

Open

Planning Committee

Agenda

6pm
Thursday, 19th June 2014
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

To be advised following the meeting of Annual Council to be held on 18th June 2014.

Information for Members of the Public:-

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

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

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

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

Public Speaking

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

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

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

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

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

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

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

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

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

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

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

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

WEBCASTING NOTICE

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

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

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

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

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

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

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

NOTES

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

Wyre Forest District Council

Planning Committee

Thursday, 19th June 2014

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Solicitor to the Council, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 20 th May 2014.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	13
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	65

7.	<p>Planning and Related Appeals</p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	87
8.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
9.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

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

PLANNING COMMITTEE

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

20TH MAY 2014 (6.00 PM)

Present:

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

Observers:

Councillors: V Higgs and J A Shaw.

PL.90 Apologies for Absence

Apologies for absence were received from Councillors: J Aston and N J Thomas.

PL.91 Appointment of Substitutes

Councillor M Price was appointed as a substitute for Councillor J Aston.
Councillor D R Sheppard was appointed as a substitute for Councillor N J Thomas.

PL.92 Declarations of Interests by Members

There were no declarations of interests.

PL.93 Minutes

Decision: The minutes of the meeting held on 8th April 2014 be confirmed as a correct record and signed by the Chairman.

PL.94 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 520 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 520 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.95 Applications Pending Decision

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

Decision: The schedule be noted.

PL.96 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.97 Section 106 Obligation Monitoring

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

Decision: The details be noted.

The meeting ended at 7.43 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20th May 2014 Schedule 520 Development Control

The schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Development Manager, Wyre Forest House, Fine Point Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 14/0126/FULL
Site Address: SQUIRREL INN, 61 ARELEY COMMON, STOURPORT-ON-SEVERN, DY13 0NG
REFUSED for the following reason: The proposed extension would result in substantial additional vehicle trips on an already congested highway, and in conjunction with the proposed re-configured access arrangements, a significant loss of amenity will occur to residents (in particular nos. 18-36 Areley Common) due to the noise and disturbance from vehicles, including delivery vehicles, using the site along with the conflict with other users of the highway network. To allow the development would be in direct conflict with Policy SAL.GPB3 and paragraph 123 of the National Planning Policy Framework.

Councillors F M Oborski, M Price, V Higgs and J A Shaw left the meeting at 7pm 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 14/0005/FULL - APPROVED subject to the following conditions: <ol style="list-style-type: none"> 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. Application 14/0006/LIST - APPROVED subject to the following conditions: <ol style="list-style-type: none"> 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.

Application Reference: 14/0106/FULL

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

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.

Application Reference: 14/0089/FULL

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

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

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

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.

Application Reference: 14/0137/FULL

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

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

Site Address: 11 OAKHILL AVENUE, KIDDERMINSTER, DY10 1LZ

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

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

APPROVED subject to the following conditions:

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

Application Reference: 14/0213/FULL

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

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Materials to match.

Note

The applicant is advised to consider incorporating gas protection measures within the foundation of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building.

Application Reference: 14/0233/ADVE

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

APPROVED 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).

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

19/06/2014

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
14/0017/FULL	HEATH LANE SHENSTONE KIDDERMINSTER	REFUSAL	14
14/0187/FULL	CHESHIRE COLOURMAIL LTD 24 COVENTRY STREET KIDDERMINSTER	APPROVAL	40
14/0194/FULL	PARWELD LTD LONG BANK BEWDLEY BUSINESS PARK BEWDLEY	DELEGATED APPROVAL	55
14/0277/FULL	14 COMBERTON PLACE KIDDERMINSTER	APPROVAL	62

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
19TH JUNE 2014

PART B

Application Reference:	14/0017/FULL	Date Received:	09/01/2014
Ord Sheet:	385689 273858	Expiry Date:	10/04/2014
Case Officer:	Paul Round	Ward:	Blakedown and Chaddesley

Proposal: 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.

