FOURWAYS, WOODROW, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QG
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B3 (Finishing materials to match).

Application Reference: 13/0528/FULL
Site Address: HARVINGTON HALL FARM, HARVINGTON HALL LANE, HARVINGTON, KIDDERMINSTER, DY10 4LR
APPROVED subject to the following conditions.
<ol style="list-style-type: none"> 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

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

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

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

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.
6. Ecological survey to be undertaken prior to commencement of works and demolition with details of mitigation to be agreed if required.
7. Approval granted to reduce existing buildings to existing ground level only; no works below the existing ground level are consented. If these additional works are proposed, then an archaeological watching brief will be required.

Application Reference: 13/0668/FULL

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

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

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

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

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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

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

APPROVAL subject to the following conditions:

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

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

11/03/2014

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
13/0568/FULL	UPPER MOOR SMALL HOLDING TIMBER LANE STOURPORT-ON-SEVERN	REFUSAL	17
14/0005/FULL	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY	APPROVAL	46
14/0006/LIST	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY	APPROVAL	46

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
13/0693/FULL	CORBESLEY HOUSE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	51
13/0694/FULL	SWAN INN THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	55
14/0004/FULL	160 CASTLE ROAD COOKLEY KIDDERMINSTER	APPROVAL	61
14/0025/RESE	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	DELEGATED APPROVAL	64
14/0027/OUTL	CHICHESTER CARAVANS VALE ROAD STOURPORT-ON-SEVERN	DELEGATED APPROVAL	75
14/0053/FULL	128 MARLPOOL LANE KIDDERMINSTER	APPROVAL	85
14/0061/FULL	COLLIERS FARM SHOP TENBURY ROAD CLOWS TOP KIDDERMINSTER	APPROVAL	88

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

11TH MARCH 2014

PART A

Application Reference:	13/0568/FULL	Date Received:	23/10/2013
Ord Sheet:	382084 272087	Expiry Date:	22/01/2014
Case Officer:	Paul Round	Ward:	Mitton

Proposal: Change of use to use as a 4 pitch Gypsy and Traveller site and associated ancillary development

Site Address: UPPER MOOR SMALL HOLDING, TIMBER LANE,
STOURPORT-ON-SEVERN, DY13 9LU

Applicant: Mrs S Loveridge

Summary of Policy	DS01, DS04, CP02, CP06, CP11, CP12, CP13, CP14, (CS) SAL.DPL1, SAL.DPL2, SAL.DPL7, SAL.DPL8, SAL.DPL10, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP1, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9 (SAAPLP) Sections 4, 6, 7, 9, 10, 11 (NPPF) National Planning Policy Framework Technical Guidance Planning Policy for Gypsy Sites (March 2012) Ministerial Statement “Planning and Travellers” Brandon Lewis MP – 2 July 2013 Companion Guide to PPS 9 Good Practice Guide Planning for Biodiversity & Geological Conservation – (March 2006) Practice Guide to PPS 25 - Development & Flood Risk – (March 2010)
Reason for Referral to Committee	‘Major’ planning application Third party has registered to speak at Committee
Recommendation	REFUSAL

1.0 Site Location and Description

1.1 The site forms a 0.66 ha piece of agricultural land situated on Timber Lane north of the viaduct, that forms part of the Leapgate Country Park, which separates the Mitton Gardens development from the open countryside. The River Stour wraps around the northern and eastern boundaries of the site.

1.2 The site is within the Green Belt and is identified by the Environment Agency as being within Flood Zone 2.

13/0568/FULL

- 1.3 The site is accessed via an existing gateway from Timber Lane and features a dilapidated building. The boundaries of the site are well vegetated although the site can be clearly seen from Public Rights of Way including the viaduct. A large electricity pylon sits at the entrance to the site.
- 1.4 The application seeks to establish a small scale Gypsy Site on the land accommodating up to 4 pitches with associated roadways and amenity buildings.

2.0 Planning History

- 2.1 WF.0792/79 – Residential Caravan : Approved (temporary until 30.10.77).
- 2.2 WF.0024/78 – Residential Caravan : Approved (temporary until 31.1.79).
- 2.3 WF.0250/84 – Residential Caravan and Calf Pens : Approved (caravan temporary until 3.7.85).
- 2.4 WF.0524/85 – Agricultural Workers Caravan : Approved (temporary until 3.7.86).
- 2.5 WF.1042/85 – Temporary Residential Caravan : Refused.
- 2.6 WF.0805/86 – Agricultural Workers Caravan : Refused.
- 2.7 WF.0897/86 – Residential Caravan : Approved (temporary until 30.5.87).
- 2.8 WF.0560/87 – Three Bedroom Bungalow : Refused.
- 2.9 WF.0836/87 – Caravan : Refused.
- 2.10 WF.0037/88 – Two Residential Caravans for One Gypsy Family : Refused; Appeal Dismissed.
- 2.11 WF.0621/89 – One Residential Caravan for One Gypsy Family : Refused.
- 2.12 WF.0056/90 – One Residential Caravan for One Gypsy Family : Refused; Appeal Allowed (on agricultural grounds) conditional to Agricultural Occupancy (temporary until 31.8.94).
- 2.13 WF.0065/95 – Retention of Mobile Home : Refused.
- 2.14 WF.0400/95 – Retention of Mobile Home : Refused.
- 2.15 Breach of Condition Notice served requiring removal of caravan; complied with by 19.10.95.

13/0568/FULL

- 2.16 12/0247/FUL – Change of use to Gypsy Caravan Site to create maximum 15 pitches, amenity blocks and service road : Refused.
- 2.17 13/0237/FULL – Change of use to use as a 4 pitch Gypsy and Traveller site and associated ancillary development : Withdrawn.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Recommend refusal on the grounds that the development would have an adverse impact on the Green Belt and the surrounding area and because no special circumstances had been demonstrated to justify a departure from Green Belt policy.
- 3.2 Highway Authority – Access to the application site is from the Hartlebury Road via a modern housing estate which is designed to maintain slow speeds by using bends and tight junction radii. The application proposes 4 pitches for caravans and these would need to be delivered on a long vehicle. In order for a large vehicle to successfully negotiate the bends and junctions it is considered that this will not be possible without overriding the pavements and that the angle of the bridge relative to the Timberland Way will prevent access for larger vehicles. This will have a detrimental impact on pedestrian safety and result in structural damage to the pavements and kerbing. The applicant's transport statement indicates that the largest vehicles would not be able to achieve access and recommends a condition to limit the size of caravans, considering the tests of conditions in circular 11/95 I do not consider this to be a reasonable approach.

The applicant has not demonstrated access to the site is possible for the caravans the applicant expects to be present I consider that this application will have an adverse impact on the highway network.

- 3.3 Environment Agency –
FLOOD RISK

According to our Flood Zone Maps the site is primarily located in Flood Zone 2 (0.1% annual probability of fluvial flooding) and not Flood Zone 1 as noted within the Design and Access Statement. Access onto Timber Lane is partially within Flood Zone 3 ('high risk', 1% annual probability of fluvial flooding).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

As the application is for caravans intended for permanent residential use, the proposed development would be considered as a 'highly vulnerable' use according to the Technical Guidance to the NPPF (Table 2). A 'highly vulnerable' use within Flood Zone 2 requires the Sequential Test and Exception Tests to be passed (Table 3).

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SEQUENTIAL TEST

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

Since our previous response, dated 28 May 2013, we note that the site has not been included in your Council's Site Allocations and Policies document (Adopted July 2013). However, as part of the Gypsy and Travellers site allocation work, we provided comments to your Planning Policy Team in relation to flood risk and the ST. Therefore, in this instance, we advise that you consult with your Planning Policy Team, with reference to our previous comments, in relation to the ST requirement.

If you are satisfied on the ST requirement then we would provide the following comments on the Flood Risk Assessment (FRA).

FLOOD RISK ASSESSMENT (FRA)

In considering potential impacts on flood storage and flow routes, it is accepted that the proposed development has been sited outside of the 1% plus climate change floodplain. The FRA has also considered safe development requirements, confirming that the finished floor levels would be set no lower than 22.8m Above Ordnance Datum (AOD), in order to allow for a 600mm freeboard above the 1% plus climate change flood level. As mentioned in our previous response, we can provide the wording of a condition for your consideration.

The FRA has also considered the provision of a safe pedestrian access route in acknowledging that the vehicular access to the site would be affected by a 1% plus climate change flood event. We accept that the depths of flooding on the adjacent road would be relatively shallow based on the information submitted (in the range of 300mm) and be short in distance. However, we note from the FRA that the applicant proposes to infill a small area to gain access onto the adjacent railway embankment footpath and away from the site during a 1% plus climate change event.

RESIDUAL RISK

In considering residual risk, the FRA has indicated that each property will be required to prepare a flood plan to mitigate for residual risk to the vehicular access. We would recommend that your Emergency Planners are consulted on this application. In line with the NPPF, we would not comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency would be limited to delivering flood warnings to occupants / users once they sign up to the Flood Warnings Service. We would refer you/the applicant to the PPS25 Practice Guide (December 2009), Figure 7.2, for further information.

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NOTE

We would have liked the FRA to have considered opportunities for flood risk betterment, in line with the policy aims of the NPPF Technical Guidance (Table 1) and in meeting the aspirations of your Council's Core Strategy i.e. Policy CP02 'Water Management', CP13 'Providing a Green Infrastructure Network' and CP15 'Regenerating the Waterways'.

FLOOD DEFENCE CONSENT

It should be noted that any works within 8m of the top of bank of the River Stour (classified 'Main River') would require our prior consent.

3.4 Severn Trent Water – No objection subject to condition.

3.5 North Worcestershire Water Management –

FLOOD RISK

The FRA quotes Table D2 of PPS25 – this has been superseded by Table 2 of the Technical Guidance to the National Planning Policy Framework. The actual guidance is in essence the same: Permanently occupied caravans are classed as highly vulnerable and development should not be permitted in Flood Zone 3 at all; development should only be permitted within Flood Zone 2 if the Exception Test is passed.

The documents submitted create some confusion regarding flood zones. According to the EA's Flood Zone Map the site lies completely in Flood Zone 2 with a small section of the site in Flood Zone 3 (see screen shots below). The plan that has been submitted states this too. However, the FRA submitted still states that "The site lies outside FZ3, with the majority of the site in FZ1, but with the access road outside the site in FZ2". I disagree with this conclusion, which does not correspond with the flood zone map or the level data submitted. Using the levels mentioned in the FRA, the site is located within Flood Zone 2 (levels above 1 in 100 year flood level of 21.90 m), but with the vehicle access / exit in Flood Zone 3.

With the majority of the site being located in Flood Zone 2, the NPPF stipulates that this development will need to pass the Exception Test. For the Exception test to be passed it must be demonstrated to the satisfaction of the Council that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking into account the vulnerability of its users (see Section 102 of the NPPF).

FLOOD RISK MITIGATION MEASURES

The FRA states that dry vehicle access and exit from the site cannot be achieved during a 1:100 year event. According to the FRA the access road level is 21.60 m, which means that this road will be 60 cm under water during the 1:100 year flood. According to the FRA new pedestrian access to the southwestern corner of the site is proposed.

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The FRA states that the floor levels of the caravans will be set at minimum 22.80 m, 600 mm above the 1:100 year flood level (21.90 m) + 300 mm allowance for climate change.

- 3.6 Planning Policy Manager - The application site is located on Timber Lane within Stourport-on-Severn. The site is currently an underused smallholding and the whole of the site is located within the West Midlands Green Belt. The application appears to be almost identical to an application received in 2012 (ref: 12/0247/FULL). The main difference between the applications is the reduction in the number of pitches being proposed, from 15 to 4.

Given the similarity of the applications, the policy considerations and my previous comments remain largely the same. However, the main change that will require consideration is that the Council has now adopted its Site Allocations and Policies Local Plan.

POLICY CONSIDERATIONS

Due to the nature of the application, the following documents are considered most relevant to its determination:

- NPPF – Planning policy for traveller sites
- Core Strategy – CP06: Providing accommodation for Gypsies, Travellers and Travelling Showpeople
- Site Allocations and Policies Local Plan – Policies for Gypsies and Travellers

These are all discussed in turn below:

NATIONAL PLANNING POLICY FRAMEWORK – PLANNING POLICY FOR TRAVELLER SITES

The Government published the National Planning Policy Framework (NPPF) in March 2012. The NPPF did not include policies relating to Gypsies and Travellers but instead a separate policy paper was published that is to be read in conjunction with the NPPF: '*Planning policy for traveller sites*'. This policy paper provides the relevant national policy framework in which to consider proposals for Gypsy and Traveller sites, such as the one proposed at Upper Moor Smallholding.

The National Policy for Traveller sites includes a number of aims that authorities should follow, a selection of these are as follows:

- *to ensure that local authorities make their own assessment of need;*
- *to encourage authorities to plan for sites over a reasonable timescale;*
- *that plan making and decision taking should protect Green Belt from inappropriate development;*
- *to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites; and*

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- *for local planning authorities to have due regard to the protection of local amenity and local environment.*

The policy also provides, in section H, guidance for determining planning applications for traveller sites. In this section the framework provides a number of criteria to consider when determining planning applications for Traveller sites, as follows:

Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) the existing level of local provision and need for sites*
- b) the availability (or lack) of alternative accommodation for the applicants*
- c) other personal circumstances of the applicant*
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites*
- e) that they should determine applications for sites from any travellers and not just those with local connections*

Criteria a, b and d are discussed further in the comments relating to local policy provided in subsequent sections of this officer response. In terms of criteria c and e, in this instance the proposal is from a family with local connections and the circumstance of the applicant should be understood and factored into the decision making process.

The national policy also identifies, at paragraph 24, the following:

When considering applications, local planning authorities should attach weight to the following matters:

- a) effective use of previously developed (brownfield), untidy or derelict land*
- b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness*
- c) promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children*
- d) not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community*

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The application site is not in conformity with criteria a), but it is considered that the application is in general conformity with elements of the remaining criteria as soft landscaping is proposed and the opportunity for a healthy lifestyle could be provided for by the semi-rural location. Furthermore, this revised application includes the provision of a play area for children. Although there are no high walls/fences the location of the proposed site would potentially mean that the occupants were isolated from the rest of the community, although the location on the edge of the settlement would mean that integration with the community could be better achieved than if the site were more isolated.

With regard to the other policies at the national level, the application site is located within the West Midlands Green Belt and as such would appear to run contrary to the aims of the national policy on traveller sites, which is clear at paragraph 14 that "*Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.*"

Despite the change in National Policy, it is clear that the Government's objective remains for local planning authorities to meet the needs of Gypsies, Travellers and Travelling Showpeople through the identification of land for sites, with the focus of this being through locally generated policy. The local planning policy framework is discussed in more detail in the subsequent section.

LOCAL POLICY – ADOPTED CORE STRATEGY (2010)

Policy CP06 of the Adopted Core Strategy contains the policy framework for providing accommodation for Gypsies, Travellers and Travelling Showpeople at a local level. In considering new sites for Gypsies, a number of criteria are provided and these should be satisfied in order for an application to be compliant with the Core Strategy.

In this particular instance there is concern about this site meeting a number of the identified criteria. The site is not a previously developed site (although there are areas of hardstanding) and actually is located within the Green Belt. Therefore the application site does not conform to the sequential approach advocated in the policy. There is also a concern that the site is located within the flood zone and therefore is not in conformity with criteria 5 of Policy CP06.

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Therefore, given that the site is located within the Green Belt and the flood zone it needs to be understood as to whether or not there are other material considerations that are sufficient to allow a departure from the plan – this is in line with the National planning policy for Traveller Sites which identifies at paragraph 20 that “*applications should be determined in accordance with the development plan, unless material considerations indicate otherwise*”. In assessing this application one of the main material considerations is the requirement for Gypsy and Traveller pitches to be provided in line with identified need.

As outlined previously, despite the change in National Policy, the Government’s objective remains for local planning authorities to meet the needs of Gypsies, Travellers and Travelling Showpeople through the identification of land for sites, with the focus of this being through locally generated policy.

In order to ensure that the District Council was meeting its requirement to allocate sufficient sites and due to the potential sensitivities and difficulties in identifying new sites for Gypsies, Travellers and Travelling Showpeople, consultants Baker Associates were appointed to undertake a study in 2011. The results of this were used as the basis for a consultation exercise to allocate sufficient sites to meet identified need, which was undertaken in September 2011, with a further round of consultation undertaken in February 2012. The results of these two rounds of consultation were that a number of suggested sites were dismissed from further consideration and other sites put forward as being suitable to meet the identified need within the District.

In addition a Worcestershire wide Gypsy and Traveller Accommodation Needs Assessment is currently being undertaken with the final report due in early April 2014. This will provide an up to date picture of pitch needs within the Wyre Forest District and across wider Worcestershire.

LOCAL POLICY – SITE ALLOCATIONS AND POLICIES LOCAL PLAN

The Adopted Site Allocations and Policies Local Plan document contains a number of policies relating to sites for Gypsies, Travellers and Travelling Showpeople. The document also reaffirms the current position in terms of identifying the sites that will meet the need up until 2017, which includes a review of sites that have been given planning permission since 2006 as well as highlighting the sites to be allocated to meet the residual need.

It should also be noted that the policy contained within the Site Allocations (Policy DPL10) specifically identifies that planning permission will only be granted for new Travellers sites where...*“the site does not fall within the Green Belt.”* This current application is within the Green Belt and so would be contrary to the Site Allocations and Policies Local Plan, which is a material consideration as identified by paragraph 216 of the NPPF.

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Notwithstanding the above, it is worth highlighting a number of paragraphs within the Inspector's report following the Examination of the Site Allocations and Policies Local Plan during January 2013, which are pertinent to this application. Whilst the Inspector found the plan to be sound, she did raise concerns regarding the provision of sites for the Gypsy and Traveller Community, as follows:

49 *Based on these figures, the identified need is for 50 pitches to 2022. By April 2012, planning permission had been granted for 20 additional pitches. In addition, sufficient sites are allocated to provide a further 17 pitches. This will result in the provision of 37 pitches in total, resulting in a remaining outstanding need for 13 pitches within the period 2017 to 2022. The Council has therefore identified a supply of deliverable sites for the period to 2017 with a surplus of only 2 pitches post 2017. Based on the above time frames, a 5 year supply of deliverable sites can not be demonstrated.*

50 *However, the LPA has calculated a 6.5 year supply as follows:*

50 pitches – 14 with planning permission and implemented (this figure excludes 28/29 Sandy Lane where planning permission was granted for 6 pitches in February 2012) = 36 pitches

36 pitches over the remaining 10 years (2012-2022) = 3.6 pitches per annum.

Allocations (17 pitches) + 28/29 Sandy Lane (granted planning permission for 6 pitches in February 2012) = 23 pitches

23 pitches divided by the annual requirement of 3.6 pitches = 6.4 years supply.

51 *This calculation ignores the existing and immediate shortfall of 10 pitches required by 2013, as set out in the GTAA, which remains the most up-to-date evidence base currently available to the LPA. Instead it assumes that it is only necessary to make provision for 3.6 pitches in the period 2012 – 2013. As such, this calculation is somewhat misleading. 6 of the 10 pitches referred to in the GTAA are provided for at Sandy Lane, leaving an actual shortfall of 4 pitches to 2013.*

52 *In any event, whichever methodology is employed, at best and in a very short timeframe from the drafting of this report, the LPA will be unable to demonstrate a supply of specific deliverable sites sufficient to provide a five year supply of sites against their locally set targets. Furthermore, the Plan does not identify a supply of specific, developable sites or broad locations for growth, for years 6 - 10, other than through a criteria based policy. Paragraph 4.53 of the SAPLP confirms that the Council is reliant upon the development control system to deliver pitches post 2017, subject to review through the GTAA process.*

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- 53 *These shortcomings seriously bring into question the soundness of the LP. Furthermore the GTAA was produced in 2008 and is now very dated and unlikely to give a good indication of current need. The Council, along with other Worcestershire districts, will be appointing consultants shortly to undertake a Worcestershire wide GTAA update. This report is expected to be published in late 2013. To ensure consistency with the PPTS, the LPA now proposes to prepare a specific Local Plan to address the needs of gypsies and travellers and to allocate further sites (MM4). It is anticipated that consultation could be carried out on a Plan during 2014 and submitted to the Secretary of State for examination during 2015 working towards adoption in early 2016.*
- 54 *The preparation of a new GTAA will ensure that a gypsy and traveller specific LP is based on an up-to-date, robust and thorough assessment of need. It is considered that MM4 is essential to ensure the delivery of satisfactory accommodation for gypsies, travellers and travelling showpeople beyond 2017 and to ensure consistency with the PPTS. Paragraph 25 of the PPTS confirms that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites (post March 2013) this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission. It is therefore in the Council's interests to prepare this additional Plan expeditiously.*
- 55 *The PPTS requires LPAs to ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should therefore ensure that their policies, amongst other matters, provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development. Many existing sites are located on an industrial estate off Sandy Lane where there is an established history of provision in the area. The provision of sites on industrial sites is certainly not ideal. However, gypsies and travellers have themselves indicated a preference for sites to be located in the area to help keep their families closer together. The allocations in Policy SAL.DPL8 reflect this and comprise either existing temporary sites or proposed extensions to existing sites.*

It is considered, therefore, that the Inspector's report will need to be given due consideration in the determination of this application, especially in relation to the 5 year supply and the commitment to undertake a further GTAA and specific local plan for Gypsy, Traveller and Travelling Showpeople sites. Furthermore, the requirement provided by the NPPF is for Local Authorities to identify a 5 year supply of sites. Although this may have been the case in 2012, with sites being identified to meet the need to 2017, the situation is more acute now with the current supply being slowly taken up.

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It is also worth noting that a new and up to date assessment of need within the District will shortly be available and this will replace the previous figures set out in the 2008 GTAA. This brings with it the possibility that need levels will either increase or decrease and will provide further clarity on the 5 year supply of pitches.

Notwithstanding the above, it is worth noting that planning permission has been received for 28/29 Sandy Lane for 6 new pitches (ref: 11/0711/FULL). This site has not been developed yet and so is considered to be a suitable and available alternative to the site being proposed through this application.

CONCLUDING COMMENTS

It is considered that, overall, a balance needs to be struck between the requirement for new sites for this particular ethnic group and the other material planning considerations, which in this instance include the Green Belt and Flood Zone location in which the application lies; and the fact that the Council has undergone a comprehensive process to allocate sites to meet the identified need up to 2017. Overall, it is considered that there are a number of significant constraints associated with developing this particular site and these need to be considered in light of the work already undertaken to identify sites to meet the identified need. In addition the District Council, along with the other Worcestershire Authorities has commissioned consultants to undertake an up to date assessment of the need for pitches for Gypsies and Travellers across the County. This work is due for completion in April 2014 and will provide an up-to-date, robust and thorough assessment of need. It is considered that approval of this application would be premature, pending the outcome of this assessment.

- 3.7 Countryside Officer – No objections in principle subject to conditions regarding lighting and landscaping. Would not wish to see pathway created to river bank as shown on proposed plan as this would increase disturbance to wildlife.
- 3.8 Campaign to Protect Rural England - We object to this application, because the site is in adopted Green Belt and is unacceptable development within it. Superficially, since it adjoins the developed area, the site might seem an attractive one for development. Nevertheless, it is not in accordance either with the Core Strategy or the adopted Site Allocations and Policies Plan. So soon after the latter has been adopted, your Council should not be going against its own adopted policies.
- The proposal does not fall in the cases where development is acceptable in the Green Belt under policy SAL.UP1, nor have any very special circumstances been shown.

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- The latter in policy SAL.DPL8 allocates sufficient sites to meet the assessed need up to 2017 and it expects others sites to come forward through the normal development control process, which will be judged against its other policies. There is a possible longer term need for the period after 2022, but that does not justify taking land out of the Green Belt, without a formal Review of the Local Plans.
 - The adopted plans are recent and provide for meeting the identified needs. There is thus no case under NPPF for saying that they are obsolete and should be ignored.
- 3.9 Ramblers – No objection subject note reminding developer of obligations in respect of Public Rights of Way.
- 3.10 National Grid – Confirms that apparatus are in the vicinity, but have no objections to the proposals.
- 3.11 Neighbour/Site Notice – 53 letters of objection have been received raising the following issues:
- Access is unsuitable for caravans or large vehicles.
 - The number of vehicles trips associated will result in
 - Noise pollution
 - Air and dust pollution
 - Additional risk of injury
 - Noise and disturbance to residents who are positioned close to road.
 - No public sewer or other services.
 - The estate roads is not designed for commercial vehicles and have not been adopted as yet.
 - Inappropriate Development in the Green Belt – contrary to local and national policy.
 - The development is within the Flood Plain.
 - Impact on visual amenity of the countryside and the surrounding area.
 - Concern over increased growth of the site.
 - Site was not included within the Baker Report and sites in the green belt were dismissed. There is no need for more sites.
 - Site is next to power lines.
 - Impact on numbers at local school.
 - Impact on wildlife particularly SSSI and Local Nature Reserves.
 - Loss of property values.

