

Open

# Planning Committee

## Agenda

6pm  
Tuesday, 20th May 2014  
Council Chamber  
Wyre Forest House  
Finepoint Way  
Kidderminster



## Planning Committee

### Members of Committee:

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

### Information for Members of the Public:-

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

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

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

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

### Public Speaking

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

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

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

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

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

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

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

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

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

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

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

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

## **WEBCASTING NOTICE**

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

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

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

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

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

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

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

## NOTES

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

Wyre Forest District Council

Planning Committee

Tuesday, 20th May 2014

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

<b>Agenda item</b>	<b>Subject</b>	<b>Page Number</b>
<b>1.</b>	<b>Apologies for Absence</b>	
<b>2.</b>	<b>Appointment of Substitute Members</b>  To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Solicitor to the Council, together with the name of the Councillor for whom he/she is acting.	
<b>3.</b>	<b>Declarations of Interests by Members</b>  In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered.  Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
<b>4.</b>	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 8 <sup>th</sup> April 2014.	7
<b>5.</b>	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	14
<b>6.</b>	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	71

7.	<p><b>Planning and Related Appeals</b></p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	93
8.	<p><b>Section 106 Obligation Monitoring</b></p> <p>To consider a report from the Director of Economic Prosperity &amp; Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	105
9.	<p><b>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</b></p>	
10.	<p><b>Exclusion of the Press and Public</b></p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

11.	<p><b>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</b></p>	
-----	---	--

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

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

**8TH APRIL 2014 (6.00PM)**

---

**Present:**

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

**Observers:**

Councillors: V Higgs, J A Shaw and D R Sheppard.

**PL.83 Apologies for Absence**

Apologies for absence were received from Councillors G C Yarranton (Vice-Chairman) and I Hardiman.

**PL.84 Appointment of Substitutes**

Councillor S J M Clee was appointed as a substitute for Councillor G C Yarranton. Councillor J A Hart was appointed as a substitute for Councillor I Hardiman.

**PL.85 Declarations of Interests by Members**

Councillor F M Oborski declared an interest in application nos. 14/0056/FULL, Land at Sebright Road, Wolverley, Kidderminster and 14/0026/FULL, Land at Sebright Road, Wolverley, Kidderminster as she is a member of the board of The Community Housing Group but had a dispensation from the Ethics & Standards Committee.

Councillor J A Greener declared an interest in application nos. 14/0056/FULL, Land at Sebright Road, Wolverley, Kidderminster and 14/0026/FULL, Land at Sebright Road, Wolverley, Kidderminster as she is a member of the board of The Community Housing Group but had a dispensation from the Ethics & Standards Committee.

Councillor S J M Clee declared an interest in application nos. 14/0056/FULL, Land at Sebright Road, Wolverley, Kidderminster and 14/0026/FULL, Land at Sebright Road, Wolverley, Kidderminster as he is a member of the board of The Community Housing Group but had a dispensation from the Ethics & Standards Committee.

**PL.86 Minutes**

**Decision: The minutes of the meeting held on 11<sup>th</sup> March 2014 be confirmed as a correct record and signed by the Chairman.**

**PL.87 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 519 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 519 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.88 Applications Pending Decision**

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

**Decision: The schedule be noted.**

**PL.87 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.88 Exclusion of the Press and Public**

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

**PL.89 Live Enforcement Cases**

The Committee considered a report listed live enforcement cases as at 26<sup>th</sup> March 2014.

**Decision: The details be noted.**

The meeting ended at 9.38 p.m.



**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**8<sup>th</sup> April 2014 Schedule 519 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.

<b>Application Reference: 14/0126/FULL</b>
<b>Site Address: SQUIRREL INN, 61 ARELEY COMMON, STOURPORT-ON-SEVERN, DY13 0NG</b>
<b>APPLICATION DEFERRED PENDING A SITE VISIT.</b>

Councillors J A Shaw & V Higgs left the meeting at 6.55pm after consideration of this item.

<b>Application Reference: 13/0670/FULL</b>
<b>Site Address: WEAVERS WHARF, KIDDERMINSTER, DY10 1AA</b>
<b>DELEGATED APPROVAL TO APPROVED</b> subject to:
<p>a) the submission of additional details relating to the proposed enhancements to the River Stour, and Staffordshire and Worcestershire Canal, to include Otter and Bat mitigation measures, and the subsequent confirmation that such details are acceptable from the Environment Agency and the Council's Countryside and Conservation Officer;</p> <p>and,</p> <p>b) the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 – Full with No Reserved Matters.</li> <li>2. A11 – Approved Plans.</li> <li>3. Restriction on food retail floorspace, to be capped at 1,000 sq.m.</li> <li>4. Contaminated Land – Tiered condition commencing with preliminary risk assessment and incorporating site investigation and remediation as required.</li> <li>5. Foul and Surface Water Drainage details to be submitted and agreed.</li> <li>6. B1 – Samples/Details of Materials.</li> <li>7. HC40 – Highway improvements.</li> <li>8. HC25 – Access, turning and parking (consolidation, surfacing and drainage).</li> <li>9. Programme of archaeological work and methodology to be submitted and agreed in writing.</li> <li>10. No demolition to take place prior to agreement of archaeological programme and methodology.</li> <li>11. Retention of blue plaque and archway detail, to be incorporated into the proposed development in accordance with details to be submitted and agreed.</li> <li>12. Details of public art to be agreed.</li> </ol>

## Agenda Item No. 4

13. Relocation of Richard Baxter Statue, in accordance with timetable to be agreed.
14. Details of all aspects of lighting scheme for development to be submitted and agreed in writing.
15. Delivery vehicles operations strategy to be submitted and agreed in writing.
16. Details of contractor's compound, to include wheel wash facilities.
17. Scheme of protection for existing premises from noise/vibration during construction phase.
18. Control of dust during construction phase.
19. HC51 – Parking for site operatives during construction phase.
20. HC53 – Travel plan to be agreed.
21. HC36 – Cycle parking details.
22. Management plan to control invasive plant species.
23. Implementation of Otter and Bat mitigation measures in accordance with details to be submitted and agreed in writing.
24. Provision of bird and bat boxes in accordance with details to be submitted and agreed in writing.
25. Submission of landscaping details.
26. Submission of landscape implantation and management plan.
27. Details relating to the detailed design of the bridge over the canal to be submitted in accordance with the design indicated within the application submission.
28. Details of proposed resurfacing of the canal towpath to be submitted and agreed in writing.
29. Approved use of Retail Units 2, 3 and 4 for uses within Use Class A1, A3 or A4.
30. Sub-division of Anchor Unit 1 permitted provided that not more than 5 separate units are created.
31. Retail Unit 4 shall be capable of sub-division into no more than two separate units.
32. Submission and approval of Flood Evacuation Plan.
33. Maintain flood routes clear from obstructions.
34. Submission and approval of surface water discharge rates.
35. Finished Floor Levels of buildings to be agreed.

Councillor D R Sheppard left the meeting at 8.20pm after consideration of this item.

**Application Reference: 14/0005/FULL & 14/0006/LIST**

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

**APPLICATION DEFERRED PENDING A SITE VISIT.**

**Application Reference: 14/0101/FULL**

**Site Address: BARN ADJACENT TO, THE KEYS, NEW ROAD, FAR FOREST, KIDDERMINSTER, DY14 9TG**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B11 (Boundary treatment).
4. Removal of permitted development rights.
5. Photographic record of building to be submitted.
6. Foul and surface water drainage.
7. Bat survey required if works carried out after March 2015.
8. J7 (Obscure Glazing – South Elevation).
9. Provision of cycle parking.

**Application Reference: 14/0095/OUTL**

**Site Address: LAND AT SILVERWOODS, (FORMER BRITISH SUGAR), STOURPORT ROAD, KIDDERMINSTER, DY11 7BW**

**APPROVED** subject to the following conditions:

1. This permission shall enure for the benefit of the applicants only (In accordance with Regulation 9 of the Town and Country Planning General Regulations 1992).
2. A1 (Standard outline [Development shall be begun either before the expiration of 3 years from date of outline permission or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later]).
3. A2 (Standard outline - Reserved matters [appearance, layout, landscaping]).
4. A3 (Submission of reserved matters within 3 years).
5. A5 (Scope of outline permission (maximum gross floorspace 5,000 sq.m.
6. First reserved matters application to be accompanied by the following:
  - a) Noise assessment to demonstrate the impact of the proposals upon residential amenity;
  - b) Details of lighting including a luminance plan and details of the potential impact of the lighting upon ecology;
  - c) Methodology for resurveying the site for reptiles and details of mitigation to be agreed.
7. A11 (Approved plans).
8. Any further reserved matters application submitted on or after 1 July 2014 shall be accompanied by an update to the submitted Phase 1 Habitat Survey & Protected Species Survey Assessment.
9. Details of travel plan prior to be agreed prior to first opening.
10. Site contamination.
11. Drainage scheme to be submitted to accord with details agreed under condition 38 of outline consent Ref. 12/0146/EIA and agreed.
12. Existing and proposed site levels.
13. All clearance works within the site between September and January only unless otherwise agreed.
14. Details of construction lighting.

**Application Reference: 13/0681/FULL**

**Site Address: 152 CASTLE ROAD, COOKLEY, KIDDERMINSTER, DY10 3TB**

**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: 14/0036/FULL**

**Site Address: 35 LONG ACRE, KIDDERMINSTER, DY10 2HA**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B1 (Samples/details of materials).
4. B10 (Window detail).
5. B12 (Erection of fences/walls).
6. Cycle Parking (Multi Unit).
7. E2 (Foul and surface water).
8. F9 (details of extraction equipment).

Note

Severn Trent Water.

**Application Reference: 14/0047/TREE**

**Site Address: ROUSBINE CARAVAN PARK, ROCK, KIDDERMINSTER, DY14V9DD**

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

1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice').
2. C16 (Replacement Trees) [x 2].
3. C17 (TPO Schedule of Works).

Schedule of Works

Only the following works shall be undertaken:

Fell two English Oaks in the grounds of Rousbine Caravan Park, on the boundary with Silverdale.

<b>Application Reference: 14/0056/FULL</b>
<b>Site Address: LAND AT SEBRIGHT ROAD, WOLVERLEY, KIDDERMINSTER</b>
<b>DELEGATED AUTHORITY TO APPROVE</b> subject to
<ul style="list-style-type: none"> <li>a) no objections being received from the Highway Authority;</li> <li>b) the signing of a <b>Section 106 Agreement</b>; and</li> <li>c) the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. Materials as per the approved plans/application form.</li> <li>4. A boundary hedge to be planted on southern boundary.</li> <li>5. Landscaping scheme to be submitted and approved.</li> <li>6. Landscaping to be carried out in accordance with the relevant British Standard.</li> <li>7. Working hours for construction.</li> <li>8. Drainage details to be submitted and approved.</li> <li>9. All ecological enhancement measures set out in the 'Ecological Appraisal' to be implemented in full accordance with the recommendations made prior to first occupation of any dwelling.</li> <li>10. Badger survey required prior to any works being carried out.</li> <li>11. Reptile survey to be carried out prior to any works on site.</li> <li>12. No additional side facing windows to plots 17 and 19.</li> <li>13. Highway conditions.</li> <li>14. Removal of PD for walls/fences.</li> <li>15. Units as affordable housing only.</li> <li>16. Archaeological Survey.</li> </ul> </li> </ul>
Notes
A SN2 (Section 106 Agreement).
B Highway notes.

<b>Application Reference: 14/0148/FULL</b>
<b>Site Address: 38 ORCHARD CLOSE, ROCK, KIDDERMINSTER, DY14 9XZ</b>
<b>DELEGATED AUTHORITY TO APPROVE</b> subject to no objections being received at the expiration of the consultation period and the following conditions:
<ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B1 (Samples of materials).</li> </ul>

<b>Application Reference: 14/0026/FULL</b>
<b>Site Address: LAND AT SEBRIGHT ROAD, WOLVERLEY, KIDDERMINSTER</b>
<b>DELEGATED AUTHORITY TO APPROVE</b> subject to the completion of a variation to the Section 106 agreement.

## EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

20/05/2014

### PART A Reports

Ref.	Address of Site	Recommendation	Page No.
14/0005/FULL	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY	APPROVAL	15
14/0006/LIST	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY	APPROVAL	15
14/0106/FULL	OAKENSHAW ROSENHURST DRIVE BEWDLEY	APPROVAL	21
14/0126/FULL	SQUIRREL INN 61 ARELEY COMMON STOURPORT-ON- SEVERN	APPROVAL	26

### PART B Reports

Ref.	Address of Site	Recommendation	Page No.
14/0089/FULL	FORMER BRITISH SUGAR STOURPORT ROAD KIDDERMINSTER	DELEGATED APPROVAL	38
14/0110/FULL	CARR GOMM COMPTON VALLEY HOUSE 90 GEORGE STREET KIDDERMINSTER	APPROVAL	51
14/0137/FULL	CEDAR BARN WINTERFOLD LANE MUSTOW GREEN KIDDERMINSTER	APPROVAL	55
14/0157/FULL	11 OAKHILL AVENUE KIDDERMINSTER	APPROVAL	62
14/0198/FULL	182 SUTTON ROAD KIDDERMINSTER	APPROVAL	64
14/0213/FULL	37 AGGBOROUGH CRESCENT KIDDERMINSTER	APPROVAL	66
14/0233/ADVE	SEVERN VALLEY RAILWAY 1 COMBERTON PLACE KIDDERMINSTER	APPROVAL	69

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**20<sup>TH</sup> MAY 2014**

**PART A**

**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

<b>Summary of Policy</b>	CP11 (CS) SAL.UP6, SAL.UP7 (SAAPLP)
<b>Reason for Referral to Committee</b>	Previously considered by Committee and deferred for a site visit
<b>Recommendation</b>	<b>APPROVAL</b>

THIS APPLICATION WAS DEFERRED FROM THE 8<sup>TH</sup> APRIL 2014 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

**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.

14/0005/FULL

14/0006/LIST

### 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
- 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 ground 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 The description of development refers to number 61A Load Street, which was listed Grade II in 1970. Reference to maps dating from that time, indicate that the principal building facing Load Street was linked by outbuildings to a rear annexe (now in residential use). The District Council has assumed that the listed building comprises the principal building (the ground floor of which houses the restaurant) and the rear two storey annexe – now flats (which it is assumed sat within the curtilage of the listed building at the date of listing). The outbuildings which may have stood on the site in 1970 appear to have been replaced by a single storey block where it is proposed to install the new chimney. As this block may not have been in existence in 1970 it should be considered not to form part of the listed building (even though it links the two components of the listed building).
- 4.5 The applicant requires planning permission for the works. The applicant has also applied for listed building consent because firstly, the plot in which the proposal sits is within the curtilage of the listed building and secondly because there is an element of doubt as to the precise nature of the single storey block; it may contain parts of the earlier structure. In order to avoid inadvertently undertaking works to a listed building without consent, the applicant has thus applied for both forms of consent. Hence the “unlisted” reference within the planning and listed building applications.
- 4.6 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. In this regard Worcestershire Regulatory Services are fully supportive of the proposal.
- 4.7 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**

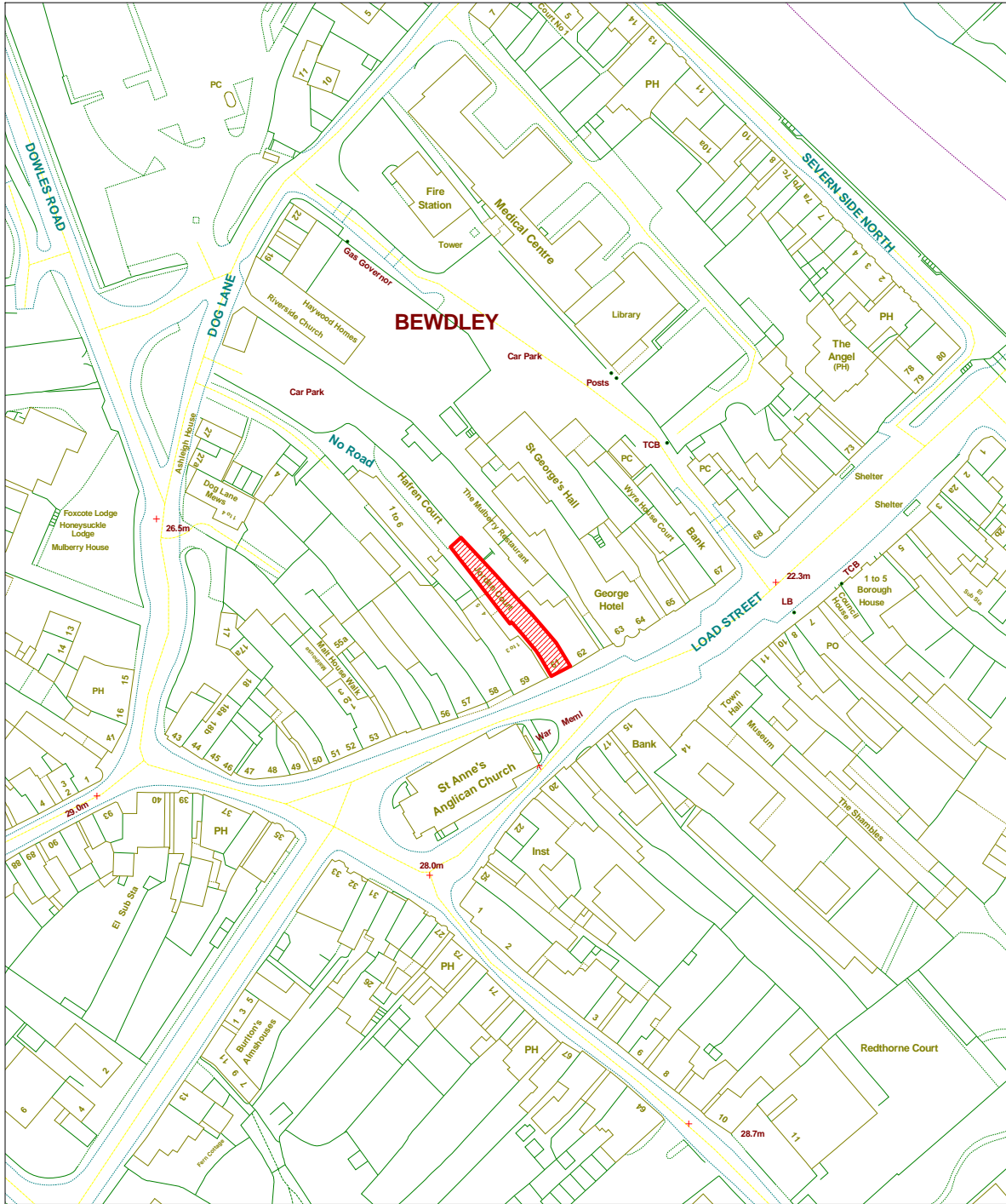
- 5.1 The proposed relocation of the catering kitchen, reinstatement of the external door, new extraction work within the kitchen area and brick mock chimney are considered to be acceptable in terms of their scale, design and location; they will not have an undue impact on local amenity and would not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

14/0005/FULL

14/0006/LIST

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. Within 3 months of the first use of the extraction system the chimney shall be clad in materials which shall have been previously agreed in writing.
  - 4. The extraction equipment shall be installed in accordance with the plans and specification as submitted.
  - 5. The fire exit door hereby approved shall only be opened when required for an emergency.
  