Site Address: HEATH LANE, SHENSTONE, KIDDERMINSTER, DY104BS

Applicant: Mr N Jennings

Summary of Policy	DS01, DS04, CP02, CP06, CP11, CP12, CP13, CP14, (CS) SAL.DPL1, SAL.DPL2, SAL.DPL7, SAL.DPL8, SAL.DPL10, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP1, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9 (SAAPLP) Sections 4, 6, 7, 9, 10, 11 (NPPF) Planning Policy for Gypsy Sites (March 2012) Ministerial Statement "Planning and Travellers" Brandon Lewis MP – 2 nd July 2013 Ministerial Statement "Green Belt" Brandon Lewis MP – 17 th January 2014 National Planning Practice Guidance – Natural Environment; Flood Risk and Coastal Change; and Water Supply, Wastewater and Water Quality
Reason for Referral to Committee	'Major' planning application
Recommendation	REFUSAL

1.0 Site Location and Description

1.1 The site forms a 1.62 hectare rectangular shaped agricultural field accessed of Heath Lane, Stone to the South East of Kidderminster. Immediately to the North West lies the Madinatul Uloom Al Islamiya College and is surrounded on all other sides by agricultural fields. The landscape rises to the east and falls to the west with the site forming a level area within this context. The Granary Hotel lies approximately 300m to the South East and the closest residential property is Oaksheath which lies approximately 240m also to the South East.

14/0017/FULL

- 1.2 The site is classified by the Landscape Character Assessment as being part the Estate Farmlands landscape character type which is described as being *“...an ordered agricultural landscape characterised by a sub-regular pattern of medium to large sized fields, small geometric plantations and groups of ornamental trees associated with large country houses. Settlement is largely restricted to discrete clusters of dwellings and occasional small estate villages.”* The site also falls within the West Midlands Green Belt.
- 1.3 The proposal seeks for the change of use of the land to form a Travelling Showman’s yard including winter quarters. The proposal would provide four residential static caravans (double units or park homes) with ancillary space for associated touring caravans, a single static caravan, car parking area, lorry parking area, storage compound, alterations to the access, provision of gates and drainage works.
- 1.4 The term “travelling showpeople” is defined by the Planning Policy for Traveller Sites as *“Member of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers...”* The Planning Policy for Traveller Sites and Government Policy group both travelling showpeople and gypsies and travellers under the single term of “travellers”.

2.0 Planning History

- 2.1 13/0022/FULL - Change of use of Agricultural land to travelling show people site, including stationing of 8 residential caravans, 10 touring caravans and 1 static caravan along with storage of equipment and vehicles and associated access parking and drainage works : Withdrawn

3.0 Consultations and Representations

- 3.1 Stone Parish Council – Objection on the following grounds:
1. The location of the proposed development is within the green belt, as shown on the Wyre Forest District Council core strategy key diagram. Land within the green belt should be safeguarded from inappropriate development. The development of this land as a site for travelling show people with the stationing of four permanent park homes is clearly against green field site policy. Moreover, in addition to this, the application asks for the storage facilities for one static caravan, six touring caravans, ten HGVs and eight cars, plus a multitude of fairground equipment. This would be a complete violation of the act and spirit of the green belt, and cause serious damage to the parish environment, setting a very bad precedent.

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2. The chosen route for movement to the main road from this site takes vehicles North West along Heath Lane to the junction with Stanklyn Lane. The applicant's Highways Consultants put the width of this lane at approx. 4.1 metres. Our own measurements show the width, in places, to be as narrow as 2.9 metres. They use in their survey, an example of their ten HGVs as being 2.55 metres wide. It does not take much imagination to realise the outcome of local traffic meeting an HGV at this point on the narrow lane which is entirely unsuited for the use of HGVs. They propose that their HGVs turn right at Stanklyn Lane to join the A448 at the bottom of Stone Hill. Here there is virtually no splay visibility, the turning is very tight, and on turning left, an HGV would have to occupy the other side of this very busy main road for a time. The 300 metre stretch of the A448 towards Kidderminster has already been the site of many traffic accidents in the last few years. An HGV would completely block this junction whilst it was attempting to join the main road. Records show that in 2012, at least one of the applicant's ten HGVs were entering or leaving their site on no less than 54 different days. All this would be an appalling imposition on our narrow lanes and a very serious traffic hazard.