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4.0 Officer Comments

PLANNING POLICY FRAMEWORK

- 4.1 The site lies within the West Midlands Green Belt. In 2012 the Government published guidance for dealing with Gypsy applications in the form of policy document “Planning Policy for Traveller Sites”. Policy E of that document states that *“Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”* Section 9 of the NPPF deals with Green Belts states *“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt...Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt.* On the 1st July 2013 Brandon Lewis MP issued a Ministerial Statement entitled ‘Protecting the green belt’, stating *“The Secretary of State wishes to make clear that, in considering planning applications, although each case will depend on its facts, he considers that the single issue of unmet demand, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the green belt and other harm to constitute the ‘very special circumstances’ justifying inappropriate development in the green belt.”* A further Written Statement was issued on 17th January 2014 re-affirming this stance. *“The government’s planning policy is clear that both temporary and permanent traveller sites are inappropriate development in the green belt and that planning decisions should protect green belt land from such inappropriate development. I also noted the Secretary of State’s policy position that unmet need, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the green belt and other harm to constitute the “very special circumstances” justifying inappropriate development in the green belt. The Secretary of State wishes to re-emphasise this policy point to both local planning authorities and planning inspectors as a material consideration in their planning decisions”*
- 4.2 The development plan consists of the Adopted Wyre Forest Core Strategy and the Adopted Wyre Forest Site Allocations and Policies Local Plan, both documents containing policies on Gypsies and Travellers.
- 4.3 Policy SAL.UP1 outlines the Council’s stance of development within the Green Belt and mirrors Government Advice in Section 9 of the National Planning Policy Framework resisting inappropriate development except where Very Special Circumstances exist.
- 4.4 Core Strategy Policy CP06, deals with the allocation of Gypsy and Traveller sites whilst not specifically excluding Green Belts does advocate a sequential approach seeking for sites with or adjoining existing settlement boundaries on previously developed land. The justification for new sites is based on a need based argument, Wyre Forest requiring 50 pitches by 2022. This need is to be met on a phased basis as set out in the table below:

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Time Frame	Number of Pitches	Source
2006-2013	30	Adopted Core Strategy
2013-2017	5	RRS Phase 3 Interim Policy Statement Options Generation
2017-2022	15	Indicative Target included within the Phase 3 Policy Statement
Total	50	

4.5 Following the ‘call for sites’ and the commissioned Baker Report the Council brought forward sites to be allocated as part of the Adopted Wyre Forest Site Allocations and Policies Local Plan, these were considered as part of the Examination in Public and being accepted by the Inspector and adopted in July 2013. Policy SAL.DPL8 sets out the allocation of sites to be provided and retained for Gypsy and Travellers. These allocations include sites within the Sandy Lane area of Stourport, which had been approved prior to its adoption and include the allocation of further sites for expansion, giving a total provision of 35 pitches. The policy states *“The allocations set out within this policy meet the short and medium term need for the 2006-13, and 2013-17 periods.”* For clarity the allocated sites, along with the number of pitches are set out in the following table:

Site	Number of Pitches	Allocation Remaining for period 2013 – 2017	Allocation Remaining for period 2017 - 2022
	-	35	50
9 Broach Road (Meadow Caravan Park) Stourport	7	28	43
Saiwen, Lower Heath, Stourport	5	23	38
28/29 Sandy Lane, Stourport	6	17	32
Land Adj Nunns Corner, Sandy Lane, Stourport	4	13	28
The Gables Yard, Broach Road, Stourport	3	10	25
Land opposite the Gate House, Sandy Lane, Stourport	8	2	17
1A Broach Road, Stourport	2	0	15

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It remains to find 15 pitches post 2017. At paragraph 4.54 of the Adopted Wyre Forest Site Allocations and Policies Local Plan the Council sets out its intent for this provision, *“In order to maintain a 5 year supply of deliverable sites...following on from the Worcestershire GTAA [Gypsy and Traveller Accommodation Assessment] , the District Council will progress a specific Local Plan to allocate further sites for Gypsies, Travellers and Travelling Showpeople during 2014...”*

- 4.6 As the GTAA has not been completed at the time of writing, the figures contained within the Adopted Wyre Forest Site Allocations and Policies Local Plan has to be given significant weight. It is clear that at this moment in time, and given the available statistics, that the short term need has been met, although the Authority cannot demonstrate a 5 year supply of sites.
- 4.7 Policy SAL.DPL10 sets out the criteria in which applications should be considered for proposed sites that fall outside those allocated areas defined by Policy SAL.DPL8. Critically in the case of this application, the Policy does not allow new sites to be provided within the Green Belt or within areas at higher risk of flooding (Flood Zones 2 or 3). This is supported by the ‘Planning Policy for Traveller Sites’ at Policy E, *“If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and **not in response to a planning application**.”* [Case Officer’s emphasis]
- 4.8 In summary, the Policy position is as follows: Whilst the Authority does not have a 5 years supply of sites it has met the short term need. In line with Government policy it has set out robust criteria based policy assessment for determining planning applications.
- 4.9 This proposal for a Gypsy site within the Green Belt represents inappropriate development, which causes harm by definition, and is in an area of high flood risk. As such the proposal fails to adhere to both national and local policy framework.

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FLOOD RISK

- 4.10 As a consequence of being situated adjacent to the River Stour, the majority of the site falls within an area indentified by the Environment Agency as falling within Flood Zone 2 and the access from Timber Lane being within Flood Zone 3. The National Planning Policy Framework Technical Guidance provides detailed guidance of the type of developments acceptable in Flood Risk areas. Caravans, mobile homes and park homes intended for permanent residential use are only appropriate in Flood Zone 2 if the exception test is passed. Paragraph 101 of the NPPF requires decision makers to steer new development to areas at the lowest probability of flooding by applying a ‘Sequential Test’. It states that *“development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding”*. The Council’s adoption of the Core Strategy and Site Allocations and Policies Local Plan and the allocation of site has been guided by the Strategic Flood Risk Assessment, including policies that steer development away from high risk flood areas. Sequentially it could be argued that there are *“reasonably available”* sites to meet this development as the planning approval at 28/29 Sandy Lane has not been fully implemented. However, the Applicant’s claim to have considered this site and a number of others, although they state that they have kept no records. The claim is that this is the only site that is available for this development. Given the supply of pitches at this moment in time and the policy framework it has to be concluded that it is possible for the development to locate in flood zones with a lower probability. I therefore conclude that this site is not sequentially preferable in flood risk terms.
- 4.11 Notwithstanding the view taken above, should it be concluded that, in line with paragraph 102 of the National Planning Policy Framework that it is not possible to locate the development elsewhere, the Exception Test must be passed for developments to be permitted. The National Planning Policy Framework, at paragraph 102 provides the following bulleted points for consideration as part of the Exception Test;

For the Exception Test to be passed:

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

Both elements of the test will have to be passed for development to be allocated or permitted.

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- 4.12 The submitted Flood Risk Assessment bases the consideration of the exception test on the requirement for additional pitches and there is a need to provide pitches both for short and long term need. The need for pitches has been dealt with previously and has concluded that there is no immediate need for pitches. I do not feel that there is sufficient weight to the argument to be able to conclude that the provision of pitches at this moment in time *“provides wider sustainability benefits for the community”* and this approach certainly has not been informed by the Strategic Flood Risk Assessment. Whilst it may be demonstrated by the Flood Risk Assessment that provisions can be made through the height (above ground level) of caravans, and that dry access can be obtained there is no demonstration that there will be a reduction of flood risk elsewhere. The failure to meet both of these points results in the development not passing the exception test.
- 4.13 The development is therefore unacceptable in an area of know flood risk and should be resisted in line with local and national policies.

VISUAL AMENITY OF THE GREEN BELT AND OPEN COUNTRYSIDE

- 4.14 The open countryside and Green Belt is clearly defined, separated from the established residential area by the viaduct. The site forms part of the open setting of the locality rolling down to the Stour Valley and rising to Minster Road and Burlish Top beyond. The County Council’s Landscape Character Assessment has indentified this area as part of the Riverside Meadows Landscape Character Type. One of the key characteristics of this landscape character type is that of the undeveloped pasture land. The assessment identifies need to conserve existing areas of pasture land and avoid building or road construction works. It is clear that the use of this land as proposed would erode the character of the landscape and the open countryside.
- 4.15 Such impact is exacerbated as views of the site can be clearly obtained including from the top of the viaduct. Although the application site is close to the residential area, as noted by a previous Inspector, *“..it is very much separate from it, the separation being emphasised by the canal and the adjacent embankment, from which the site appears extremely prominent in the foreground of the view of the rural part of the Stour Valley”*. Any screening that exists or is proposed will be negated due to the open nature of the site and the elevated views that can be obtained. The embankment provides a clear demarcation between the urban settlement and the rural area. To allow the development of the site as proposed, along with the associated paraphernalia would result in a loss of openness to the Green Belt, adversely affecting the character of the landscape and the visual amenity of the Green Belt.

13/0568/FULL

HIGHWAY SAFETY

- 4.16 Timber Lane historically ran from Mill Road to the south, through to Manor Road to the north. As part of the Mitton Gardens residential development Timber Lane was integrated with the development, allowing access from the north section of the development. The highways works involved with the development blocked vehicular access to Timber Lane from Manor Road at the canal bridge. As such access to the site can only be gained from Mill Road via Millfields Drive, Evergreen Way, The Spinney, Leapgate Avenue and Timberland Way. This route has been designed to limit vehicular speeds and includes mini islands, tight bends and reduced junctions. In addition the transition between Timberland Way and Timber Lane is through the viaduct arch where due to restricted width two vehicles cannot pass, this width then continues onto Timber Lane.
- 4.17 The proposal for 4 pitches has been supported by a Transport Assessment which demonstrates that the development will generate between 28 to 40 vehicle movements per day. Currently there are four properties that are accessed from Timber Lane and as such the traffic generation will increase by 100%. The applicant has proposed alterations from the viaduct to the site entrance to widen the carriage way to 4.1m to enable two vehicles to pass. This betterment, along with the total number of movements on this section of carriage-way, is such that it is not considered that harm will be caused to vehicular safety. Whilst the remaining section of roads leading to the Hartlebury Road is convoluted, when taking into account the number of vehicles that use this route as part of the wider housing development it is further considered that the additional traffic generation would not result in a loss of highway safety.
- 4.18 The Highway Authority have raised objections to the proposal on the basis of harm being caused through the delivery of the caravans to the site. The Transport Statement demonstrates that the size of static units proposed (12m x 4m) cannot be delivered to the site without significantly overrunning the carriageway and occupying the entire road from Evergreen Way. The delivery vehicle(s) may also have difficulty in passing through the viaduct arch. The applicant has offered a condition to restrict the size of the unit to 10m x 3m and have 'tracked' the travel path of a lorry to deliver this size of unit. The Transport Statement concludes that whilst the delivery vehicle and caravan would require the full width of the estate road, such movements can be controlled by an escort vehicle. They contend that the use of a condition used by an Inspector for a case in Bristol would remove the concerns of the Highway Authority. The condition referred to by the applicant reads as follows:

Prior to the delivery of any static mobile homes to the appeal site, details of the size of the mobile home, the timing and routing of the delivery, and a conditions survey of the highway and buildings abutting the carriageway together with measures for remedying any damage shall be submitted to and agreed in writing by the local planning authority. Delivery shall be carried out in accordance with the agreed details.

13/0568/FULL

- 4.19 The Highway Authority dispute this view considering that such a condition would not be reasonable and that delivery has not been proven to be achievable without resulting in a deterioration of highway safety. I would agree with this view, and whilst this may work for the cited example, for the current application proposal the Local Planning Authority know both the size of caravan and the route it has to take and there are no alternative routes available. Based on the Highway Authority's opinion that there will be significant risk associated with the delivery of the four caravans, not least the negotiation of the archway to pass under the viaduct, I consider that a reason for refusal on highway grounds can be substantiated. The movements of vehicles associated with the delivery will result in harm to highway and pedestrian safety.

LAYOUT

- 4.20 The proposal puts forward a simple layout of four pitches. There is no set definition for what a pitch should constitute, however it is accepted that it provides for a single family and normally consists of the stationing of a static caravan, space for a touring caravan, amenity building and parking spaces. The layout is considered to be acceptable and adheres to the general principles of the 'Designing Gypsy and Traveller Sites Good Practice Guide' (DCLG, 2008). The submitted drawing shows the existing agricultural building to be re-furbished. It is not clear at this stage of how this will be used. Adequate provision is made for parking and bin storage within the site. The size of the site allows for allocation of space for three paddocks, and a children's play area in line with the Good Practice Guide. Despite the conclusion on the harm that would be caused to the visual amenities of the Green Belt and the character of the Landscape as set out above, it is considered that the layout of the site is acceptable.

BIODIVERSITY AND PROTECTED SPECIES

- 4.21 The application was accompanied by a protected species survey which concludes that the site is of low ecological interest as it is mostly short grazed, heavily poached improved grassland or hard standing. This is not disputed by the Countryside Conservation Officer, although additional information is required to ensure future interests are protected and enhancements are made. Such information could be conditional and as such does not form an additional reason for refusal.

NEIGHBOURS' AMENITY

- 4.22 Residential properties exist to the north across the River Stour and to the south behind the viaduct. Whilst there will be changes to the existing situation visually, these are essentially to the character of the landscape and will not in my opinion cause significant harm to the residential amenities of the properties to the north. Those to the south as part of the Mitton Gardens estates will no doubt face additional traffic movements, however again I do not feel that such impact will cause a significant loss of residential amenity that could be substantiated on appeal.

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MATERIAL CONSIDERATIONS IN FAVOUR

- 4.23 Having established the harm that would be caused by way of inappropriateness and other harm, it falls to consider the material considerations put forward by the Applicant's agent. These are summarised and are discussed below:

Lack of alternative land outside the Green Belt

- the Baker Report acknowledges that sites may need to be located in the Green Belt.
- Applicant has carried out search for alternative land but it is rare to find land available, affordable and suitable for development.

NPPF – Presumption in favour of sustainable development

Immediate unmet need for sites

- 22 people on waiting lists for Stourport sites;
- 1 pitch available in last 12 months.
- 10 pitches on Lower Heath 'doubled up'.
- 3 pitches on Applicant's site 'doubled up'.
- Lack of 5 year supply of pitches.
- The Council has not been able to indicate any other site.
- Criticism of Council at Local Plan Inquiry on approach to provision of need.

Personal circumstances of the applicant

- Occupants of the site currently live in bricks and mortar or cramped sites
- Occupant 1
 - Lives on site in Stourport.
 - Doubled up on site and sharing with stranger; lack of privacy.
 - Limited space for outdoor play for children.
- Occupant 2
 - Lives on site in Stourport.
 - Suffers from ill health and needs to be close to GP.
 - Doubled up on site. Need private toilet and wash room.
 - Resulting stress and depression.
- Occupant 3
 - Lives on site in Hindlip.
 - Cramped site with little space for children to play.
 - Family face hostility from others.
- Occupant 4
 - 16 year old living with parents in bricks and mortar.
 - Wishes to return to traditional nomadic lifestyle.

13/0568/FULL

Children attend local schools:

- 4 year old at Burlish Park Primary School.
- 7 and 8 year olds at Stourport Primary School.
- 12 year old attends Droitwich High School.
- 10, 8 and 5 year olds attend Warndon Primary School.

Human Rights

- Decisions must be proportionate.
- The aim is to prevent unlawful encampments. Refusal will not fulfil this.
- No alternative site in allocations.
- Sites are difficult to find. Within settlements generate objection from residents.
- Balance to where they can live and protection of countryside.
- Site can be restored once need finishes, could look at temporary permission.
- Violation of rights if they are prevented from leaving suitable accommodation.
- Refusal would be disproportionate. The harm to Applicant caused by refusal far greater than harm to Countryside.

Other Comments made

- Ministerial Statement is of no relevance here.
- Ecological impact assessed and found acceptable.
- Scheme amended to take account of flood risk.
- The site can be seen, but should integrate to surrounding areas.
- Green Belt already affected by large pylons.
- Location is sustainable and dictated by:
 - The need to for space to provide for their living style; and
 - Prejudice they receive from the settled community.
- Specific Local Plan to be prepared but refusal on prematurity in this case is contrary to Government advice.

LACK OF ALTERNATIVE LAND

- 4.24 It is unfortunate that the applicant has been unable to find suitable sites outside the Green Belt. As discussed at paragraph 4.10 the Adopted Wyre Forest Site Allocations and Policies Local Plan provides an allocation for a site of 6 pitches which has been approved and not developed at this stage which would meet the need. This has been discounted by the Applicant's Agent as set out below:

I understand that there are other families already on the waiting list for these pitches should they be developed. Furthermore, being privately-owned, the LPA cannot ensure that these pitches are actually developed and therefore cannot treat them as being 'deliverable' in accordance with planning policy. In my experience, it is not uncommon for planning permission to be obtained only for the site owner to, for one reason or another, change his/her mind about developing it.

13/0568/FULL

In addition, it's not appropriate for LPAs to take a 'one size fits all' approach to site provision because – as with the settled population – what is right for one family may not be right for another. As you know, the Sandy Lane site is an industrial estate and as such does not provide the basic standard of living conditions that should be afforded to Gypsies and Travellers looking for a base, particularly those who have children. For these reasons, the prospective occupants of Timber Lane feel that, even if pitches were available on Sandy Lane, the site is not suitable for them and is an unsafe environment in which to raise children.

Whilst accepting the sentiments of this argument, it is difficult to move away from the fact that a site is available to be developed and this should be pursued first prior to looking at alternative sites in accordance with Policy SAL.DPL10 that stipulates that the sequential approach to additional provision sites “...will not come into effect until the allocated sites as set out at Policy SAL.DPL8 have been brought forward.” As there is outstanding provision within the allocated sites this circumstance can only be given limited weight.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- 4.25 Policy H of the ‘Planning Policy for Traveller Sites’ at paragraph 21 makes it clear that “*applications should be assessed and determined in accordance with the presumption in favour of sustainable development...*” This clear direction from Government Policy is set out at paragraph 14 of the National Planning Policy Framework stating that;

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.* ⁹

Footnote 9 reads: *For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; **land designated as Green Belt**, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and **locations at risk of flooding** or coastal erosion. [Case Officer's emphasis]*

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The footnote clarifies that the presumption in favour does not extend to development that is unacceptable in Green Belt or at risk of flooding. As set out within this report the development site features both of these constraints and whilst taking into consideration the golden thread of National Policy in this case it does not provide adequate weight in favour of the development.

IMMEDIATE UNMET NEED

- 4.26 It is acknowledged within this report that the Council cannot demonstrate a five year supply of pitches as required by the Planning Policy for Traveller Sites. Whilst it has been demonstrated that through the adoption of the Adopted Wyre Forest Site Allocations and Policies Local Plan that provision has been made until 2017 there is a shortfall post 2017. The statistics provided will only be verified through the publication of the GTAA and cannot be disputed at this point of time. On this basis consideration must be given to the need expressed and the lack of a 5 year supply and these factors weigh significantly in favour of the development. However, it is worthy of reminder at this point “...*the Secretary of State’s policy position that unmet need, ... for traveller sites..., is unlikely to outweigh harm to the green belt and other harm to constitute the “very special circumstances” justifying inappropriate development in the green belt.*”

PERSONAL CIRCUMSTANCES

- 4.27 A document of personal circumstances has been submitted for each of the occupants for the four pitches, it is summarised by the Appellant’s Agent as follows:

The people who will initially occupy the site are currently housed either in unsuitable bricks and mortar accommodation or are on cramped pitches in oversubscribed authorised sites. 3 of the pitches would be occupied by families with young children, who attend local schools and nurseries and benefit greatly from having a settled base. However, their current living situations are untenable but because there are no other sites available their only other option would be to take to the road, travelling from one unauthorised encampment to the next at continual risk of eviction.

It is necessary to strike a balance between the harm caused by the intrusion into open countryside against the harm which will be caused to the prospective site occupants if they were to be refused planning permission and forced to remain living in unsuitable bricks and mortar accommodation or in cramped conditions on other, oversubscribed sites.

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- 4.28 I have taken into account all the personal circumstances put forward in support of this case. I have taken the best interests of the children as a primary consideration, including their need to access and maintain their education and to live in a safe environment. I have also taken into account the medical needs and other circumstances as part of the submission and the need to access medical services and on site provision of amenities. As part of this consideration I have had regard to the existing situation of occupants, along with the fact that they currently have pitches or accommodation. It is evident that there is nothing within these circumstances that provide a need to be on the application site rather than any other site. Considering all aspects, I consider that these personal circumstances should provide further weight on this occasion.

HUMAN RIGHTS ACT

- 4.29 It is recognised that the refusal of this permission will interfere to a degree with Human rights under Article 8 of the European Convention of Human Rights in preventing the establishing a home and interfering with private and family life. This interference must be weighed against the wider public interest and the protection of the rights of others in line with Article 8 and Article 1 of the first protocol. This will be considered as part of the overall balance and is attributed appropriate weight.

OTHER ISSUES RAISED

- 4.30 The other matters that have been raised as outlined above provide additional substance in favour of the argument supporting the application and when looked at together give additional limited weight.

VERY SPECIAL CIRCUMSTANCES & THE OVERALL BALANCE

- 4.31 The applicant claims the cumulative effect of all of the material circumstances are sufficient to outweigh the harm to the Green Belt and that permission should be granted on this basis.
- 4.32 Paragraph 88 of the National Planning Policy Framework states “...*local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*” The Local Planning Authority have to be satisfied that the circumstances put forward as part of the balancing exercise do not just outweigh, but **clearly outweigh** the harm.
- 4.33 There would be substantial harm caused to the Green Belt by way of inappropriateness and the reduction of the Green Belt. The impact of development on the wider landscape and visual amenities of the Green Belt adds further weight. The concerns in respect of flood risk, and highway safety also weigh significantly against the development.

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- 4.34 Against this harm the lack of a five supply of sites and the potential lack of an alternative site to meet the needs expressed weighs significantly in favour of the development. However, in line with the Ministerial Statement, I do not consider that this, in itself, sufficient to outweigh the harm to the Green Belt and other harm to constitute very special circumstances to approve the application. I have considered carefully the personal and other material circumstances, including the needs of the children, affording these due weight, however even when combined together I conclude that the harm is not clearly outweighed and that the very special circumstances required to justify the development do not therefore arise.
- 4.35 I acknowledge that the refusal of the application will interfere with the Human rights under Article 8 of the European Convention of Human Right. I have considered the rights of the proposed occupants and the children concerned as part of the overall balance of the application, and afforded these appropriate weight. These have been weighed against the wider public interest including the need to preserve the Green Belt and the wider landscape from harm. I consider that refusal of the application on a permanent basis is a necessary and proportionate response.

CONSIDERATION OF TEMPORARY PERMISSION

- 4.36 Paragraph 25 within Policy H of the Planning Policy for Traveller Sites highlights the consideration that “...if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission” The lack of a five year supply weighs heavily in this consideration however, I consider that the harm to the Green Belt will carry substantial weight even in the case of temporary permission. Although such harm would cease when the temporary permission expired I do not consider that material circumstances in this case, even when combined together, are sufficient to outweigh the harm to justify a temporary permission.

CONDITIONS

- 4.37 The Planning Policy for Traveller Sites continues at paragraph 26 requiring “Local planning authorities [to] consider how they could overcome planning objections to particular proposals using planning conditions or planning obligations...” I do not consider that the main objections in this case and the harm identified can be overcome through the imposition of conditions. Where conditions would overcome concerns these are identified and do not form part of the reasons for refusal.

13/0568/FULL

5.0 Conclusions and Recommendations

5.1 The proposal for the creation of Gypsy pitches within the application site would constitute inappropriate development in the Green Belt and fails to comply within the Sequential and Exception Tests given the location in an area of high flood risk. Following advice from the County Council as Highway Authority it is further considered that harm would be caused to highway safety through method and means of delivery of the caravans necessary for the development. The material circumstances advanced in favour of the development do not clearly outweigh the harm identified so as to amount to very special circumstances necessary to justify inappropriate development in the Green Belt on a permanent or temporary basis. The proposal would be in conflict with Policies within the Adopted Wyre Forest Core Strategy and Adopted Wyre Forest Site Allocations and Policies Local Plan along with Government advice contained within the National Planning Policy Framework and Planning Policy for Traveller Sites.