- b) **Application 14/0006/LIST** is **APPROVED** subject to the following conditions:
  - 1. A7 (Listed Building/Conservation Area Consent).
  - 2. A11 (Approved plans).
  - 3. Within 3 months of the first use of the extraction system the chimney shall be clad in materials which shall have been previously agreed in writing.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

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

Date:- 25 February 2014

Scale:- 1:1250

OS Sheet:- SO7875SE

Crown Copyright 100018317 2014

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



## Agenda Item No. 5

**Application Reference:** 14/0106/FULL      **Date Received:** 25/02/2014  
**Ord Sheet:** 378310 275134      **Expiry Date:** 22/04/2014  
**Case Officer:** James Houghton      **Ward:** Bewdley and Arley

**Proposal:** Proposed two storey and first floor side and rear extension

**Site Address:** OAKENSHAW, ROSENHURST DRIVE, BEWDLEY, DY12 2ES

**Applicant:** Mr D Wilkin

<b>Summary of Policy</b>	CP11 (AWFCS) SAL.UP7, SAL.UP8 (SAAPLP) Design Quality SPG
<b>Reason for Referral to Committee</b>	Parish Council request to speak on application
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The application property is a detached, pitch roofed dwelling set back from Rosenhurst Drive behind gardens and a driveway. The property is on a steeply sloping site which falls from south west to north east. Rosenhurst Drive currently serves four substantial properties, one of which faces Park Lane. None of these properties share an architectural style and the palette of materials used differs for each properties.
- 1.2 The application property is a minimum of approximately 50m from any land which is washed over by a Conservation Area.

### 2.0 Planning History

- 2.1 WF/0142/96 - Full: Construction of a new pitched roof to existing porch : Approved 12/04/96.

### 3.0 Consultations and Representations

- 3.1 Bewdley Town Council – On the basis of the plans originally submitted the Town Council provided the following comments:

Objection to the proposal and Recommend Refusal.  
Please note on the plans and information before them, the Town Council would have refused this application on the grounds that:

14/0106/FULL

- these extensions (more than one) create a property which results in an overdevelopment of the site having regard to the more open aspect of neighbouring dwellings within their respective garden plots;
- the roof line creates a dominant and harsh feature on the skyline which is out of keeping with the design of properties in the vicinity, this also being a very prominent site overlooking the town;
- the extensions would result in an overbearing and dominating appearance to adjoining occupiers namely those situated to the west in Barratts Close with the potential for the respective privacy of those properties and the application site to be compromised.

Following the submission of amended plans the Town Council provided the following comments:

The Town Council felt that, notwithstanding the amendments made to the plans which resulted in the overall size of the proposed extensions being reduced, their previous comments remained valid.

Furthermore:

- The property had been the subject of previous applications for extensions in the past so in comparison with what was the original footprint, that now proposed was excessive.
- Overall the proposal would be out of keeping with the neighbouring properties and surrounding area all of which was within a Conservation Area and there were privacy issues for the adjoining bungalows in Barratts Close.

3.2 Highway Authority – No objections.

3.3 Neighbour/Site Notice – Objections have been received from the occupants of two neighbouring dwellings in response to both the original submission and the revised scheme. The objections are summarised below:

- The extensions are considered to have a marked impact on the levels of light experienced at the neighbouring property.
- The extensions are considered to have an impact on the levels of privacy experienced in both neighbouring properties and their gardens.
- The extensions are not viewed as being subservient to the original building and would be out of keeping with surrounding properties.
- There are concerns relating to the stability of the land on which the dwelling is sited.
- A correspondent queries the nomenclature used to describe the various elevations of the property.

14/0106/FULL

- The proposed bedroom extension over the existing lounge would be viewed as dominating when viewed from properties fronting Barratts Close.

One of the letters of objection observes that the proposed extensions would not accord with the limits set out through the Town and Country Planning (General Permitted Development) Order 1995 (as amended), i.e. permitted development limitations. This is true, hence the development proposed is the subject of a planning application, and as such there is no requirement to meet the requirements of the Order.

#### **4.0 Officer Comments**

- 4.1 The applicant seeks approval for the addition of a first floor side extension and a two storey front extension. The extensions proposed would provide a sitting/cinema room over a replacement garage, a store and w.c at ground floor. At first floor the extensions would provide two additional bedrooms, an en suite bathroom and an extended bathroom. The plans originally submitted included an extension to the rear over an existing flat roofed lounge extension, this element of the scheme has now been removed and the pitch of the roofs over the front extension has been reduced to minimise the mass of those extensions.
- 4.2 Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan which relates to the design of extensions requires that additions to a property are in scale and keeping with the form, materials, architectural characteristics and detailing of the original building and should be subservient to and not overwhelm the original building, which should retain its visual dominance.
- 4.3 The proposed first floor side extension, which provides the en suite bathroom and enlarged bathroom, would share the roof pitch, ridge height and eaves height of the original dwelling and would, with the use of the right materials, blend into the host property.
- 4.4 The extensions to the front would replace an existing mono pitch roofed porch and entrance as well as a flat roofed garage. The proposed front extensions would have a ridge line lower than that of the original dwelling and would be clearly subservient. Whilst front extensions have the potential to breach the building line and can have a detrimental impact on the appearance of the original dwelling, the application property could not be said to exist within a building line and the front extension would replace existing structures with an appropriately designed, albeit large, addition to the front elevation. Properties on Rosenhurst Drive do not share common architectural styles or forms and as such the extended property would not appear incongruous within the context of the street scene and the character of this area.

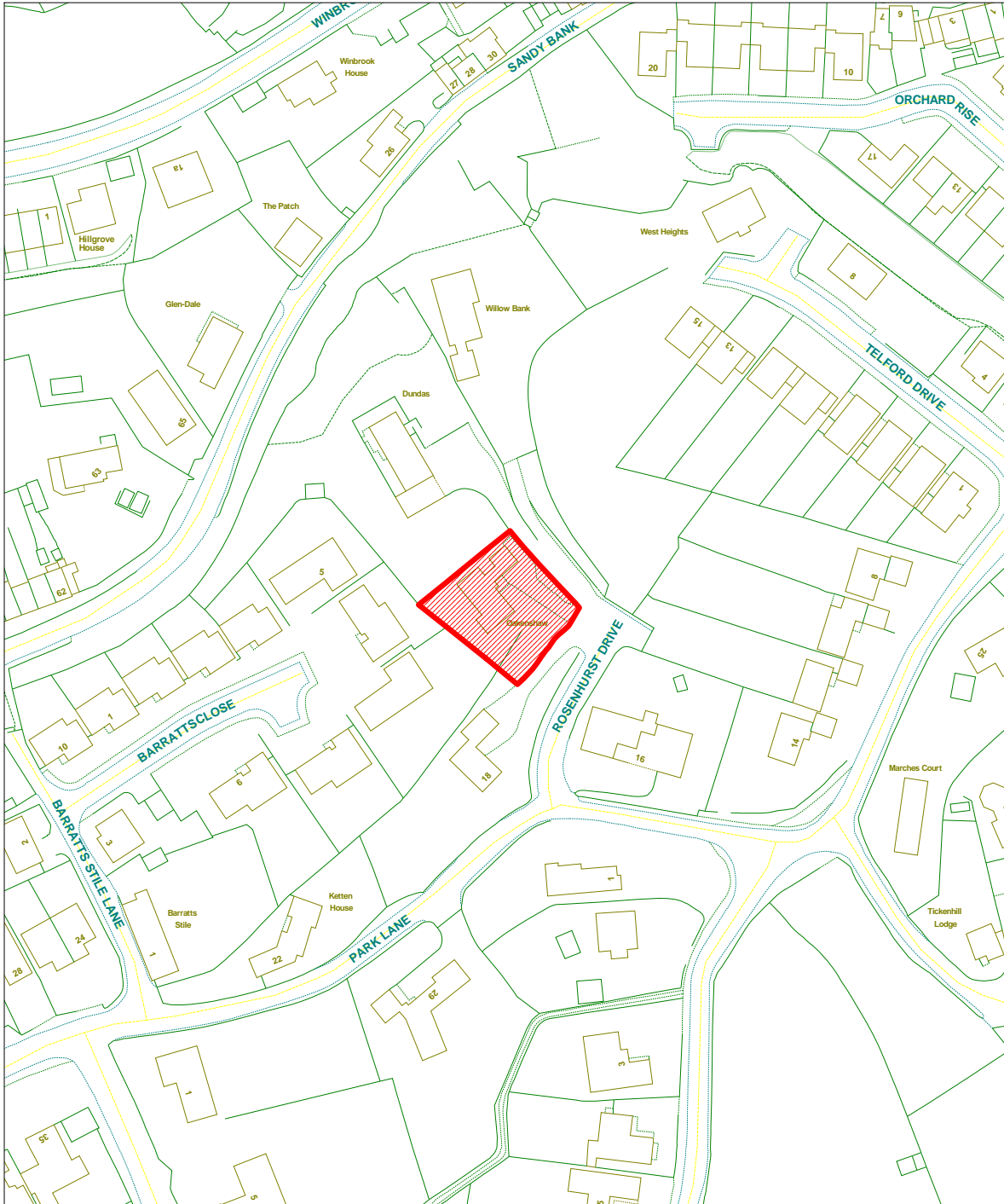
14/0106/FULL

- 4.5 The Town Council are concerned that the application site is close to the designated Conservation Area. The application site is approximately 50m from the Conservation Area which covers Sandy Lane to the north and west and is approximately 80m from the Conservation Area where it covers Park Lane to the east.
- 4.6 In terms of the potential impact of the development on the amenity enjoyed by the occupants of neighbouring dwellings, the first floor side extension would be the part of the development closest to neighbouring properties, This structure would replicate the roof pitch, ridge height and eaves height of the existing house. This element of the development would present an additional 2.5m of roof and facing brick to the rear elevation of properties fronting Barratt Close and is positioned to the west and slightly to the north of those properties. No additional windows would be added to the elevation facing properties on Barratts Close. It is not considered that this section of the scheme would have any significant impact on the outlook or levels of light currently enjoyed by the occupants of properties fronting Barratts Close. The extensions to the front of Oakenshaw would have little impact on neighbouring dwellings given the topography of the area and the distances between properties. Overall the extensions proposed would be considered to 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.

## 5.0 Conclusions and Recommendations

- 5.1 It is acknowledged the front extension is not insignificant, however for the reasons referred to in paragraph 4.4, above, the proposed extension is considered to be acceptable in this instance. The proposed side extension, which is in turn relatively modest, and features no rear facing windows, is also acceptable.
- 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. Windows in NW elevation to be top hung and obscure glazed.
  5. No additional windows in NW elevation.





ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Oakenshaw, Rosenhurst Drive  
Bewdley DY12 2ES**



Date:- 07 May 2014      Scale:- 1:1250      OS Sheet:- SO7875W      Crown Copyright 100018317 2014  
 Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7FB Telephone: 01562 732928. Fax: 01562 732556

**Application Reference:** 14/0126/FULL      **Date Received:** 05/03/2014  
**Ord Sheet:** 380180 270030      **Expiry Date:** 30/04/2014  
**Case Officer:** Paul Round      **Ward:** Areley Kings

**Proposal:** Demolition of existing outbuildings and porch on front entrance, erection of single storey extension (189 sq m gross) to rear of existing public house, installation of plant and enclosure, replacement shopfront to front elevation and external alterations

**Site Address:** SQUIRREL INN, 61 ARELEY COMMON, STOURPORT-ON-SEVERN, DY13 0NG

**Applicant:** Tesco Stores Limited

<b>Summary of Policy</b>	DS03, CP03, CP09, CP11(CS) SAL.PFSD1, SAL.GPB4, SAL.CC1, SAL.CC2, SAL.UP6, SAL.UP7, SAL.UP8 (SAAPLP) Paragraphs 14, and 123, Sections 1, 2, 4, 7, 12 (NPPF) Sections on Conserving and Enhancing the Historic Environment; Design; Ensuring Vitality of Town Centres; Noise; and Use of Planning Conditions (PPG)
<b>Reason for Referral to Committee</b>	Previously considered by Committee and deferred for a site visit
<b>Recommendation</b>	<b>APPROVAL</b>

THIS APPLICATION WAS DEFERRED FROM THE 8<sup>TH</sup> APRIL 2014 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

**1.0 Site Location and Description**

- 1.1 The Squirrel Public House is located on Areley Common within the Areley Kings area of Stourport on Severn surrounded by residential properties. The site of 0.19 ha also consists of a car park, beer garden and ancillary grassed areas.
- 1.2 The Site is within an area allocated primarily for residential purposes and within the Areley Common neighbourhood/village centre. The building itself is included within the Local List of Buildings of Architectural and Historic Value.
- 1.3 The proposal seeks to extend the existing property to the rear and carry out external alterations in relation to the permitted change to retail shop.

**2.0 Planning History**

- 2.1 None of relevance.

14/0126/FULL

### 3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Strongly objects to the prospect of planning permission being granted. Unless the Planning Committee is minded to refuse the application, the Town Council will urge the Planning Committee to make a visit to the application site before a resolution to determine the application is passed.

There are several other grounds which the Town Council believes justify a refusal of planning permission. Those grounds will include such matters as the inadequacy of Areley Common as a highway, and not only the volume of traffic using the highway and also the constraints on traffic flows created by the parking of vehicles. The parking of vehicles is seen as somewhat inevitable as many residents at Areley Common have no other parking provision for their vehicles.

Apart from those highway constraints, Town Council members are aware that Areley Common is also a bus route, and the prospect of service vehicles manoeuvring into and out of the development site can only contribute to the unsatisfactory traffic conditions which prevail at Areley Common. The Town Council feels that anyone travelling Areley Common will be aware that for much of the time the highway is a single lane carriageway only.

The Planning Committee is asked to bear in mind that within about the past three months the County Council as Highway Authority has decided to place double yellow lines in the vicinity of the junction of Swiss Heights with Areley Common because of difficulties which have arisen from but a few motor vehicles being parked by the Town Council's allotment site. The circumstances which prevail at that junction are modest compared to those which prevail for a great deal of the time in the vicinity of the development site. Double yellow lines by the development site, however, would deprive some residents of their only parking facility. The prospect of incorporating an ATM machine within the development is almost certainly going to contribute to the already unacceptable level of congestion in that part of Areley Common.

Another major concern to the Town Council is the air quality in this part of the town. Within the town centre there are areas where the level of air pollution is unacceptably high, and the prospect of the density of traffic at Areley Common becoming intensified could prejudice the standard of air quality.

The different types of problems outlined above can also be considered as environmental matters which affect the quality of residents' lives – and in a prejudicial manner in terms of the development which is proposed

- 3.2 Highway Authority – No objection subject to conditions.

14/0126/FULL

- 3.3 Worcestershire Regulatory Services (Noise) – No objection subject to condition restricting hours of operation for air conditioning units
- 3.4 Worcestershire Archive & Archaeology Service - The proposed conversion of the inn to a convenience store will affect a building of local historic significance. Built in the mid nineteenth century, the Squirrel Inn represents a phase of development of the common land. The building shows a number of developmental phases and as a condition of planning consent I advise that a programme of historic building recording be carried out prior to and where appropriate, during development.
- 3.5 Conservation Officer – No objections subject to conditions. The Squirrel appears on the Local Heritage List due to it being of “local interest”, being a good example of a small mid-19<sup>th</sup> century inn, which has since expanded to occupy several adjacent cottages. Its principal architectural interest is the elevation to the main road, although the survival of some of the cellular interior features also contributes to its overall interest. It is acknowledged that the revisions to the fenestration and the extensions to the rear reduce the interest of this part of the building.

The design and access statement and heritage statement outline the process of refinement of the existing design with respect to the principal elevation. I think that the current proposed shop-front design not only allows the retention of more of the original fabric but also harmonises with the remainder of the elevation.

I welcome the retention of the timber sash windows and suggest that these receive a suitable window film on the interior which will serve to obscure the glazing and conceal those partitions and other elements within the store which would otherwise clash with the windows: in particular I refer to the partitioning within the wc area.

Whilst the retention of the facade is to be welcomed, it is regrettable that virtually all other features of the building are to be removed to accommodate the new store. To mitigate this loss I think that a scheme of recording of the interior should be made prior to commencement of the works, in accordance with the NPPF at paragraph 141.

14/0126/FULL

3.6 Neighbour/Site Notice - A total of 114 objection letters have been received which raise the following issues.

- Areley Common has 7.5T weight limit, lorries will be 18T;
- Already a convenience store within close proximity – could cause other stores to close;
- Areley Common is effectively a single track road, made worse by volume and speed of traffic. Major congestion a real issue on Areley Common with parked cars on street particularly opposite the site. Additional traffic will add to congestion;
- Inaccessibility of delivery lorries due to parked cars and tight nature of site;
- Close to zebra crossing used by children from local school who will be put at risk impacting on the Safe Routes to School;
- Noise issues due to refrigeration equipment;
- Loss of amenity due to location of deliveries and car parking, particularly associated with noise with reversing, doors, shutters and movement of crates,
- Light pollution from lighting to car park;
- Possible anti-social behaviour;
- ATM machine will result in short stay visits and possible increased parking on the road;
- Loss of public house as community facility, this would be contrary to Local and National planning policies.

3.7 Supporting letter from the Applicant's Agent – The proposed delivery solution allows delivery vehicles to enter the site in a forward gear, deliver via a dedicated delivery bay and then leave the site in forward gear, without the loss of any parking spaces whilst deliveries are being undertaken. The delivery solution has been assessed by Worcestershire County Council's highways officers and no objection is raised, subject to the imposition of the following condition on any planning consent:

“Other than in respect of newspaper deliveries/pick-up, no deliveries shall be received at the site except between the hours of 07:00 – 08:00, 10:00 – 15:00 and 17:00 – 20:00 Monday to Friday, 07:00 – 19:00 on Saturdays and 08:00 – 17:00 on Sundays and Bank Holidays. Delivery vehicles must not exceed 10.35m in length.”