3. The site would, particularly in the winter, be full of vehicles and the hub of noisy repairs and maintenance, all adjacent to the Muslim College, would be an act of severe aggravation to the staff and students.

The site is very exposed to view from many parts of the parish, particularly from Vicarage Road and Stone Manor Hotel, and would be a complete eyesore. Any of the recommended hedging would take years to provide visual protection.

4. There are several other problems with this site, including its effect on wildlife, the environment, potential water drainage problems, and the absence of sewage connections.

5. The application is massively opposed by the inhabitants of Stone. No less than 89 letters of objection have been lodged with Wyre Forest District Council Planning Department, and considering the size of the parish this is a very high figure. The decision of the Parish Council, which was unanimous, was preceded by a public session attended by about sixty members of the parish, several of whom spoke eloquently and forcefully against this application.

6. Five years ago an application to use the old Stone Depot Site for travelling showmen was turned down by Wyre Forest District Council. We maintain that the Heath Lane site is doubly unsuited.

7. We feel very strongly that this application should be turned down as totally unsuitable in every way.

14/0017/FULL

- 3.2 Chaddesley Corbett Parish Council – Object to the above proposal on the grounds that it is inappropriate development in the green belt, on a greenfield site, and with limited access to the site by a narrow lane. We trust you can consider our representations alongside Stone Parish Council.
- 3.3 Wychavon District Council – It is understood that the application site is in the Green Belt. In accordance with paragraph 89 of the Framework, the proposals would appear to constitute inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The submission does not appear to have put forward any ‘very special circumstances’.

Note in the submitted Transport Assessment, it is stated that “the proposed site access has been designed to allow HGV’s to turn left into and right out of the site only”. This appears to have been achieved via the planting of landscaping. It is suggested that the local planning authority satisfy themselves that this could reasonably be retained in perpetuity, and not just breached by the removal of said proposed landscaping. Recommend that this is looked at carefully by the Highways Authority, as is the impact on the local highway network from the proposed increase in HGV vehicular movements.

- 3.4 Highway Authority – No objection subject to conditions
- 3.5 Planning Policy Manager - The proposed development seeks to provide a permanent site for the Travelling Showpeople (Jennings Brothers) within the District. Given the location of the site it is considered that the following documents are relevant to the determination of the application:
- National Planning Policy for Traveller Sites
 - Adopted Core Strategy
 - Adopted Site Allocations and Policies Local Plan
 - Written Ministerial Statement on Planning and Travellers (2nd July 2013)
 - Written Ministerial Statement on the Green Belt (17th January 2014)

The proposed site is located within the West Midlands Green Belt.

My comments largely relate to the planning policy requirements set out within the Adopted Site Allocations and Policies Local Plan (July 2013) and in particular refer to the requirement for sequential testing of sites and the site’s Green Belt status.

PLANNING POLICY FOR TRAVELLER SITES (MARCH 2012)

Planning Policy for Traveller Sites (PPTS) was brought into force alongside the National Planning Policy Framework in March 2012. This policy document sets out the Government’s position in relation to planning for travellers, which encompasses ‘travelling showpeople’, as outlined in Annex 1 of the PPTS.

14/0017/FULL

The PPTS provides, through Policy H, a framework for determining applications for traveller sites and reinforces the fact that applications should be assessed and determined in accordance with the presumption in favour of sustainable development, as set out in the NPPF. A number of criteria are included in Policy H and there is a need to consider all of these when assessing an application for Traveller sites. Briefly, these are as follows:

Paragraph 22: Local Planning Authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

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

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

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

It is therefore for the decision maker to have due regard to each of these criteria when considering this application.