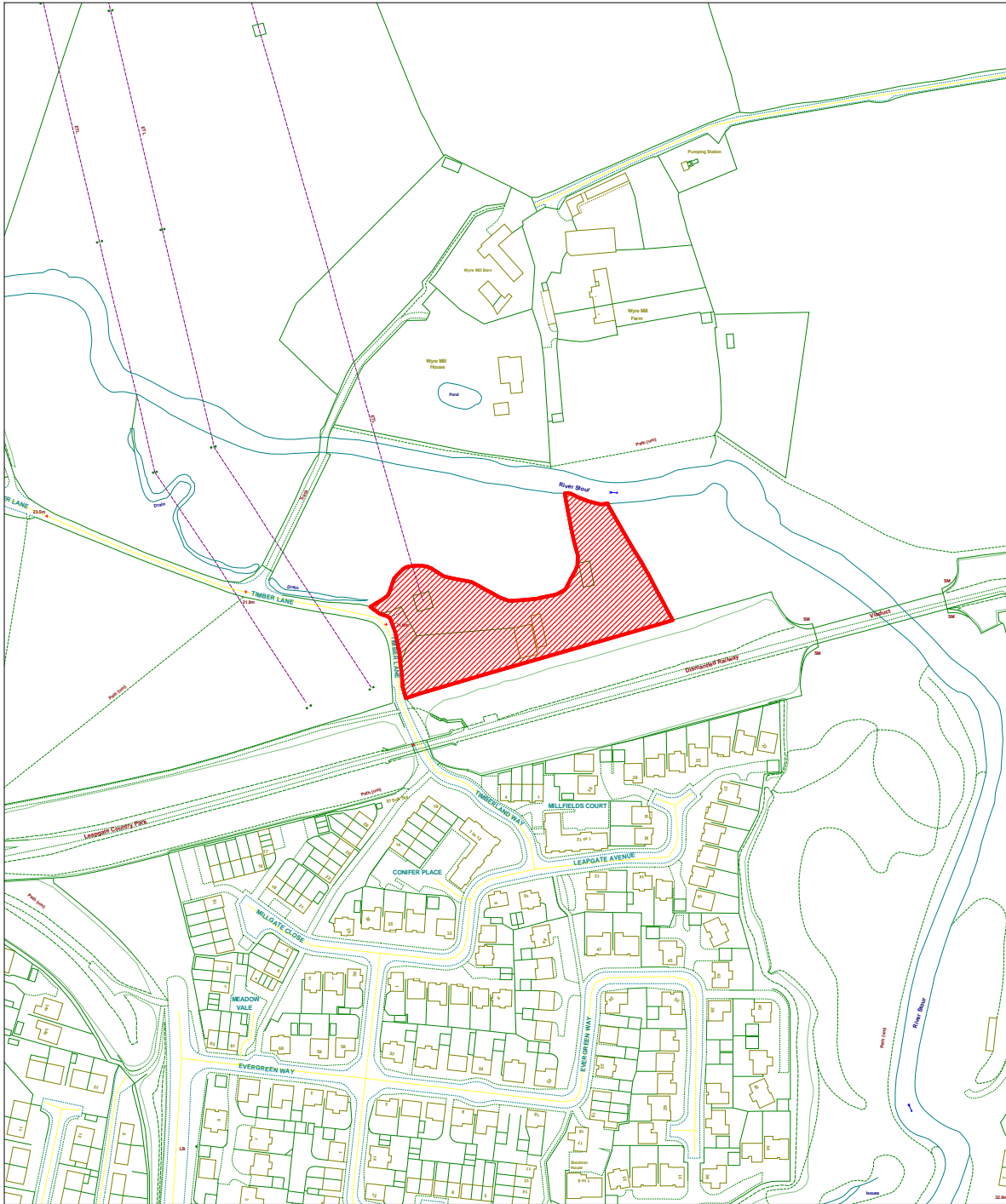
5.2 The recommendation therefore is **REFUSAL** for the following reasons:

1. The site is located within the West Midlands Green Belt. The development is considered to be inappropriate within the Green Belt which is by definition harmful. There is further harm caused to the openness and appearance of the Green Belt. It is considered that there are no very special circumstances to justify this inappropriate development and as such the proposal is contrary to Policies SAL.UP1 and SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and government guidance within National Planning Policy Framework and Planning Policy for Traveller Sites.
2. Due to the topography of the area the site is readily visible particularly from Public Rights of Way and the Leapgate railway viaduct. The proposed development would detract from and harm the character of landscape and the visual amenity of the Green Belt in this rural location contrary to Policies CP06 and CP12 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL10 and Government guidance in National Planning Policy Framework.
3. The location of the residential accommodation fails to accord with:
 - a. Housing Policies DS01 or DS04 of the Adopted Wyre Forest Core Strategy, or Policies SAL.DPL1 and SAL.DPL2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.
 - b. Gypsy Site Provision Policies contained within Policy CP06 of the Adopted Wyre Forest Core Strategy or Policies SAL.DPL8 and SAL.DPL10 of the Adopted Wyre Forest Site Allocations and Policies Local Plan; or
 - c. Residential Caravans and Mobile Homes Policy SAL.DPL7 of the emerging Site Allocations and Policies DPD.

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The above policies seek to guide residential development to appropriate locations. To approve the development at the location proposed which lies outside a settlement boundary would be contrary to the strategic approach to development set out with the Development Plan which seeks to protect the Green Belt and open countryside.

4. The site lies within an area of Flood Risk (Flood Zone 2), it is not considered that the site is sequentially preferable and does not pass the exception test. As such the proposal would result in an unacceptable provision of a site in an area of known flood risk contrary to Policies CP02 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 of the emerging Site Allocations and Policies DPD and national guidance in the National Planning Policy Framework.
5. Access to the application site is from the Hartlebury Road via a modern housing estate which is designed to maintain slow speeds by using bends and tight junction radii. The application proposes 4 pitches for caravans and these would need to be delivered on a long vehicle. In order for a large vehicle to successfully negotiate the bends and junctions it is considered that this will not be possible without overriding the pavements and that the angle of the bridge relative to the Timberland Way will prevent access for larger vehicles. This will have a detrimental impact on pedestrian safety and result in structural damage to the pavements and kerbing. The proposal would therefore cause harm to highway safety contrary to Policies CP03 and CP06 of the Adopted Wyre Forest Core Strategy, SAL.DPL10 and SAL.CC1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Upper Moor Small Holding, Timber Lane
Stourport-on-Severn DY13 9LU**

Date:- 25 February 2014

Scale:- 1:2500

OS Sheet:- SO8271NW

Crown Copyright 100018317 2013

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



Agenda Item No. 5

Application Reference: 14/0005/FULL & 14/0006/LIST
Ord Sheet: 378593 275346
Case Officer: Julia McKenzie-Watts
Date Received: 02/01/2014
Expiry Date: 27/02/2014
Ward: Bewdley and Arley

Proposal: 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

Site Address: SEVERN INDIAN CUISINE, 61A, LOAD STREET, BEWDLEY, DY12 2AP

Applicant: SEVERN INDIAN CUISINE

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

1.0 Site Location and Description

1.1 Number 61A Load Street is a Grade II Listed Building located within the centre of Bewdley town and the Bewdley Conservation Area. A full and a Listed Building application have been submitted which propose the formation of a new catering kitchen to the rear of the building, reinstating the external door into existing opening and installing new extraction ductwork within the new kitchen area, the external ductwork is to be clad in brickwork in order to form a mock chimney.

2.0 Planning History

2.1 Various relating to the site.

3.0 Consultations and Representations

3.1 Bewdley Town Council – No objection, recommend approval.

3.2 Worcestershire County Council Countryside Service (Footpaths) – No objection subject to Public Right of Way note.

14/0005/FULL

14/0006/LIST

- 3.3 Worcestershire Regulatory Services – The kitchen extract ventilation proposed appears technically acceptable for reducing the odour and noise levels to acceptable limits.
- 3.4 Conservation Officer – I have no objections to the proposed works, including the flue, and would recommend a condition that all external materials require approval from the Local Planning Authority.
- 3.5 Neighbour/Site Notice – 2 letters have been received as a result of the neighbour consultation exercise:

Neighbour 1 - Firstly, it is unclear from the plans exactly where the extractor fan is going to go, including the upright tower. There is a possibility from looking at the plans that it will go over our property and in eyesight of our window. We would like someone to come and meet us to show us exactly where the extractor fan and duct work will be placed. The proposal of the new fire exit door is right below our property (our lounge goes over the existing seating area part of the restaurant which does become very noisy, particularly at the weekends.) During the summer months the restaurant has previously opened their windows, which has increased the noise in the alley way and in our property. We are concerned that this fire door will be left open and noise, cooking fumes and smells will affect our property internally. We are mostly concerned about a kitchen being built directly underneath our lounge. We are concerned about fire regulations; this has been ongoing since it was turned into an Indian restaurant. We are concerned about the extra noise that having a kitchen underneath us will make as we have a daughter who sleeps on the same level as our lounge and we are concerned about her being kept awake as well as the noise pollution to our home.

Neighbour 2 – I am glad that this new application will create a solution to the poorly installed extraction method currently in the alleyway. Considerably reducing/eliminating the noise and eradicating the odours from the current flue is good news, but of course the appearance of the new chimney is critical as it must blend in with surrounding properties. From what I hear, a great deal of attention will be given to the appearance of the brickwork so that it closely matches the brickwork of surrounding properties, which is a very positive and important move.

14/0005/FULL

14/0006/LIST

The proposed area for this chimney/flue will be directly looked at by a number of flats. The chimney will appear in the main line of vision from the windows of at least 2 of these flats. Many other flats will also be able to see it from their windows. The chimney will also be visible from a wide surrounding area to people on foot etc as I believe it rises up between 2 roofs.

The chimney is certainly not hidden, it is very visible and anything less than a brick chimney surrounding the metal flue using very similar brick to surrounding buildings, I believe will have a negative impact on the area, an impact on the future of the surrounding listed buildings and also set a poor precedent for Bewdley.

I trust the relevant people can find a material that does not draw attention to the chimney. While we have the opportunity to protect the future of these buildings, we should make sure that we don't miss these opportunities.

4.0 Officer Comments

- 4.1 The applications propose the relocation of the current catering kitchen from its current basement position to the first floor, the reinstatement of a door into the existing opening which is currently a window in order to provide a fire escape from the new kitchen area and the provision of a new extraction ductwork clad in brickwork to form a mock chimney.
- 4.2 In the submitted supporting statement it contains details of complaints that have been received regarding the current extraction system in the alleyway next to the restaurant which is surrounded by residential flats. The proposed mock chimney and ductwork proposes a solution to the current situation by way of a new extraction system to the kitchen area with new ductwork terminating at high level externally away from residential dwellings. It is argued that the current extraction arrangement contravenes Policy SAL.GPB2 in that the system is creating an adverse effect on the neighbours with the levels of noise and odour pollution. It is not proposed to increase the number of covers at the restaurant.
- 4.3 The proposed extraction flue would be housed within a Glass Reinforced Plastic mock chimney which would be clad in reclaimed brick slips to match the existing brickwork. The lightweight construction of the chimney would be supported and fixed back to the roof trusses. The flue itself would not be readily visible from the Conservation Area and its impact on the Listed Building minimal as it would appear as a chimney with a chimney pot which is a common feature within the immediate vicinity. It would read well against the surrounding buildings. The Conservation Officer has no objections to the proposal.

14/0005/FULL

14/0006/LIST

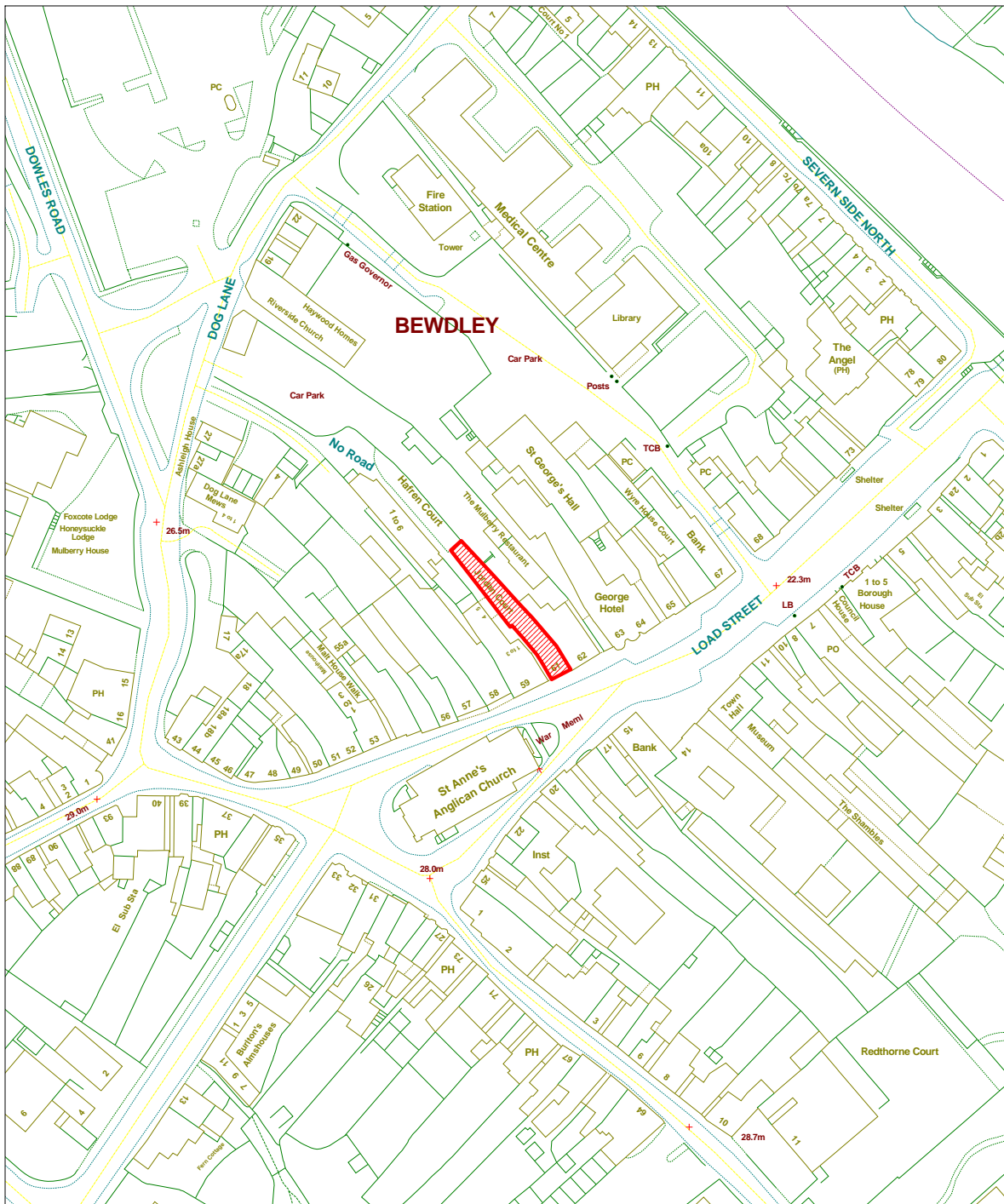
- 4.4 With regard to the concerns raised by the neighbour in relation to noise and fire regulations, the re-location of the kitchen would require extensive internal works which would include stripping back the ceiling to install the new canopy, at such time, the existing ceiling is to be upgraded with new sound and fire insulation to current building regulations requirements, however, the agent states and the plans show that the specification would be over the minimum requirement in order to obtain the best noise reduction that can be achieved in an existing old building. Worcestershire Regulatory Services are fully supportive of the proposal.
- 4.5 It is considered that the proposed relocation of the kitchen and associated ductwork and chimney would result in an improved situation for the neighbour as extensive sound proofing and fire insulation works are to be carried out.

5.0 Conclusions and Recommendations

5.1 The proposed relocation of the catering kitchen, reinstatement of the external door, new extraction work within the kitchen area and brick mock chimney are considered to be acceptable in terms of their scale, design and location; they will not have an undue impact on local amenity and would not have a detrimental impact on the appearance of the Conservation Area or the special architectural or historic interest of the listed building.

5.2 It is therefore recommended that:

- a) **Application 14/0005/FULL** is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B1 (Samples/details of materials).
- b) **Application 14/0006/LIST** is **APPROVED** subject to the following conditions:
1. A7 (Listed Building/Conservation Area Consent).
 2. A11 (Approved plans).
 3. B1 (Samples/details of materials).



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Severn Indian Cuisine, 61A Load Street
Bewdley DY12 2AP**



Date:- 25 February 2014 Scale:- 1:1250 OS Sheet:- S07875SE Crown Copyright 100018317 2014
Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7FB Telephone: 01562 732928. Fax: 01562 732556

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH MARCH 2014

PART B

Application Reference:	13/0693/FULL	Date Received:	23/12/2013
Ord Sheet:	389252 273772	Expiry Date:	17/02/2014
Case Officer:	Emma Anning	Ward:	Blakedown and Chaddesley

Proposal: Proposed boundary walls (part respective application) and erection of side lean-to walk way

Site Address: CORBESLEY HOUSE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SD

Applicant: Mr & Mrs B Adams

Summary of Policy	CP03 CP11 (CS) SAL.CC1 SAL.UP6 SAL.UP7 SAL.UP8 SAL.UP9 (SAAPLP) Sections 7 and 12 (NPPF) Chaddesley Corbett Conservation Area Appraisal
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 Corbesley House is a detached residential dwelling which sits within the Chaddesley Corbett Conservation Area. The property shares a boundary to the south with the Grade II Listed Swan Inn. The entire site is washed over by the West Midlands Green Belt.

2.0 Planning History

2.1 12/0714/FULL Single storey rear extension and alteration to front of property : Approved 14.01.13.

2.2 WF/0254/76 New Dwelling : Approved 1976.

13/0693/FULL

3.0 Consultations and Representations

3.1 Chaddesley Corbett Parish Council –

- a) The original application form is incorrect as Section 7 states that the development does not affect a hedgerow. In fact there was a hedgerow on two sides of the property which was removed prior to submitting this retrospective application.
- b) We agree with the Conservation Officer that the front wall should not be higher than 1 metre and should be softened with planting and shrubbery.
- c) The lower side wall should be no higher than 1 metre, and we have no objection to the higher wall towards the rear of the property. We have no objection to the glass walk way.

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

The application provides a 1.4m high boundary wall to the road frontage which terminates at the vehicle access. The wall obstructs the vision of pedestrians for emerging vehicles and is of greater height than it historically was. The applicant should submit revised drawings which provides the wall to be no greater in height than 600mm from the edge of the driveway.

3.3 Conservation Officer – No objections to the proposed wall outside Corbesley House as indicated on submitted drawing.

3.4 Neighbour/Site Notice – One neighbour letter has been received. The matters raised are as follows:

I object to the removal of plants and hedgerow which has already taken place, with the intention of replacing this material with brick walls. This is the centre of a conservation village, one of the few in the area that has been able to maintain its historic feel. Replacing hedgerows and planted areas with brick walls creates an urban-style barrier, and is not in keeping with the open nature and aspect of a rural village.

4.0 Officer Comments

PROPOSAL

- 4.1 Consent is sought for a single storey extension to the side of Corbesley House and a boundary wall to replace a former hedgerow to the boundary. The application is in part retrospective as the wall to the southern boundary shared with the Swan Inn has been partially constructed.

13/0693/FULL

- 4.2 The side extension would provide a walkway to the side of Corbesley House with a mono-pitch glazed roof measuring 2.2m at the boundary with the Swan Inn rising to 2.4m where it meets the side wall of the host property.
- 4.3 The proposed plans show a wall running along the southern boundary with the Swan Inn (retrospective) and a wall to the eastern boundary facing Briar Hill (not yet constructed). The wall to the southern boundary has a total length of 14.3m and has a general height of 2m reducing in two stages so that immediately adjacent with the highway its height is 1m. The wall to the front (east) boundary would have a maximum height of 1m, with some variation in height due to the change in levels along its length.

SIDE EXTENSION

- 4.4 The site is washed over by Green Belt and as such regard must be had to ensure that the purposes of including land within the Green Belt are not compromised by proposals for new development. The National Planning Policy Framework and Site Allocations and Policies Local Plan set out instances when new development in the Green Belt can be considered appropriate. Extensions are accepted where the proposal is for the extension or alteration of a dwelling provided that said alterations would not result in disproportionate additions over and above the size of the original building. The property benefits from an extant consent for extensions to the rear which have to be taken into account as part of this consideration. In assessing the approved and proposed extensions against this policy backdrop, Officers are satisfied that the cumulative amount of additions to the property would not result in disproportionate additions over and above the size of the original property. The principle of extending the property as proposed is therefore acceptable.
- 4.5 The side extension would only be visible from outside the curtilage of Corbesley House from Briar Hill to the front. Given the modest scale of the extension and in considering that the Conservation Officer's no objection response, Officers are satisfied that the scale and design of the extension is acceptable and would preserve the character of the Chaddesley Corbett Conservation Area.

BOUNDARY WALL

- 4.6 The original plans submitted with this application showed a much higher boundary wall proposed to the front of the property. However, following negotiations of a revised scheme, the Conservation Officer is content with the reduced size of the wall, will better harmonise with the character of the Conservation Area and, for this reason, Officers are satisfied that the scale and design of the wall is acceptable.

13/0693/FULL

HIGHWAY SAFETY

- 4.7 Concern has been raised by the Highway Authority that the height of the wall adjacent to the driveway entrance should be no higher than 0.6m. The revised plans, as detailed above, show a wall height of 1m. Notwithstanding the comments made by the Highway Authority it should be noted that, as now shown, the boundary treatments would not require consent as they would satisfy Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (1995) (as amended) and, as such, Officers consider that it would be unreasonable to refuse the application on this basis.

OTHER MATTERS

- 4.8 Concern has been raised that a hedge along the front boundary has been removed. Whilst Officers agree that its removal is an unfortunate loss to the Conservation Area, there is no requirement for the hedge to be retained and the owners of Corbesely House are within their rights to replace it with an alternative form of boundary treatment. Removal of the hedge on its own does not constitute development.

5.0 Conclusions and Recommendations

- 5.1 In summary, the proposed development is considered to be acceptable in terms of its scale, design and impact on the character of the Chaddesley Corbett Conservation Area.
- 5.2 For the reasons set out above it is recommended that the application be **APPROVED** subject to the following conditions:
1. A11 (Approved plans).
 2. Materials to be used for extension to match existing.

Note

The applicant is advised that whilst the boundary walls fall within permitted development, the Local Planning Authority consider the materials shown on the approved plan to be acceptable and shall be used for the construction of the wall.

Application Reference:	13/0694/FULL	Date Received:	23/12/2013
Ord Sheet:	389250 273724	Expiry Date:	17/02/2014
Case Officer:	Emma Anning	Ward:	Blakedown and Chaddesley

Proposal: Construct low level boundary wall to frontage (part retrospective) and install 0.71m high timber rail to perimeter

Site Address: SWAN INN, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SD

Applicant: Mr M Batham

Summary of Policy	CP03 CP11 (CS) SAL.CC1 SAL.UP6 SAL.UP7 SAL.UP9 (SAAPLP) Sections 7 and 12 (NPPF) Chaddesley Corbett Conservation Area Appraisal
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 Swan Inn is a Grade II Listed public house located in the centre of Chaddesley Corbett village. The property is a detached building which sits on a generous plot of car parking and amenity space. The site is washed over by the West Midlands Green Belt and is within the Chaddesley Corbett Conservation Area.

2.0 Planning History

- 2.1 08/0412/FULL - Erection of a Smoking Shelter with extract fan (removal of existing pergola) : Approved 17.06.08.
- 2.2 08/0413/LIST - Erection of a Smoking Shelter with extract fan (removal of existing pergola) : Approved 17.06.08.

3.0 Consultations and Representations

3.1 Chaddesley Corbett Parish Council – Objection to the proposal. The Parish Council have not changed their views on this reapplication. The height of the walls seems to have been brought in line with our wishes and bollards will replace the crash barrier, as recommended by the Conservation Officer. We still wish to raise the point about removal of the hedgerow and raise the following questions:

13/0694/FULL

1. Should the wall in front of the Swan look similar to the wall in front of Corbesley House (in which case it should also be blue brick on edge)?
2. Would half-round bricks would be more sympathetic to the Conservation Area setting?