The condition was offered by Tesco following the public meeting on 17<sup>th</sup> March 2014 to allay concerns over deliveries coinciding with school drop-off and pick-up times and I hope it provides comfort to local residents. In addition, restricting deliveries to between 07:00 and 20:00 should also lessen any perceived impact on residential amenity as there will be no early morning or late night deliveries.

14/0126/FULL

With regard to vehicle size, the largest vehicle that would deliver to the site would be a 10.35m rigid vehicle and this size restriction would apply to both Tesco and third party suppliers. The vehicle has been tracked using industry standard software, based on a topographical survey of the site. In accordance with industry best practice and expertise, a “worst case scenario” is applied to ensure our plans are robust. The information submitted has been assessed by Worcestershire County Council highways officers and no objection is offered.

Tesco is currently rolling out a new fleet of delivery vehicles for Express stores, which are 10.1m in length. It is likely that the majority of Tesco deliveries to the site will be via this new smaller rigid vehicle, but to ensure a robust analysis, the submitted tracking exercise utilises the 10.35m vehicle, which has a wider turning circle. As shown through the tracking exercise, once the improvements to the site access and layout are made, vehicles of the size proposed will be able to enter the site safely, deliver safely and exit safely.

To provide further comfort, it may also be helpful to set out Tesco deliveries on a typical day. Excluding newspapers and magazines, the store would expect to receive four deliveries, comprising the following:

- Fresh produce – 1 delivery per day, approximate duration 45 minutes
- Bread – 1 delivery per day, approximate duration 10 minutes
- Milk – 1 delivery per day, approximate duration 10 minutes
- Ambient/frozen – 5 deliveries per week, approximate duration 45 minutes

There would be one delivery of cigarettes and tobacco per week, lasting approximately 10 minutes. In addition, Tesco can control its own deliveries and supplier deliveries throughout the day to ensure delivery restriction times can be adhered to and that deliveries do not overlap.

Whilst we do not consider it necessary, if local residents would be further comforted by the use of a smaller vehicle, Tesco do have the option of using an 8.4m rigid vehicle to undertake deliveries to the store. This is slightly wider than the 10.35m and 10.1m vehicles.

#### FALLBACK POSITION

Under permitted development rights the building could be converted to a Class A1 retail store without requiring planning permission. Notwithstanding, at the Planning Committee meeting on 8<sup>th</sup> April 2014, [councillors] expressed the view that this fallback position is only hypothetical as Tesco would never trade from a building as small as The Squirrel. Tesco operate from a range of buildings with reduced sales and bulk storage areas and also utilise first floor storage areas if necessary. Examples include:

- Tesco Express, 77 Westbury Hill, Westbury on Trym. The net sales area is provided at ground floor level (207 sq m) with bulk storage and staff welfare facilities provided at first floor level.

14/0126/FULL

- Tesco Express, Foundry Lane, Chippenham. This is a converted former One-Stop convenience store and extends to just 246 sqm (gross) with a net sales area of 136 sq m.
- Tesco Express, 2 Thornhill Road, Warminster. Again, this is a converted One-Stop store and extends to 219 sq m gross, with a net sales area of 138 sq m.

The building as existing could offer a solution to Tesco or One-Stop (a subsidiary of Tesco), although this would remove a significant level of control from the Council over delivery times, vehicle sizes and opening hours.

#### **4.0 Officer Comments**

- 4.1 The application seeks approval for extensions and alterations to the building along with changes to the rear area to provide car parking and service yard. The application does not include the change of use of the premises to A1 retail as this is 'permitted development' granted by virtue of Class A, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and does not require separate permission. Public meetings have taken place with local residents and the applicant to highlight the proposals. Despite comments by neighbours, an ATM is not proposed at this stage, and this being the case any such future proposals will require a separate planning permission.

#### **PRINCIPLE OF DEVELOPMENT AND POLICY CONTEXT**

- 4.2 The gross internal area of existing premises provides approximately 168 sq m of floor space at ground floor level and 113 sq m at first floor level. The proposed single storey extension will increase this to approximately 357 sq m extending 13.5m to the rear. The frontage of premises will be mainly refurbished with the existing previous modern porch extension removed being replaced with a traditional timber shop front. The existing garage will be removed to allow a re-configured car park and a 'one way' access arrangement to be provided.

14/0126/FULL

- 4.3 Policy SAL.GPB3 of the Adopted Wyre Forest Site Allocations and Policies Local Plan sets out how the Council will protect and enhance local centres. The policy sets out that *“support will be given for new retail development in neighbourhood or village centres comprising of the conversion or extension of existing facilities, providing that the floorspace proposed does not exceed 280 sqm net.”* The Applicant’s agent has confirmed the net floor space to be provided is 280 sq m in line with the policy requirement and the definition of a “small shop” as part of the Sunday Trading Act 1994. Although Policy SAL.DPL11 seeks to retain community facilities, including public houses, the loss of the use cannot be controlled by the Local Planning Authority as it constitutes permitted development, as described at paragraph 4.1 of the report. As the change of use of the public house does not fall to be determined, this policy does not form part of the consideration of this application.

#### HIGHWAY IMPACT AND PARKING PROVISION

- 4.4 The main concern that has been raised by third parties is highway access. The centre of Areley Kings, along Areley Common is fairly narrow and is restricted in parts by legal on street parking for residential properties and other services. A Transport Assessment has been submitted with the application which demonstrates that use of the property for retail, allowed under permitted development, would attract on average approximately 169 cars per day and at the busiest peak time of 1800 to 1900 during weekdays, predicts that there will be approximately 17 cars visiting the site.
- 4.5 The addition of the extension to create an additional 112 sq m of trading area has been quantified to show an additional 19 vehicles per hour at the busiest peak time and on average an additional 151 cars per day. This equates to less than one additional vehicle every three minutes.
- 4.6 The figures given are based on a worst case scenario and show an estimated number of vehicles visiting. The Transport Assessment goes on to show that only a small proportion, approximately between 10% and 30%, will be ‘diverted’ traffic with the remainder already being on the network. On this basis the proposed extension will result in 5 additional cars on the network during busiest periods and an additional 35 cars per day on the network. The Highway Authority have fully scrutinized the transport assessment in conjunction with the concerns raised and consider that additional traffic associated with the proposed extension can be accommodated on the highway network without resulting in a deterioration of highway safety.



14/0126/FULL

- 4.7 Access into the store car park will be from the existing northern entrance which will lead through to a one way system and will exit via the existing southern entrance. Provision is made for 15 car parking spaces to the rear, including 1 disabled space, and 6 covered cycle spaces. The County Council standards require a maximum provision, of 1 space per 25 sq m (GFA) which would suggest a maximum requirement of 14 spaces. Members will note that the proposal results in a slight over provision however given the nature of the use and its location this is judged as acceptable. The Highway Authority consider that the parking provision as shown is acceptable.
- 4.8 Additional concerns have been expressed over access by delivery vehicles, particularly at busy times. The Applicant's Agent has suggested the following condition in order to structure delivery times:

*“Other than in respect of newspaper deliveries/pick-up, no deliveries shall be received at the site except between the hours of 07:00 – 08:00, 10:00 - 15:00 and 17:00 – 20:00 Monday to Friday, 07:00 - 19:00 on Saturdays and 08:00 – 17:00 on Sundays and Bank Holidays. Delivery vehicles must not exceed 10.35m in length”*

The Transport Assessment has demonstrated, via vehicle tracking, that on a worst case scenario that a 10.35m rigid vehicle can enter, manoeuvre and exit the site safely. This analysis has included parked cars on Areley Common and shows that access and egress can be achieved safely. It is difficult to say how many additional delivery vehicles would be as a result of the proposal for extensions, however it should be noted that as the change of use is permitted development delivery vehicles could still visit the premises without the access improvements or the provision of the delivery area proposed by this application. The Highway Authority has fully considered and verified the internal arrangements and find them to be acceptable and compliant with relevant standards. Members will note at paragraph 3.7 that the Applicant's Agent highlights alternative size vehicles that could be utilised including a 10.1m and 8.4m lorry, should there be any operational concerns. Notwithstanding this, Members are advised that for the purpose of the consideration of the current application it has been demonstrated, and accepted by the Highway Authority, that a 10.35m lorry can utilise the site for deliveries and a condition is recommended restricting this as the maximum size of lorry for deliveries.

- 4.9 A number of residents made reference to the weight restriction on Areley Common of 7.5T. Whilst the delivery vehicles may well be in excess of this limit, this restriction is subject to an 'except for access' allowance. In any event, this is not a consideration for the Local Planning Authority.

14/0126/FULL

**NOISE AND DISTURBANCE**

- 4.10 The consideration of noise and disturbance falls under two main aspects, the car park, and the associated plant and machinery. Any associated noise and disturbance from persons or cars must be considered in the context of the existing use as a Public House and the fact that the retail is allowed under permitted development. In respect of deliveries the noise consultants have responded as follows:

*As part of the assessment of noise from the proposed air conditioning plant, background noise levels were measured within Vawdry Close. The quietest part of the day (07:00 - 20:00) was measured at 35.5 dB. [i.e. the lowest measured noise levels during daytime hours]*

*Given this background noise level, and the distance from the delivery vehicle to the garden perimeter, I would conclude that the general noise from deliveries will be largely masked by the level of background noise that already exists in the area. Furthermore, the position of the delivery vehicle in front of the back door, may further mask noise from delivery activities, (e.g. from moving roll cages etc).  
[From properties located on Areley Common]*

*In addition to the above, I am aware that Tesco has a strict ‘Good Neighbour’ policy at their Express stores and normally operate a management plan for deliveries, which requires staff to actively minimise noise.*

*Based on deliveries being made within the times suggested above, I believe they will not cause unreasonable noise disturbance*

I do not feel that there will be significant additional noise and disturbance associated with this proposal over and above the existing or permitted use. The noise associated with deliveries can be controlled via condition as suggested above, restricting deliveries to daytime hours..

- 4.11 The application also includes the installation of three air conditioning units and one large condenser unit enclosed by a 2.4m high close board fence within the defined service yard. A noise assessment has been submitted to support this element of the proposal. Background noise levels have been taken from the closest residential property which has been used to assess the additional noise levels associated with the plant proposed. The air conditioning units will only be operational during opening hours, whereas the condensing unit will be operational 24 hours a day. The assessment shows that the noise levels associated with the plant will be below marginal significance. The report concludes that “...the proposed plant will be unlikely to give rise to complaints for local residents.” Worcestershire Regulatory Services have confirmed that the Noise Assessment is acceptable and have offered a no objection response subject to restriction on the operational hours of the air conditioning units.

14/0126/FULL

**HERITAGE AND DESIGN ISSUES**

- 4.12 The building is included on the Local List of Buildings of Architectural and Historic Value. The comments of the Worcestershire Archive & Archaeology Service and the Conservation Officer are set out above.
- 4.13 The major impact on the property is to the rear with the addition of the large extension constructed of matching facing bricks and a cement slate mansard roof. From the main public vantage point the building will retain its current form and appearance. The traditional timber sash windows will be repaired and a new traditional timber shop front installed following removal of the modern porch structure.
- 4.14 The works in totality help to provide an active use for this historic building which will save it from loss, in the long term. The proposed alterations are sympathetic to the building and are acceptable to the Conservation Officer. The proposed extension has been designed and positioned so as to not result in loss of light or amenity to the two adjacent residential properties. Overall the proposal is acceptable in terms of design and the impact on the heritage asset.
- 4.15 The building still retains some heritage aspects, including the original water pump and building plaque. These are proposed to be retained, which can be secured via a condition to ensure long term preservation. These add to the acceptability of the scheme in heritage terms.

**FALLBACK POSITION**

- 4.16 It is necessary to set out the fall back position that exists which adds to the consideration of this application.
- 4.17 The Town and Country Planning (General Permitted Development) Order 1995 (as amended) allows for changes of use and extensions for up to 50% of the original property without requiring planning permission.
- 4.18 The current building is utilised as a Public House and could change to a retail shop without the need for planning permission. The Applicant's Agent has set out their supporting statement that the existing building is suitable for use by Tesco Express, or by their subsidiary One Stop, for retail use through use of the first floor for staff provision and bulk storage. This position is a genuine fall back position and is strengthened by the ability of the property to be extended by approximately 74 sq m (in accordance with permitted development rights) without planning permission.
- 4.19 Given that the works to the access and car park require permission, the fallback position is considered to be a significantly worse situation as deliveries would take place within the highway and there would be only a single access point to serve the reduced car parking area. In addition the Council would have no control over delivery hours or size of vehicle utilised by the store.

14/0126/FULL

- 4.20 Officers are of the opinion that the proposed extension and other alterations are acceptable. The opportunity to control the development through appropriate conditions along with the improved delivery and access arrangement weighs heavily in favour of the application.

#### OTHER ISSUES

- 4.21 A number of neighbours have highlighted concerns over the need for another convenience store. Members will be aware that competition is not a matter for the Local Planning Authority. In any event the proposal for consideration is for extensions and alterations and not for the change of use of the premises. Matters of lighting can be controlled by condition in respect of type and hours of usage, however it is understood that these will be low level lights.

### 5.0 Conclusions and Recommendations

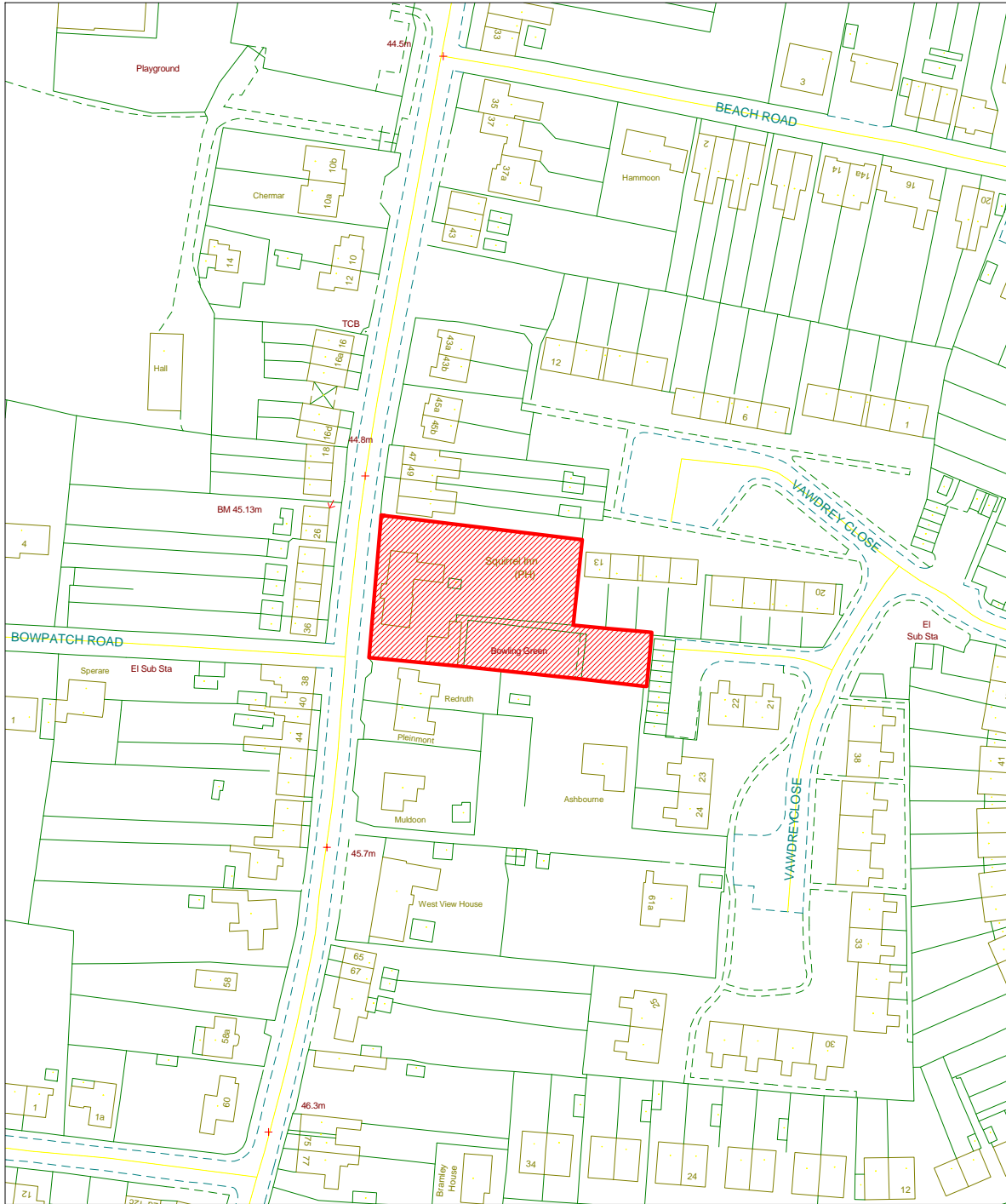
- 5.1 The proposed extensions and alterations are considered to be appropriate in size, scale and detail to this heritage asset and is of a size that is policy compliant within this identified local centre. Access and parking provision are considered acceptable providing a betterment to the situation that could exist should the permitted development opportunities be utilised. The impact on noise and disturbance has been carefully considered and also found to be acceptable.

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

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B1 (Samples/details of materials).
4. Details of window treatment.
5. County Archaeology Building recording.
6. Delivery hours.
7. Lighting scheme to be submitted.
8. B11 (Details of enclosure).
9. Hours of operation for air conditioning units.
10. G5 (Features retained).
11. Access closure – use of site –vehicular.
12. Access, turning and parking.
13. Cycle parking.
14. Parking for site operatives
15. Site traffic management.