14/0017/FULL

LOCAL PLANNING POLICIES:

ADOPTED CORE STRATEGY (DECEMBER 2010)

The adopted Core Strategy provides the overarching strategic planning framework for the District. It identifies at Policy CP06, that a sequential approach towards the identification of sites for Travelling Showpeople will be undertaken by the District Council. Furthermore, the policy also identifies that sites for Travelling Showpeople should be large enough to be suitable for the storage of mobile equipment. In terms of the sequential approach to sites selection, this is identified in the comments below. In relation to the size of the site, the proposed development appears to be of a scale that allows for separation and demarcation of living and working environments, meaning that the mobile equipment could be adequately stored.

ADOPTED SITE ALLOCATIONS AND POLICIES LOCAL PLAN (JULY 2013)

Policy SAL.UP1 (Green Belt) outlines the District's approach to proposals that fall within the West Midlands Green Belt. It does not permit development in the Green Belt except in very special circumstances. It also specifies that proposals within; or conspicuous from the Green Belt, must not be detrimental to the visual amenity of the Green Belt, by virtue of their siting, materials or design.

The Site Allocations and Policies Local Plan provides a specific policy that outlines the criteria for considering an application for Travelling Showpeople (Policy SAL.DPL9). This particular policy also provides a list of criteria that needs to be considered when assessing an application for Travelling Showpeople plot provision. The policy identifies that planning permission will be granted where the criteria in the policy have been met. The criteria are all identified below and commentary provided under each one.

- i. The Council is satisfied that there is a clear evidence of an established need for the site within the District

It is considered that in this instance there is a clear established need for a site to meet the needs of this particular family. This is directly evidenced within the Site Allocations and Policies document at paragraph 4.54 which identifies the following: *The GTAA did not identify a specific current need or requirement for additional plots for Travelling Showpeople within the District (rather it outlined the need for an additional 22 sites across Worcestershire). However, there is an existing established site through lawful use at Long Bank, Bewdley and there is a requirement to re-locate this site. There is therefore a specific current need for one family plot to be allocated within the District through the LDF process.* This particular application is from the family that currently reside at Long Bank and so it is considered that there is a clear, evidenced need for a site to come forward within the District.

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An up to date GTAA (Gypsy and Traveller Accommodation Assessment) is currently being undertaken. Unfortunately the results for pitch requirements are not yet available, but as an alternative site has still not been identified for travelling showpeople within the District, the need is anticipated to remain the same.

- ii. In accordance with Adopted Core Strategy Policy CP06, the site does not fall within areas at higher risk of flooding such as Flood Zone 3

The proposed site passes this test as the area is located entirely in Flood Zone 1 and so is considered to be acceptable in flood risk terms.

- iii. Applications for sites within the Green Belt will only be permitted in exceptional circumstances and will be subject to a sequential assessment to assess whether other more sequentially preferable sites are available and deliverable within the District

Any assessment would need to have regard to the sequential test proposed by this policy (criteria 1-10). This assessment would need to identify why other sites, outside of the Green Belt had not been considered. It should be noted that the sequential test for sites has been undertaken, in part, by the District Council. This is identified at paragraphs 4.55 and 4.56 of the Site Allocations and Policies plan. These paragraphs identify the following:

“Consultation has been undertaken on a number of sites which were identified as being potentially suitable within the Baker Report. However, the four sites which were potentially suitable for Travelling Showpeople received significant numbers of objections from local residents and raised a number of key concerns from some statutory consultees. In response to the consultation, a number of alternative sites were suggested and these were tested using the Baker Report methodology, however, no sites were considered to have potential for this use. It has therefore not been possible to allocate a specific site to meet the needs of Travelling Showpeople within the District.