We would also like some planting to soften the appearance of the wall in the Conservation Area where the hedgerow has been removed.

Reinstatement of the pavements is also required.

3.2 Highway Authority – No objection.

3.3 Conservation Officer (Original Comments) – Prior to the implementation of the works to construct the new front boundary wall and install the Armco barriers (without consent), the boundary of the car park consisted of the remains of the footings of the building which stood immediately to the north of the Swan Inn and an historic boundary hedge.

HEDGE

Historic photographs illustrate the hedge forming part of the bank between the road and the land to higher level behind. Whilst not specifically protected within the Conservation Area, the hedge was a distinctive landscape feature within the village, which possessed more hedges along the main street as documented in historic photographs.

The development which has been carried out is not compliant with Policy SAL.UP9 which requires, inter alia, that boundary treatments must:

- i) Reflect the local character and appearance of the area and protect existing trees or distinct landscape features
- ii) Include vegetation wherever possible.

DWARF (SOUTH WALL)

I am concerned about the demolition of the dwarf wall which was situated between the white marker posts.

This wall may have formed part of the historic footing of the building previously on this site.

The wall may have thus been constructed pre-1948, and if so was listed by virtue of its curtilage relationship to The Swan Inn at the time of listing on 18th March 1987. Now that it has been excavated and removed the opportunity has been lost to investigate what this building was.

13/0694/FULL

NEW WALLS GENERALLY

Both lengths of new wall have utilised materials which aesthetically appear compatible with the palette to be found elsewhere within the Conservation Area.

I am concerned that no provision has been made to drain the land retained behind the northern length of wall, as good construction practice recommends.

It is noted that along the main street for the most part boundary walls are dwarf walls, although there are some examples of high walls. These tend to be associated with major engineering functions (the 1500mm high boundary retaining wall to St. Cassian's churchyard, for example) or to afford privacy to the principal structures (the yard wall to Tudor House, for example).

All other boundary walls to the back of pavement on the main street are less than one metre high.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires applications for development affecting Conservation Areas to preserve or enhance those Areas. Quite clearly the appearance of the Conservation Area has not been preserved by the removal of the historic hedge, although this could have been mitigated by the construction of a new wall in materials sympathetic to the Conservation Area and in a design of appropriate detailing and height.

I have concerns about the height of the wall which is higher than the average, and serves to add an urban characteristic to a considerable length of the main street.

I think the wall as constructed fails to contribute to the preservation of the setting of the listed buildings opposite, and is failing to preserve or enhance the Conservation Area.

(Revised Comments) - I have no objections to the revised proposals as indicated on drawings 1151 04a; 1151 07; and 1151 08. The reduced height of the wall is compatible with other boundary walls within the main street in the Conservation Area. The revised height and materials to be utilised for the vehicular barrier will have less visual impact on the Conservation Area.

As it now stands I consider the application to comply with Policy SAL.UP6.

13/0694/FULL

3.4 Neighbour/Site Notice – One neighbour letter has been received which raises the following issues:

- The wall as it creates an unnecessary barrier in the centre of the village, detracting from the current more open view across to the fields. It adds no benefit to this Conservation Area. Previously in the centre there was a low wall with an area where flowers could be planted. This has been replaced simply by a barrier wall.
- Further north along the car park edge a hedge has been removed and replaced with another, similar wall. This is a huge shame, as it was a refuge for birds - clearly visible to passers by. The wall has totally ruined this attractive part of the centre of the village.
- The motorway style barriers to the rear of the wall and within the car park are not in keeping with the centre of a conservation village at all and should be removed, along with the new walls.
- This plan detracts from the benefit of the conservation zone, bringing an unwelcome, urban aspect to the village.

4.0 Officer Comments

PROPOSAL

- 4.1 Consent is sought for the construction of a low level wall to the frontage of the Swan Inn and the installation of a barrier around the perimeter to the car park intended to prevent the proposed boundary treatment being knocked by vehicles parking on the car park.
- 4.2 As detailed in the comments made by the Conservation Officer and Parish Council this application is part retrospective insofar as the hedges and dwarf wall have been removed and currently on site stands a new wall with Armco barriers behind.
- 4.3 Comments received from the District Council's Conservation Officer on the original submission raised serious concerns that the retrospective elements of the scheme were not acceptable, the works failing to preserve or enhance the Conservation Area. As a result, the following suggestions were made:
- a) Seek alternative means of protecting the car park boundaries
 - b) Seek reduction in height of wall to 1000mm
- 4.4 In light of the comments made by the Conservation Officer and the suggestions offered, the proposal has been amended to show a boundary wall of 1m height (maximum) and the Armco barriers are to be replaced with timber barrier rails fixed to the existing metal posts which are to be finished in black.

13/0694/FULL

SCALE & DESIGN

- 4.5 Policy SAL.UP6 requires new development in a Conservation Area to accord with the existing Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area; should not result in the introduction of buildings or features which appear incongruous by virtue of either their scale, siting or design; and should not detract from the setting of Listed Buildings. As detailed above, the proposal has been amended in line with the Conservation Officer's recommendations to show a much smaller wall (1m high maximum) than currently exists and the Armco barriers replaced with timber railings. The timber barrier would have a height of 0.71m which would allow it to be located behind the proposed boundary wall without protruding above it. The wall itself would be a maximum of 1m high but due to the change on levels along the adjacent footway the height would vary between 0.7m and 1m.
- 4.6 Concern has been raised that the wall as constructed fails to respond to the character of the Conservation Area due to its scale and design. The specific questions put forward by the Parish Council have been addressed by the Conservation Officer:

In respect of question 1

In my opinion the differentiation in the design between the wall to the car park and the wall to Corbesley House is important. The diversity of walls and boundary treatments within the Conservation Area contributes to its character, which would be diminished if there was a single uniform design employed here.

In respect of question 2

I think the use of historic details on modern walls is always a difficult call. Whilst I would have no objections to the use of half-round brick copings, equally I think the designs proposed offer a slightly different slant on traditional walling and I do not think it would be reasonable to require the design to be further amended.

Eventually, I think the walls will weather and become accepted generally.

- 4.7 In conclusion, the Conservation Officer however does take the view that both lengths of new wall have utilised materials which aesthetically appear compatible with the palette to be found elsewhere within the Conservation Area. For the reasons detailed above the scale of the wall is considered to be acceptable as it mirrors the scale of other boundary treatments within the Conservation Area.

13/0694/FULL

HIGHWAY SAFETY

- 4.8 Given that the proposal includes changes to the boundary treatment of a car park, the entrance and egress of which is to the main village High Street Officers considered it prudent to obtain the views of the Highway Authority to ensure that the alterations would not cause harm to highway safety as a reduced visibility. Given that no objections have been raised by the Highway Authority, Officers are satisfied that the proposal is acceptable in terms of highway safety.

OTHER MATTERS

- 4.9 As noted above, the application is retrospective in nature and the development which has been carried out is unacceptable. Officers therefore consider it essential to ensure that all harmful elements of the existing development are removed and the revised proposed plans implemented fully and therefore conditions requiring the removal of the Armco barrier and reduction in height of the wall within a period of time from the date of any approval issued would be necessary.

5.0 Conclusions and Recommendations

- 5.1 For the reasons outlined above the revised proposed plans are considered to be acceptable in terms of their scale and design and the impact on the Listed Building and Conservation Area.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A11 (Approved plans).
 2. Armco barrier to be removed within 3 months of the date of this permission.
 3. Within 3 months of the date of this permission, the boundary wall shall be altered in accordance with approved plans.

Note

Structural stability of wall.

Agenda Item No. 5

Application Reference: 14/0004/FULL **Date Received:** 04/01/2014
Ord Sheet: 384313 280216 **Expiry Date:** 01/03/2014
Case Officer: James Houghton **Ward:** Cookley

Proposal: Two Storey Rear Extension. Alterations to frontage car parking.

Site Address: 160 CASTLE ROAD, COOKLEY, KIDDERMINSTER, DY10 3TB

Applicant: Mr & Mrs A Webb

Summary of Policy	CP11 (CS) SAL.CC1, SAL.CC2, SAL.UP7, SAL.UP8 (SAAPLP) Design Quality SPG
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 semi detached, brick built, pitch roofed dwelling set back from the road behind a drive and gardens. The property is within the settlement boundary of Cookley.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council – Recommend refusal on the basis that the extension would be considered overdevelopment of site, out of character with street scene and adverse affect on light to neighbouring property.

3.2 Highway Authority – No objections subject to the addition of conditions relating to the construction of the vehicle access, the gradient of the driveway and the construction of the access turning and parking area as well as a note relating to the alteration of a highway to provide or amend a vehicle crossover.

3.3 Neighbour/Site Notice – No representations received.

14/0004/FULL

4.0 Officer Comments

- 4.1 The applicant seeks approval for the removal of an existing mono pitch roofed, single storey element to the rear of the property and the addition of a dual pitched rear extension with a mono pitch roofed single storey element to the rear. The proposed extensions would provide an additional bedroom at first floor, a w.c at ground floor and an enlarged kitchen/dining room. In addition it is proposed to provide a parking area to the front of the property with space for two vehicles, a track plan has been provided to demonstrate that vehicles would be able to enter and exit the site in a forward gear.
- 4.2 The extension replaces a single storey extension and would be immediately adjacent to a two storey element of the neighbouring, linked property. The single storey element of the building would project 0.75m past the rearmost part of the linked property. The ridge height of the two storey element would be 0.55m higher than the ridge height of the adjacent two storey rear projecting element of the neighbouring linked property and would be viewed against this part of the building.
- 4.3 The proposed extension is considered appropriate in terms of both scale and design and would offer no detriment to the character of the property, to the street scene or to the character of the area. The extension would appear subservient to the original property. The extension would have no substantial impact on the amenity enjoyed by the occupants of neighbouring properties in terms of privacy, outlook or daylight. The 45° Code guidelines would not be breached.
- 4.4 The proposed parking area is considered sufficient to provide off street parking for two vehicles. The applicant has demonstrated that the site can be accessed and exited in a forward gear and as such the development would have no detrimental impact on highway safety.

5.0 Conclusions and Recommendations

- 5.1 The proposed extension is 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. The proposed parking area provides sufficient space for two off street parking spaces and would offer no detriment to highway safety. For these reasons the proposal is considered to accord with Policy CP11 of the Adopted Core Strategy (2010) as well as Policies SAL.CC1, SAL.CC2, SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

14/0004/FULL

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).
4. Vehicle access construction.
5. Driveway gradient.
6. Access, turning and parking.

Note

Alteration of a highway to provide or amend a vehicle crossover.

Application Reference: 14/0025/RESE **Date Received:** 13/01/2014
Ord Sheet: 382309 274735 **Expiry Date:** 14/04/2014
Case Officer: Julia Mellor **Ward:** Oldington and
 Foley Park

Proposal: 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

Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER, DY11 7QL

Applicant: Bovis Homes Ltd

Summary of Policy	DS01, DS05, CP01–05, CP11, CP12, CP14 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP4, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 (SAAPLP) Re-Wyre Prospectus Design Quality SPG Supplementary Document Planning Obligations (2007) Sections 4, 6, 7 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The application site comprises almost half of development blocks DEV B (iii) and DEV C within Phase 1 of the former British Sugar site which gained planning consent in outline for a range of land uses in December 2012 (Application reference 12/0146/EIA).
- 1.2 The application site lies towards the southern boundary of phase 1 which encompasses a total of 19 hectares extending from Stourport Road to the west, to the Staffordshire and Worcestershire Canal to the east. Since receiving outline planning consent the former British Sugar site has been rebranded as 'Silverwoods'. In June 2013 the County Council received Pinch Point funding towards the provision of the Hoo Brook Link Road which will connect the Stourport Road to the Worcester Road (A442) via the former British Sugar site and the Hoo Brook Industrial Estate. A planning application for the Link Road was approved by the County Council last month and work is due to commence in December 2014/January 2015 to be open to traffic early in 2016.

14/0025/RESE

- 1.3 The redevelopment of the former British Sugar Site is highlighted within the Adopted Core Strategy as part of the vision for the District, with the Development Strategy advising that it is, "*Possibly the most important site to be allocated under this DPD with regard to the regeneration of Kidderminster...*" In addition the Re-Wyre Prospectus highlights the site, also called 'The Beet', as a key action area for regeneration.
- 1.4 The 2012 outline approval for Phase 1:
- i. agreed the point of access into the site from the Stourport Road and the main roads within Phase 1 including the route of the first part of the Hoo Brook Link Road;
 - ii. allowed the following range of uses – Class C3 residential development (up to 250 dwellings), Class B1, B2 and B8 employment development; Class A1 retail development, Class A3, A4 and A5 restaurant/café/drinking establishment/hot food take away, Class C1 hotel, Class C2 care home, Class C2 extra care facility, Class D1 crèche, a railway halt, and open space; and
 - iii. granted planning consent for a layout comprising of Development Blocks and assigned which of the above uses could be implemented within which Development Block.
- 1.5 The outline consent permits residential development on four parcels of land or Development Blocks known as DEV A (ii), DEV A (iii), DEV B (iii) and DEV C.
- 1.6 The current reserved matters application forms a significant part of development blocks DEV B (iii) and DEV C. Development blocks DEV B (iii) and DEV C combined form the largest area of housing within Phase 1, with a total area of approximately 5.5 hectares.
- 1.7 To describe the application site within the context of Phase 1, it has a frontage to approved link road of approximately 35 metres. To the east, the site lies at the top of the embankment overlooking the Canal and River Stour. Strategic Landscape Areas 5 and 6 wrap around the application site to the south. Beyond these landscaped areas lies land within the ownership of Mercia Waste. Landscape Areas 5 and 6 (LA5 and LA6) are two of the four strategic landscape areas due to be adopted by the Council. The application site also has a common boundary to a previous application submitted by the same applicant for 19 dwellings (reference 13/0418/RESE). This adjoining application site incorporated a Neighbourhood Equipped Area for Play (NEAP) which is to be privately maintained measuring approximately 35 metres x 48 metres. The siting of the NEAP is such that it would be encompassed by LA5 on three sides. The current application also encompasses this NEAP.

14/0025/RESE

- 1.8 The application proposes a total of 75 dwellings; 6 x 2-bed, 36 x 3-bed, 14 x 4-bed and 19 x 5-bed. Of this total 9 would be affordable (4 x 2-bed, 3 x 3-bed and 2 x 4-bed). The proportion of affordable units was determined at the outline stage with the Section 106 Agreement requiring a total of 12% of the total number of units within Phase 1 to be affordable. This would equate a total of 30 units over the whole of Phase 1 should a maximum of 250 dwellings be approved. As detailed below a total of 15 units for affordable housing has been approved on Phase 1 so far.
- 1.9 The current application seeks consent for the remaining reserved matters which are:
- Appearance
 - Scale
 - Landscaping
 - Layout (to include internal access)

2.0 Planning History

- 2.1 12/0146/EIA (Outline) - Redevelopment of the British Sugar Factory (phase 1), including access and Phase 1 link road with all other matters reserved, comprising: demolition of any remaining existing structures on site; residential development up to a maximum of 250 dwellings (class C3); employment development of up to 4 hectares (class B1, B2 and B8); retail development (class A1); restaurant/café/drinking establishment/hot food take away (class A3, A4 and A5); hotel (class C1); care home (class C2); extra care facility (class C2); crèche (class D1); a railway halt; access into site, ancillary roads, footpaths and cycleways; and open space : Approved 07.12.12
- 2.2 13/0110/RESE - Redevelopment of part of development block A(ii) within phase 1 of Former British Sugar Site for 4no. Residential dwellings. Reserved matters approval for scale, appearance, landscaping and layout and internal access with the development block following outline approval 12/0146/EIA : Approved 03.07.13
- 2.3 13/0111/RESE - Redevelopment of part of Development Block A(ii) within Phase 1 of the Former British Sugar Site for 30no. residential dwellings including 6no. affordable units. Reserved Matters approval for scale, appearance, landscaping and layout and internal access within the development block following outline approval 12/0146/EIA : Approved 03.07.13
- 2.4 13/0134/RESE - Provision of 2no. Service housings to serve mains electricity and gas for the redevelopment of phase 1 of the Former British Sugar Site. Reserved matters approval for scale, appearance, landscaping and layout : Approved 25.07.13

14/0025/RESE

- 2.5 13/0227/RESE - Redevelopment of development block A(iii) within Phase 1 of the Former British Sugar Site for 29no. Residential dwellings including 9no. Affordable units. Reserved matters approved for scale, appearance, landscaping and layout including internal access within the development block following outline approval 12/0146/EIA: Approved 31.07.13
- 2.6 13/0418/RESE – Redevelopment of part of Development Block B(iii) within Phase 1 of the Former British Sugar Site for 19 no. residential dwellings and children's play area. Reserved Matters approval for scale, appearance, landscaping and layout and internal access within the development block following outline approval 12/0146/EIA : Approved 28.01.14
- 2.7 13/0579/WCCR – 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 : No objection 17.01.14. 13/000060/REG 3 - County Council application : Approved at Committee 11.02.14
- 2.8 14/0089/FULL – Retrospective application for the Detention Pond serving the Former British Sugar site and Hoo Brook link road to accommodate surface water storage as approved under the surface drainage scheme and provision of amended footway linkage and landscape areas to accommodate the Hoo Brook link road; Variation of existing S.106 agreement associated with planning application Ref 12/0146/EIA : Awaiting determination

3.0 Consultations and Representations

3.1 Highway Authority – Awaiting comments

3.2 Environment Agency – We note that this is a reserved matters application for 75 dwellings. We have no comments to make on the information provided as part of this application. We would refer you to our previous response to the outline application dated 9 July 2012. (*Officer Comment – The comments referred to in the consultation response above dating back to July 2012 state the following:*

Having reviewed the information we are now in a position to remove our objections to the proposed development. However, we wish to make comments and recommend that conditions are attached to any planning permission granted).

14/0025/RESE

- 3.3 Natural England – Wilden Marsh and Meadows, Site of Special Scientific Interest: No objection. The application is in close proximity to Wilden Marsh and Meadows. Natural England is satisfied that should the proposed development be carried out in strict accordance with the details of the application, as submitted, it will not damage or destroy the interest features for which the site has been notified.

Green Infrastructure Potential: We note that the scheme incorporates green infrastructure which will help ensure that the proposed development is better able to be accommodated within its landscape setting and as an extension to the town of Kidderminster. We recognise that multi-functional green infrastructure is important to underpin the overall sustainability of the development of the former British Sugar Beet Factory site by performing a range of functions including the provision of accessible greenspace, climate change adaptation and supporting biodiversity.

Other advice: We would expect the Local Planning Authority to assess and consider the other possible impacts resulting from this proposal on the following, when determining this application:

- i Local sites (biodiversity and geodiversity),
- ii Local landscape character, and
- iii Local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies in order to ensure that the Local Planning Authority has sufficient information to fully understand the impact of the proposal before it determines the application.

Protected Species: We have not assessed this application and associated documents for impacts on protected species. Natural England has published standing advice on protected species which includes a habitat decision tree which provides advice to planners on deciding if there is a reasonable likelihood of protected species being present. You should apply our standing advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following a consultation.

Biodiversity enhancements: This application may provide even more opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The Authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with paragraph 118 of the NPPF.

14/0025/RESE

Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that: *“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions to the purpose of conserving biodiversity. Section 40 (3) of the same Act also states that “conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat”.*

- 3.4 Arboricultural Officer – Awaiting comments
- 3.5 Countryside Officer – In general, the application needs to provide some bat habitat migration. The landscape planting is a good start but we could also do with some roost opportunities built into some of the properties, preferably ones that are not overlit and placed in the open space areas. A lighting plan will be required.
- 3.6 Parks and Open Spaces Manager – Please refer to my details regarding fencing and self-closing gates in relation to what we would require for play developments. This is in line with all Council owned play facilities. I have also indicated locations for additional picnic tables on the site which we would normally incorporate into our play designs as additional seating for parents so that families could spend more time at the play areas and have picnics etc. I would like to see another three seats on site. I am concerned that the maintenance gate entrance is marked as ‘grass mat’ and is not a complete hard surface (tarmac as per the footpath). From experience these grass mat areas do not work where vehicles/ride on grass machines pass over them as they get compacted into the ground and just become muddy areas, so would insist this is tarmaced.
- 3.7 Crime Prevention Design Advisor – This application follows the formula for much of the redevelopment of this site in that the emphasis is very much on creating active frontages. Whilst I fully support this design philosophy, creating active frontages must not be at the expense of creating dead areas at the rear of dwellings that are likely to become the target for crime. Unfortunately, as seems to be the case in other developments on the British Sugar site, much use is made of parking courtyards which I fear would become the target for crime. CABE have produced a guide on Good Design based on six case studies, the study of an area called Clarence Gardens in Birmingham found that: *“parking needs to be designed carefully to complement and relate to each housing type. Default use of large rear parking courts as seen here with multiple access routes should be avoided”.*
- 3.8 Disability Action Wyre Forest – Awaiting comments.
- 3.9 Worcestershire Regulatory Services – Awaiting comments.

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- 3.10 Health and Safety Executive – Do not advise on safety grounds, against the granting of planning permission in this case.
- 3.11 Severn Trent Water – No objections subject to condition.
- 3.12 Economic Development and Regeneration – North Worcestershire - Awaiting comments.
- 3.13 Canal & River Trust – Awaiting comments.
- 3.14 Strategic Housing Services Manager – Awaiting comments.
- 3.15 Worcestershire Wildlife Trust – Awaiting comments.
- 3.16 North Worcestershire Water Management – To further assess the application I will need. micro drainage calculations for network 1 that include the climate change allowance. In addition, I require information to demonstrate that the flood volumes calculated for network 2 and 4 in 1:100 year plus climate change event will not result in any internal flooding of any part of the building including garages and cellars.
- 3.17 Neighbour/Site Notice/Press Notice : One objection has been received – We believe that the application area borders land leased by Mercia Waste Management. We have no record of any notice or advice being served on Mercia as adjacent landowner, that this application was being made nor have we been consulted at any stage in the process, which we believe is contrary to the Council's policy on consultation. Further, we have no record of having been consulted as adjacent landowner on the outline application reference 12/0146/EIA. *(Officer Comment – Whilst the objector is correct that there was no neighbour letter sent to this adjoining landowner, both the outline and reserved matters application have been publicised via a site notice(s) and press notice in accordance with the statutory requirements).*

4.0 Officer Comments

- 4.1 The current reserved matters application proposes a total of 75 dwellings within Development Blocks DEV B (iii) and DEV C. The site forms part of the largest area permitted for residential development under the outline consent within Phase 1, and lies to the south of the Hoo Brook Link Road, with a frontage to the link road of approximately 35 metres and a frontage to the embankment which lies above the Staffordshire and Worcestershire Canal and the River Stour of approximately 170 metres. A Neighbourhood Equipped Area for Play (NEAP) is proposed within the application site to accord with the outline consent. The majority of the site has a common boundary with the strategic landscape areas known as LA 5 and LA 6 which the Council is due to adopt.

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- 4.2 The outline approval for Phase 1 (12/0146/EIA) granted consent for the land uses and the associated points of access into the individual Development Blocks. Therefore this subsequent application seeks consent for the following reserved matters:
- Scale
 - Layout
 - Landscaping
 - Appearance
- 4.3 In terms of scale the submitted plans indicate a range of 2 and 2½ storey dwellings. This is considered to be in keeping with the residential schemes already approved within Phase 1 and in particular the frontage to the Hoo Brook Link Road approved as part of planning application reference 13/0418/RESE for 19 dwellings. The proposed designs are typical of a volume house builder and could in no way be viewed as being out of the ordinary or for that matter particularly remarkable.
- 4.4 The density of the dwellings reduces from west to east as the plots are located further away from the link road and the commercial elements of Phase 1, and closer to the larger areas of open space and the embankment above the Canal and River Stour. The proposed layout is based on a perimeter block principle, i.e. the dwellings are positioned on the perimeter of the site in order to provide active frontages to the adjoining highways and vantage points. This is to be commended and, importantly, will present a development which would provide a strong frontage to the Hoo Brook Link Road. The same principle has been applied to the south of the site where the dwellings address the NEAP and strategic areas of open space, and also to the east where they will overlook the Canal and River, albeit at a significantly higher level. There is however a consequence to this approach as the proposed parking provision has been sited to the rear of the dwellings and into rear courtyards. The Crime Prevention Design Advisor has raised concern at the layout and has advised that the parking courtyards will become dead areas with a lack of natural surveillance, potentially leading to vehicle crime and anti-social behaviour. Amended plans have been sought to address these concerns.
- 4.5 The layout presented shows a shared surface incorporating a pedestrian walkway leading pedestrians from the Stourport Road via an approved footpath through the existing western half of Phase 1 to an area of communal open space within the centre of the site. This shared surface will also lead to the NEAP at the southern part of the application site. It is considered that this shared surface will promote access through the site by pedestrians and again is to be commended.
- 4.6 The submitted plans also demonstrate that the layout could link into an acceptable form of development for the remainder of this largest residential Development Block within Phase 1.