#### Notes

- A SN5 (No advertisements).  
B Alteration of highway to provide new or amend vehicle crossover.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Squirrel Inn, 61 Areley Common  
Stourport-on-Severn DY13 0NG**

Date:- 25 March 2014

Scale:- 1:1250

OS Sheet:- SO8070SW

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**  
**20<sup>TH</sup> MAY 2014**

**PART B**

<b>Application Reference:</b>	14/0089/FULL	<b>Date Received:</b>	04/02/2014
<b>Ord Sheet:</b>	382341 274667	<b>Expiry Date:</b>	06/05/2014
<b>Case Officer:</b>	Julia Mellor	<b>Ward:</b>	Oldington and Foley Park

**Proposal:** 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

**Site Address:** FORMER BRITISH SUGAR, STOURPORT ROAD,  
KIDDERMINSTER, DY11 7AQ

**Applicant:** St Francis Group (BSK) Ltd (Mr A Plant)

<b>Summary of Policy</b>	DS05, CP01, CP02, CP03, CP07, CP08, CP09, CP11, CP12, CP14 CP15 (CS) PFSD1, DPL11 GPB1, CC1, CC2, CC3, CC6, CC7, UP5, UP6, UP7, UP9, SK1, SK2 (SAAPLP) PFSD1, GPB3, GPB5, GPB7 (KCAAP) Planning Policy Guidance Notes Re-Wyre Prospectus South Kidderminster Local Development Order Supplementary Planning Obligations SPD Sections 2, 4, 7, 8, 10, 11 (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

**1.0 Site Location and Description**

1.1 The application site forms part of the former British Sugar site which has recently been rebranded as 'Silverwoods'. The wider Silverwoods site which has an overall area of over 27 hectares extends from the Stourport Road to the west to the Staffordshire and Worcestershire Canal to the east. The Canal forms part of the Staffordshire and Worcestershire Canal Conservation Area. All of the trees within the wider site are subject to a Tree Preservation Order (TPO).

14/0089/FULL

- 1.2 The former British Sugar Site has been divided into two phases. Phase 1 (19ha) received outline planning consent for a range of land uses together a railway halt, ancillary roads, footpaths and cycleways, open space and the first part of the Hoobrook Link Road in December 2012 (Ref. 12/0146/EIA). Subsequent reserved matters applications have been approved, as detailed in the planning history below. Construction of the approved section of the Hoobrook Link Road has been completed and implementation of some of the residential plots has commenced.
- 1.3 The current application site is split into two parts north and south of the approved Hoobrook Link Road and lies to the far east of the wider former British Sugar site, with the eastern boundary of the two parts of the application site abutting the Staffordshire and Worcestershire Canal. The application has two elements:
- i. The retention of a pond required for surface water drainage; and
  - ii. Amendments to the existing S106 agreement signed at the outline planning application stage with respect to Landscape Area 7.

## **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

14/0089/FULL

- 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 14/0025/RESE - 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: Approved 14.04.14
- 2.9 14/0095/OUTL: Outline Application for a New Leisure Centre and Associated Works with some Matters Reserved Approved at Committee 08.04.14

### **3.0 Consultations and Representations**

3.1 Highway Authority – No objections

3.2 Environment Agency –

CONTAMINATED LAND/RISK TO CONTROLLED WATERS - We understand that the attenuation pond is to be located in an area of the site which was part of the original settlement lagoons. On this basis it has been subject to some infiltration over a number of years. We would suggest that even with some site movement of soils, the materials on this part of the site were not grossly contaminated. We therefore would raise no objection to the siting of the pond at this location.

SURFACE WATER - We have previously provided you with advisory comments on this site in relation to surface water, for your consideration in consultation with your Land Drainage team.



14/0089/FULL

In accordance with our West Area Flood Risk Standing Advice, we would advise that the attenuation pond be designed to cater for the 1% (1 in 100 year) storm event including an additional 'climate change' allowance (30% for residential).

The design and access statement confirms that "*the pond deals with an element of the 1:100 year surface water capacity for the whole of the British Sugar site and the Hoo Brook Link Road (Phase 1 and part of the phase 2 road and bridge section)*". It is unclear if climate change has been included within the calculations.

We have not been party to the drainage report, but would suggest that you seek confirmation of the above in consultation with your North Worcestershire Water Management team, as the Lead Local Flood Authority, to ensure they are satisfied with the detailed drainage design.

### 3.3 Natural England –

WILDEN MARSH AND MEADOWS SSSI – No objection. This application is in close proximity to Wilden Marsh And Meadows. Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

GREEN INFRASTRUCTURE POTENTIAL - We note that the proposed retrospective application forms part of the green infrastructure (GI) within the masterplan/redevelopment for the former British Sugar Beet Factory site. The GI 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 green space, climate change adaptation and supporting biodiversity.

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

- local sites (biodiversity and geodiversity).
- local landscape character.
- local or national biodiversity priority habitats and species.

14/0089/FULL

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 (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application.

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

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. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy. 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 consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

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. 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*'.

14/0089/FULL

3.4 Crime Prevention Design Advisor - No comments or objections to this application

3.5 Canal & River Trust - (*Original Comments*)

IMPACT ON NATURAL ENVIRONMENT AND LANDSCAPE OF THE WATERWAY – The waterways have a rich biodiversity, and the Staffordshire and Worcestershire Canal benefits from County Wildlife Site designations. 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.

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.

The tree species proposed for Landscape Area 7 which is sited along the boundary with the Staffordshire and Worcestershire Canal include beech, hawthorn, silver birch, white poplar, wild cherry, rowan.

We would comment that perhaps *Populus nigra* (black poplar) should be substituted for the *Populus alba* (white poplar) and *Populus tremula* (*aspen*) as offering greater value to the schemes biodiversity. We also recommend a list of species to be planted along the canal corridor as part of a regional project for biodiversity.

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. It appears from the consultation that the detention pond has already been constructed. We have not been involved with the construction of the pond, only the construction of the siphon below the canal which is currently being built on site. All works should comply with the “Code of Practice for Works Affecting Canal & River Trust”. The Canal & River Trust offer no right of support to the adjacent property. The land owner should take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location.

14/0089/FULL

LANDOWNER ISSUES - The red line on Sketch 58 Landscape Area 7 Plan has not been drawn with care and actually includes a section of the Staffordshire and Worcestershire Canal. We would ask that our land should be excluded from the red line as works are not proposed to the canal. (*Officer Comments - Amended plans have been received to resolve this issue and subsequent comments are awaited*)

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

*The applicant/developer is advised to contact the Works Engineering Team in order to ensure that any necessary consents are obtained and that the works comply with the Trust's "Code of Practice for Works affecting Canal & River Trust".*

*The Canal & River Trust offer no right of support to the adjacent property. The land owner should take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location.*

3.6 Severn Trent Water – No objections or comments to make.

3.7 Worcestershire Wildlife Trust – No comments received.

3.8 North Worcestershire Water Management - I would like to make the following comments:

- i. I would like clarification of the future adoption of the pond and especially the hard engineering structure. (*re-consultation comment*) Confirmation has been included as requested.
- ii. I would prefer the entire pond base to be slightly sloping towards the inlet / outfall structure, for instance providing a 1:250 fall. Some form of fall might already been provided, but as I am not sure of this I thought I best include it in my comments. (*re-consultation comment*) I would still like confirmation how often it is thought the pond will be used for storage of flood water. (*Officer Comment – The applicant is in the process of providing confirmation of this point*)
- iii. There will need to be some form of security screen on the inlet / outfall structure. With its 1350 mm diameter it would otherwise be too easy for children or cattle to get into the structure. The screen needs to have a larger gap at the bottom which would prevent it from getting blocked with debris on the inside. It is recommended to follow guidance like CIRIA's "Culvert Design and Operation Guide" for an appropriate design. (*re-consultation comment*) The security screen has not been included in the drawings. As the screen has already been installed and is part of the head wall that will be maintained by STW I will no longer request the drawings to be altered to include the security screen.

14/0089/FULL

- iv. I noticed that trees are envisioned right on top of the embankment. If trees need to be included in this area then I would prefer trees to be present on the outside slopes of the embankment instead. The reason for this is that trees can be blown over in storms, tearing a hole in the embankment, and dead or dying tree roots can leave holes within an embankment which form leakage paths. *(re-consultation comment)* Agreed that no trees will be planted on top of the steep eastern embankment. I understand that a geotechnical report is being produced regarding the shrubs on the embankment.
- v. I don't think that at the moment a form of erosion control is included in the design. I believe some sort of erosion control will be needed in the pool at the inlet/outfall structure to deal with the energy of incoming flows. *(re-consultation comment)* After discussion confirmation that erosion control is not necessary has been included as requested.
- vi. I think some signage should be included to warn people of the possibility of deep water in the pond area. I don't think lifesaving equipment would necessarily need to be present as this will most likely get vandalised, the expected frequency of deep water is low and will coincide with adverse weather conditions, and the inside slopes are flat enough to provide an easy means of escape. *(re-consultation comment)* Agreed not to include any signage.
- vii. A maintenance plan is needed that describes the maintenance of the detention pond. *(re-consultation comment)* A maintenance plan has indeed been submitted. For the long term functionality of the detention pond the maintenance of the wetland planting is especially crucial. *(Officer Comment - A Landscape Maintenance Plan has been submitted and the Countryside Officer is considering its content).*
- viii. I understand that grass cutting will not be needed as the area will be grazed. This means that I am not looking for access for grass cutting machinery. I understand from the landscape drawing that an area has been provided for cattle to be loaded and unloaded so I accept that it will be sufficient. Obviously there will need to be access to inspect and maintain the inlet/outfall structure. I am not sure if this has been included in the design? *(re-consultation comment)* I understand an access has been included in the plans (clay steps) and that I had overlooked this in the original application.
- ix. The EA also state that it is unclear whether climate change has been included within the calculations. *(Officer Comment – The applicant has acknowledged that these figures have been included and will confirm as such)*

3.9 North Worcestershire Economic Development & Regeneration – Comments awaited; to be reported on the Addenda and Corrections sheet.

3.10 Arboricultural Officer – No comments received.

14/0089/FULL

3.11 Countryside Officer - I have produced a drawing highlighting the requested amendments to the tree planting schedule. I am happy though with what is being offered in terms of the species composition of the native scrub mix, native hedgerow mix, general wild flowers, and wetland and pond planting. Regarding the balancing pool planting I am happy with the composition but would like to see more Phragmites planting in the central area.

My more general questions are as follows:

- The cycle path is shown swooping down through the northern area of the landscaping to join with the Canal in the east. There might be an easier alternative route. (Officer Comment – *This was discussed at a meeting with the applicant and the reason for the position of the cycle path has been clarified and agreed*).
- The plans show a hedge line only. The hedge may be difficult to maintain in this area, hence post and three rail fence would be a better tidier boundary in this area. (Officer Comment – *This is shown on amended plans*)
- I am unsure how maintenance vehicles and cattle vehicles are going to be able to access this area off the highway. Are there gates? drop curbs? At the moment it looks like a solid highways barrier! (Officer Comment – *The applicant has responded by acknowledging that dropped kerbs are envisaged to the access for the maintenance area off the Hoo Brook Link Road and it will be discussed again with the Highways Authority*)
- The profile of the land here is very steep. It looks like the development has been accentuated through the re-profiling of the land for the attenuation pond. Given the likely public access the gradient of this slope poses a hazard. To mitigate this, the bank should be fenced with post and rail at the top and the bank itself planted with native scrub mix. The planting may also help stabilise this bank. In addition, there is evidence of instability along the top edge that we need some assurances it will not negatively impact upon the function of the pool. (Officer Comment – *The agent is preparing a geotechnical report to assess the stability of the pond*)
- There are currently earthworks in this area, these look very good from a wildlife point of view. Could these be retained and possibly enhanced slightly? (Officer Comment – *This element has been discussed on site and amended plans reflect this suggestion*)
- The plans show hedge planting either side of the footpath, cycle way. This could result in a very tunnelled route. Could one side of this be removed? (Officer Comment – *This is reflected on the amended drawings*)
- The point of access to the Severn Valley Railway land to the north needs to be detailed. It needs to perform two functions which may not be achievable by one gate. It needs to prevent motor vehicle access but allow cycle and wheelchair users, and prevent the cattle from escaping. (Officer Comment – *This is reflected on the amended drawings*)
- One of the areas close to the Canal would be nicer if it contained a richer mix of Cytisus and Ulex flowering plant species, just to add a bit of variety. (Officer Comment – *This is reflected on the amended drawings*)

14/0089/FULL

*(Officer Comment – Comments regarding the amended plans and the submitted Landscape Maintenance Plan are awaited)*

- 3.12 Planning Policy Manager – awaiting comments.
- 3.13 Conservation Officer - I consider that the variations contained within this application will have an insignificant additional impact on the character of the adjacent Staffordshire and Worcestershire Canal Conservation Area, over and above those works previously approved under 12/0146/EIA. I consider therefore that they are compliant with Policy SAL.UP6 and thus I have no objections.
- 3.14 Neighbour/Site Notice/Press Notice – No representations received.

#### **4.0 Officer Comments**

- 4.1 As stated previously the current application site is split into two parts north and south of the approved Hoo Brook Link Road and lies to the far east of the wider former British Sugar site, with the eastern boundary of the two parts of the application site abutting the Staffordshire and Worcestershire Canal. The application site has a total area of approximately 2.4 hectares.
- 4.2 The application has two elements. The first is the retention of a pond required for surface water drainage which has in part already been implemented. The development follows the outline consent in 2012 and many months of discussions between the District Council, the Environment Agency, the Canal and River Trust, North Worcestershire Water Management, the County Council and Severn Trent Water to determine the most appropriate way of managing surface water from the 27 hectare site; to firstly ensure that the volume of surface water could be attenuated to a manageable amount to avoid potential flooding, and secondly to try and incorporate a sustainable drainage approach or SuDS.
- 4.3 The pond is part of the agreed comprehensive surface water drainage strategy to serve both phases 1 and 2 of the wider former British Sugar site. It will serve the majority of development plots within phases 1 and 2, the approved and implemented first phase of the Hoo Brook Link Road and part of the second phase of the road.
- 4.4 The comprehensive scheme provides for the drainage of surface water into the River Stour by way of an inverted siphon underneath the Staffordshire and Worcestershire Canal. The proposed pond allows for the storage of surface water during a storm event prior to it draining into the River. The siting of the pond lies at the top of the 14m high embankment located between the Staffordshire and Worcestershire Canal and the level area of the former British Sugar site.

14/0089/FULL

- 4.5 The pond takes the form of a large terraced depression within the landscape measuring approximately 80m by 75m at its widest points. It has three gentle terraced steps leading to a depth of approximately 3m at its deepest point. The pond is lined with puddle clay and a covering of topsoil and will be planted with a mixture of grasses suitable for aquatic habitats and damp low lying sites. A full landscaping scheme and Landscape Maintenance Plan have been submitted.
- 4.6 The size of the pond has been determined by the volume required to accommodate a 100 year plus 30% for climate change flood event. For the majority of the time it is anticipated that the pond will only hold some 200 – 300mm of water. Whilst it is sizeable it will only be visible from the outskirts of the pond and it does not interrupt views within the wider landscape.
- 4.7 It should be acknowledged that the pond subtracts from the amount of land capable of accommodating built development within the former British Sugar Site; at a location which is described as a key strategic area within the District for economic development. Notably site specific policy SK2 within the Adopted Site Allocations and Policies Local Plan allocates approximately 320 dwellings and 12ha of the site for employment generating uses. To date 250 dwellings have been approved and approximately 2ha of land for the District Council leisure centre.
- 4.8 However in response, first the amounts of development within the Policy are described as approximate. Secondly there still remains the potential for 4.68ha and 4.1ha of land (including the District Council leisure centre) for employment generating development within Phases 1 and 2 respectively. Thirdly the pond area would be of benefit to the development of a comprehensive Green Infrastructure network and drainage strategy which are other objectives listed under Policy SK2.
- 4.9 It should also be acknowledged that whilst other drainage options were considered, the agreed design needed to be such that it would be adoptable and would not detract from the appeal of the more financially viable residential development blocks within the wider site. This was in order to financially enable the implementation of the first part of the Hoo Brook Link Road; again another policy objective of the former British Sugar Site and a matter of strategic importance for the District Council.
- 4.10 The impact upon protected species and biodiversity together with the impact upon the adjacent Staffordshire and Worcestershire Canal Conservation Area has been considered and there is found to be no undue harm.
- 4.11 It is therefore considered that there is sufficient justification for the size and siting of the detention pond.



14/0089/FULL

- 4.12 The second element of the current application is the variation of the Section 106 Agreement which was signed at the outline planning application stage for the wider former British Sugar site.
- 4.13 Part of the Section 106 Agreement ensured that four of the seven strategic landscape areas within the wider site be transferred to the District Council after they have been planted and maintained for a period of two years. The area encompassed by one of those areas, named Landscape Area 7 requires amendment as it is now to be dissected by the route of the Hoo Brook Link Road. Therefore some land to be maintained by the County Highways Authority is to be removed from Landscape Area 7 and additional land incorporated by detention pond will be added.
- 4.14 The District Council will still adopt and maintain Landscape Area 7 in its revised form, and the planting plans have been drawn up in close consultation with the Council's Countryside Officer to ensure that the area can be grazed by cattle. An area measuring 45m long by 15m wide has been set aside for the loading and unloading of cattle together with a corralling area. Furthermore the revised Landscape Area 7 ensures that a footway cycleway would still be provided, extending from the play area to the south of the wider site through Landscape Areas 5, 6 and 7 (where it is dissected by the Hoo Brook Link Road), round the detention pond and down to the bridge at Falling Sands crossing the Canal to the Canal tow path. Finally the plants have been chosen to enhance biodiversity.
- 4.15 At the time of preparing this report the Landscape Management Plan covering a five year period is being considered by the Council's Countryside Officer to firstly confirm that it is appropriate for the type of planting and layout of the Area, and secondly to ensure that the proposed maintenance regime can be maintained by the Council when the land is transferred after a period of two years. Comments from the Council's Countryside Officer are awaited as is a revised commuted sum required to maintain the amended Landscape Area 7.
- 4.16 Once the Landscape Maintenance Plan has been agreed the applicants intend to submit a Habitat Management Plan the purpose of which is to ensure that the newly created habitats provided within the Landscape Area 7, such as the wetland habitat at the base of the pond and the native shrub planting areas are retained and enhanced to increase their biodiversity value.

14/0089/FULL

## 5.0 Conclusions and Recommendations

5.1 On balance it is considered that there is sufficient justification to support the proposed development, the design of which has been negotiated closely with officers and external parties. There are however still some outstanding matters and therefore the recommendation is for **delegated** authority to **APPROVE** subject to:

- i. no objections to the Landscape Maintenance Plan and revised Planting Plan from the Council's Countryside Officer and the Canal and River Trust;
- ii. no objections to the geotechnical report to confirm that there are no stability issues associated with the detention pond (yet to be submitted);
- iii. no objections to the submission of a Habitat Management Plan (yet to be submitted);
- iv. the signing of a revised S106 Agreement taking into account the amendments to the land area encompassed within Landscape Area 7 and the commuted sum required to maintain the Area in the long term; and
- v. the following conditions:
  1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. Implementation of planting .
  4. Drainage pond to be operational prior to first occupation of development it is to serve.
  5. Details of corralling area.