Whilst there is evidence to demonstrate a track record of delivery through the development control process to meet identified Gypsy and Traveller pitch needs it has proved more difficult to meet the identified need in association with the Travelling Showpeople. As it has not been possible to allocate a specific site to meet their needs, it is now considered necessary to include a specific policy within this DPD to guide the determination of any planning applications which may come forward to meet this need during the plan period”.

The applicants have submitted a supplementary statement on the application of the sequential test set out in SAL.DPL9 as part of their application. This specifies at page 2:

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“Mr Jennings has spent the past 10 years engaging not only Wyre Forest District Council but also Shropshire Council. He has proactively identified sites and put them to the Council for consideration. He has enquired of the various Councils as to whether they have land available that he might purchase. He has asked whether they would consider compulsory purchasing land for use as a site. The Baker Report appeared at last to offer hope that a site might eventually be accepted by the Council and Mr Jennings put forward a number of suggestions but this has also proved fruitless.”

Appendix 1 of the report contains a list of 17 potential sites that have been proposed over the years.

The report goes on to state that the only restrictions Mr Jennings has imposed on his search for a suitable site are a minimum size sufficient to accommodate the caravans and equipment, a maximum budget and a location within the wider area to which he and his family have long standing connections. He has searched for land throughout Worcestershire and further afield. It states that he cannot be accused of not being flexible and realistic in his search.

The report concludes that there is an identified need for a travelling showpeople’s site in Wyre Forest but that the Council has made no progress in identifying a site other than ruling out over a dozen possible locations. Baker Associates call for sites was unsuccessful. The Council cannot suggest a more suitable alternative. The report therefore concludes that in this case the sequential test has clearly been met.

- iv. The site must be suitable for the safe storage, maintenance and testing of large items of mobile equipment without adverse impact on the amenity of the area and any neighbouring businesses or residential uses.

The accompanying site plan identifies a separate area for storage and maintenance of the mobile equipment. In terms of the impact on the amenity of the area, there is always likely to be some impact when testing of equipment is carried out wherever a site is located. In this instance, given the location of the site, the key considerations in terms of the impact on amenity will be the adjacent residential school. Furthermore, there may also be considerations of amenity for surrounding businesses, due to the location of the site within the landscape. Therefore, the amenity of these neighbouring uses will need to be fully considered when determining the application.

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- v. The cumulative impacts of the site would not harm the character and/or appearance of the area and / or result in an unacceptable impact, in terms of visual intrusion and landscape impact.

Given the proposed application is considering a change of use from agricultural use to essentially built development there is going to be an impact on the landscape and character of the area. This needs to be understood in relation to what is being proposed and the landscaping that will accompany any development in this location. There is a concern, given the relatively low lying nature of the site within the landscape, that there may be a visual intrusion into the landscape through this particular development. Therefore, careful consideration will have to be given to whether or not the proposal would result in an unacceptable impact on the character and appearance of the area. It will also be necessary to carefully weigh up the impact on the openness of the Green Belt within this area.

- vi. The site must be capable of safe, visible access from the local highway network and should not have an adverse impact on the safety of the highway network and its users

Given the rural location of this site and the fairly narrow road network that is present in the immediate surrounds, transport and access is considered to be a key factor in determining the suitability of this site. It is therefore considered that comments from the local highway authority be sought and considered in relation to this particular criteria.

- vii. The site should have adequate access to services and utility infrastructure such as mains water supply and mains electricity. Appropriate arrangements for sewerage treatment must be submitted as part of the application in addition to satisfactory drainage measures.

This will be a matter for the decision maker to weigh up against comments received from key stakeholders.

- viii. The site should incorporate sensitive landscaping and screening to ensure it does not have an adverse impact on the surrounding landscape character.

The application drawings have indicated where new landscaping is proposed. It is considered that this will help to screen the development in order to minimise the impact on the surrounding landscape character, again this needs to be considered against appropriateness of the landscaping within the context of the surrounding area.