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- 4.7 As required by a condition attached to the outline consent, the proposed layout also includes the provision of a NEAP, which would be privately maintained. According to the Council's Supplementary Document (SPD) on Planning Obligations, a NEAP should have a minimum area of 1,000 square metres and accommodate eight types of play equipment with opportunities for ball games or field activities. The submitted layout replicates that of the previous application approved under reference 13/0418/RESE, and indicates that it will provide nine types of play equipment including a timber climbing frame, two types of slide, two types of swing and a multi-use goal sports wall. The layout and materials indicate that overall the NEAP would have a natural feel and would be of a size, in terms of square metres, to meet the SPD guidance. The comments of the Cultural Services Manager have been considered, however it has to be acknowledged that the layout as submitted has already been approved following consultation under the previous approval for 19 dwellings (reference 13/0418/RESE).
- 4.8 The third reserved matter is that of landscaping. The comments of the Arboricultural Officer will be reported on the Addenda and Corrections sheet.
- 4.9 The final matter reserved for determination at this stage is appearance. The designs of the proposed brick built houses are in general satisfactory with the inclusion of decorative features such as brick soldier and band courses, projecting bay windows, double height bays, lean-to canopies and front facing gables.
- 4.10 The Senior Water Management Officer on behalf of North Worcestershire Water Management has submitted comments with respect to the lack of detail regarding drainage. At the time of preparing the report, the applicants have been asked to address this concern.

5.0 Conclusions and Recommendations

- 5.1 It is considered that the proposed layout for a total of 75 dwellings is acceptable as it would provide an active frontage to the Hoo Brook Link Road and it would address vantage points which are visible from outside of the site. It also includes a NEAP which meets the guidance of the Council's SPD and would provide a layout which would not prejudice an acceptable form of development layout for the remainder of Development Blocks DEV B (iii) and DEV C.
- 5.2 At the time of preparing the report there are however outstanding matters with respect to drainage and crime risk. There are also a number of outstanding consultation responses that are awaited.

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5.3 The recommendation is therefore of **delegated** authority to **APPROVE** subject to:

- i) Satisfactory amendment to the submitted layout which seeks to provide more natural surveillance to the rear courtyard parking areas, and no objections submitted within the re-consultation period by the Crime Prevention Design Advisor;
- ii) Additional drainage details to demonstrate that the proposed scheme is acceptable with no objection submitted within the re-consultation period by the Senior Water Management Officer;
- iii) No objections from any of the other outstanding consultees within the consultation period; and
- iv) the following conditions:
 - 1. A11 (Approved plans).
 - 2. This form constitutes an approval of matters reserved under Condition 2 of Planning Permission Reference 12/0146/EIA and does not constitute a planning permission.
 - 3. Timing of implementation of NEAP.
 - 4. Details of maintenance schedule of the NEAP and maintenance regime to be undertaken in accordance with the agreed details.
 - 5. Landscaping in accordance with approved plan.
 - 6. Details of tree pits and trees planted in accordance with agreed details.
 - 7. Site levels in accordance with plans.
 - 8. The boundary treatments shall be implemented in accordance with the approved drawing prior to the first occupation of the corresponding plot.
 - 9. No fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a shared surface or footpath) other than other that have been approved under the above Condition.
 - 10. Drainage to be implemented in accordance with agreed details.
 - 11. Details of parking for site operatives.
 - 12. For those plots where sheds are proposed to be provided for the purposes of cycle parking (i.e. plots without garages), the sheds shall be constructed prior to the first occupation of the corresponding plot.
 - 13. Details of how the approved driveways and vehicular turning areas are to be consolidated, surfaced and drained.
 - 14. Details of a 'Welcome Pack' to promote sustainable forms of access.

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15. Details of a Habitat Management Plan (HMP), including a timescale of implementation.
16. Details of proposed lighting including impact upon biodiversity.
17. Details of noise mitigation and ventilation.
18. Details of noise assessment prior to occupation.

Application Reference: 14/0027/OUTL	Date Received: 13/01/2014
Ord Sheet: 381331 271620	Expiry Date: 14/04/2014
Case Officer: Paul Round	Ward: Mitton

Proposal: Outline Application for 28No. Residential houses and apartments (Access and Layout to be determined)

Site Address: CHICHESTER CARAVANS, VALE ROAD, STOURPORT-ON-SEVERN, DY13 8YL

Applicant: Chichester Caravans

Summary of Policy	DS01, DS03, CP01, CP02, CP03, CP04, CP05, CP11, CP13, CP14, CP15 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9 (SAAPLP) Paragraph 14 and Sections 4, 6, 7, 10, 11, 12 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL subject to Section 106 Agreement

1.0 Site Location and Description

- 1.1 The site forms the Chichester Caravan sales site which fronts Vale Road and Gilgal on the outskirts of Stourport-on-Severn Town Centre. Within the area there are a range of single storey buildings associated with the use of the site. A residential property called 'Merrihill', which was historically part of the original garage complex, lies to the rear of the site. The Lidl foodstore is situated opposite the site.
- 1.2 The area is allocated for residential purposes on the Proposals Map with the Adopted Wyre Forest Site Allocations and Policies Local Plan. It lies close to the Staffordshire and Worcestershire Canal Conservation Area, Stourport No.2 Conservation Area and the Gilgal Conservation Area. A Common Lime tree is situated to the front of the site which is covered by a Tree Preservation Order.
- 1.3 The application seeks consent for the complete redevelopment of the site for residential purposes. The proposal is submitted in outline, for 28 residential units.

2.0 Planning History

- 2.1 13/0455/OUTL – Residential Development : Withdrawn.

14/0027/OUTL

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited.
- 3.2 Highway Authority – No objections subject to conditions. The proposed layout is considered to be a private road as it only serves communal car parking areas, but it is considered to be suitable to allow refuse vehicle access. The highway authority would wish to adopt the bellmouth serving this site to ensure that pedestrian crossing facilities and signage associated with the one way order on Vale Road are provided.
- 3.3 Environment Agency – No objection subject to conditions and notes. The following comments are provided:

GROUNDWATER AND CONTAMINATED LAND:

The geology underlying the proposed site comprises of drift deposits (Worcester Member Sands and Gravels) overlying the Wildmoor Sandstone Formation (a Principal Aquifer). The site lies within a Source Protection Zone 3. In addition it is known that the Staffordshire and Worcestershire Canal was not puddled clay lined, therefore it is likely that there is an interaction between the Canal and groundwater.

We note that within the Geotechnical Investigation (GI) report 10 boreholes were sunk (4 including standpipe instrumentation) between 30 April 2013 and 7 May 2013. Standpipe monitoring was carried out between 26 May 2013 and 9 June 2013. It has been identified by the GI that a significant thickness of made ground is present on site. Groundwater was generally absent, found only in one of the investigation boreholes. Groundwater levels within the Wildmoor Sandstone are likely to be quite shallow; however the boreholes do not appear to have encountered the water table. The former use of the site as a Petrol Filling Station (PFS) presents a potential source of contamination with underground storage tanks appearing to remain present. Section 7.2.3 of the GI report states that the risk of groundwater negatively impacting the underlying [Principal] aquifer and River Stour has been assessed as being negligible and therefore “...no particular measures to remediate groundwater at the site are proposed”. However, the GI notes that if groundwater is found in the vicinity of the tanks then that water should be assessed to determine whether further investigation is required.

We are however concerned about the above statement as we consider that once the underground storage tanks are removed, further investigation of the made ground is likely to indicate that remediation works are required in order to protect controlled waters. You should also consider in the decision making process, the additional costs of the potential remedial works and the resulting impact upon the viability of the proposed development.

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At this stage we would wish to discourage the use of soakaways into made ground, however this may be reviewed on submission of further evidence on the levels of contamination present and remedial proposals. Given the sensitivity of this location (as discussed above) careful consideration needs to be given to pollution prevention measures for surface water drainage. In addition the type and location of SUDS techniques should be informed by the future Site Investigations and should only be utilised on site where they do not impact on controlled waters i.e. do not mobilise any contamination etc. Suitable measures could be employed such as lined membranes etc for permeable pavement, swales, attenuation ponds, to ensure these systems can be secured on site.

FOUL DRAINAGE:

We would have no objection to the connection of foul water to the mains foul sewer, as proposed. Your Council must ensure that the existing public mains sewerage system has adequate capacity to accommodate this proposal, in consultation with the relevant Sewerage Utility Company.

POLLUTION PREVENTION:

Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice which includes Pollution Prevention Guidance Notes (PPG's) targeted at specific activities.

- 3.4 Canal & River Trust – No objections subject to note. Would wish to make the following comments:

IMPACT ON HERITAGE, CHARACTER AND AMENITY OF THE WATERWAY

We understand this is an outline application which includes access and layout for consideration therefore there are no details in regard to design of the dwellings/apartments, boundary treatments, landscaping etc. at this stage. The Indicative Site Plan identifies the location of two and three storey blocks overlooking the canal corridor. Parking is screened within the site and would not be visible from the canal corridor which is welcomed. We would anticipate that the reserved matters submission will provide details of the scale and appearance of the dwellings, landscaping, boundary treatments etc.

The Design and Access Statement has considered the location of the site adjacent to the Staffordshire and Worcestershire Canal.

IMPACT ON NATURAL ENVIRONMENT AND LANDSCAPE OF THE WATERWAY

The waterways have a rich biodiversity, and the Staffordshire and Worcestershire Canal benefits from non-statutory wildlife designation. Developments can have an adverse impact on the ecology of the waterways and it is therefore important that this is considered and any impacts suitably mitigated.

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The hard and soft landscaping aspects of development proposals, particularly at the site boundaries adjacent waterways, play an important role in improving the appearance of the site when viewed from the waterway, and also the appearance of the waterway corridor itself. Native species are preferred in order to maintain the appearance and biodiversity of the waterway. Landscaping also has the potential to impact on the integrity of the waterway and it is necessary to assess this and determine future maintenance responsibilities for the planting. The reserved matters submission should be accompanied by details of the hard and soft landscaping.

IMPACT ON WATER AND ENVIRONMENTAL QUALITY OF THE WATERWAY

The Geotechnical Assessment does not appear to consider the risk to the canal, only the river. The Assessment should also quantify the risks to the canal and the Trust would like to see any mitigation measures identified in the assessment to protect the canal, implemented.

Given the proximity of the site to the Staffordshire and Worcestershire Canal, during construction of the site, the Trust would require the works, handling, storage and disposal of waste generated by construction 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.

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.

IMPACT ON LAND DRAINAGE AND FLOOD ALLEVIATION

The drainage methods of new developments can have significant impacts both on the structural integrity, water quality and the biodiversity of waterways. It is therefore important that full details are submitted and agreed prior to the first use of the new development.

The Application Form states surface water is to be discharged to main sewer and soakaway. However, should the applicant wish to discharge into the canal 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

- 3.5 Parks and Open Spaces Manager – Contributions for Public Open Space to be used for Riverside Open Space.
- 3.6 Conservation Officer - The present site boundary is clearly visible on maps from 1884 onwards. The site remained undeveloped until the late 1950's when a petrol filling station was built. Prior to that it had been agricultural land (as evidenced by the 1839 Tithe map) and then allotment plots.

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I note that this site sits outside but adjacent to The Staffordshire and Worcestershire Canal and Gilgal Conservation Areas and thus if it is considered appropriate to grant outline permission for development on this site, of particular importance will be the specific form and massing of any new buildings proposed for the site. Given the numbers of flats and houses proposed for the site it is inevitable that the buildings will be at least as large as those illustrated – i.e. 3 storeys with pitched roofs.

The application includes verified views in document No: V3D 131002 which provides pictorial depictions of the impact of the buildings in views from key points near to the application site.

This document is very helpful as it demonstrates that whilst the impact of the proposed development from the bridge crossing the Staffordshire and Worcestershire Canal will be quite significant, the retention of the tree screen will reduce the impact on views from the canal itself, whilst the wire-line taken from the bridge crossing the River Stour suggests that the impact on views from the roads within the Gilgal Conservation Area will be negligible.

In this outline application the applicants have demonstrated that they have considered the impact of a development on this scale on the adjacent Conservation Areas via their landscape assessment.

The “Heritage Statement” provided with the application is contained within the Design and Access Statement. Although the impact analysis is rather limited, there is in reality little direct visual relationship between the site and the adjacent Conservation Areas. Thus the level of assessment submitted could be deemed proportionate to the impact on these heritage assets.

Whilst the proposed development will certainly change the view from the canal bridge, it can be reasonably argued that a well detailed new building on the application site will enhance the view from the Conservation Area at that point, in accord with Policy SAL.UP6. The visual impact on views towards and from the Gilgal and Stourport No.2 Conservation Areas is negligible and should be discounted

- 3.7 Crime Prevention Design Advisor - I have no objection to the application, but ask that the following be taken into consideration.

The plans show alleyways between plots 25 and 26 and at the end of plot 28. It is essential that they are gated to prevent a shortcut being created between Vale Road and The Gilgal. The gates should be fitted with self closing devices and automatic locks.

Any trees that are planted around the car park must not obstruct the view of the parking area from the flats.

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It would be preferable if the flats were so designed that they had at least one regularly occupied room (Living Room, Kitchen) overlooking the parking area.

Low level lighting around the car park would be a useful aid to surveillance.

- 3.8 Worcestershire Regulatory Services (Noise) - I have reviewed the noise assessment and provide the following comments:

As the survey acknowledges; the BS8233 'good' standard for living and bedrooms would not be met and the internal night time maximum levels are likely to exceed 45dB at times. The predicted noise levels in gardens are near the upper limit of 55dB and in reality may be exceeded.

In general I consider the noise climate to be harsh which could impact on residents' health and quality of life.

- 3.9 Worcestershire Regulatory Services (Contaminated Land) – No objection regarding contamination or air quality subject to conditions.

- 3.10 Planning Policy Manager – The site is not an allocated site within the Adopted Wyre Forest Site Allocations and Policies Local Plan. The decision not to allocate was taken following Viability Assessment work, not being considered by the Council or its consultants to be viable or deliverable. However as this site has been brought forward through the Development Control process the site has to be considered as being viable. The site constitutes sustainable development under the National Planning Policy Framework.

- 3.11 North Worcestershire Water Management - I have no objection against the proposed development but would like to make you aware of two water related things that might impact upon the development, namely:

- The surface water flood risk map shows that there is some surface water flood risk associated with the site and the surrounding areas. This means that it will be important that an adequate way will be established to deal with the storm water from the site.
- The Severn Trent online sewer map show both a public foul and surface water sewer crossing the site from west to east. In addition I am aware that another storm water system (following the private sewer transfer per Oct 2011 also classed as public, but not integrated in the online maps yet) is present, serving the Council's Vale Road car park and the public highway. The existing sewers will need to be accommodated in the design for the site.

- 3.12 Strategic Housing Services Manager - Supportive of the proposal to include 30% affordable housing provision. Would wish to see a mix of properties and tenure split of 70/30 in favour of social rent.

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3.13 Severn Trent Water - No objection subject to condition and note.

3.14 Neighbour/Site Notice – 1 letter has been received raising the following issues:

- Loss of Privacy to Lounge windows.
- Access drive used 24 hours a day, 7 days a week.
- Highway safety along the Vale Road into Gilgal. Vehicles travel at speed.

4.0 Officer Comments

4.1 The application for residential development is submitted in outline form with access and siting to be agreed at this stage. The re-development of the site for 28 units is supported by the following documents:

- Planning, Design and Access Statement.
- Visual Analysis and Verified Views.
- Noise Assessment.
- Air Quality Assessment.
- Contaminated Land Assessment.
- Arboricultural Assessment.

PRINCIPLE OF DEVELOPMENT

4.2 The site was originally established as a garage in the 1960's and has latterly been used for caravan sales. It was not allocated as a specific site within the Adopted Wyre Forest Site Allocations and Policies Local Plan, but is included within the wider allocation for residential purposes. Policy SAL.DPL1 allows for residential development "*on previously developed sites with areas allocated for residential development on the Policies Map in the urban area...of Stourport...*" Given the previously developed nature of the site, the principle of residential development on the site is acceptable.

ACCESS AND PARKING

4.3 The site has two existing accesses, although the southern access is now redundant. The proposal seeks to modify the existing northern access to create the main access with associated footway leading to a rear car parking area.

4.4 Concerns have been expressed over highway safety aspects of the scheme due to the high volume and speed of vehicles that use Vale Road and the location of the access in close proximity to the transition with Gilgal. The nature of Vale Road and traffic movement have been fully considered as part of the application, however when taking into account the current use of the site and design of the new access road, it is considered that the scheme is acceptable in highway terms. The Highway Authority has confirmed this view with a no objection response.

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- 4.5 The proposal shows 37 car parking spaces to the rear of the development, allowing for 1 space per unit for the 28 residential units and an additional 9 spaces for additional cars and visitors. This gives adequate provision for the scheme and given the proximity of the Vale Road public car park it is accepted that parking levels are appropriate in this context.

SITING

- 4.6 The dwellings have been located in a linear form facing onto Vale Road, and wrapping around the corner into Gilgal. This will provide an acceptable frontage to the street scene in line with the Design Policies of the Adopted Wyre Forest Site Allocations and Policies Local Plan and the Council's Design Quality SPG. Space is provided to the rear for car parking and amenity space in a way that is acceptable and could not be considered as an overdevelopment of the site.
- 4.7 The site is positioned outside but close to a number of Conservation Areas. The Staffordshire and Worcestershire Canal Conservation Area lies to the north, the Gilgal Conservation Area lies to the east and the Stourport No.2 Conservation Area lies to the south. The visual impact on these areas has been considered along side the visual analysis study submitted with the application. I would agree with the Conservation Officer that the proposed development will not adversely impact on these designated heritage assets.
- 4.8 The closest dwelling is 'Merrihill' that is situated to the south-east of the site and faces north. There are habitable room windows contained within the front elevation, however given the minimum distance of 20m from this property and acceptability of the development when taking into account the 45 degree code, it is considered that there will be no significant loss of amenity to this property. As the application is submitted in outline, no details have been submitted as to the location of windows on the rear elevation, as such it cannot be judged at this point whether there is any loss of privacy through overlooking. I am convinced that a detailed scheme can be arrived at that protects the privacy of this property.
- 4.9 A Common Lime tree is situated within the development site. The accompanying Arboricultural Assessment has adequately shown that the position of the properties will not adversely affect the tree and subject to minor tree works the development can be constructed without damage to the tree. Conditions will need to be applied to ensure that the tree is protected during construction works.

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- 4.10 Worcestershire Regulatory Services have considered the scheme in respect of contaminated land, air quality and noise. Whilst raising a no objection response in respect of the first two considerations, they have raised concern over the noise environment being unsuitable for residential development. A noise assessment has been undertaken and concludes that mitigation can be provided in respect of type of window glazing and ventilation to ensure that noise levels within the dwellings meet the necessary standards. The main concern from Worcestershire Regulatory Services is in respect of the noise levels in the rear gardens; these have been shown as being within the relevant standard but at the upper limits. Having considered this fully I take the view that the noise levels have been shown as acceptable and mirror the situation for other residential properties within the locality. When taking into account the general presumption in favour of sustainable development as championed by the NPPF, I feel that support is justified. A suitably worded condition will require a noise mitigation scheme to be provided.

SECTION 106 CONTRIBUTIONS & AFFORDABLE HOUSING

- 4.11 The Applicant's have accepted the requirement for provision of affordable housing and the required contributions for public open space and education facilities. 30% provision for affordable housing has been agreed provided through a mix of properties along with the split in tenure of 70/30 in favour of social rented accommodation. The agreed rates for contribution are set out below:

Education Contributions			
2+ Bed Flats	2 or 3 Beds	4+ beds	1 bed / Affordable
£1,962	£4,905	£7,358	£0

Public Open Space Contributions	
Per Child Bed Space (Market Housing)	Per Child Bed Space (Affordable Housing)
£477.12	£238.56

5.0 Conclusions and Recommendations

- 5.1 The scheme provides sustainable development on previously developed land within an area allocated for residential development. The development can be provided without resulting in an overdevelopment of the site, causing an adverse impact on neighbours or highway safety. Matters raised by Worcestershire Regulatory Services have been carefully considered and are not, in Officers' opinion, of sufficient weight to justify a refusal of this application.

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5.2 It is therefore recommended that **delegated APPROVAL** be granted subject to:

a) the signing of a **Section 106 Agreement** to secure:

- i. 30% affordable housing;
- ii. Education Contributions; and
- iii. Public Open Space Contributions; and

b) the following conditions:

1. A1 (Standard outline).
2. A2 (Standard outline – reserved matters).
3. A3 (Submission of reserved matters).
4. A11 (Approved plans).
5. J1 (Removal of permitted development – residential).
6. J9 (Open plan frontages).
7. B1 (Samples/details of materials).
8. B2 (Sample brick panel).
9. B11 (Details of enclosure).
10. B13 (Levels details).
11. C3 (Tree protection during construction).
12. C5 (Hand digging near trees).
13. C6 (Landscaping – small scheme).
14. C8 (Landscape implementation).
15. C14 (Landscape maintenance).
16. E2 (Foul and surface water).
17. Detailed scheme for accommodating foul and surface water pipes to be submitted.
18. Contaminated land.
19. Noise mitigation scheme.
20. F5 (Construction of noise attenuation).
21. Access closure – occupation – vehicular.
22. Access, turning and parking.
23. Cycle parking (multi unit).
24. Parking for site operatives.
25. Welcome Pack.

Notes

- A SN2 (Section 106 Agreement).
- B SN1 (Removal of Permitted Development Rights).
- C SN6 (No felling – TPO).
- D Private apparatus within the highway.
- E Section 278 Agreement.
- F Design of Street Lighting for Section 278.
- G Temporary Direction Signs to Housing Developments.

Application Reference:	14/0053/FULL	Date Received:	24/01/2014
Ord Sheet:	381966 278182	Expiry Date:	21/03/2014
Case Officer:	Julia Mellor	Ward:	Franche

Proposal: Raising of roof with dormer windows to front and rear; ground floor extension to rear; to significantly harm their amenity porch to front and pitched roof to garage

Site Address: 128 MARLPOOL LANE, KIDDERMINSTER, DY11 5HS

Applicant: Mr & Mrs P Cook

Summary of Policy	CP11 (CS) SAL.UP7, SAL.UP8 (SAAPLP) Design Quality SPG : 2004 Section 7 (NPPF)
Reason for Referral to Committee	Planning application represents departure from Development Plan
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is located close to the junction of Wolverley Road and Marlpool Lane and immediately adjacent to the King George V playing fields.
- 1.2 The site at No.128 and the adjoining property at No.129 both accommodate bungalows which provide the only built frontage to this part of Marlpool Lane before it is interrupted by the open playing fields.

2.0 Planning History

- 2.1 None

3.0 Consultations and Representations

- 3.1 Highway Authority – No adverse comments.
- 3.2 Parks and Open Spaces Manager – Awaiting comments.
- 3.3 Neighbour/Site Notice – No representations received.