### Notes

A Canal and River Trust.

B Section 106 Agreement.

**Application Reference:** 14/0110/FULL      **Date Received:** 18/02/2014  
**Ord Sheet:** 383506 276669      **Expiry Date:** 15/04/2014  
**Case Officer:** Paul Round      **Ward:** Greenhill

**Proposal:** Conversion of existing residential hostel into 6no. one bedroom and 1no. two bedroom self contained residential units

**Site Address:** CARR GOMM, COMPTON VALLEY HOUSE, 90 GEORGE STREET, KIDDERMINSTER, DY10 1PX

**Applicant:** Sanctuarty Housing Association

<b>Summary of Policy</b>	DS01, DS02 (CS) SAL.DPL1, SAL.DPL4, SAL.CC1, SAL.CC2 (SAAPLP) Section 6 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 The property consists of a residential institution providing 12 bed sits situated on George Street on the north side of the Ringway close to Kidderminster Town Centre. The area is residentially allocated within the Adopted Wyre Forest Site Allocations and Policies Local Plan.
- 1.2 The proposal seeks to convert the existing building into self contained flats.

**2.0 Planning History**

- 2.1 WF.0095/89 – Residential development (Outline) : Approved 14/03/89.
- 2.2 WF.1049/90 – Shared housing scheme (Reserved matters) : Approved 20/03/91.
- 2.3 WF.0526/91 – Shared housing scheme (Reserved matters) : Approved 13/08/91.
- 2.4 WF.0445/96 – Use of room as office : Approved 20/08/96.

14/0110/FULL

### 3.0 Consultations and Representations

- 3.1 Highway Authority – Recommend deferral. The application will change the use of the site to one which will see 7 self contained residential units which each will be independent trip generating sites. The applicant should provide additional information which indicates 7 off road car parking spaces and 14 sheltered and secure cycle parking spaces as a minimum in order to comply with the adopted Local Transport Plan and to prevent the displacement of vehicles onto the public highway.
- 3.2 Strategic Housing Services Manager – Fully support scheme to provide these units.
- 3.3 Neighbour/Site Notice – 2 letters received commenting on the proposal.

#### LETTER 1

I am aware that the proposed alteration should reduce the number of occupants. However, given the previous use of the building should the new tenants be more upwardly mobile we believe that the existing parking facility will be inadequate. Given our close proximity to the town centre daytime parking is already problematical for residents. Could you please ensure that this issue is not further aggravated by insufficient consideration whilst dealing with this change of use. I have spoken with the other flat occupants at eighty eight and we are all of the same opinion.

#### LETTER 2

The only day of the week I do not find difficulty parking outside my flat is a Sunday. This is because every other day of the week other cars are parked there to work or shop in the town centre. Unfortunately due to the close proximity of where I live which is right next door to the proposed planning application. People park there cars in George Street because they do not have to pay for parking in the town.

I would welcome this application if there was not parking problems, but this is simply not the case. Currently people staying there don't seem to have cars to add to the problems that the community of George Street have when it comes to parking in the street they live. But a development such as this will not only cause more parking issues for people that currently live here it will also for the people who look to rent these properties should the application go through.

14/0110/FULL

I am currently employed as a retained firefighter and wholetime firefighter on shift. If I am needed for an emergency I am alerted via a pager. When I finish a shift the spaces near my flat are taken by commuters who understandably don't want to pay for parking in the town and find it easier to just park in George Street and walk through the underpass to work. I then have to park my car well away from my house and this delays me in attending what could be a time critical incident that the fire appliances of Kidderminster have been requested to attend.

May I suggest you consider the following:

If George Street became a residents only parking area and provisions or signs for parking here allowed for one hour with no return for so many hours. If residents had permits then, not only would this benefit the community who live in George Street but would also allow such an application to go through without parking issues and would therefore be financially better for Wyre Forest Council, because the commuters who park in George Street would have to pay to park.

Surrounding areas such as Offmore Road have similar problems, South Street thankfully is now double yellow, until recently when it was not we could not have taken a Fire Appliance down it due to commuter parking. I feel the situation for parking needs to be seriously thought through before any future development for housing.

#### **4.0 Officer Comments**

- 4.1 The proposed change of use requires only alterations internally with no external changes whatsoever. The proposal will result in a change from 12 bed sits to 6 one bed and 1 two bed units. The units will be managed by Sanctuary Housing Association providing accommodation for single people and will support them getting and/or sustaining education, employment and training within the Kidderminster area. The accommodation will provide self contained units but residents are only expected to remain a short period of time (up to two years) before moving on to independent living.
- 4.2 The principle of the use is acceptable and is subject to detailed considerations as set out in Policy SAL.DPL4. With regard to this application the key consideration is parking. Residents have raised concerns as no parking exists currently and none is proposed. The existing use falls within use class C2 which covers residential institutions and has a similar parking requirement to what is now proposed.
- 4.3 A highway mitigation statement has been submitted by the applicant to justify the lack of parking. This mitigation is based on the tenure of the units; the close proximity to the town centre and services; the ease of access to public transport; and, the reduction in the number of units on the site.

14/0110/FULL

- 4.4 I consider that this is sufficient justification taking into account the benefits of the enhancement of this type of affordable accommodation. In addition there is no opportunity to provide off street parking given the site layout. On this basis and notwithstanding the comments from the Highway Authority and third party representations received, I am satisfied that the proposal will not give rise to a significant impact on highway safety.
- 4.5 Adequate space exists for amenity provision and bin storage, which can be provided prior to occupation. The applicant has offered to provide 14 cycle spaces to cater for the unit and again this can be provided within the site and secured by condition.

## 5.0 Conclusions and Recommendations

- 5.1 The scheme for conversion to flats is considered to be acceptable and will not give rise to any significant issues over and above the existing use of the property.
- 5.2 It is therefore recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. The occupation of the properties hereby approved shall be limited to Affordable Housing only as defined by the National Planning Policy Framework.
  4. Prior to the first occupation of the dwellings hereby approved, a bin storage area or storage areas shall be provided to accommodate a minimum two 240l bins per property. The area or areas provided shall be retained at all times.
  5. Prior to the first occupation of any dwelling hereby approved secure parking for 14 cycles to comply with the Council's standards shall be provided in accordance with the submitted details.

## Agenda Item No. 5

**Application Reference:** 14/0137/FULL      **Date Received:** 14/03/2014  
**Ord Sheet:** 387145 273683      **Expiry Date:** 09/05/2014  
**Case Officer:** Emma Anning      **Ward:** Blakedown and Chaddesley

**Proposal:** Demolition of part of a glasshouse, the erection of an extension to the existing light industrial unit, and the conversion of part of the building to owner's living accommodation

**Site Address:** CEDAR BARN, WINTERFOLD LANE, MUSTOW GREEN, KIDDERMINSTER, DY10 4FB

**Applicant:** MRW Precision Engineering Ltd

<b>Summary of Policy</b>	DS04 CP01 CP03 CP08 CP11 CP12 (CS) SAL.PFSD.1 SAL.DPL1 SAL.DPL2 SAL.GPB1 SAL.CC1 SAL.CC2 SAL.CC6 SAL.CC7 SAL.UP1 SAL.UP5 SAL.UP7 SAL.UP8 SAL.UP9 SAL.UP11 (SAAPLP) Sections 3, 6, 9 and 11 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The application site is part of the former Hilltop Nurseries site at Cursley Lane, Mustow Green. On site are a number of large redundant glasshouses and a building currently used for light industrial (B1) purposes. The site is washed over by the West Midlands Green Belt and the surrounding area is rural in nature.
- 1.2 M R W Precision Engineering Limited own and occupy the site. The company deals in machined parts and forging tools. It produces chain, wire, fibre rope and webbing assemblies, and supplies these to the Defence, Shipping and General Industries. It has a range of over sixty items which make up the Guard Rail System for various Navy Vessels. Parts are forged by another company and transported to Cedar Barn, where they are machined on site using precision Computerised Numeric Control (CNC) equipment. The work that takes place at Cedar Barn therefore comprises some machining of parts, the assembly of the chain, wire, fibre rope and webbing assemblies, and the office functions associated with the production and sale of these items.

14/0137/FULL

## 2.0 Planning History

- 2.1 07/0955/FULL - Change of use to light industrial unit (use Class B1):  
Approved 09/11/07
- 2.2 08/0010/FULL - Change of use to light industrial unit (use Class B1):  
Approved 06/03/08

## 3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – Objection to the proposal and recommend refusal

The Parish Council do not consider this is an appropriate location for the residential element of this application. There are also concerns about environmental pollution, noise, etc, and its impact on nearby properties.

- 3.2 Highway Authority – No objection

- 3.3 Planning Policy Manager – My comments largely relate to firstly, the principle of whether the proposed extension constitutes appropriate development in the Green Belt and secondly whether the conversion of part of the industrial unit to residential accommodation is acceptable.

### SAL. UP1 GREEN BELT

This policy does not permit development within the Green Belt unless very special circumstances apply. The relevant criterion for this particular proposal is “iv) The development involves the re-use or conversion of buildings in accordance with the policies for the re-use and adaptation of Rural Buildings (Policy SAL.UP11).”

The suitability of the proposal against SAL.UP11 is considered below.

### SAL.UP11 RE-USE AND ADAPTATION OF RURAL BUILDINGS

This policy needs to be considered from both an economic and residential development aspect, since the proposal incorporates both elements. Criterion 2 of the policy states “The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building.”

The key consideration is therefore whether the proposed extension constitutes “significant building works.” It is my understanding that the case officer has considered the proposal against the relevant parts of the National Planning Policy Framework and considers that the extension would not be disproportionate in comparison with the original building. It would not therefore appear to constitute “significant building works” in terms of Policy SAL.UP11.



14/0137/FULL

The policy also requires the careful assessment of the adaptation of rural buildings for residential use. The District Council must therefore be satisfied that the applicant has submitted a robust justification for the requirement for part conversion of the building to residential use. In my view, provided the Case Officer is satisfied that this justification has been provided, then the proposals accord with the terms of Policy SAL.UP11 and also therefore constitute one of the very special circumstances outlined within Policy SAL.UP1, Green Belt.

#### SAL.GPB1 EMPLOYMENT LAND ALLOCATIONS

This policy sets out guidelines for live/work proposals and emphasises that they will be considered favourably where they involve a re-use or replacement of a rural building and are in conformity with policies SAL.UP1 and SAL.UP11. The proposal would appear to conform with the criteria set out within this policy, in that it doesn't constitute inappropriate development in the Green Belt and that the emphasis is on the work element.

#### SUMMARY

Following consideration against the policy framework set out above, the proposal appears to constitute appropriate development within the Greenbelt. It accords with the policy on re-use and adaptation of rural buildings and constitutes a suitable proposal under the live-work element of Policy SAL.GPB1.

Furthermore, Policy DS04 (Rural Regeneration) of the Adopted Core Strategy encourages measures that cut down on commuting and improve the work-life balance and lifestyle changes that support the local economy and the sustainability of the rural community.

- 3.4 Countryside Officer – This application comes with a relevant current and conclusive ecological assessment that has identified no ecological issues. All is well to proceed from a biodiversity point of view.
- 3.5 Worcestershire Regulatory Services (WRS) - WRS have reviewed the above application for any potential contaminated land issues and it is noted insufficient information has been provided on the current use of the glasshouse to be demolished on the site of the proposed development. It is reasonable to assume the site has an agricultural use and or history and as such contamination may be a significant issue, as such a contaminated land condition is recommended.

Advice note - For redevelopment (e.g. where former use was Car Park, Allotment, Agricultural land or similar) The history of the site suggests that contamination issues may potentially be a significant issue. As a result, in order to ensure that the site is suitable for its proposed use and accordance with The National Planning Policy Framework, Conditions are recommended for inclusion on any permission granted.

14/0137/FULL

3.6 Neighbour/Site Notice – One letter of support received. The main points of support are summarised below:

a) Consenting this application will deal not only with security and anti social behaviour , but particularly will enable the owners to continue the good work they have carried on in and around the premises with native hedge planting and generally in real sensitive improvements to the application site whilst carrying on their business.

b) I believe the encouragement and consenting of this application really demonstrates the aims of good planning in that it enables environmentally acceptable B1 employment to flourish whilst at the same time enabling tangible improvements to the visual environment and social improvements in relation to the benefits of having the owners on site thus dealing with historical issues with fly tipping etc.

#### 4.0 Officer Comments

##### PROPOSAL

4.1 Planning permission is sought to add an extension to this existing industrial building and to then convert part of the internal space to owners' living accommodation (C3). At present the building comprises 351.3sq.m of light industrial space with ancillary office space (circa 50 sq.m). The proposal is to add an additional 86.1sq.m of workshop (B1) floorspace by way of a single storey extension however the internal reconfiguration to convert the building to what would effectively be a live-work unit would result in the following composition of live versus work accommodation:

Proposed B1 floorspace = 186.85sq.m

Proposed C3 floorspace = 385.85sq.m

To facilitate the proposed extension it is proposed to remove 1825.5sq.m of the existing glasshouse building.

No new vehicular access to the site is proposed.

##### PRINCIPLE OF DEVELOPMENT

4.2 As detailed above the site is washed over by the West Midlands Green Belt and therefore in the first instance the proposal needs to be assessed to determine whether it reflects appropriate development in this location. In assessing the principle of development, I consider that each element of the proposed scheme should be considered in isolation, therefore the conversion of part of the existing B1 unit to residential use will be assessed and then the extension proposed to the existing B1 unit.

14/0137/FULL

- 4.3 The re-use of a building is considered to be appropriate development as set out in the National Planning Policy Framework and as defined in Policy SAL.UP11 where the conversion does not require an extension to the building and where reasonable effort has been made to secure an economic use in the first instance.
- 4.4 Given that the conversion to residential use is part of a live-work proposal and that the existing business on site would be retained, the proposal would maintain an economic use on site. The proposal is therefore considered to satisfy the requirement to secure an economic use in the first instance.
- 4.5 The proposed plans show that the residential element would occupy parts of the existing building and therefore no extensions are required to facilitate the use of this part of the building for residential purposes, the proposal therefore satisfies Policy SAL.UP11 of the Site Allocations and Policies Local Plan.
- 4.6 In order to expand the current light manufacturing business an extension to the existing B1 unit is required. The National Planning Policy Framework instructs local planning authorities to consider the construction of new buildings as inappropriate unless the development is for the extension of a building and provided that the extension would not result in disproportionate additions over and above the size of the original building. The planning history of this site reveals that the building as originally constructed comprised an agricultural building and storage tank. In 2007 and again in 2008 permission was granted to convert the building to its current use and to add a modest extension to off-set the loss of storage space following removal of the storage tank. As is detailed in the officer's report in 2008 it was considered that the removal of the tank and its replacement with an extension of equivalent footprint offered a visual gain to the openness of the Green Belt. It could therefore be argued that the building, as it stands, is in its 'original' form. Were this argument not to be accepted then the increase already allowed amounts to 16%. The proposed extension would add an additional 86.1sq.m of floorspace, an overall increase in footprint of 54%, which, in any case, is not considered to represent a disproportionate extension to the building given the suitability of the scale and design of the extension proposed, as discussed below at 4.9 and 4.10 below.
- 4.7 The proposed extension, for the reasons set out above, is considered to be appropriate development in this Green Belt location.
- 4.8 In addition to the policies already discussed above, weight must be given to both policies DS04 of the Adopted Core Strategy and Policy SAL.GPB1 of the Site Allocations and Policies Local Plan which relate specifically to live-work development. As is confirmed by the comments provided by the Planning Policy Manager the proposal satisfies both of these policies and as such the principle of the proposal is considered to be sound and in conformity with both national and local planning policy.

14/0137/FULL

#### SCALE, SITING & DESIGN

- 4.9 The proposed extension would occupy part of the site of the existing glasshouses and would sit at a right angle to the main building on the north west elevation. The extension would be roofed in profile metal cladding and would be cedar clad on the walls to match the existing building. The extension would have a ridge height 1.8m lower than the existing building.
- 4.10 Policy SAL.UP8 requires extensions to non-residential buildings to harmonise with the existing landscape and be complimentary to the appearance of the existing building, and not diminish the amount of ancillary operational space. In considering the observations made at 4.9 above, it is considered that the extension would accord with the requirements of this policy, as the proposal would not give rise to harm to either visual amenity or openness in this instance and is furthermore considered to be acceptable.

#### HIGHWAY SAFETY

- 4.11 As shown on the proposed site plan, there are two existing vehicular entrances to this site. It is not proposed to alter an existing access or egress. The advice of Worcestershire highways has been sought and given that they do not raise any objections or concern I am satisfied that the proposal would not give rise to harm to highway safety being caused.

#### ENVIRONMENTAL QUALITY

- 4.12 The application is submitted with a comprehensive 'Bat Survey and protected Species Report' which has been assessed by the District Council's Countryside and Conservation Officer who raises no concerns regarding ecology or biodiversity on site. No conditions or additional mitigation measures over and above those set out in the above report have been suggested. I am therefore satisfied that the development would pose no increased threat to ecology or biodiversity on site, in accordance with Policy SAL.UP5 of the Site Allocations and Policies Local Plan.
- 4.13 Given the formal agricultural nature of the site Worcestershire Regulatory Services (WRS) have raised concern that there stands a reasonable possibility that the land on which the extension is to be constructed may suffer contamination and as such a condition requiring a contaminated land assessment be carried out is suggested. Based on the professional advice of WRS colleagues, and without any evidence to demonstrate that land contamination is not a problem on site, I consider it would be reasonable to include a condition requiring a contaminated land assessment be carried out prior to any development being carried out on site.

14/0137/FULL

OTHER MATTERS

- 4.14 Support for this application is given based on the core principles of supporting sustainable development in rural areas and live-work proposals. Were an application to be submitted solely for a residential unit and without firstly having demonstrated that there is not viable economic use for the building then there would be no 'in principle' support. It would therefore be considered reasonable, due to this and the live-work nature of the proposal, to tie the residential occupation of the building and the economic activity together by condition.
- 4.15 To avoid any further extensions to either the industrial or residential buildings which could potentially cause harm to openness and be contrary to both local and national green belt policy then it would be considered necessary to remove permitted development rights for extensions to either building.

**5.0 Conclusions and Recommendations**

- 5.1 The proposal accords with the relevant policies of the Development Plan at both the local and national level and is in keeping with the spirit of supporting rural regeneration and sustainable development. It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. Materials to match existing.
  4. Contaminated land assessment to be carried out.
  5. The B1 unit and C3 unit shall not be used independently of each other or severed in terms of their ownership or occupation.
  6. Removal of PD rights for extensions.