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WRITTEN MINISTERIAL STATEMENT BY BRANDON LEWIS MP

Brandon Lewis MP issued his Ministerial Statement on protecting the Green Belt on 2nd July 2013. In this he re-affirms the following:

“As set out in Planning Policy for Traveller Sites [which encompasses travelling showpeople] and the National Planning Policy Framework, inappropriate development in the Green Belt should not be approved except in very special circumstances. Having considered recent planning decisions by Councils and the Planning Inspectorate, it has become apparent that, in some cases, the green belt is not always being given the sufficient protection that was the explicit policy intent of Ministers.

The Secretary of State wishes to make clear that, in considering planning applications, although each case will depend on its facts, he considers that the single issue of unmet demand, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the green belt and other harm to constitute the “very special circumstances” justifying inappropriate development in the green belt.”

This will be a material consideration for the decision maker in weighing up whether this particular proposal for development in the Green Belt is justified by more than just the single issue of unmet demand. This was further clarified in January 2014 where it was stated that “...unmet need...is unlikely to outweigh harm to the green belt...”

CONCLUSION

There are clearly a number of competing policy provisions to consider when assessing an application such as this. These have been highlighted within these comments and it is considered that a balance needs to be struck between the requirement for new sites to meet the needs of this particular family of Travelling Showpeople and the other material planning considerations, which in this instance appear to centre primarily on the erosion of Green Belt land. In considering this, due weight will need to be given to any identified special circumstances, that will be required to justify this development within the Green Belt.

In light of the recent Ministerial Statement which advocates that existing need alone does not outweigh green belt considerations, although I consider that policy requirement for sequential testing has been largely met, it will now be for the decision maker to weigh the circumstances in favour of the development against the harm to the Green Belt.

- 3.6 Campaign for the Protection of Rural England – As far as we can make out this is a greenfield site in the Green Belt, though adjoining a significant brownfield site, though not one mentioned specifically in any plan as a location for development. If we are wrong and this site is part of the brownfield site, we might want to reconsider our view.

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We appreciate that travelling showmen have specific needs, which are in practice incompatible with those of gipsies and other travellers. We do not recall that the Plan makes any very specific provision for showmen's needs.

Your council does not have a shortage of housing land or industrial land and we would have thought that a proper sequential approach would indicate that the applicant's needs should be met within a built up area or on sites allocated for housing or employment, rather than in the Green Belt.

We note that there is no planning statement with the application to explain why it should be granted, and we see no exceptional reasons for doing so.

We note that the Minister has recently directed that a shortage of housing land is not an exceptional reason for granting planning consent for Green Belt sites. This is only re-emphasising the general policy of NPPF. Much the same considerations apply to a site such as this.

We thus see no grounds that would justify the grant of planning consent and object to its grant.

- 3.7 Crime Prevention Design Advisor – No objections or comments regarding the layout of the site.
- 3.8 North Worcestershire Water Management – I am relieved to see that percolation tests have now been undertaken on site and that the results of these tests have been used to design the drainage fields. I'm also happy to see that the drainage fields are situated in private amenity space rather than underneath the parking area for HGV's.

However, I believe that the current application does not address the following concerns raised in my response dated 5 February 2013:

- Only limited details regarding the proposed discharge of surface water have been submitted with the application. As there is an identified surface water flood risk it is important that an adequate way of dealing with the extra surface water runoff that will be generated from the proposed development will be established.
- Two Bio-disc treatment plants will be installed. Reviewing the plans these appear to serve the 4 residential caravans and perhaps also the touring caravans associated with those, of that I am not sure. No amenity block has been included for the use of the single touring caravans and the static caravan.

The details currently submitted do not convincingly demonstrate that surface water can be sustainably dealt with on site. This means that the development has the potential to increase flood risk elsewhere. I therefore believe that the new application should not be granted permission. In addition the need for an amenity block on this site has not been addressed.