14/0053/FULL

4.0 Officer Comments

- 4.1 The application seeks consent for the following:
- i. a single storey extension to the rear to replace an existing conservatory;
 - ii. an extension to raise the roof to enable rooms to be provided at a first floor level with dormer windows to the front and rear;
 - iii. a pitched roof to the existing flat roofed garage; and
 - iv. a new porch to the front elevation.
- 4.2 The proposed extensions would enlarge the existing two bedroom bungalow to provide a four bedroom dormer bungalow. In the determination of the current scheme consideration has been given to the design of the proposed development and the impact upon the neighbouring property.
- 4.3 There is no doubt that the proposed extensions would conflict with Policy SAL.UP8 of the Site Allocations and Policies Local Plan together with the guidance as set out in the SPG on Design Quality. This is because the proposed increase to the height of the roof would provide an extension which would not be visually subservient to the existing property. It is however considered that the proposed extensions, whilst not subservient, would be acceptable in this instance. Notably this property provides a full stop to the end of the built frontage to this northern end of Marlpool Lane. It is not located in the middle of a row of single storey dwellings and therefore it is considered that it would not look incongruous in the street scene. This part of Marlpool Lane and Wolverley Road accommodate a range of house types with two storey dwellings opposite whilst the currently proposed scheme would only raise the existing ridge height by approximately 2.2m.
- 4.4 To accord with Policy the proposed development should not infringe the 45 degree code. This is to ensure that extensions do not have a significant impact upon the light to adjacent habitable windows. In this instance the adjacent property at No.129 has a side facing habitable window and the proposed extension to raise the roof would infringe the 45 degree code. It does however have to be acknowledged that, notwithstanding that No.129 lies on land approximately 0.35m higher, the existing bungalow already infringes the 45 degree code and the habitable window which would be affected already lies in the shade of an existing carport at No.129. Therefore it is not considered that the proposed extension would reduce the amount of light so significantly as to harm their amenity over and above the existing situation.
- 4.5 It is also considered that the existing carport reduces the outlook from this adjacent property to such an extent that the proposed extension would not have a significant adverse impact.
- 4.6 A four bedroom property would require two parking spaces to accord with parking standards and this can be achieved.

14/0053/FULL

5.0 Conclusions and Recommendations

- 5.1 The impact of the proposed extensions, particularly the raising of the roof which would enlarge the existing bungalow to provide a dormer bungalow, has been considered in terms of its design and the potential effect upon the adjacent occupiers
- 5.2 Whilst the proposals would not fully comply with the Council's Policies on house extensions it is considered in this instance that the development would be acceptable in all respects. The recommendation therefore is for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Details of materials to be submitted.

Application Reference: 14/0061/FULL	Date Received: 27/01/2014
Ord Sheet: 372568 272321	Expiry Date: 24/03/2014
Case Officer: James Houghton	Ward: Rock

Proposal: Erection of temporary wooden building to house (A1) shop (Retrospective Application)

Site Address: COLLIERS FARM SHOP, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HA

Applicant: Ms W Hill

Summary of Policy	DS04, CP08, CP09, CP11 (CS) SAL.PFSD1, SAL.GPB3, SAL.CC1, SAL.CC2, SAL.UP7 (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 site is an area of the car park associated with the Colliers Arms. The Colliers Arms is located off the Tenbury Road between Callow hill and Clows Top. The site is not within a settlement boundary.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Rock Parish Council – Object and recommend refusal on the basis that the application is retrospective and that works to complete the building continued despite the guidance of the Council’s Planning Enforcement Officer.

3.2 Highway Authority – No comments received.

3.3 Worcestershire Regulatory Services – No comments received.

3.4 Neighbour/Site Notice – No representations received.

14/0061/FULL

4.0 Officer Comments

- 4.1 The applicant seeks retrospective approval for the erection of a wooden building within the car park of the Colliers Arms to provide additional sales space. The building has a footprint of approximately 91m² and a maximum height of 3.9m. The building has a window and double doors in the end elevation which faces the Tenbury Road. The application proposes the retention of the building for a period of five years.
- 4.2 The Colliers Arms, formerly a public house, is currently a cafe with a licensed bar. Approximately 2 years ago, a retail shop was integrated into the building and traded successfully. However, as both elements of the business thrives the demand for the cafe has grown such that the demand for additional covers has seen the cafe expand back into the retail shop area.
- 4.3 The applicant claims that the wooden building has been added on the basis that there is insufficient space within the building to provide an appropriate retail space as well as the cafe space. Whilst it is acknowledged that an extension would be a more suitable permanent addition to the property it is claimed that the current wooden building was constructed in the mistaken belief that it could be done so as permitted development under the changes made to the General Permitted Development Order 1995, as amended in 2014. Members are advised that the wooden building does not constitute permitted development.
- 4.4 Furthermore, the applicant states that the temporary timber structure was chosen to minimise build costs and to allow for the demand for the larger retail shop to be tested prior to committing significant outlay on a more permanent solution.
- 4.5 Policy SAL.GPB3 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan sets out guidance for Protecting and Enhancing Local Retail Services. The policy states:

Outside of the neighbourhood or village designations, support will be given for the development of new retail (A1) uses where they do not exceed 280m² net and where:

- i. it can be located on previously developed land.*
- ii. it would not cause adverse impact to the local amenity.*

In both regards the current, albeit retrospective application, satisfies the requirements of Policy SAL.GPB3.

14/0061/FULL

- 4.6 Whilst the concerns of the Parish Council are noted, Section 73A of the Town and Country Planning Act 1990 specifically provides that a grant of planning permission can be given for a development that has already taken place. An application of this type should be considered as though the development has not occurred and the presence of the development would not be a material consideration in determining the application.
- 4.7 The building is considered appropriate in terms of both scale and design. The building, by virtue of its temporary nature, would offer no significant detriment to the character of the area or the street scene. The building has no appreciable impact on the amenity enjoyed by the occupants of nearby dwellings.

5.0 Conclusions and Recommendations

- 5.1 The building is considered appropriate. The building is on previously developed land. The temporary nature of the building would ensure the development would offer no significant detriment to the character of the area or the street scene. The application would be considered to accord with the requirements of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policies SAL.GPB3 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A8 (Temporary permission – buildings: five years).
 2. Opening hours.

Wyre Forest District Council

Planning Committee Meeting 11 March 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
12/0155/FULL	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0156/LIST	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Internal and external alterations for the proposed conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0266/CERTE	27/04/2012	22/06/2012	THE STABLES AT THE WOODLANDS WORCESTER ROAD CLENT STOURBRIDGE DY9 0HS	Lawful Development Certificate for an existing use or operation: Stables with self contained studio apartment above	Mr P Knowles	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0411/LIST	05/07/2012	30/08/2012	PARKHALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103NL	Extensions and alterations to Keepers Cottage including 'reinstatement' of first floor level, chimneys, loading doors and windows and addition of single storey extension to west elevation	Mr R Stevens	Julia Mellor
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0644/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
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
13/0120/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

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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0550/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0568/FULL	23/10/2013	22/01/2014	UPPER MOOR SMALL HOLDING TIMBER LANE STOURPORT-ON- SEVERN DY139LU	Change of use to use as a 4 pitch Gypsy and Traveller site and associated ancillary development	Mrs S Loveridge	Paul Round
13/0575/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
13/0608/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
13/0644/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
13/0657/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0660/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
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
13/0673/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
13/0670/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0674/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
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
13/0681/FULL	23/12/2013	17/02/2014	152 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TB	Two storey rear extension	Mr M England	Julia McKenzie-Watts
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
13/0689/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
14/0057/FULL	03/01/2014	28/02/2014	2 GERLENSTA COURT GREY GREEN LANE BEWDLEY DY121LS	Single storey rear extension to form garden room	A Murrells	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
14/0012/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
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
14/0020/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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. 6.7m 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
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
14/0037/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

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
14/0038/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
14/0077/FULL	13/01/2014	10/03/2014	RIVERSIDE CARAVAN PARK DOWLES ROAD GREENACRES LANE BEWDLEY DY122RE	Erection of small building to provide office accommodation for day to day admin of the site	Mr & Mrs A Loveridge	James Houghton
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 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
14/0035/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
14/0040/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0034/FULL	21/01/2014	18/03/2014	S M S LTD UNIT 2-3 ARTHUR DRIVE 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
14/0055/ADVE	23/01/2014	20/03/2014	WILLIAM HILL BOOKMAKERS 112- 113 BEWDLEY ROAD KIDDERMINSTER DY116RX	Internally illuminated fascia signs	WILLIAM HILL ORG LTD (MR M BENNETT)	Julia McKenzie- Watts
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

WF No.	Valid Date	Target Date	Address of Site		Description of Proposal	Applicant	Case Officer
14/0054/FULL	23/01/2014	20/03/2014	WILLIAM HILL BOOKMAKERS 113 BEWDLEY ROAD KIDDERMINSTER DY116RX	112-	Refurbishment of existing/trading Betting Office including replacement shop-front, Internal shop-fitting including AC replacement	WILLIAM HILL ORG LTD (MR M BENNETT)	Julia McKenzie-Watts
14/0047/TREE	24/01/2014	21/03/2014	ROUSBINE CARAVAN PARK KIDDERMINSTER DY149DD	ROCK	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
14/0062/FULL	24/01/2014	21/03/2014	1 CHEAPSIDE STOURPORT-ON- SEVERN DY139EY		Proposed access onto link road	Mr P Martyn-Smith	James Houghton
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
14/0061/FULL	27/01/2014	24/03/2014	COLLIERS FARM SHOP TENBURY ROAD CLOWS TOP KIDDERMINSTER DY14 9HA		Erection of temporary wooden building to house (A1) shop (Retrospective Application)	Ms W Hill	James Houghton
14/0056/FULL	28/01/2014	29/04/2014	LAND AT SEBRIGHT ROAD WOLVERLEY KIDDERMINSTER		Construction of 14 affordable dwellings in land adjacent to Sebright Road, Wolverley, Kidderminster	Wyre Forest Community Housing	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0067/FULL	29/01/2014	26/03/2014	42 HALES PARK BEWDLEY DY122HU	Two storey side extension	Mrs J C Layton	James Houghton
14/0065/FULL	30/01/2014	27/03/2014	ROCK HOUSE LOW HABBERLEY KIDDERMINSTER DY115RQ	Creation of 1No. Unit holiday let accommodation with access, parking and associated works	Mr A Mastropietro	Emma Anning
14/0064/FULL	30/01/2014	27/03/2014	THE STABLES HEIGHTINGTON ROAD RIBBESFORD BEWDLEY DY122TD	Conversion and change of use of barn to dwelling, including change of use of land to domestic curtilage	Mr G Peplow	Emma Anning
14/0070/FULL	31/01/2014	28/03/2014	BADGER COTTAGE 1 POUND LANE ROCK KIDDERMINSTER DY149RD	Single storey side extension (Resubmission of planning application 13/0443/FULL to incorporate additional WC area	Mr D Pugh	James Houghton
14/0073/FULL	03/02/2014	31/03/2014	42 CHESTER ROAD SOUTH KIDDERMINSTER DY101XJ	Proposed First floor and single storey rear extensions. Re grading of front garden to create parking area and new vehicular access.	Mr M Jones	Emma Anning
14/0076/FULL	03/02/2014	31/03/2014	WOODLAND CARS LTD M C F COMPLEX 60 NEW ROAD KIDDERMINSTER DY101AQ	Proposed extension	WOODLAND CARS LTD	Julia McKenzie- Watts
14/0071/FULL	03/02/2014	31/03/2014	WOODLAND HABBERLEY ROAD BEWDLEY DY121JH	PVCu Conservatory to the rear elevation	Mr & Mrs R Green	Julia McKenzie- Watts
14/0072/FULL	03/02/2014	31/03/2014	20 HAWTHORN CRESCENT BEWDLEY DY122JE	Conservatory to the rear elevation	Mrs P Isaac	Julia McKenzie- Watts
14/0082/FULL	03/02/2014	31/03/2014	380 STOURBRIDGE ROAD KIDDERMINSTER DY102QE	Single storey side extension	Mr J Stobbart	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0066/FULL	04/02/2014	01/04/2014	THE HOMESTEAD ROCK CROSS ROCK KIDDERMINSTER DY149RW	Two storey extension to front; Single storey extension to side; Additional dormer window	Mr N stones	Julia Mellor
14/0068/LIST	04/02/2014	01/04/2014	UPPER BLACKSTONE FARMHOUSE STOURPORT ROAD BEWDLEY DY121PY	Proposed replacement and additional windows; removal of existing lean to structure; replacement of rainwater goods; removal and replacement of existing staircase; renewal of existing flat roof; creation of shower room and lobby at ground floor and landing at first floor; infill of existing internal door at ground floor; removal of existing kitchen fire breast; partial removal of chimney breast in existing utility room.	A J Bate (Builders)	Paul Round
14/0081/CERTP	04/02/2014	01/04/2014	62 FAIRFIELD LANE KIDDERMINSTER DY115QJ	Detached large domestic garage, attached domestic garage, rear utility single storey extension	Mr S Sivill	James Houghton
14/0078/TREE	04/02/2014	01/04/2014	123 BEWDLEY HILL KIDDERMINSTER DY116BT	Reduce height of beech by 50%	Mr M Fellows	Alvan Kingston
14/0080/CERTP	04/02/2014	01/04/2014	24 THE LEA KIDDERMINSTER DY116JY	Rear single storey extension	Mr & Mrs R Brennan	James Houghton
14/0085/FULL	04/02/2014	01/04/2014	21 WOODTHORPE DRIVE BEWDLEY DY122RH	Proposed rear extension and decking area	Mr Smith	James Houghton
14/0084/FULL	04/02/2014	01/04/2014	ASTON MANOR NELSONS WHARF SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN DY139QB	Erection of 2 metre high Palisade Security Fence and Gates	Aston Manor Brewery Co Ltd	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0089/FULL	04/02/2014	06/05/2014	FORMER BRITISH SUGAR STOURPORT ROAD KIDDERMINSTER DY11 7AQ	Retrospective application for the Detention Pond serving the Former British Sugar Site and Hoo Brook link road to accommodate surface water storage as approved under the surface drainage scheme and provision of amended footway linkage and landscape areas to accommodate the Hoo Brook link road; Variation of existing S.106 agreement associated with planning application Ref 12/0146/EIA	St Francis Group (BSK) Ltd (Mr A Plant)	Julia Mellor
13/0574/FULL	04/02/2014	06/05/2014	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
14/0083/FULL	05/02/2014	02/04/2014	41 MEADOW RISE BEWDLEY DY121JP	Replacement conservatory to the rear elevation and extension to the front elevation	Mr & Mrs A Franklin	Julia McKenzie-Watts
14/3004/Cancel	05/02/2014	02/04/2014	14 PINWOOD CLOSE KIDDERMINSTER DY115JJ		Mr & Mrs I Charteris	
14/0075/FULL	06/02/2014	03/04/2014	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Conversion of existing building to retail kiosk, Creation of Dinosaur exhibit, Erection of building for walk-through exhibit and erection of building for 4D Cinema	WEST MIDLAND SAFARI PARK	Paul Round
14/0086/ADVE	06/02/2014	03/04/2014	A T S EUROMASTER HILL STREET KIDDERMINSTER DY116TD	1No. Part illuminated fascia sign; 1No. Illuminated fascia sign; 1No. Non illuminated fascia sign and 1No. Internally illuminated totem sign	ATS Euromaster	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0087/FULL	07/02/2014	04/04/2014	13 PARKLAND AVENUE KIDDERMINSTER DY116BX	Extension to rear and canopy to front	Mr & Mrs D Finch	Julia McKenzie-Watts
14/0088/FULL	07/02/2014	04/04/2014	146 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TB	Demolition of existing single storey extension; Construction of new two storey extension to rear	Mr M Fox	James Houghton
14/0091/FULL	07/02/2014	04/04/2014	NEW HOUSE FARM SLADD LANE WOLVERLEY KIDDERMINSTER DY115SP	Repairs and alterations to existing stable block	Mr M Cuppit	James Houghton
14/0090/RESE	10/02/2014	07/04/2014	FORMER TIMBER YARD PARK LANE KIDDERMINSTER DY116TE	Reserved Matters Approved following Outline Approval 13/0567/OUTL - Approval of landscaping	ALBUTT INVESTMENTS LTD	Paul Round
14/0063/FULL	11/02/2014	08/04/2014	STOURPORT TENNIS CLUB TAN LANE STOURPORT-ON-SEVERN DY138EU	Upgrading of lights on courts 1 to 4 inclusive to include the re-siting of certain masts and the installation of 3no. additional masts to courts 1 and 2	STOURPORT TENNIS CLUB	Emma Anning
14/0102/FULL	12/02/2014	09/04/2014	ATTLÉE HOUSE CHURCHILL KIDDERMINSTER DY103LY	Construction of office extension to outbuilding and re-instatement of garden wall	Mr & Mrs Mitchell	Emma Anning
14/0103/LIST	12/02/2014	09/04/2014	ATTLÉE HOUSE CHURCHILL KIDDERMINSTER DY103LY	Construction of office extension to outbuilding and re-instatement of garden wall	Mr & Mrs Mitchell	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0573/FULL	12/02/2014	09/04/2014	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 TERRACED DWELLINGS AND A FLAT, DEMOLITION OF THE EXISTING BUILDINGS TO REAR.	Mr H Sanghara	Emma Anning
14/0101/FULL	12/02/2014	09/04/2014	BARN ADJACENT TO THE KEYS NEW ROAD FAR FOREST KIDDERMINSTER DY149TG	Change of use of existing barn to form residential dwelling with garage and amenity space, Provision of additional garage with parking and turning area to "The Keys"	Mr & Mrs Prince	James Houghton
14/3005/PNH	12/02/2014	26/03/2014	42 LYTTLETON ROAD BEWDLEY DY122BU	Proposed single storey rear kitchen and garden room extension	Mr & Mrs Fleming	John Baggott
14/0094/FULL	13/02/2014	10/04/2014	UNIT 5 BLUE BALL BUSINESS CENTRE CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YB	Replacement of storage unit 5 (Ancillary to unit 3)	Mrs Thorogood	Emma Anning
14/0093/FULL	14/02/2014	11/04/2014	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Erection of gates to drive including masonry pillars and flank walls	Mr & Mrs L Roper	Paul Round
14/0096/WCCR	17/02/2014	10/03/2014	THE BEWDLEY SCHOOL & SIXTH FORM CENTRE STOURPORT ROAD BEWDLEY DY121BL	New two storey Science Block and demolition of existing Science Block	Worcestershire County Council	Paul Round
14/0092/FULL	17/02/2014	14/04/2014	2 MEREDITH GREEN KIDDERMINSTER DY117EL	Ground floor extension to provide accommodation for dependent relative	Mrs P Shaw	John Baggott
14/0099/FULL	17/02/2014	14/04/2014	CONCEPT FLOORING CO 33 HOLMAN STREET KIDDERMINSTER DY116QY	Erection of 2No. two bed dwellings and associated parking	Mr N Dyer	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0104/FULL	17/02/2014	14/04/2014	TARN LONGBANK BEWDLEY DY122QT	Replacement garage and porch	Mr I Crowther Green	Emma Anning
14/0100/FULL	18/02/2014	15/04/2014	ROCK TAVERN CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YH	Demolition of the former public house to erect 2No. two bedroom dwellings	Mr T Nock	Paul Round
14/0105/FULL	18/02/2014	15/04/2014	STONE MANOR HOTEL STONE CHADDESLEY CORBETT KIDDERMINSTER DY104PJ	Change Of Use and Alteration Of Existing Building To Form 5No Additional Apartments (8 In Total) With Associated Car Parking, Access Road, Entrance with Gates And Piers.	Trinity Southgate Investments Ltd	Emma Anning
14/0097/FULL	19/02/2014	16/04/2014	7 OAKHILL AVENUE KIDDERMINSTER DY101LZ	Erection of single storey, kitchen extension with velux window	Mr A Minard	Emma Anning
14/0095/OUTL	19/02/2014	21/05/2014	LAND AT SILVERWOODS (FORMER BRITISH SUGAR) STOURPORT ROAD KIDDERMINSTER DY117BW	Outline Application for a New Leisure Centre and Associated Works with some Matters Reserved	WYRE FOREST DISTRICT COUNCIL	Julia Mellor
14/0098/FULL	19/02/2014	16/04/2014	135 GREATFIELD ROAD KIDDERMINSTER DY116PJ	Change of use to Tattoo Parlour (Sui Generis)	Inkspiration	James Houghton
14/0106/FULL	25/02/2014	22/04/2014	OAKENSHAW ROSENHURST DRIVE BEWDLEY DY122ES	Proposed two storey and first floor side and rear extension	Mr D Wilkin	James Houghton

WYRE FOREST DISTRICT COUNCIL

Planning Committee

11 March 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 (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement required by	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1422 13/0034/CERT/2197212	APP/R1845/X/13	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			

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

11TH MARCH 2014

**Blakebrook Conservation Area
Draft Conservation Area Appraisal Consultation**

OPEN	
DIRECTOR:	Director of Economic Prosperity and Place
CONTACT OFFICER:	Peter Bassett – Extension 2536 Peter.Bassett@wyreforestdc.gov.uk
APPENDICES:	Appendix 1 - Draft Blakebrook Conservation Area Character Appraisal

1. PURPOSE OF REPORT

- 1.1 To inform Members of the proposed draft Conservation Area Appraisal for the Blakebrook Conservation Area, and the proposed arrangements for public consultation.

2. RECOMMENDATION

- 2.1 **That the Committee agrees to a public consultation exercise on the draft Blakebrook Conservation Area Character Appraisal as attached at Appendix 1.**
- 2.2 **That the Director of Economic Prosperity and Place be given delegated powers to determine the final format and presentation of the Character Appraisal.**

3. BACKGROUND

- 3.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* places a duty upon every local planning authority, from time to time, to review and to determine whether any parts or further parts of their area are of special architectural and/or historic interest, the character of which it is desirable to preserve or enhance, and to designate them as Conservation Areas.
- 3.2 At present there are seventeen Conservation Areas in Wyre Forest District. The Site Allocations and Policies Local Plan 2006-2026 (July 2013) advises that new development within or adjacent to a Conservation Area will need to take full account of the detail contained within the appropriate Character Appraisal.

- 3.3 The effects of designation of a Conservation Area include stricter planning controls over demolition, minor development, the protection of trees, and stricter regulation of new development to ensure it preserves and/or enhances the special character of the Area. In addition, Local Planning Authorities have a duty to draw-up schemes for the enhancement of Conservation Areas.
- 3.4 The Committee may take the view that this Appraisal should be subject to consultation. The main reason to support this approach is to demonstrate that public consultation is a two-way process and that factual information received is wherever possible incorporated into later revisions. Alternatively the Committee may decide that sufficient resources have been expended on the Appraisal and the Appraisal may be adopted without consultation.

4. KEY ISSUES

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon every local planning authority, from time to time, to review and to determine whether any parts or further parts of their area are of special architectural and/or historic interest, the character of which it is desirable to preserve or enhance, and to designate them as Conservation Areas.
- 4.2 In order to progress the Conservation Area proposals, it is considered that a consultation process should be undertaken with all affected persons. This will include the local Civic Society, the owner and/or occupier of properties within the boundary of the Area, Parish and Town Councils, and other interested parties. The consultation will take the form of public notification of intent, through public displays, and through a mail-drop to each individual property and interested party, as outlined above, enclosing a leaflet describing the proposals and the effects on the owner/ occupier. The consultation would run for a period of 6 weeks, from mid-March 2014 to 1st May 2014.
- 4.3 The results of the consultation will be the subject of a future report to the Planning Committee in July 2014.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 There are no legal or policy implications.

7. RISK MANAGEMENT

- 7.1 There are no risk management issues.

8. EQUALITY IMPACT ASSESSMENT

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

9. CONCLUSION

- 9.1 Officers are of the opinion that there are two potential courses of action as set out below:

1. The first, and Officer's recommended, course of action is to agree to undertake a public consultation on the document appended to this report to gauge the opinion of all affected persons, with a report back to Members at the end of the consultation period to indicate the level of public support for the Appraisal and its contents.
2. The second course of action is to acknowledge and accept the Appraisal as attached in Appendix 1 without further consultation. This is not considered to be the most appropriate option in the interests of local engagement and knowledge gathering.

10. CONSULTEES

- 10.1 Owners of property and those resident within the Blakebrook Conservation Area.
- 10.2 Kidderminster Civic Society.
- 10.3 Ward Members for Habberley and Blakebrook.
- 10.4 English Heritage.

11. BACKGROUND PAPERS

- 11.1 There are no background papers.