**Application Reference:** 14/0157/FULL      **Date Received:** 17/03/2014  
**Ord Sheet:** 383374 275756      **Expiry Date:** 12/05/2014  
**Case Officer:** James Houghton      **Ward:** Greenhill

**Proposal:** Single storey front porch, side and rear extension.

**Site Address:** 11 OAKHILL AVENUE, KIDDERMINSTER, DY101LZ

**Applicant:** Mr J Beard

<b>Summary of Policy</b>	CP11 (CS) SAL.UP7, SAL.UP8 (SAAPLP)
<b>Reason for Referral to Committee</b>	Planning application represents departure from the Development Plan
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

1.1 The application property is a semi detached, two storey, hip roofed dwelling set back from the road behind a front drive and gardens. The property currently benefits from a single storey side extension which provides a garage and utility room.

**2.0 Planning History**

2.1 None relevant.

**3.0 Consultations and Representations**

3.1 Neighbour/Site Notice – No representations received.

**4.0 Officer Comments**

4.1 The applicant seeks approval for the addition of a hip roofed porch and a flat roofed single storey side and rear extension which would provide a utility room, w.c and an extended kitchen. The proposed extensions would replace the existing side extension.

14/0157/FULL

- 4.2 The proposed extensions are considered appropriate in terms of design. The hipped porch echoes the roof of the original building and would be similar in form to porches found at other nearby properties. The flat roof over the side and rear extension would be largely concealed by the porch roof although a small area of parapet wall would be visible. The extensions proposed would offer no detriment to the appearance of the property, the character of the area or the street scene.
- 4.3 To the rear of no. 10, the neighbouring but non attached property, is a brick built single storey extension which benefits from rear facing patio doors and windows. The proposed extension would project 0.9m past the rear of the extension of no. 10, the extension would offer no detriment to the levels of light, privacy and outlook currently enjoyed by the resident of no. 10.
- 4.4 To the rear of no. 12, the other part of the semi detached pair, is a conservatory. The side elevation of the conservatory facing the proposed extension is finished in obscure glass. The Council's Adopted Guidance on the 45° Code states that in the case of conservatories the 45° code line should be drawn from the aperture from the house to the conservatory and as such the proposed extension would breach the 45° line. However, given that the side wall of the conservatory is obscure glazed the proposed extension would have no significant impact on the levels of light, privacy and outlook currently enjoyed at no. 12.
- 4.5 Members are advised that the rear extension element of the proposal could be erected, in isolation, without the need for planning permission under the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which would have similar dimensions and impact to the extension proposed.

## 5.0 Conclusions and Recommendations

- 5.1 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. B3 (Finishing materials to match).

**Application Reference:** 14/0198/FULL      **Date Received:** 02/04/2014  
**Ord Sheet:** 382244 276205      **Expiry Date:** 28/05/2014  
**Case Officer:** James Houghton      **Ward:** Sutton Park

**Proposal:** Dropped Kerb

**Site Address:** 182 SUTTON ROAD, KIDDERMINSTER, DY11 6QN

**Applicant:** Mrs N Watkins

<b>Summary of Policy</b>	CP11 (CS) SAL.CC1, SAL.CC2, SAL.UP7 (SAAPLP) Worcestershire County Council Highways Design Guide Section 4 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The application property is a two storey, pitch roofed, semi detached dwelling set back from the road behind an area of concrete. The property benefits from a porch to the front. The property is within 20m of the junction of Sutton Road and Hume Street.
- 1.2 The majority of properties in the immediate area benefit from driveways and/or off street parking areas.

### 2.0 Planning History

- 2.1 None relevant.

### 3.0 Consultations and Representations

- 3.1 Highway Authority – The application does not comply with the adopted Local Transport Plan and will have an adverse impact on highway safety. Sutton Road is a classified road and a route of local importance. Any new parking areas should provide the ability for a vehicle to enter and exit the site in a forward gear. This application cannot provide this facility as it does not have sufficient space within the curtilage.



14/0198/FULL

Whilst it is noted that surrounding properties have dropped kerbs, this application is substandard and will place motorists and pedestrians in conflict with persons using the parking area. The application will have an adverse impact on highway safety and is therefore recommended that this be refused.

3.2 Neighbour/Site Notice – No representations received.

#### 4.0 Officer Comments

4.1 The applicant seeks approval for the addition of a dropped kerb to the front of the property to allow access from Sutton Road. Space is limited on the site although there is sufficient room to park a single vehicle.

4.2 The comments of the Highway Authority are noted. However the application site is remarkable within the immediate area in that it benefits from no off street parking accessed by means of a dropped kerb. The majority of properties in this locality would also have insufficient space to turn a vehicle and as such it is considered that the proposed dropped kerb and parking area would offer no greater detriment to road safety in this area than is the case at present.

4.3 The proposed access, any potential parking area and the dropped kerb would not appear atypical or alien in this setting. The development proposed would offer no significant detriment to the amenity currently enjoyed by the occupants of neighbouring properties.

#### 5.0 Conclusions and Recommendations

5.1 It is recommended that the application is **APPROVED** subject to the following conditions:

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

## Agenda Item No. 5

**Application Reference:** 14/0213/FULL      **Date Received:** 14/04/2014  
**Ord Sheet:** 383239 275539      **Expiry Date:** 09/06/2014  
**Case Officer:** Julia Mellor      **Ward:** Aggborough and Spennells

**Proposal:** Two storey extension to side; Single storey extension to front; Dormer window to rear

**Site Address:** 37 AGGBOROUGH CRESCENT, KIDDERMINSTER, DY10 1LQ

**Applicant:** Mr & Mrs Richards

<b>Summary of Policy</b>	CP.11 (CS) SAL.UP7, SAL.UP8 (SAAPLP) Section 7 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 Aggborough Crescent is accessed off Hoo Road, which lies to the south-west of Kidderminster town centre. The application site accommodates a two bedroom semi-detached property with a hipped roof which is similar in style to many of the existing properties at this location.
- 1.2 The application seeks consent for a two storey extension to the side to replace the existing garage, a single storey extension to the front and a dormer window to the rear. The proposed development would extend the property to provide a total of five bedrooms.

### 2.0 Planning History

- 2.1 14/0050/FULL – Proposed two storey side and single storey front extension : Withdrawn.

### 3.0 Consultations and Representations

- 3.1 Highway Authority – Recommend that permission be refused for the following reasons:

The application proposes to extend the property to create a forward projection and provide for a fifth bedroom. The application will result in a reduction of car parking provision in the curtilage and the indicated car parking spaces are not acceptable.

14/0213/FULL

The additional bedroom results in a need to provide three car parking spaces which the Local Transport Plan requires to be external to the property, measuring 2.4 metres x 4.8 metres, and access the carriageway at 90 degrees to the kerbline. In addition, any car parking spaces located in front of garage doors require additional clearance and should be extended to 6 metres.

Therefore the application proposes a sub-standard car parking area which will result in vehicles overhanging the pavement, displace vehicles onto the carriageway and see emerging vehicles enter the carriageway at an angle where their visibility will be restricted. In conclusion, this application will have an adverse impact on the highway network.

3.2 Worcestershire Regulatory Services – Awaiting comment.

3.3 Neighbour/Site Notice – No representations received.

#### **4.0 Officer Comments**

4.1 The relevant policies of the Adopted Site Allocations and Policies Local Plan seek to ensure that extensions to residential properties are in keeping with and subservient to the original property. In this case the first floor element of the proposed extension has been set back by 750mm and as a result there would be a break in the roofline and the two storey side element would appear subservient to accord with the policy guidance. In addition, whilst there is a large flat roofed dormer window proposed to the rear, it will not be visible and therefore will not detract from the character of the street scene. Likewise, many of the properties fronting Aggborough Crescent have single storey extensions to the front.

4.2 The adjacent property at No. 38 Aggborough Crescent has a habitable ground floor window to the front, however an assessment has been made and the proposed extensions meets the 45 degree guideline.

4.3 To summarise the comments from the Highway Authority, the property would be extended to provide a total of five bedrooms and therefore in order to accord with the Local Transport Plan, the property needs to be able to provide a total of three car parking spaces measuring 4.8 metres in depth. Furthermore, should any car parking spaces be forward of the garage, a clearance of 6 metres should be able to be provided.

14/0213/FULL

- 4.4 Having measured the existing driveway on site, it is clear that it would not be able to conform with the Highway Authority's Local Transport Plan as, taking the proposed single storey extension to the front into account, the depth of the driveway would measure approximately 4.6 metres to 4.8 metres. However, having visited the property Officers are confident that it could accommodate two cars whilst there is existing on-street parking available for a third space if required. Taking the character of the street into consideration where the width of the road and speed of vehicles is not considered to be excessive, on balance, it is felt that an objection on highway safety grounds could not be sustained.

## 5.0 Conclusions and Recommendations

- 5.1 It is considered that the proposed extensions are of an acceptable design and would be in keeping with the original dwelling and the appearance of the street scene.
- 5.2 For the reasons given it is not considered that there would be a significant adverse impact upon highway safety and the recommendation is for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. Materials to match.

**Application Reference:** 14/0233/ADVE      **Date Received:** 23/04/2014  
**Ord Sheet:** 383715 276303      **Expiry Date:** 18/06/2014  
**Case Officer:** Julia Mellor      **Ward:** Greenhill

**Proposal:** 2No. Non Illuminated Signs

**Site Address:** SEVERN VALLEY RAILWAY, 1 COMBERTON PLACE,  
KIDDERMINSTER, DY10 1QR

**Applicant:** SEVERN VALLEY RAILWAY

<b>Summary of Policy</b>	SAL.UP10 (SAAPLP) Section 7 (NPPF)
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>APPROVAL</b>

## **1.0 Site Location and Description**

1.1 The application site encompasses the last of the row of commercial properties which front onto Comberton Place, with the gable end of the property fronting onto Comberton Hill. The property is owned by the District Council and currently accommodates a design and print office at ground floor.

## **2.0 Planning History**

2.1 None of relevance.

## **3.0 Consultations and Representations**

3.1 None undertaken.

## **4.0 Officer Comments**

4.1 The application seeks advertisement consent for a total of two non-illuminated signs affixed to the building on the gable end and side elevation fronting Comberton Place. They would be sited at first floor and would display the Severn Valley Railway logo.

14/0233/ADVE

4.2 According to Policy SAL.UP10 of the Site Allocations and Policies Local Plan, proposals for advertisements must:

- i) not individually or cumulatively detract from the appearance and character of the area or the building upon which they are displayed;
- ii) safeguard and enhance the safety and security of the pedestrian environment;
- iii) not detract or confuse users of the highway and/or the railways;
- iv) not obstruct a highway, either directly or through maintenance requirements.

4.3 To refer to the first criteria, it is considered that the proposed signage would be in proportion to the building and would not appear over-prominent within the street scene.

4.4 Secondly, the signs would be non-illuminated, affixed at first floor and again are of an appropriate size; therefore it is not considered that they would detract from the safety of the pedestrian environment nor obstruct the highway.

## 5.0 Conclusions and Recommendations

5.1 Paragraph 66 of the National Planning Policy Framework (NPPF) states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impact. It is considered that the proposed signage would not detract from either of these matters and therefore the recommendation is for **APPROVAL** subject to the following conditions:

1. L1 (Standard advertisement conditions).
2. L2 (Removal of rights to advertise).
3. L8 (Non-illuminated signs only).
4. L9 (Standard time).

## Wyre Forest District Council

Planning Committee Meeting 20 May 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
12/0763/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 (ADDITIONAL PLANS AND INFORMATION INCLUDING RESPONSES TO ENVIRONMENT AGENCY, DISTRICT AND COUNTY COUNCIL QUERIES)	Clive Fletcher Developments	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0465/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
13/0644/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
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
14/0017/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
14/0037/FULL	13/01/2014	10/03/2014	2A HIGH STREET STOURPORT- ON-SEVERN DY138DJ	Change of use from basement to residential	Mr A Benton	James Houghton
14/0027/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
14/0039/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
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
14/0047/TREE	24/01/2014	21/03/2014	ROUSBINE CARAVAN PARK KIDDERMINSTER DY149DD	ROCK Fell Two Oaks	Mr Moule	Alvan Kingston
14/0056/FULL	28/01/2014	29/04/2014	LAND AT SEBRIGHT ROAD WOLVERLEY KIDDERMINSTER	Construction of 12 affordable dwellings in land adjacent to Sebright Road, Wolverley, Kidderminster	Wyre Forest Community Housing	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
14/0089/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
14/0087/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

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
14/0105/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
14/0110/FULL	18/02/2014	15/04/2014	CARR GOMM COMPTON VALLEY HOUSE 90 GEORGE STREET KIDDERMINSTER DY101PX	Conversion of existing residential hostel into 6no. one bedroom and 1no. two bedroom self contained residential units	Sanctuary Housing Association	Paul Round
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
14/0106/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
13/0405/FULL	25/02/2014	22/04/2014	DRAKELOW TUNNELS DRAKELOW LANE WOLVERLEY KIDDERMINSTER	Museum, museum gift shop, coffee shop and visitor parking and construction of 6 dwellings to facilitate costs of establishing museum and museum building	Quercus Ilex SA	Paul Round
14/0116/TREE	03/03/2014	28/04/2014	REAR OF 10 THE CHESTNUTS KIDDERMINSTER DY117BN	Fell Pine Tree	Mrs A Dodds	Alvan Kingston