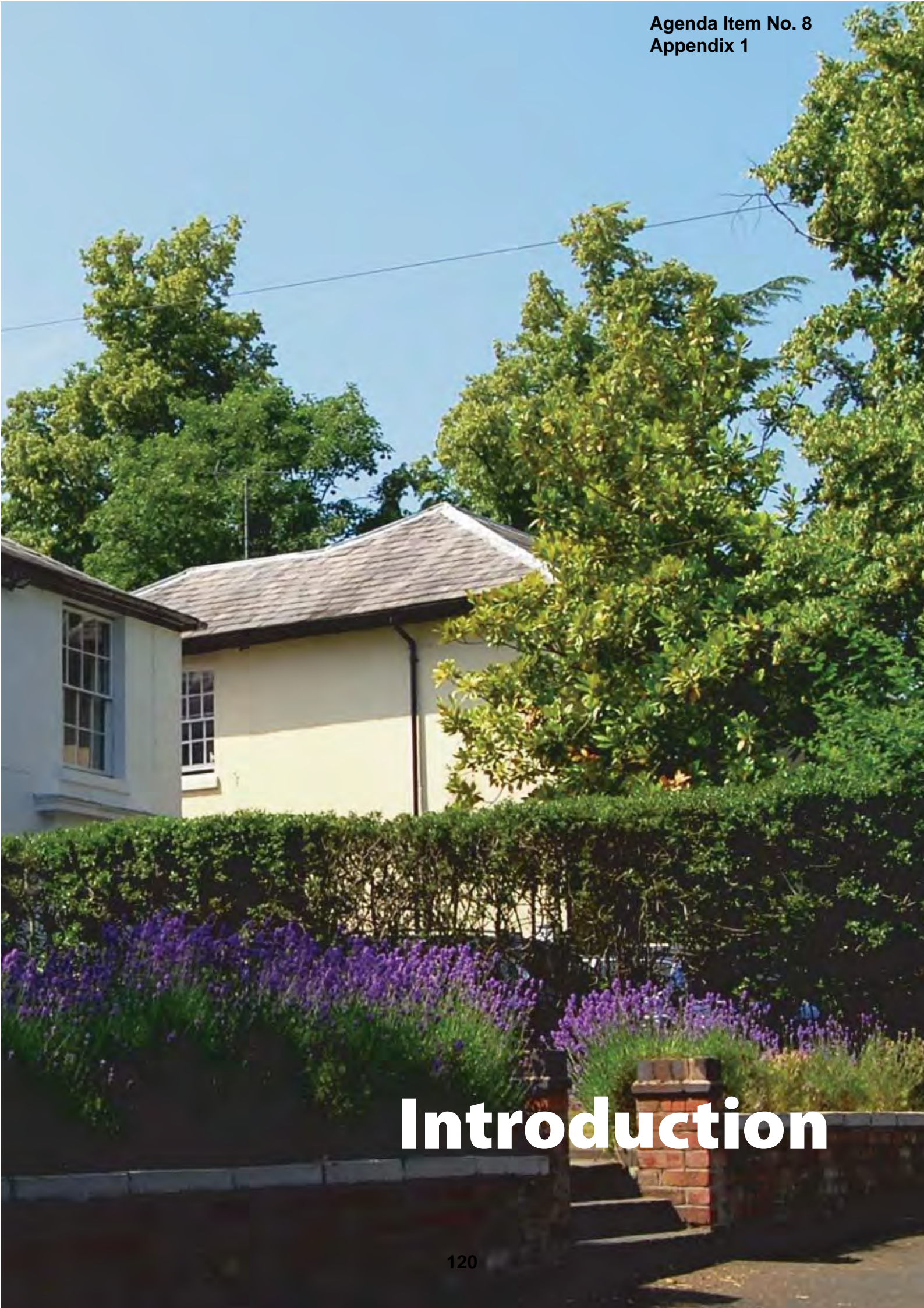


Blakebrook Conservation Area Character Appraisal

Blakebrook Conservation Area Character Appraisal March 2014

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Appendix 1 Adopted Wyre Forest District Council Local Plan Policies
Appendix 2 Conservation Area Boundary Map



Introduction

1 Introduction

Blakebrook Conservation Area (the Area) was designated by Wyre Forest District Council in 1993. It covers part of the A4535, off the A456 (Bewdley Road), about 1/2 mile west of Kidderminster Town Centre, in the County of Worcestershire.

The Conservation Area is predominantly residential (although part of the site includes school playing fields) and covers 5.9 hectares (14.65 acres).

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

The Adopted Wyre Forest Site Allocations and Policies Local Plan and the Adopted Kidderminster Central Area Action Plan include policies linked to the Historic Environment. For Blakebrook Conservation Area Policy, SAL.UP6 of the Site Allocations and Policies Local Plan, which is called 'Safeguarding the Historic Environment', is particularly relevant. This Policy ensures that future development within, or adjacent to the Conservation Area, will need to protect, conserve and, where possible, enhance the Area.

A photograph of a residential street. In the foreground, there is a dense green hedge and a wooden fence. Behind the fence, a utility pole stands. In the middle ground, there are several large green trees, including a tall, thin tree and a large, bushy tree. In the background, there are white houses with red brick chimneys and a grey tiled roof. The sky is blue with some light clouds.

Legislative and Policy Framework

2 Legislative and Policy Framework

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

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

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

The Adopted Wyre Forest Site Allocations and Policies Local Plan and the Adopted Kidderminster Central Area Action Plan contain various policies describing the aims and objectives of the Local Authority in relation to the wider historic environment, and in particular to the preservation and enhancement of the conservation areas within the District. These policies are contained within Appendix 1 of this Appraisal.

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

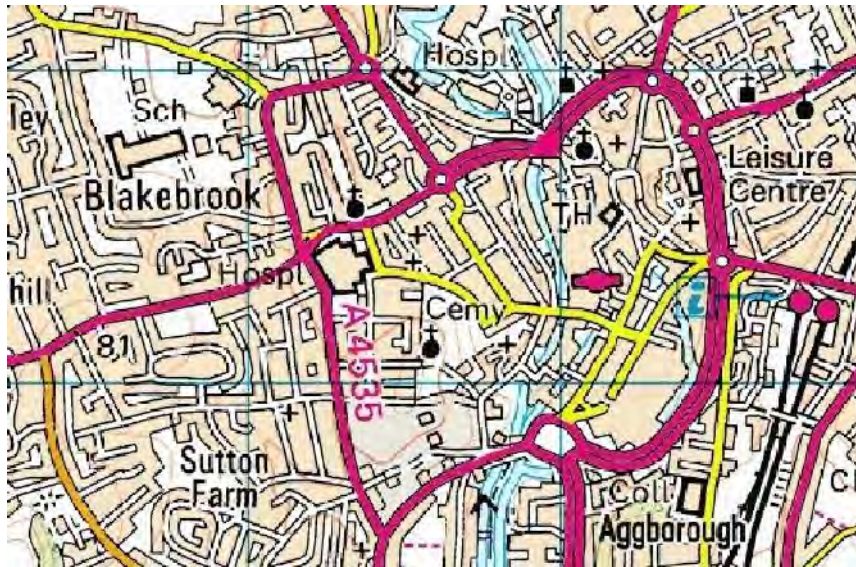


Analysis of Character

3 Analysis of Character

3.1 Setting and topography

Blakebrook is a suburb of Kidderminster in Worcestershire and is located on the western side of the town. The Blakebrook Conservation Area essentially comprises the remains of the Nineteenth Century villa development. It is compact and consists of two distinctly different areas.



General location of Blakebrook relative to Kidderminster town centre

The first is linear development built along both sides of the A4535 road (“Blakebrook”) running north to south and characterised by large houses, some with extensive landscaped grounds.

The second is at the southern end of “Blakebrook” near to its junction with the A456 Kidderminster to Bewdley road and is a large area of grass set within a triangular road junction. Known as “The Green” this area is bordered on two sides by residential development – to the north by detached houses and to the west by a row of terraced houses (“Summer Place”). On the third side, across the busy A456 road, outside the Conservation Area, lies Kidderminster Hospital which was built on the site of the 1836 Union Workhouse.

The Area is surrounded by residential development to the west, north and east, whilst to the north-west are the grounds of Baxter College. To the south is the Kidderminster Hospital site.

The datum of the Conservation Area falls from west to east (towards the valley of the Blake Brook) and from north to south. Thus the lowest point of the Area is “The Green”. The Blake Brook which now flows in a culvert for much of its length, runs from north to south immediately to the east of the Conservation Area.

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

Natural England Landscape Area:	Mid Severn Sandstone Plateau
Natural England Natural Area:	Midlands Plateau
Regional Character Area:	Kinver Sandlands

The bedrock geology is part of the Wildmoor Sandstone formation.

3.2 Historic evolution

The Blakebrook Conservation Area takes its name from the Black Brook, a small stream, now largely diverted through a culvert, which runs due south from a marshy area near Mason Road, and continues behind the houses to the east side of Blakebrook, under the Bewdley Road and (originally via a series of pools) eventually joins the River Stour to the south of Kidderminster town centre.

The Black Brook formed the old borough boundary, to the west of which common grazing land had stretched for centuries. It was gradually enclosed, and this process continued with an Act of Parliament in 1774 and the award of land in the following year. This included the enclosure of Black Brook Common. Most of the land went to the Lord of the Manor, Thomas Foley. The award lists all the roads and one is described as a 'private wagon and drift road of the breadth of 60 feet out of the public road from the end of Proud Cross Lane into the turnpike from Kidderminster to Bewdley'. This was probably the track which became Blakebrook

Immediately to the north of the Conservation Area was Blakebrook House, constructed sometime prior to 1795. This was demolished around 1950 and replaced by the present police station and associated housing estate, which opened in 1955. It was, for a time, owned by the industrialist Sir Herbert Smith who had purchased Witley Court from the Foley family, and in whose ownership it was at the time of the disastrous fire in 1937.

Opposite the police station, and also outside the Conservation Area boundary, The Cedars, now Kemp Hospice, was built in 1732 as Blakebrook Cottage, for John Broom I, one of the pioneers of the town's carpet industry. John Broom I is credited with bringing the secrets of weaving Brussels carpets to Kidderminster. A mound in the garden is reputed to be the site of Blakebrook Windmill, long since demolished.

Development along Blakebrook appears to have commenced more or less simultaneously at both its northern and southern extremities.

In May 1821, Lord Foley sold a plot of land at the north-eastern end of Blakebrook to Blankley Perrins Willis for £180. Willis was later to be responsible for the development of Oxford Street in the town centre. By

December 1821 he was building two houses (now no's. 18 and 19 Blakebrook) and was mortgaging the property for £350. In April 1824 he sold the completed houses to Abel Lea for £1060. Abel Lea was a manufacturer who formed a partnership with his brother Henry and Robert Carmichael in August 1807. They made silk and worsted stuffs, including bombazine, a very fine material. By the 1820s this industry was in decline and Lea was diversifying into property. Ultimately he owned a row of seven houses on the east side of Blakebrook, which today are no's. 16-22.

At about the same time that the houses at the northern end of Blakebrook were being built, land was purchased to the west of "The Green" and a row of 16 three-storey terraced houses, Summer Place, had been constructed by 1822. Summer Place is important as an early land club and it is certainly the earliest club in Kidderminster known to have completed its building. The terrace survives for the most part, but three houses on the north end of the row were lost to make way for Pineridge Drive in the late 1960's.

Development continued steadily throughout the 1820's. Abel Lea built no's. 16 and 17 in 1824. Next, on the opposite side of Blakebrook was no. 9, The Grove, built in 1826 by Samuel Beddoes. The Grove sat well back from the road in its own grounds (and in which no's. 8 and 10 were built rather more conventionally aligned to the road in 1849). These grounds have now largely been incorporated into Jelleyman Close.

In 1827 John Hooman built The Oaks, now no. 5 Blakebrook. Also in that year, the poor rate records show that William Knight erected no's. 13 and 14 (now White Lodge and Hampton House respectively), a pair of semi-detached houses. Knight was a notable Kidderminster architect, who had for a time been in partnership with John Nettleship. Among the buildings designed by Knight and Nettleship were the Kidderminster Union Workhouse and Greatfield Hall. Knight did not live in either house. Instead he rented them out. The poor rate list of May 1831 shows that Knight subsequently built the neighbouring house, which he did occupy. This is now no. 12, Ravenslea.

It appears that a several houses in Blakebrook were tenanted by wealthy citizens of the town and the census records from 1841 onwards identify many as being of independent means. Interestingly the 1841 census refers to the road as Blakebrook Common rather than Black Brook Common.

Samuel Lewis in his 1848 book, "A Topographical History of England" refers to:

BLACKBROOK, or Blakebrook, a hamlet, in that part of the parish of Kidderminster which is called the Foreign, union of Kidderminster, Lower division of the hundred of Halfshire, Kidderminster and W. divisions of the county of Worcester, ½ a mile (W.) from Kidderminster. Several new houses have been erected in this agreeable part of the environs of Kidderminster.

Development continued into the 1850's; however, it slowed dramatically in the latter half of the 19th century with the Ordnance Survey map of 1903 indicating

that only three properties: 28, 31 and 32 Blakebrook, had been built since 1884.

St. John's Avenue was the next major development to the west of the Area, and this had largely been laid out by the outbreak of the Second World War. Also by this time, two pairs of semi-detached houses, of the familiar 1930's type with bay windows, had been built on the vacant plot to the north of Summer Place.

Right up to the Second World War, open fields bordered the area to the west and more large houses and their grounds lay to the north, but housing estates and a large police station have radically changed this character since the 1950's.

The school bungalow was built in 1962. Further development was then largely confined to infilling gardens – 28b in 1965, 28c in 1972.

The three northernmost properties in Summer Place were demolished to provide a better visibility splay for Pineridge Drive constructed in the early 1970's.

Jelleyman Close was built in the grounds of 9 Blakebrook in the 1980's followed by 25a in 1993, and 26a and 26b in the late 1990's.

3.3 Land-uses

Land uses in the Area are as follows:

- a) Residential - the predominant land-use in the Area and the majority of which is in historic properties and their gardens.
- b) Education - a small proportion of the area lies within the grounds of St. John's Primary School.
- c) Public space - The Green, surrounded by historic residential properties is a small but important public space at the southern end of the Area.

3.4 Colours

The principal colours within the Area are as follows:

- Greens – of trees, shrubs and grassed areas;
- White, and off-white of painted and rendered buildings of the Regency period;
- Reddish-brown brickwork and creamy white mortar of Victorian and later buildings;
- Lighter reddish-brown bricks and pale-buff cement of modern buildings;
- Dark blue of blue engineering bricks used for copings and boundary walls;
- Dark blue-grey of roofing slate

- White paint-work of window and door frames;
- Dark red of roof-tiles;
- Black of tarmacadam;
- Black of railings and rainwater goods.

3.5 Climate

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

Roof pitches vary between 20 degrees and 40 degrees, the shallower pitches generally being found on the hipped roofs of the early 19th century houses. Later Victorian properties appear to have adopted the steeper pitches associated with the use of red clay tiles. Overhanging eaves are employed to protect elevations from the weather. Wall copings are rounded, chamfered, or angled, allowing the discharge of water away from these structures.

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

3.6 Public and Private Spaces

Public Spaces

Much of the character of the Area is derived from its green and open public spaces. Trees and shrubs add considerable value to the established and wooded suburban character. Surrounded by more densely populated suburbs for the most part, the Area is situated close to grassy school playing fields to the north-west. The principal open space within the Area is The Green, a triangular grassed area lined with mature lime trees, situated at the cross-roads of the A456 Bewdley Hill and A4535 Blakebrook and Sutton Road.



This aerial view of Blakebrook Conservation Area illustrates the predominance of green spaces

Private Spaces

Private gardens vary in size from expansive landscaped grounds surrounding detached villas to more commonly, narrower plots dictated by the width of individual properties in terraced or semi-detached combinations. The very narrow, shallow front gardens and narrow long rear gardens of the houses in 'Summer Place' are uncharacteristic of the area as a whole.

A feature common to both large and small private grounds is the number of trees and shrubs which contributes enormously to the "green" nature of the Area.

3.7 Trees and wildlife

One Tree Preservation Order overlaps into the Area, No. 82, an area-based Preservation Order. Whilst some trees have historically been removed, after the land was developed, most of the trees remain, and are considered as important elements in the local landscape.

All other trees within the Conservation Area enjoy some degree of protection through the Planning (Listed Buildings and Conservation Areas) Act 1990.

Trees form a very significant part of the character of this conservation area, and many are of exotic, coniferous varieties, favoured for their picturesque shapes by 19th century landscape gardeners, although native Oaks and Limes are to be found as well.

The most notable trees in the area are to be found at:

- 14 Blakebrook: (Common lime, Common oak, Common beech). All are mature and situated in the front garden;
- Land between Blakebrook and Blakebrook Close: (Holm oak, Common beech, Common ash, Silver birch);
- Brookdale Nursing Home: Atlas cedar, (the huge tree in the front garden), Hybrid black poplar (in rear of garden);
- 21 Blakebrook: Copper beech (in front garden);
- Jelleyman Close: Common lime, Wellingtonia (a fine specimen), Common beech, Atlas cedar;
- The Grove: Douglas fir, Common beech, Common lime (All to the side of the property), Common lime to the front of the property;
- Blakebrook: a wonderful common oak;
- The Green: 16 pollarded limes.



Pollarded Limes at The Green

Because of the number of mature trees, the changes of the seasons affect the area considerably. It is arguably at its best in autumn, when the colour range is greatest, with yellows and golden browns of the deciduous trees contrasting with the deep green of coniferous varieties and the red berries of the holly bushes, all set against the backdrop of a steely blue-grey sky.

Wildlife

There are at least two European protected species to be found within the Area:

Bats are frequently seen in this Area due to there being a good quality feeding habitat, and many of the older buildings have roost opportunities.

Urban badgers are also a common sight; there is a large sett just outside the area and there may well be outlier setts within the area itself.

Reptiles and amphibians may also be present in places where there are ponds and where the brook is exposed. There is a large breeding grass snake population on the fringe of the area and individuals from this may well migrate to garden pools etc. The same can be said for both frogs and toads. To date, there have been no records of Great Crested Newt but their presence should not be ruled out in larger garden ponds. Smooth newt would be a more likely species.

Other notable species that may also be found include Hornet which is a U.K. priority species.

3.8 Watercourses

The Blake Brook runs south south-east about 20 metres to the east of the eastern-most boundary of the Area. Although the common land on which the area was developed falls towards this brook, there are no defined water courses running through the Conservation Area itself.



Route of Blakebrook Culvert marked red

3.9 Historic pattern and movement

Historically, the land to the north of the turnpike road was common land, and the track which became Blakebrook was described in the 1775 enclosure award as a 'private wagon and drift road of the breadth of 60 feet out of the public road from the end of Proud Cross Lane into the turnpike from Kidderminster to Bewdley'.

The layout of the Area today has altered little since the Nineteenth Century, primarily featuring the development of large residential properties lining Blakebrook to the east and, to a certain extent, to the west.

By 1884 a road had been constructed leading due west towards a group of cottages: Pitts Row, (later renamed rather more romantically Summer View and now demolished) situated to the west of Summer Place. This road has now been considerably extended and was renamed Pineridge Drive around 1970. At that time, the junction with Blakebrook was widened with the loss of three houses in Summer Place. Another track, slightly to the north of the road to Pitts Row, led past an old quarry towards Summerhill, a large house (now also demolished).

Leaving Blakebrook, slightly to the north and almost parallel to Pineridge Drive, St. John's Avenue was laid out in the 1930's.

The Grove, a large detached residence set in its own grounds, was approached from Blakebrook by a carriage-drive which has now been largely incorporated into Jelleyman Close.



Map of Blakebrook in 1884



Map of Blakebrook in 1903

Whilst the A456 Bewdley road remains the principal road through the Area with heavy traffic for much of the day, the A4535 Blakebrook has also become very busy at certain times as vehicles use it as a short-cut to the A442 Bridgnorth road.

3.10 Illumination and night-time appearance

Street-lighting in the area is mainly of the high-pressure sodium type, giving a warm orange-yellow lighting to the Area during hours of darkness. The main drawbacks of this type of lighting include poor colour rendering at night. Another consequence is that on cloudy nights the sky appears orange as the light reflects off the clouds above.

The lamp posts are modern simple neutral forms which are necessary to provide the height and level of illumination required for highway safety. There are no historic lamps remaining in situ.

Many properties have security lights which shed a bright yellow-white light on the front gardens and driveways as vehicles and pedestrians approach.

3.11 Views

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

Within the Conservation Area



View north along Blakebrook



View south along Blakebrook

In summer the most significant view is southwards along the A4535 Blakebrook from a point opposite the school playing field looking through the tree canopy overhanging the road which begins at its junction with Jelleyman Close. Although the road is invariably busy, during gaps in the traffic flow, the canopy creates a wooded enclosure with restricted outward views. The secluded feel is heightened by the slight bend and dip in the road which prevents a view along the full length of the road towards its junction with the A456.

The view northwards from this point is more open, with a lighter, more spacious outlook, the result of a gap in the building line where the school

playing fields border Blakebrook. There are also fewer trees here, although a very tall specimen pine tree in the grounds of number 16 provides a landmark in this direction.

Blakebrook lacks any real landmark buildings as the large houses are generally set well-back from the road and mostly behind hedges or trees.

The most prominent building group within the Area is Summer Place which stands out because it faces 'The Green' and is thus visible for some distance looking westwards along the Bewdley Road.

Looking out of the Conservation Area

Views out of the Conservation Area are difficult owing to its low elevation compared to its surroundings, and the main thoroughfare, Blakebrook, being lined by trees and houses. The west front and spire of the church of St. John the Baptist to the east does form a significant landmark when viewed from across The Green, and from the end of St. John's Avenue where there is an absence of tree cover. The row of tall trees lining the avenue through St. John's churchyard forms a backdrop to the view stretching off to the north. To the south and south-east the view is mainly filled with the late 20th century hospital buildings, although somewhat screened by the hedge. Various 19th century buildings can be seen lining Sutton Road, including the last surviving part of the Victorian Workhouse complex which was demolished to make way for the hospital.



View towards St. John's church



View towards the Police Station

The only other long distance view is across the school playing fields, although the many trees effectively screen views further towards Trimpley.

The 1950's police station (which lies just outside the Conservation Area) forms a landmark looking along Blakebrook Road to the north. Looking north-east, the view encompasses the 1970's housing along Blakebrook Close which is mostly well screened by trees.

Looking into the Conservation Area

Due to a combination of it being surrounded for the most part by residential development and the wooded nature of much of the gardens and grounds of the housing within the Area, there are few significant views into the Area.

Views tend to be along the roads: looking south from the Police Station, looking north from the junction of A4535 Sutton Road and A456 Bewdley Hill, and westwards along A456 Bewdley Road from outside St. John's church. These are generally restricted by the lack of elevation; however the views east towards the Area from St. John's Avenue and Pineridge Drive provide some context for the Area, with a backdrop of St. John's church and other 19th century development.

3.12 Pattern and density of buildings

a) In summary the general characteristics of the buildings in the Area are as follows:-

Setting: Set well back from the road and parallel to it, those furthest back reached by a drive. Larger detached houses are surrounded by landscaped grounds planted with many specimen trees and most houses are separated from the road by a boundary wall.

Size: Two storeys in height. Semi-detached and detached houses of moderate to large scale.

Form: Mainly of classical proportions: symmetrical, low pitched roofs, many of them hipped. The two storey buildings are wider than they are high. The semi-detached houses are built to look like one large house, not having divisions of any sort externally.

Materials: White painted render over brick, or red brick. Stone lintels, cills, porches and other dressings. Slate roofs.

Style: Regency/Georgian classical (characterised by plain wall surfaces, usually rendered and painted white, gauged brick flat window arches), Italianate classical (characterised by low pitched hipped roofs with deeply projecting eaves, arched windows surrounded by stone architraves), late Victorian (characterised by moulded brickwork, decorative stone lintels over windows)

Windows: Vertically sliding timber sash windows, early 19th C ones having many glazing bars and small panes, later 19th C ones either with quarter panes or plate glass with no glazing bars.

The main exceptions to the prevalent size and form are, firstly, Summer Place, which is a row of narrower, three storey terraced houses. In other respects they have similar features to the larger detached and semi-detached

houses; brick walls, slate roofs, classical style arched doors with stone jambs, sash windows and they are set back from the road behind small gardens. The other exceptions are numbers 22 and 23, which are separately built three storey buildings, abutting one another.

Apart from the inclusion of part of the grounds of St. John's primary school, the Area is exclusively residential. Whilst development has continued apace outside the Area, within it, the overall pattern and density of building has remained largely unaltered since the turn of the 20th century. Most houses of 19th century origin are individual designs set within large plots well back from the road. Many houses remain in single family occupancy although other patterns of occupancy include flats and a nursing home. In more recent years there has been a gradual development of some of the larger gardens to accommodate individual modern detached houses. The infill development of the 1930's resulted in the construction of semi-detached houses typical of that era.

The majority of the houses are large, and being relatively few in number, the density of development is low, except at Summer Place adjacent to The Green, which is a terrace, and completely atypical of the building pattern of the Area as a whole. Built by a land trust, it reflects the relatively lower income levels of its original inhabitants, yet nonetheless these houses represent a very considerable step-up from other pre-1875 Housing Act terraces built nearer the town centre. The individual front gardens and proximity to open space and allotments would have mitigated to a large extent the small footprint of each individual plot in Summer Place.

3.13 Type of buildings

The majority of the buildings in the Area are residential or are related to residential uses. Perhaps, surprisingly, these are almost equally divided between detached, semi-detached and terraced properties. Apart from the thirteen houses in Summer Place, most are generously proportioned buildings set within large plots.

3.14 Style of buildings

No single architectural style is predominant within the area which reflects the relatively gradual development throughout the 19th century. The rather discontinuous pattern of development during the 20th century is also thus reflected in the varied styles of the buildings dating from that period.



Listed Regency house



1930's semi-detached houses

3.15 Size and morphology of buildings

The buildings within the Area can be divided into three categories, relating to their age and their use. The first houses were generally built in pairs – 16 & 17 and 18 & 19 for example. These were followed by a series of individual residential buildings which tend to be larger, and set in their own grounds, although some were linked to adjacent properties: 22 & 21 Blakebrook being examples. The more modern residential properties are detached, but smaller and generally set within the historic grounds of the larger buildings. The exceptions are Summer Place (a terrace of three storey houses) and the neighbouring 1930's semi-detached houses.

Most buildings are of either 2 storeys with attic or 3-storeys, although as buildings appear to have been individually designed there is a general lack of consistency in terms of eaves and ridge heights. This lack of standardisation imparts the Area with a good deal of architectural interest.

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

3.16 Materials and construction

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

a) Walls and construction methods

Red brick is the most common building material within the Area. The brick colour in the more historic properties is a mix of dark orange/red and a more burnt plum-colour. Sizes vary from Victorian standard imperial (9") to modern (65mm).

The mortar used in the jointing is a traditional lime mortar, with a creamy white colour, although a substantial amount of re-pointing with a buff cement-

containing mortar has been undertaken on many of the properties, which could over time lead to the deterioration of the historic brickwork.

A number of properties have been rendered – in the main this is fine lime-based rendering, but one property in particular has received what appears to be cement-based pebble-dash render. A common feature is that the render has been painted white.

Modern properties within the Area, and those abutting the Area, also utilise red brick for elevations, again with some rendered panel infilling.

b) Windows

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

Most buildings of the Regency and Victorian periods incorporate vertically-sliding, 3/4 light, sash windows with timber glazing bars and are often present on all elevations of the buildings. The lack of glazing bars on later Victorian buildings reflects the technological advances of that era which permitted the use of larger single panes of glass.



Historic windows Summer Place

The inter-war housing on the corner of St John's Avenue and Blakebrook features casement bay windows. Earlier bay windows can be found on two properties in Summer Place, and at 6 Blakebrook.

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

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

c) Doors

Many historic properties within the Area retain original or replica replacement Regency and Victorian raised-and-fielded 6-panel doors, and particularly good examples can be seen at 166 Bewdley Hill (which is set at right angles to the remainder of Summer Place) and 22 Blakebrook. The door surrounds of these are also generally retained, and tend to be elegant, simple canopied timber door surrounds, with some fluting on the pilasters.



Early 19th century doorcase

d) Roofs

The roofs of earlier properties tend to be covered in Welsh slate, for example 9 Summer Place, but the later Victorian roofs feature hand-made red plain clay roof-tiles and some have decorative ridge tiles.

Properties which have their original slates or handmade clay tiles retain more character, whilst those which have been re-roofed in modern machine-made clay tiles have a more uniform appearance. Some historic properties have had their slates replaced in concrete interlocking tiles which generally appear heavy and inelegant. Modern processes can now better replicate the profile of historic roof slates and thus this issue should be avoided in the future.

Roof slopes vary considerably from the relatively shallow pitched and hipped slate roofs of the late Regency period to much steeper tiled pitches found on buildings constructed from the mid-19th century onwards.



Comparison between concrete tiles (left) and slates (right)

Chimneys have generally survived and feature on some modern buildings too. They are of varied designs and several, particularly those at Summer Place, feature multiple flues. Historic pots have largely been retained although some loss of traditional historic pots is noticeable, often being replaced with gas flue terminals. Decorative pots are still present on some buildings.

e) **Rainwater goods**

Rainwater goods were traditionally in cast iron, predominantly in half-round or ogee profile for guttering, and supported on rise and fall brackets. In several instances this has been replaced in non-metal upvc guttering which is prone to deflection and fading which can detract from the appearance of more traditional properties. With the increase in metal thefts in recent years

aluminium has become a popular substitute for cast-iron and this can provide an aesthetically acceptable alternative to upvc.

f) Boundary walls, copings and railings

Boundary walls are a feature of many properties within the Area, and assist in defining, both physically and visually, the boundary of the individual property. The materials tend to reflect the period of property, mostly of either a deep red, smooth-faced, regular coloured brick, with creamy white lime mortar, or a more irregular coloured brick, similar to those of the buildings, although sandstone is also used. Copings may be of stone, red brick or blue bull-nose or semi-circular brick.



Historic dwarf brick wall



Historic sandstone wall – note decay caused in part by cement pointing

In Blakebrook boundary walls are important features, since most houses are set back from the road. Materials vary from red brick with stone copings at 'The Oaks' (with a modern version at 22) to sandstone employed at 16 and 17. Some sandstone walls (in particular at 26, The Beeches) are exhibiting significant deterioration in part attributable to the use of cement mortar in past repairs, but also due to splashing from passing vehicles. Number 24 has a modern blue engineering brick wall built in a traditional style. The outright demolition of boundary walls to provide easier access for cars has not happened yet and if permitted would radically change the character of the Area. Minor adjustments can probably be made in a sympathetic way to accommodate this need in the future.



New wall built using traditional materials

Gate piers and gates are of particular interest where these have survived in their original form. Of particular interest are the gate piers to 'The Oaks' which are surmounted by stone caps with acorns, obviously a reference to the name of the villa. The gate to 18 Blakebrook is of interest, with its chamfered wooden framing and wrought iron decoration, evocative of the High Victorian gothic style, but also slightly rustic in character.



Historic driveway gate

Railings are also found within the Area, again in varying types and sizes. Although most historic railings were removed during the Second World War for scrap, some modern railings can be found sitting on the wall at 30 Blakebrook. Modern spear-top railings are used to delineate the garden boundary at the junction of Blakebrook and Jelleyman Close: these are not typical of the area, being full height and set into the ground.

Other elements of enclosure include timber fencing, ranging from the more historic three-bar fencing to more modern feather-edged fencing panels, which has been used at the back of pavement in one instance, and which again is atypical of the area.

Remnants of earlier boundaries survive within and adjacent to the Area – these being the hedged town boundary and early enclosure hedges – the mature hedged boundary to the school gives this part of Blakebrook a semi-rural feel.



Hedged boundary to school playing fields

3.17 Survival of architectural features

The controls over the listed buildings within the Area have regulated indiscriminate losses and, together with the care and attention to detail by local residents keen to preserve the character of the Area, many original architectural features survive including:

- Railings, gates and boundary walls – various types are present throughout the Area, including estate fencing, decorative wrought iron railings, brick walls, and timber bar fencing;
- Outbuildings, some of which are used as garaging or stores;
- Traditional windows and doors – both in traditional materials and designs;
- Traditional door-casings, some with classical features, generally of painted timber, but occasionally stone;
- Traditional roofs and dormers –traditional clay tiles, and Welsh blue slate;
- Non-painted or rendered brickwork – showing the dark red of the local brick, with the fine jointed, creamy white mortar joints;
- Pointing – a mix of fine, narrow jointing and wider jointing is present. The majority of the pointing is in a creamy-white lime mortar;

- Terracotta details and decoration



- Decorative corbel brickwork at eaves



- Traditional steps – due to many of the houses being constructed slightly higher than the principal road, steps were often incorporated into the front entrance of the property;

- Benchmarks were used to establish levels for construction – of those shown on the 1884 map only that on the wall at 19 Blakebrook is still in good condition and readily identifiable.



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

- The installation of UPVC in some properties, for windows/doors and/or rainwater goods;
- The use of cement in pointing and render, together with inappropriate pointing techniques;
- Front doors of a style alien to the building they serve;
- Installation of ground and first floor bay windows into properties in Summer Place, although these were probably introduced in the Victorian Era.

3.18 Landmarks, focal points and special features

a) Landmarks

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

Landmarks in the Area are as follows:

- 166 Bewdley Hill – this double-fronted property terminates the row at Summer Place and is set on the junction of Blakebrook and Bewdley Hill at the southern-most extremity of the Conservation Area.



166 Bewdley Hill, a local landmark

b) Focal points

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

- The Green



- Summer Place

c) **Special Features**

There are six entries on the National Heritage List for England within the Area, equating to ten Listed Buildings; there are also three entries on the Kidderminster Local Heritage List, covering fifteen individual dwellings.

Listed Buildings

All of the listed buildings are Grade II; numbers six to eight, thirteen, fourteen and sixteen to nineteen and twenty-two. These, for the most part, represent the early nineteenth century building phase, influenced by leading Regency architects such as Nash, as displayed by their plain, rendered, classical proportions. They are semi-detached houses built to look like one large house, as was the Regency fashion. Number twenty-two, 'Marlborough House,' is the exception; it is smaller in width and three instead of two storeys in height; it is not rendered, with a parapet concealing its roof. It would have been detached when built, but a later 19th C building is now joined to the south.

Numbers thirteen to nineteen are concentrated to the north of the area and give it a particularly elegant and affluent appearance, particularly sixteen to nineteen which form an unbroken group along the eastern side of the road. These buildings are very well preserved suburban villa residences, having undergone little or no unsympathetic exterior alteration prior to listing. Their listed status should safeguard them from loss of traditional details; a process which has eroded the character of some unlisted buildings.

Buildings included on the Local Heritage List

The most significant of these is the row of terraced houses called Summer Place. Because of its surviving architectural features and its prominent position at the southern end of the conservation area, it sits in contrast to the character of the northern end. The row is somewhat imposing, and this is in part due to its isolation on the western boundary of The Green, and also due to its three storey form with massive chimneys. The architectural features most worthy of protection are the south façade of 166 Bewdley Road with its pedimented porch facing that road and stuccoed street sign with the older name 'Bewdley Street' and the facades of those properties which feature original roofing, wall materials, doors and windows. In recent years some of the quality has been eroded due to the insertion of unsympathetic windows.



Blakebrook Conservation Area (hatched). Listed buildings are represented by red dots, those buildings on the Local Heritage List by pink dots.

23 Blakebrook is an imposing three bay, three storey high Victorian house featuring a lavish display of wealth, with moulded bricks, large plate glass windows without glazing bars, decorative stone lintels and prominent hipped dormers with terracotta finials to each bay breaking through the eaves at second storey level. It is an interesting and unspoilt visual display of the Victorian taste for elaborate decoration, contrasting with the elegance of Blakebrook's Regency architecture. It is the only historic building in the area to depart so significantly from restrained classicism.

Other buildings are significant more for having well preserved details than for being architecturally distinguished. For the Area to maintain its special qualities, it is desirable that they retain as much of their original character as possible.

The Worcestershire Historic Environment Record contains information on these buildings as well as other heritage assets in and adjacent to the Area including Kidderminster Workhouse and the site of a nearby windmill.

Particular special features include the following:

- The range, ages and variety of period architectural detailing and period construction techniques;
- The historic pattern of roads in the Area;
- Railings and walls to the front of many of the properties;
- Trees and hedges.

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



Listed buildings in contrasting styles

3.19 Ground surfaces

Public Realm

Standard black-top tarmacadam, is used both for the principal roads and pavements running through the Area. It is the dominant ground material within the Area. This is a non-traditional material that has been in use for 100 years, and due to the layout of the Area and the traffic volumes using the roads, this is now accepted as being appropriate.

At the junction of St John's Avenue and Blakebrook the road is raised onto a speed-reducing table paved in concrete block. These are a very dark grey colour and do not detract from the overall character of the Area.



Standard tarmac pavement

There are few, if any, verges at the sides of the roads, pavement edges being defined by pre-cast concrete kerbstones.

The Green is the only grassed public space in the Area. Usually this grass is mown short and this enhances the presentation of this part of the Area.

The hard landscape features are considerably softened by the extensive use of hedges as boundary treatments to augment walls and fences.

Private land

There are various surface treatments to be found within the Area. Historically, only the most prestigious of houses would have had cobbled or paved driveways. Other surfaces include tarmacadam, gravel, block paviors and, more recently, imprinted concrete. None of these surfaces dominates and this variety does contribute to the interest of the Area; however a return to gravel or other appropriate permeable surfaces should be encouraged.

3.20 Hard landscaping/ street furniture

There are a good many elements of street furniture within the Area, particularly around The Green and, as these are of functional utilitarian design, unfortunately this does impact negatively on the character and appearance of the Area. Such elements include bus shelters and a telephone kiosk.

The junction of Sutton Road, Bewdley Hill and Summer Place is controlled by traffic signals which have recently received mirrors to provide drivers with a wider field of view. This junction also features a number of road signs, additional posts supporting pedestrian crossing switches, lamp-posts and bollards. All these elements are essential for road safety but appear rather incongruous and intrusive against the backdrop of Summer Place and The Green.

At the junction of Summer Place, Pineridge Drive and The Green, small traffic islands provide refuge for pedestrians crossing the busy road. These in turn

are protected by internally illuminated bollards but being of the standard white plastic variety these do not enhance the Conservation Area.



Telephone Kiosk The Green

Although the lamp-posts are of modern utilitarian design, they are quite unobtrusive as they are tall and widely-spaced. This combination provides the level of illumination necessary for busy wide roads. Shorter, historic pattern lamps would not be feasible on roads such as Blakebrook and Summer Place, and any attempts to better illuminate The Green could have an adverse impact on the wildlife in that part of the Area.

Road markings are a generally unattractive feature of the Area – not only around The Green where the “keep clear” markings appear very intrusive, but also in the vicinity of St. John’s primary school, where there are numerous markings including double yellow lines, both yellow and white “keep clear” and yellow “bus stop” as well as white zig-zags for the pedestrian crossing, white marks for speed humps and white roadway centre lines. Clearly, if there is potential here for some rationalisation of the road markings, this should be investigated as it would improve the appearance of the Area.

A wall-mounted post box with “GR” markings, probably dating from the 1920’s, survives in the wall at 166 Bewdley Hill.



1920's Post Box, Bewdley Hill

3.21 Tranquil areas and active areas

Tranquillity is the peace of a place where the noises and views of human mechanical activity do not intrude to a noticeable degree. It is particularly important to retain the tranquil character of such areas. In the Blakebrook Conservation Area tranquil areas are largely restricted to domestic rear gardens.

The most active part of the Area is The Green which is subject to continuous heavy traffic from early morning till late at night. Further activity, both in terms of pedestrian and vehicular movements, is generated by the proximity of this part of the Area to the hospital site. A number of bus routes converge at The Green and this in turn generates pedestrian activity around the bus stops. These areas can be particularly busy in the morning and afternoon rush-hours.

Although Blakebrook itself is a busy road, it seems relatively quiet after one has experienced the noise and activity around The Green. There are often good breaks in the traffic when birdsong can be heard. Pedestrian movements vary enormously according to the time of day – early morning and mid-afternoon are particularly busy as children and their parents make their way up Blakebrook to and from the local schools.

3.22 Noise

There is generally a high level of background noise experienced within the Conservation Area at its southern end – an almost continual hum of road traffic during the day becomes more sporadic at night. The hospital does not appear to create a significant amount of noise although sirens of emergency services vehicles are often heard on the main road.

During the day, it is possible to hear children playing in the grounds of the schools and church bells may occasionally be heard, either from St. John's or St. Mary's nearer the town centre.

Within the Conservation Area itself, there is very little noise generated, apart from that of passing traffic. Natural noises include wind in the trees and dogs barking. Other noises include the occasional lawnmower, birdsong, and the conversation of pedestrians.

3.23 Paths

Pavements along the roadside or across The Green generally have tarmacadam surfaces; however, these are of varying colours reflecting the patchwork repairs which have taken place over the years.

A considerable amount of tactile paving has been installed within the Area; in the main, this is restricted to pavement edges at road junctions and defined crossing points. This is of the regulation buff colour, and whilst this is undoubtedly essential for pedestrian safety, it does detract somewhat from the appearance of the pavements, particularly as these paving slabs tend to become damaged after a relatively short time.

The paving at the west end of The Green is discontinuous and uneven featuring concrete "crazy paving" and is in need of renewal.



Uneven pavement at The Green

3.24 Alien features

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

Perhaps the most significantly alien feature is the modern housing which has been built within the grounds of 26 Blakebrook. These houses, whilst large and set in their own gardens, have little direct relationship to Blakebrook, being accessed off a private driveway. For the special character of the Area to be maintained into the future, it is essential that the remaining large individual plots are retained undeveloped.

Highways signage is of the standard type utilising modern reflective materials and is thus alien to the character of the Area. The extensive use of this signage at The Green does impact negatively on it.

Similarly, the highways road markings, particularly those outside the school and by The Green, create a very urban feel, at odds with the leafy surroundings.

Traditional treated timber telegraph poles are used to support the cabling belonging to various utilities in the Area, particularly around The Green. Elsewhere cabling appears to have been buried and is less obtrusive.

The Area is bordered by modern housing to the east and west; however, this does not impact significantly on the character of the Area, except at Jelleyman Close where the original dwelling is surrounded by modern development and retains little of its private extensive grounds.

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

3.25 Areas that would benefit from enhancement

The Green suffers from heavy traffic and the paraphernalia which accompanies a busy road junction, with conflicting pedestrian and vehicular movements. Rationalisation of both signage and road markings would visually enhance the Area somewhat, although it is unlikely that it will be possible to significantly reduce the noise and fumes from the heavy traffic which creates an environmental nuisance.

To a lesser degree, this also applies to the entrance to the primary school at the opposite end of the Area.

The quality of some pavements is poor, with some general repairs appearing to be overdue. Should the opportunity arise it would be sensible to review the strategy for surfacing these pavements and select a more uniform colour and texture for the majority of the Area.


3.26 Neutral areas

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

Whilst the 1930's semi-detached houses next to St John's Avenue are of no special architectural merit, they are built from traditional materials and feature traditional details. They are orientated and set in gardens in a similar manner to the older houses surrounding them.

The junctions of Pineridge Drive, St. John's Avenue and Jelleyman Close may all be considered to be neutral areas.

The school playing field is also a neutral area; however, the hedgerow along its boundary with Blakebrook is an important feature and one which should be retained.



Concluding Statement

4 Concluding Statement

Blakebrook Conservation Area covers a suburb which has remained largely unchanged during the past 100 years, with the principal focus being The Green and Summer Place. With its variety and number of trees and hedges, its mainly 19th century buildings and predominantly leafy suburban character, in contrast to the surrounding developments, the Area is widely recognised as having a special character and appearance. Whilst there are some elements within the Conservation Area that detract from the special character and appearance, they are sufficiently few in number to prevent the area from being at risk of losing its special interest.



Appendices

Adopted Wyre Forest Local Plan Policies

Policy SAL.UP6

Safeguarding the Historic Environment

1. Heritage Assets

Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:

- Conservation Areas, Listed Buildings and Scheduled Monuments.
- Building and Structures on the Local Heritage List.
- Landscape features including ancient woodlands and veteran trees, field patterns, watercourses, and hedgerows of visual, historic or nature conservation value.
- Archaeological remains and non-designated historic structures recorded on the County Historic Environment Record.
- Historic parks and gardens.

Developments that relate to a Heritage Asset should be accompanied by a Heritage Statement. Where proposals are likely to affect the significance of a heritage asset, including its setting, the Heritage Statement should demonstrate an understanding of such significance and in sufficient detail to assess any potential impacts. This should be informed by currently available evidence.

When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:

- To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area.
- Any harm or loss of significance will require clear and convincing justification.
- The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset.
- Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged.
- That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built.
- The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.
- In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.

Development proposals that would have an adverse impact on a heritage asset and/or its setting, or which will result in a reduction or loss of significance, will not be permitted, unless it is clearly demonstrated the following criteria are met:

- a. There are no reasonable alternative means of meeting the need for development appropriate to the level of significance of the Heritage Asset.
- b. The reasons for the development outweigh the individual significance of the Heritage Asset, its importance as part of a group and to the local scene, and the need to safeguard the wider stock of such Heritage Assets.
- c. In the case of demolitions, that the substantial public benefits of the development outweigh the loss of the building or structure; or the nature of the asset prevents all reasonable uses of the site; or the loss of the heritage asset is outweighed by the benefits of bringing the site back into use. Redevelopment proposals should provide design which mitigates appropriately against the loss of the heritage asset in proportion to its significance at a national or local level.

Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum, through the relevant Historic Environment Record.

2. Conservation Areas

When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area. Development should not adversely affect views into, within, or out of the Conservation Area.

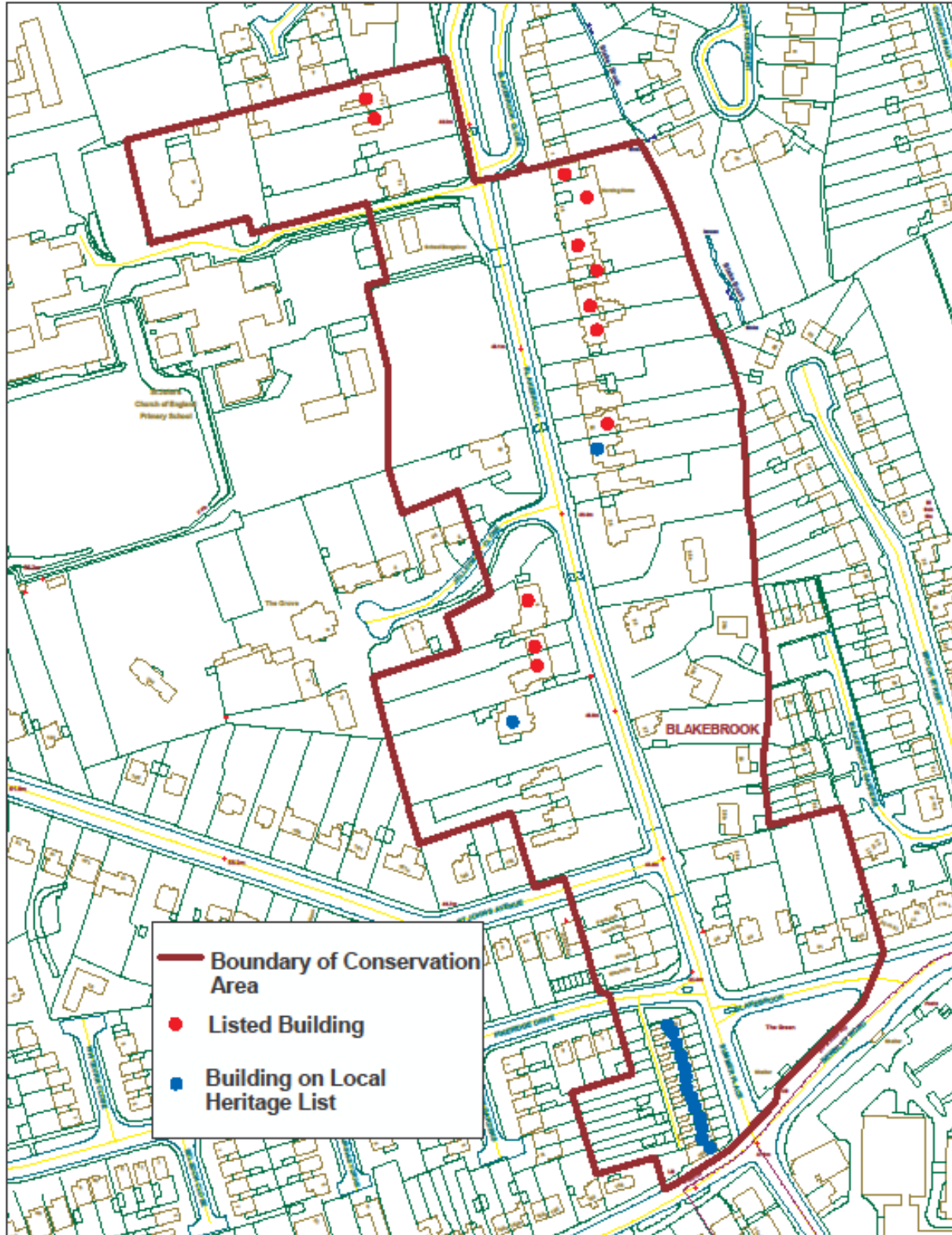
Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:

- 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 redevelopment will proceed.

Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance.

Appendix 2

Blakebrook Conservation Area Boundary Map



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Blakebrook Conservation Area



Scale: 1:2014