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0114/TREE	03/03/2014	28/04/2014	50 LANSDOWN GREEN KIDDERMINSTER DY116PY	Crown reduce Horse Chestnut by 20%	Miss K Webb	Alvan Kingston
14/0126/FULL	05/03/2014	30/04/2014	SQUIRREL INN 61 ARELEY COMMON STOURPORT-ON- SEVERN DY130NG	Demolition of existing outbuildings and porch on front entrance, erection of single storey extension (189 sq m gross) to rear of existing public house, installation of plant and enclosure, replacement shopfront to front elevation and external alterations	Tesco Stores Limited	Paul Round
14/0135/FULL	10/03/2014	05/05/2014	CALDWALL CASTLE CASTLE ROAD KIDDERMINSTER DY116TH	Single storey extension to dwelling	MR R DAVIES	James Houghton
14/0136/LIST	10/03/2014	05/05/2014	CALDWALL CASTLE CASTLE ROAD KIDDERMINSTER DY116TH	Single storey extension to dwelling	MR R DAVIES	James Houghton
14/0152/CERTE	10/03/2014	05/05/2014	WINTERFOLD FARM WINTERFOLD CHADDESLEY CORBETT KIDDERMINSTER DY104PL	Use of land for the flying of model aircraft	Mr R Tate	Paul Round
14/0161/FULL	11/03/2014	06/05/2014	THE WATERMILL PARK LANE KIDDERMINSTER DY116TL	ALTERATIONS TO EXISTING EXTERNAL AREAS	Marston's Inns & Taverns (Mr D Christmas)	Julia McKenzie-Watts
14/0133/TREE	11/03/2014	06/05/2014	7 -16 FINEPOINT FINEPOINT WAY KIDDERMINSTER DY117FB	Various Tree Works	Mitie Landscapes Ltd	Alvan Kingston
14/0160/FULL	12/03/2014	07/05/2014	28 STOURPORT ROAD BEWDLEY DY121BD	PROPOSED NEW ACCESS DRIVE INCLUDING DROPPED KERB	Mr & Mrs K Dyas	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0130/FULL	13/03/2014	08/05/2014	VINE COTTAGE PEWTERERS ALLEY BEWDLEY DY121AE	Construction of detached double garage within garden area of Vine Cottage. Removal of existing single garage and alterations to brick boundary screen wall to form wider vehicle access with new timber entrance gates.	Mr & Mrs R Barton	Julia McKenzie-Watts
14/0131/LIST	13/03/2014	08/05/2014	VINE COTTAGE PEWTERERS ALLEY BEWDLEY DY121AE	Construction of detached double garage within garden area of Vine Cottage. Removal of existing single garage and alterations to brick boundary screen wall to form wider vehicle access with new timber entrance gates.	Mr & Mrs R Barton	Julia McKenzie-Watts
14/0165/FULL	13/03/2014	08/05/2014	9 HONEYBROOK CLOSE KIDDERMINSTER DY115TT	TWO STOREY SIDE EXTENSION	MRS M BILLINGHAM	James Houghton
14/0145/FULL	14/03/2014	09/05/2014	73 YORK STREET KIDDERMINSTER DY102LW	Erection of two storey side and single storey rear extensions	Mr S Singh	Julia McKenzie-Watts
14/0137/FULL	14/03/2014	09/05/2014	CEDAR BARN WINTERFOLD LANE MUSTOW GREEN KIDDERMINSTER DY104FB	Demolition of part of a glasshouse, the erection of an extension to the existing light industrial unit, and the conversion of part of the building to owner's living accommodation	MRW Precision Engineering Ltd	Emma Anning
14/0146/FULL	14/03/2014	09/05/2014	HIGH ACRE TRIMPLEY BEWDLEY DY121NG	Reconstruction of roof structure to form additional accommodation. Amendments to approved application 13/0320/full.	Mr P Coates	Emma Anning
14/0140/FULL	17/03/2014	12/05/2014	82 QUEEN ELIZABETH ROAD KIDDERMINSTER DY103BG	Single storey rear extension and internal modifications	Mr C Elliott	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0153/TREE	17/03/2014	12/05/2014	3 HILLGROVE GARDENS & CYPRESS AND LIME COURT KIDDERMINSTER DY103AN	Various Works	Mr P Bayliss	Alvan Kingston
14/0139/FULL	17/03/2014	12/05/2014	26 BATHAM ROAD KIDDERMINSTER DY102TN	Erection of play house in rear garden	Ms T Bailey	Julia McKenzie-Watts
14/0154/TREE	17/03/2014	12/05/2014	17 HAY CLOSE KIDDERMINSTER DY115DH	Fell Beech	Mrs J Childs	Alvan Kingston
14/0157/FULL	17/03/2014	12/05/2014	11 OAKHILL AVENUE KIDDERMINSTER DY101LZ	Single storey front porch, side and rear extension.	Mr J Beard	James Houghton
14/0164/FULL	17/03/2014	12/05/2014	HOPLEY'S CAMPING & CARAVAN SITE DODDINGTREE CLEOBURY ROAD BEWDLEY DY122QL	Proposed Additional 22 Touring Caravan Pitches	HOPLEY'S CAMPING & CARAVAN SITE	James Houghton
14/0065/FULL	19/03/2014	14/05/2014	ROCK HOUSE LOW HABBERLEY KIDDERMINSTER DY115RQ	Creation of 1No. Unit holiday let accommodation with access, parking and associated works	Mr A Mastropietro	Emma Anning
14/0155/TREE	19/03/2014	14/05/2014	BRAMBLEDOWN 24 NURSERY GROVE KIDDERMINSTER DY115BG	Remove lower limbs and reduce lower crown by 2 metres of an Oak (T1) and crown raise lower 3 limbs of a second Oak (T3)	Mr H Maddington	Alvan Kingston
14/0162/FULL	21/03/2014	16/05/2014	91 MARLPOOL LANE KIDDERMINSTER DY115HP	GARAGE EXTENSION FOR GARDEN ROOM	Mr A Coombe	Julia McKenzie-Watts
14/0180/TREE	21/03/2014	16/05/2014	LAWNSWOOD HOUSE CHURCH AVENUE STOURPORT-ON-SEVERN DY139DX	Reduce Large limb of a weeping beech by 4-5 metres and reduce dieback of other limb to suitable branch junctions.	Remus Management Ltd (Miss Katie Benson)	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0169/FULL	24/03/2014	19/05/2014	13 SUMMERFIELD ROAD STOURPORT-ON-SEVERN DY139BE	PROPOSED SIDE BATHROOM EXTENSION	Mrs P Eden	James Houghton
14/0167/FULL	24/03/2014	19/05/2014	77 HABBERLEY ROAD KIDDERMINSTER DY115PN	SINGLE STOREY EXTENSION TO FRONT ELEVATION TO ENLARGE KITCHEN, DINING ROOM AND FORM OPEN LANDING	MR & MRS BROAD	Julia McKenzie- Watts
14/0170/FULL	24/03/2014	19/05/2014	142 PARK STREET KIDDERMINSTER DY116TR	Amendment of approved scheme (ref. 11/0298/Full) at ground floor, to provide 1 no. 2 bedroom flat and 5 no. 1 bedroom apartments (6 in total)	Eden Parkes Developments Ltd (Mr C Grant- Parkes)	Emma Anning
14/0179/TREE	24/03/2014	19/05/2014	26 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Fell Multi-stem Alder	Mr Jack Robinson	Alvan Kingston
14/0183/FULL	25/03/2014	20/05/2014	46 STEATITE WAY STOURPORT- ON-SEVERN DY138PQ	First floor rear extension	Mr G Edwards	Julia McKenzie- Watts
14/0174/FULL	25/03/2014	20/05/2014	CASA MIA REST HOME CLEOBURY ROAD ROCK KIDDERMINSTER DY149EH	NEW 2ND STOREY EXTENSION TO EXISTING RESIDENTIAL CARE HOME WITH NEW SINGLE STOREY EXTENSION TO REAR	MR M WINFIELD	Emma Anning
14/0177/TREE	26/03/2014	21/05/2014	12 SWISS HEIGHTS STOURPORT- ON-SEVERN DY130LJ	Remove two low limbs from a sycamore	Mrs Val Thomas	Alvan Kingston
14/0188/FULL	26/03/2014	21/05/2014	19 FAIRFIELD LANE KIDDERMINSTER DY115QH	Rear extension and side garage	Ex. of the late Mr Bullen	Julia McKenzie- Watts
14/0189/FULL	27/03/2014	22/05/2014	22 HEATHLANDS STOURPORT- ON-SEVERN DY139NS	Proposed single storey extension to front	Mr & Mrs K Clarke	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0171/FULL	28/03/2014	23/05/2014	21 ARLEY LANE HOUSES SHATTERFORD BEWDLEY DY121RZ	SINGLE STOREY EXTENSION TO REAR WITH ROOF TERRACE ABOVE	MR H ALMOND	Julia McKenzie- Watts
14/0176/TREE	31/03/2014	26/05/2014	6 HIGHGATE CLOSE KIDDERMINSTER DY116JL	Fell Lime Tree	Mr Peter Marsh	Alvan Kingston
14/0178/TREE	01/04/2014	27/05/2014	6 IMPERIAL GARDENS KIDDERMINSTER DY102BB	Lift Crown of Wellingtonia by 2 metres	Mr Kieran Turrall	Alvan Kingston
14/0187/FULL	01/04/2014	01/07/2014	CHESHIRE COLOURMAIL LTD 24 COVENTRY STREET KIDDERMINSTER DY102BG	Demolition of existing buildings and construction of a primary care centre (Use Class D1) with retail pharmacy (Use Class A1) and ancillary works	Matrix Medical	Julia Mellor
14/0198/FULL	02/04/2014	28/05/2014	182 SUTTON ROAD KIDDERMINSTER DY116QN	Dropped Kerb	Mrs N Watkins	James Houghton
14/0201/FULL	02/04/2014	28/05/2014	32 ANTON CLOSE BEWDLEY DY121HX	Change of use to residential curtilage with new perimeter fence (1.8 metres high)	Mrs D Taylor	Julia McKenzie- Watts
14/0193/FULL	03/04/2014	29/05/2014	7 NEW WOOD LANE BLAKEDOWN KIDDERMINSTER DY103LD	Erection of boundary gates/railings	G P Chartered Surveyors (Mr A Gill)	James Houghton
14/0197/FULL	04/04/2014	30/05/2014	DORHALL BUNGALOW DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QQ	Single storey side extension	Mr & Mrs M Matthews	James Houghton
14/0212/FULL	04/04/2014	30/05/2014	THE LODGE PARK ATTWOOD TRIMPLEY SHATTERFORD	Change of use from Shooting Lodge to Residential Dwelling	MR D PRICE	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0191/LIST	07/04/2014	02/06/2014	OAK HOUSE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY115XD	Convert garage to bedroom, with single storey shower room extension; Wall and door alterations in kitchen and dining room; Convert main loft to bedroom with shower room and Fit satellite dish	Mr & Mrs Cathery	James Houghton
14/0192/FULL	07/04/2014	02/06/2014	CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	Erection of a café/restaurant unit (Class A3) with associated servicing lay-by on Carpet Trades Way, landscaping and external seating; part reconfiguration of existing car park	Hunt Property Investments Limited	Paul Round
14/0190/FULL	07/04/2014	02/06/2014	OAK HOUSE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY115XD	Single storey side extension	Mr & Mrs Cathery	James Houghton
14/0195/FULL	07/04/2014	02/06/2014	THE PAVILION BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103LG	Detached oak framed garage including demolition of existing	Mr P Unitt	Emma Anning
14/0194/FULL	07/04/2014	07/07/2014	PARWELD LTD LONG BANK BEWDLEY BUSINESS PARK BEWDLEY DY122TZ	Variation To Previously Approved Scheme WF801/93 To Include Repositioning and Amendments To Units 10, 11 and 12 and Construction of New Units 14, 15 and 16	Mr C Parker	Julia McKenzie-Watts
14/0196/FULL	07/04/2014	02/06/2014	THE OLD BAKEHOUSE REAR OF 66 HIGH STREET BEWDLEY DY122DJ	Change of use from Old Bakehouse to Residential	Mr & Mrs Evans	James Houghton
14/0206/FULL	08/04/2014	03/06/2014	71 WINBROOK BEWDLEY DY122BA	Erection of a two storey extension to rear with balcony	Mr Allatt & Mrs Hartland	Julia McKenzie-Watts
14/0208/FULL	08/04/2014	03/06/2014	BARN OWL COTTAGE STOURPORT ROAD BEWDLEY DY121QA	Erection of new garage and ancillary accommodation at first floor	Mr C Lockett	John Baggott

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0214/FULL	08/04/2014	03/06/2014	1 THE GROVE CAKEBOLE CHADDESLEY CORBETT KIDDERMINSTER DY104RF	Installation of 16 panel, ground mounted solar photovoltaic array	Mr Grazier	Emma Anning
14/0217/FULL	08/04/2014	03/06/2014	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Retention of a temporary classroom (Portakabin) for a further three year period (resubmission of approved application 11/0192/Full)	Mr A Baker - Heathfield Educational Trust	Emma Anning
14/0204/FULL	08/04/2014	03/06/2014	106 ST. JOHNS AVENUE KIDDERMINSTER DY116AX	Re-roofing existing rear extension	Mrs Beverley Webb	James Houghton
14/0199/FULL	08/04/2014	03/06/2014	CROSS BANK HOUSE CROSS BANK BEWDLEY DY122XB	Erection of an extension to office to provide additional work area & file storage accommodation; and erection of a domestic garage & carport.	Mr Howles	James Houghton
14/0184/TREE	10/04/2014	05/06/2014	33 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Reduce two Birch Trees by 30%	Mr R Munden	Alvan Kingston
14/0203/FULL	10/04/2014	05/06/2014	14 PARKLAND AVENUE KIDDERMINSTER DY116BX	First floor extension to side; Single storey extension to rear; porch to front	Mr S Shuck	James Houghton
14/0219/FULL	10/04/2014	05/06/2014	1 ISMERE GRANGE FARM COTTAGES STOURBRIDGE ROAD ISMERE KIDDERMINSTER DY103NY	Side extension to provide garage and utility with storage space over	Mr & Mrs Abley	James Houghton
14/0186/TREE	10/04/2014	05/06/2014	1 KINGFISHER GROVE KIDDERMINSTER DY104AG	Fell one Alder and crown lift two other Alders by 4 metres and trim back from garage.	Mr R Ashton	Alvan Kingston
14/0215/FULL	10/04/2014	05/06/2014	30 MANOR AVENUE KIDDERMINSTER DY116EA	First floor extension over existing rear ground floor extension	Mr & Mrs Freeman	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0218/FULL	10/04/2014	05/06/2014	93 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JJ	Conversion of garage to one bed annex	Mr Michael Christopher	Julia McKenzie-Watts
14/0225/FULL	11/04/2014	06/06/2014	106 PROSPECT ROAD STOURPORT-ON-SEVERN DY139DF	First floor side extension	Mr M Askey	Julia McKenzie-Watts
14/0227/FULL	11/04/2014	06/06/2014	15 ST. JOHNS AVENUE KIDDERMINSTER DY116AT	Proposed conversion of loft and rear single storey extension	Mr T Kay	James Houghton
14/0228/FULL	11/04/2014	06/06/2014	48 SNOWDON CLOSE KIDDERMINSTER DY115JH	First floor side extension and ground floor w.c. extension	Mr & Mrs Goodman	Julia Mellor
14/0221/FULL	11/04/2014	06/06/2014	1 WELBECK DRIVE KIDDERMINSTER DY116BJ	Construction of 2 metre high boundary wall with fence panel inserts following removal of existing hedge	Mr C Jones	Emma Anning
14/3023/PNRES	11/04/2014	06/06/2014	25-26 HIGH STREET KIDDERMINSTER DY102DJ	Change of use from Office (B1) to Residential (3 Flats)	Hobart 22 Ltd on behalf of the LPA Receivers of th	John Baggott
14/0200/FULL	14/04/2014	09/06/2014	BLACKMANSTITCH LONGBANK BEWDLEY DY122QW	Timber framed storage building on a concrete base with brown/green profile sheet pitched roof.	Mrs M Dalloway	Julia McKenzie-Watts
14/0213/FULL	14/04/2014	09/06/2014	37 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LQ	Two storey extension to side; Single storey extension to front; Dormer window to rear	Mr & Mrs Richards	Julia Mellor
14/3016/PNH	14/04/2014	26/05/2014	136 WILDEN LANE STOURPORT- ON-SEVERN DY139LP	Proposed kitchen and bathroom rear extension	Mr P Ratcliffe	John Baggott



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/3015/PNH	14/04/2014	26/05/2014	WOODVALE DRAKELOW LANE WOLVERLEY KIDDERMINSTER DY115RY	Single storey rear extension	Mr P Whitehouse	John Baggott
14/0209/FULL	15/04/2014	10/06/2014	COURT FARM WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Single storey extension to rear and retention of existing outbuilding to provide ancillary accommodation	Mr R Evans	Emma Anning
14/0230/RESE	15/04/2014	10/06/2014	FIVE ACRES HEIGHTINGTON ROAD BLISS GATE KIDDERMINSTER DY149SX	For a dwelling to serve a rural based business in the combined form of Home /Live/Work Unit. Reserved Matters to approval appearance, landscaping, layout & scale following Outline Approval (Ref 13/0490/OUTL)	Willmar (Mr & Mrs M Godsall)	Paul Round
14/0224/LIST	15/04/2014	10/06/2014	THE BASIN STOURPORT-ON-SEVERN	Rebuild basin wall	Canal & River Trust	James Houghton
14/0229/FULL	15/04/2014	10/06/2014	SIMPLY CHARMING 4 BLACKWELL STREET KIDDERMINSTER DY102DP	Change of use to A5 - Hot Food Takeaway	Mr M Ahmed	James Houghton
14/0220/FULL	15/04/2014	10/06/2014	ROTARY PRINTERS (STOURPORT) LTD MITTON STREET STOURPORT-ON-SEVERN DY139AA	Extension to create Finishing Department and Offices	Mr Paul Liggins	John Baggott
14/0236/FULL	15/04/2014	10/06/2014	3 MAYBERRY CLOSE STOURPORT-ON-SEVERN DY138TP	First floor extension to side and rear; detached garden building	Mrs D Millington	Julia Mellor
14/0211/LIST	16/04/2014	11/06/2014	THE LOFT 24-25 LOAD STREET BEWDLEY DY122AE	Conversion and change of use of existing first floor archive space on 2 levels (mezzanine) into live/work studio - including the reshaping of mezzanine level	MARION EVANS FAMILY SOLICITORS	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0207/FULL	16/04/2014	11/06/2014	THE LOFT 24-25 LOAD STREET BEWDLEY DY122AE	Conversion and change of use of existing first floor archive space on 2 levels (mezzanine) into live/work studio - including the reshaping of mezzanine level	MARION EVANS FAMILY SOLICITORS	Emma Anning
14/0226/FULL	16/04/2014	11/06/2014	20 LIONFIELDS ROAD COOKLEY KIDDERMINSTER DY103UG	Two storey rear extension; Subdivision of property into 2No. two bed flats	Ms J Green	Paul Round
14/0222/FULL	22/04/2014	17/06/2014	5 SWANCOTE FARM BARN BLUNTINGTON TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Rooflight to front elevation	Mr J Harris	Julia Mellor
14/0238/FULL	22/04/2014	17/06/2014	THE SCHOOL HOUSE ABBERLEY AVENUE STOURPORT-ON- SEVERN DY130LH	Change Of Use Of Areley Centre To B1 Use and Change of Use and Conversion of The Old School To Form Residential Dwelling	Mr Bean & Ms Thomas	Paul Round
14/0223/LIST	22/04/2014	17/06/2014	5 SWANCOTE FARM BARN BLUNTINGTON TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Rooflight to front elevation	Mr J Harris	Julia Mellor
14/0233/ADVE	23/04/2014	18/06/2014	SEVERN VALLEY RAILWAY 1 COMBERTON PLACE KIDDERMINSTER DY101QR	2No. Non Illuminated Signs	SEVERN VALLEY RAILWAY	Julia Mellor
14/0235/FULL	23/04/2014	18/06/2014	54 JAMES ROAD KIDDERMINSTER DY102TR	Two storey extension to rear	Mr M Wild	James Houghton
14/0231/FULL	23/04/2014	18/06/2014	94 WILDEN LANE STOURPORT- ON-SEVERN DY139LR	Demolish existing single garage, build single garage	Mrs S Bower	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0237/FULL	23/04/2014	18/06/2014	OLD HALL FARM TENBURY ROAD CLOWS TOP KIDDERMINSTER DY149HE	Extensions and Alterations At First Floor To Link Garage To House and Single Storey Rear Extension To Accommodate Pool.	MR G HARDING	Julia Mellor
14/0241/ELECO	23/04/2014	18/06/2014	HOOBROOK / FALLING SANDS KIDDERMINSTER	Application Under Section 37 of the Electricity Act 1989 for the alterations to the Stourport to Kidderminster 132Kv overhead electricity line	Western Power Distribution(Bernard Lee)	Julia Mellor
14/3021/PNRES	23/04/2014	18/06/2014	COMMON FARM BARN CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Change of use of agricultural building to 3No. Dwellings	Mr Gora	John Baggott
14/3019/PNH	24/04/2014	05/06/2014	4 DOVE CLOSE KIDDERMINSTER DY104JU	Conservatory to the rear	Mrs E Cooper	John Baggott
14/0240/LIST	25/04/2014	20/06/2014	THE GOAT HOUSE CLEOBURY ROAD BEWDLEY DY122QJ	Retention of single storey extension to rear and new door to extension	Mr J Gilday	Julia McKenzie- Watts
14/0239/LIST	25/04/2014	20/06/2014	MANOR HOUSE YIELDINGTREE BROOME STOURBRIDGE DY9 0EQ	3 replacement windows to rear elevation, second floor	Mr & Mrs Billingham	Julia McKenzie- Watts
14/0216/FULL	28/04/2014	23/06/2014	5 CLAINES CRESCENT KIDDERMINSTER DY103BX	Single garage to side of property	Mr T Burkett	Julia McKenzie- Watts
14/0234/FULL	28/04/2014	23/06/2014	8 ELM GROVE STOURPORT-ON- SEVERN DY130NT	Replacement boundary wall and fence to rear (2.44m in height)	Mr Nigel Harris	Julia McKenzie- Watts
14/3018/PNH	28/04/2014	09/06/2014	24 CURLEW CLOSE KIDDERMINSTER DY104JL	PVCu Conservatory to the rear elevation.	Mr & Mrs P Gregg	John Baggott
14/0242/LIST	29/04/2014	24/06/2014	THE OLD BAKEHOUSE REAR OF 66 HIGH STREET BEWDLEY DY122DJ	Change of use from Old Bakehouse to Residential	Mr & Mrs Evans	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/3020/PNRES	29/04/2014	24/06/2014	THE COACH HOUSE TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NT	Change of use from office to dwelling	Mrs R Moore	Paul Round
14/3022/PNRES	01/05/2014	26/06/2014	25-26 HIGH STREET KIDDERMINSTER DY102DJ	Change of use from Hairdressers to Residential (3 Flats)	Hobart 22 Ltd on behalf of the LPA Receivers	John Baggott

## WYRE FOREST DISTRICT COUNCIL

Planning Committee

20 May 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	
			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
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			Dismissed  26/03/2014
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			Dismissed  30/04/2014
WFA1430 13/0688/FULL	APP/R1845/A/14 /2214511	Mr M Dangerfield	LAND TO THE REAR OF 8 CHESTNUT GROVE KIDDERMINSTER  Demolition Of Existing Garages and Erection Of New Bungalow and Associated Car Parking	WR  05/03/2014	16/04/2014			

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
WFA1431 13/0620/FULL	APP/R1845/A/14 /2214746	Mr J Dalman	28 MIDDLETON ROAD KIDDERMINSTER DY115EZ  Change of use to 3 No. one bed flats	WR  05/03/2014	16/04/2014			
WFA1432 13/0556/FULL	APP/R1845/D/14 /2214796	Mr A Bourne	MILL FARM BARN LONGBANK BEWDLEY DY122QT  Proposed two bedroom single storey extension	WR  10/03/2014	21/04/2014			Dismissed  16/04/2014
WFA1433 13/0642/FULL	APP/R1845/D/14 /2214617	Mr & Mrs Bahra	31 CHESTER ROAD SOUTH KIDDERMINSTER DY101XJ  Detached garage and storage	WR  17/03/2014	28/04/2014			

---

## Appeal Decision

Site visit made on 4 March 2014

**by Roger Catchpole BSc (Hons) PhD Dip Hort MCIEEM**

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

**Decision date: 26 March 2014**

---

**Appeal Ref: APP/R1845/A/13/2205679**

**Rear of No 37 Northumberland Avenue, Kidderminster DY11 7AN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mrs Margaret Cook against the decision of Wyre Forest District Council.
  - The application Ref 13/0173/FULL, dated 25 March 2013, was refused by notice dated 29 May 2013.
  - The development proposed is the erection of a dormer bungalow.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. Since determination of the application, the Council have adopted the Wyre Forest District Site Allocations and Policies Local Plan 2013 (SAP) which supersedes all policies in the Wyre Forest District Local Plan 2004. As a result I have determined the appeal having regard to the policies within the recently adopted SAP.
3. I have taken into account the Government's Planning Practice Guidance, issued on 6 March 2014, in reaching my decision.

### Main Issue

4. The main issue is the effect of the proposed development on the Council's aim of directing development towards brownfield sites.

### Reasons

5. The site is located in the rear garden of No 37 Northumberland Avenue which is an end terrace property. The western boundary of the garden runs parallel with Neville Avenue, along which the main frontage of the proposed dwelling would be situated.
6. I observe from my site visit and the case officer's report that no harm would be caused by the proposal in relation to the local area or the living conditions of nearby residents. Given this fact, the appeal turns on whether the principal of development at this location would be consistent with established policy.
7. The extant policies that the Council have given in their reason for refusal deal with the location of new development within the district and the regeneration of



Kidderminster. Whilst policies DS01 and DS02 of the Wyre Forest District Council Core Strategy (2006-2026) 2010 (CS) stress the need to 'concentrate' new development on previously developed land, neither of these policies categorically rule out development elsewhere. However, policy SAL.DPL1 of the SAP states that residential development will 'only be allowed' on allocated sites unless it can be demonstrated that exceptions apply that would make any such windfall development acceptable. The majority of these exceptions relate to previously developed land, although in rural areas this can also be justified through 'exceptional circumstances to meet identified local needs'. Given that the site is located in an urban area and within a residential garden, I find that no such exceptions apply. This is because 'land in built up areas such as private residential gardens' is specifically excluded from the definition of previously developed land in the glossary of the *National Policy Planning Framework* 2012 (the Framework).

8. However, the appellant has argued that the Framework is less resistant to development on garden land and that local planning authorities should have regard to inappropriate development, i.e. where an adverse impact would be caused to a local area. In this instance, the appellant has contended that there would be 'no negative impact on the local area'. I find that the Framework takes a neutral line on the development of garden land, with paragraph 53 merely advising that local planning authorities can 'consider' the case for policies dealing with that issue. Notwithstanding this point, however, the reuse of previously developed land is one of the core planning principles set out in paragraph 17 of the Framework. As such, I find the Council's policies to be consistent with the terms of the Framework. As a consequence of the availability of such land for development in the plan area, I find the proposal to be inconsistent with the spirit of the policies before me that seek to focus development on previously developed land in order to support spatially targeted, local regeneration.
9. The appellant has questioned the availability of such land by suggesting that the Council are underperforming in the delivery of new housing and that their 5-year housing supply estimate is not sufficiently robust. However, I note that the figures that are quoted by the appellant in her planning statement are not consistent nor directly comparable with the figures in the case officer's report. Since neither the residential land availability nor the annual monitoring reports are before me, I find the evidence to be equivocal on this point. Furthermore, I note that the figures quoted by the Council have not been disputed in this appeal. As a result I do not find any compelling evidence before me to suggest that there is any justification for the development of this site because of a lack of alternatives.
10. As a result of the above considerations, I conclude that the proposed development would be inconsistent with the Council's aim of directing development towards brownfield sites and therefore inconsistent with policies DS01 and DS02 of the CS as well as policy SAL.DPL1 of the SAP.

### **Other Matters**

11. The appellant has highlighted a number of favourable aspects of the proposal including: a lack of harm to nearby residents and the character of the local area; proximity to a local centre with a range of services; accessible public transport links to the town centre and national rail network; and the more

efficient use of an existing property. In these respects the scheme would gain some support from the Framework.

12. Whilst the proposal could, to a limited extent, widen the housing mix and help to create a more inclusive, mixed community I have no evidence before me to suggest that the provision of suitable housing for the appellant is currently lacking in the local area. Even though the appellant has argued that 'many specific needs scenarios' are not covered in the site allocation of the SAP, I do not have the full facts before me concerning those allocations or the likelihood of them failing to meet the appellant's needs. As a result I give this little weight in the balance of this appeal.
13. Although finely balanced, I do not find that the sustainability of the proposal outweighs the need to deliver new housing development on previously developed land when the Framework is considered as a whole. Consequently, I find no material considerations that would justify a departure from development plan policy in this instance.

### **Conclusion**

14. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Roger Catchpole*

INSPECTOR

---

## Appeal Decision

Site visit made on: 25 March 2014

By: **Jim Unwin BSCFor MICFor FArborA CEnv.**  
**An Arboricultural Inspector appointed by the Secretary of State  
for Communities and Local Government**

Decision date: 30 April 2014

Appeal Ref: **APP / TPO / R1845 / 3597**  
At: **No.8 Dunley Road, Stourport-on-Severn, DY13 0AX.**

- The appeal is made under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 against a refusal to grant consent to undertake work to trees protected by a Tree Preservation Order.
- The appeal is made by Mr Mark Preece of No.10 Dunley Road, Stourport-on-Severn, DY13 0AX, against the decision of Wyre Forest District Council.
- The application Ref: 13/0491/TREE, dated 10 September 2013, was refused by notice dated 05 November 2013.
- The work proposed and refused is pruning one cherry and one conifer back to the boundary between Nos.10 & 8 Dunley Road. Both trees are within A2 of the TPO.
- The relevant Tree Preservation Order (TPO) is the *Wyre Forest District Council (Arley Court, Stourport-on-Severn No.2) Tree Preservation Order*, which was confirmed on 23 January 1996.

---

### Decision

1. I dismiss the appeal to prune one cherry and one conifer back to the boundary between Nos.10 & 8 Dunley Road.

### Main Issues

2. I consider the main issues in this appeal are:
  - the impact the proposal would have on the appearance and character of the locality,
  - the impact of proposed pruning on the health of the appeal trees, and
  - whether the reasons given for pruning either, or both, appeal trees are sufficient to justify that course of action.

### Reasons

- ***The impact the proposal would have on the appearance and character of the locality.***

*Character of the locality*

3. The A451 Dunley Road is a busy commuter road running south west from the centre of Stourport. After about 1.2km it rises along the floor of a shallow valley within a high-quality and medium-density residential area, comprising mostly two-storey detached houses.

- Nos.8 & 10 are set within a short row of medium-sized houses set above the road. The rectangular plots are quite large. Front gardens rise from the road and comprise parking and soft landscaping. The rear garden of No.10 is large, about 27m long, by about 17m wide. It comprises narrow gravelled area behind the house: also containing a conservatory, then a low wall retaining the rear lawn, which rises very slightly from the house. There are fringing shrub and herbaceous borders and a sitting-out area near the eastern boundary. No.8's rear garden is slightly narrower.

*Local tree cover*

- The residential area around Nos.8 & 10 contains many trees, of sizes ranging from small to very large. Those within the same visual area as the appeal trees include mixed planting in front gardens south of the road, about 45m south from the appeal trees. Front gardens along the road including Nos.8 & 10 contain a range of trees. For instance the front garden of No.10 contains a copper beech about 14m tall and a mature horse chestnut about 12m tall.
- A diagonal belt of medium-sized trees and a few large trees including two Wellingtonias forms a distinct landscape feature passing about 40m north west from the appeal trees. About 20m north east from the appeal trees is a mature sycamore and smaller Lawson cypress in No.3 Church Walk's garden, and other trees including a Scots pine stand in the same property's rear garden.
- Trees in the rear garden of No.8 are small or medium-sized (including the appeal trees), and line the western and eastern boundaries. The closest to the appeal trees is a Lawson cypress about 10m tall located about 5m north of the appeal conifer and another Lawson cypress about 9m tall to the south of the cherry. Trees within No.10's rear garden are all very small: for instance a variegated holly 3m tall stands near the western boundary, and a 4m-tall Leyland cypress hedge lines the northern boundary.

*Amenity value of the appeal trees*

- The flowering cherry is 12.6m north from the rear of No.10's house, and the Lawson cypress cultivar (conifer) is only 2.7m further north; so the appeal trees are about halfway along the boundary between Nos.8 & 10's rear gardens. I measured the cherry to be about 10m tall with a high and broad canopy extending about 6.8m to the south, 5.5m west over No.10's garden, 6m north across the Lawson cypress, and about 6m to the east. The Lawson cypress is about 11m tall with a deep but narrow conical crown of 1.5m to 2.3m radii.
- The appeal trees are medium-sized and isolated, but there are many similar-sized and larger trees within the same visual area. At the site visit I was able to see only the upper 3m of the trees in a long view east from the main road. From directly opposite, the appeal trees are largely hidden because the main road is located in a dip, and the bulk of No.8 & 10's houses block most views except from directly over No.10's garage. Even in this view a Lawson cypress blocks the appeal trees. There is a view of the appeal trees in a south-westerly direction past a sycamore and Lawson cypress from the end of Church Walk's cul-de-sac containing Nos.1, 1a & 3.

*Impact of proposed pruning on the local landscape*

10. Overall, the appeal trees have little visual prominence, so I partially agree with the appellant's suggestion that proposed work will have no negative impact on local amenity value. However, the wide range of tree species and sizes in gardens along this section of the A451 makes for a very attractive landscape, which significantly enhances the amenity value of the residential area.
11. Proposed pruning of the cherry and Lawson cypress back to the property boundary would not much alter their immediate landscape impact. The changes in canopy shape would only be noted from the garden of No.10. However, both trees would be left one-sided, and would not look attractive in close views. Therefore, despite the modest impact on public amenity value, some justification would be required for proposed pruning.

• ***The impact of proposed pruning on the health of the appeal trees.***

*General potential impacts following pruning*

12. Pruning a tree introduces two sources of stress: wounds are created through which decay fungi or pathogens can enter; and removal of leaf (or needle) area and small branches can reduce a tree's energy reserves.

*Cherry tree*

13. The appellant has stated, and the local authority has responded to, an intention to cut the cherry back to the boundary. The trunk of the cherry is tight to No.8's western fence: indeed a root buttress projects into No.10. The trunk forks at only 1.4m height into three stems of about 25cm, 25cm and 35cm estimated diameter at 1.5m height. The larger stem crosses the boundary just above head height, and to cut it off here, or down to the fork at 1.4m, would create a very large pruning wound: exposing heartwood which would decay. This wound would significantly reduce the safe life of the cherry tree. It is very poor arboricultural practice, and not compliant with **British Standards 3998:2010 Tree Work - Recommendations**. Such extensive crown removal could stress the cherry sufficiently for it to become prey to pathogenic organisms which would also reduce the tree's healthy life.
14. I note here the appellant's suggestion that proposed cutting will not damage any main sections of the trees. I would agree with this statement if the pruning on the cherry was limited to cutting back some upper branches, and to remove some congested or dead branches. However, the treework application and this appeal are considering an application to cut back the trees to the boundary, and it is on these facts that the decision is based. Such damaging work is, alone, sufficient grounds to dismiss this appeal.

*Lawson cypress*

15. The Lawson cypress has one main stem of about 25cm diameter, located 0.45m from the fence. Two smaller basal limbs on the eastern side of the main trunk turn vertically upwards. To prune off all western branches back to the boundary would remove all live foliage on the side of the tree to about half height. This would result in numerous foliage-free stub branches which would die. However these would all be of small dimension, and although disfiguring, would be unlikely to allow decay or pathogenic fungi to enter the trunk.

- ***Whether the reasons given for pruning the appeal trees are sufficient to justify that course of action.***

*Location of trees*

16. The appeal cherry tree is located 12.6m north from the rear elevation of the house, and 10.8m north east from the conservatory. The cherry overhangs about 5.5m into a wide garden, and the cypress projects only 2m into the wide garden of No.10.
17. The grounds for such heavy pruning as proposed are weak, in order to marginally improve views from bedroom windows, to marginally increase playing space in an already-generous rear garden, and to reduce the potential for resting or roosting birds to defecate onto the rear garden. Therefore, there are no grounds to damage the cherry by such heavy pruning as proposed, nor to disfigure the cypress by lesser pruning.

**Conclusions**

18. The appeal flowering cherry and Lawson cypress cultivar are healthy and moderately-sized trees, located in a rear garden set well back from a main road. There are only limited external views of the trees.
19. Proposed pruning of the cherry and Lawson cypress back to the boundary between Nos.8 & 10 would stress the cherry tree and expose heartwood to decay. It would leave ugly pruning stubs on the Lawson cypress.
20. The improvement to the utility and private amenity of No.10 resulting from the proposed pruning fall far short of justifying the tree damage it would cause.
21. For these reasons I have no hesitation in dismissing the appeal to prune back to the boundary between Nos.10 & 8 the flowering cherry and Lawson cypress standing in the rear garden of No.8 Dunley Road, Stourport-on-Severn.

*Jim Unwin*  
**Arboricultural Inspector.**

---

## Appeal Decision

Site visit made on 15 April 2014

by **P N Jarratt BA (Hons) DipTP MRTPI**

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

Decision date: 16 April 2014

---

**Appeal Ref: APP/R1845/D/14/2214796**

**Mill Farm Barn, Longbank, BEWDLEY, Worcestershire, DY12 2QT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Andrew Bourne against the decision of Wyre Forest District Council.
  - The application Ref 13/0556/FULL was refused by notice dated 11 December 2013.
  - The development proposed is a two bedroom single storey extension to accommodate a growing family.
- 

### Decision

1. The appeal is dismissed.

### Preliminary matter

2. On 6 March 2014 the government published Planning Practice Guidance. The content of the guidance has been considered but in light of the facts in this case it does not alter my conclusions.

### Main issue

3. The main issue in this appeal is the effect of the proposed extension on the character and appearance of the converted barn and on the wider countryside.

### Reasons

4. The appeal property is a modest two-storey, brick barn flanked by single storey lean-to elements. It is located in open countryside and, although not listed, is considered by the Council to be a local heritage asset. It has been converted into a two storey dwelling. The proposed single storey extension on the north side of the barn would provide two extra bedrooms and have an overshoot roof over part of an open external space. Alterations are also proposed to provide a roof terrace with access from an existing bedroom with a large double-pitched canopy/roof extending from the current ridge line out over the terrace.
5. As the Wyre Forest District Council Site Allocations and Policies Local Plan was adopted after the publication of the National Planning Policy Framework (the Framework), it is consistent with it and I can attach significant weight to the policies.
6. Policy SAL.UP11 provides guidance on the re-use and adaption of rural buildings and states that extensions to dwellings formed through the policy will not be permitted. A criterion for the conversion of a rural building includes the

- need for the building to be suitable for conversion without additional extensions. I note that the appellant does not consider this policy to be relevant as the barn has already been converted into a dwelling, but without strict controls on the conversion of rural buildings, their intrinsic qualities that make them suitable for conversion in the first place could potentially be lost.
7. Policy SAL.UP8 relates to the design of extensions which should be in scale and in keeping with the form, materials, architectural characteristics and detailing of the original building. The proposed scale and design of the proposed extension pays scant regard to the simple and traditional characteristics of the original barn which can still be distinguished following its residential conversion. Of particular concern would be the loss of the simple rectangular footprint of the building and its simple roof form with the introduction of a complex roof form extended out over external spaces, a first floor terrace and large expanses of glazing. Whilst these are all design features that could be appropriate to a modern building, they are wholly inappropriate and incongruous on a modest and simple converted barn as they overwhelm the original building, destroy its rural character and harm the character and appearance of the surrounding area. Although the proposed extension would be to the rear of the building, this would not justify an inappropriately designed extension.
  8. Because the proposed development would also fail to safeguard the form, character and setting of the building as a non-designated heritage asset, it would fail to accord with Policy SAL.UP6 which is intended to safeguard the historic environment.
  9. The appellant has put forward personal circumstances in support of the application but such personal circumstances would not outweigh the harm that the proposed development would have on the converted barn or on the countryside.
  10. I consider that the proposed development would be contrary to the policies in the adopted Local Plan that I have referred to above and also contrary to the great importance that the Framework attaches to the design of the built environment and to conserving and enhancing the historic environment.
  11. For the reasons given above and having had regard to all other relevant matters, including the absence of any local objection, I conclude that the appeal should be dismissed.

*P N Jarratt*

INSPECTOR



## SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0105/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> <li>• Education contribution of £9,810</li> <li>• Open Space provision of £2,862.72</li> </ul>		Engrossments out for signature
14/0056/FULL	Land at Sebright Road Wolverley	<ul style="list-style-type: none"> <li>• Open Space provision of £6,679.68</li> </ul>		Draft with solicitors
14/0027/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> <li>• Education Contribution of £48,069 – to be used at Stourport Primary School / Stourport High School</li> <li>• Public Open Space Contribution of £11,450.88 – to be used at Riverside, Stourport</li> <li>• 30% Affordable Housing Provision – 8 units (4 Social Rent / 4 Shared Ownership) 1 No. House and 7 No. Apartments.</li> </ul>		Draft with solicitors

**Agenda Item No. 8**

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

**Agenda Item No. 8**

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

**Agenda Item No. 8**

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

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

**Agenda Item No. 8**

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

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

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



**Agenda Item No. 8**

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

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

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

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

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