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3.9 The Showmen's Guild of Great Britain – *"I am writing in support of Neale Jennings application for a Travelling Showman's yard on Heath Lane.*

I am aware that Mr Jennings has spent over 10 years searching for a possible site and that he was informed by his landlord 2 years ago that he cannot remain at his current location. His landlord has been gracious in allowing him to remain there in the absence of any alternatives but his patience is wearing thin and it is only a matter of time until Mr Jennings is asked to leave.

Mr Jennings has worked tirelessly to identify potential sites and has engaged with the Council at every step along the way, suggesting various locations and assisting with the production of the Baker Report in 2011. It has simply not been possible to identify a piece of land that is both suitable for a site and outside of the Green Belt. This has been acknowledged by the Baker Report and by the Council's planning policy, which specifically states that a Green Belt location will be considered in the absence of any other land.

Following the exhaustive searches carried out by both Mr Jennings and by the Council, surely we are now at a point where it must be accepted that there are no viable alternatives outside the Green Belt? In my opinion the land owned by Mr Jennings is more than suitable for a Showman's yard and I therefore trust that you will support this application".

3.10 Neighbour/Site Notice – 95 letters of objection, along with 1 objection report submitted by Agent acting for residents.

The following issues have been raised:

- The development constitutes inappropriate development in the Green Belt. Policy documents indicate that the Green Belt should be safeguarded.
- The development would result in loss of visual amenity and would not integrate with the existing character of the landscape.
- The existing highway network, particularly Heath Lane, is unsuitable to accommodate the vehicles associated with the proposal. Stanklyn Lane is identified as being "unsuitable for heavy goods vehicles". A number of accidents are referred to that are not identified by the Transport Statement due to non-injury nature of the incidents.
- HGV movements would take place 54 days per year, given then number of vehicles proposed this would be excessive.
- The proposed access has restricted visibility in both directions.
- Heath Lane and Stanklyn Lane used by walkers, horse riders and cyclists, use by large vehicles would cause harm to highway safety.
- Enforcement of highway conditions and route will be difficult due to Council cut backs
- If permission is given will give credence to similar applications or expansion of the site.

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- Impact on wildlife. The Wildlife survey is only a snap shot in time and does not take account of local knowledge. Impact on the unique habitat of the Corn Bunting.
- Inappropriate next to existing uses such as College, Granary and Stone Manor.
- The activities proposed would result in noise nuisance and disturbance.
- The site is not sustainable – there are no local schools, shops or health provision.
- There are many more sites with Wyre Forest where this development would be appropriate.
- Proposed drainage is inadequate.
- Devaluation of property.
- The whole structure of the village would be compromised

The objections are set out in detail by the Planning Consultant acting for the residents who summary and conclusions are as follows;

Development policies of relevance to this application are contained within Wyre Forest District Council's Core Strategy (adopted December 2010) and the Site Allocations and Policies Local Plan (adopted July 2013).

The site is situated within the Green Belt and, under national guidance, the proposed use is considered inappropriate development. Such development cannot proceed unless very special circumstances exist. The need for such development does not constitute very special circumstances as identified in key decisions by the Planning Inspectorate and the Secretary of State.

The application is further in conflict with the development plan as it is not accompanied by a site sequential analysis. The applicants have failed to demonstrate a lack of sequentially preferable sites present within the Council's administrative boundary. Furthermore no evidence has been provided as to why the allocated sites are not considered suitable.

The access arrangements for the development require HGVs to enter into the oncoming land when approaching a blind bend in Stanklyn Lane as demonstrated within the submitted transport plan. Accordingly it is considered that the development will not result in safe access arrangements to and from the site. As a result the application is in direct conflict to the development plan.

The proposed development conflicts with the Landscape Character Area of its locality. As such the development is not in accordance with the development plan.

The site is also isolated from key services. Consequently the proposal is again in conflict with the development plan.

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The development plan requires such development proposals to not adversely impact upon local amenity through testing and maintenance of equipment. Due to the application site's proximity to an established educational facility, the development will either adversely impact the amenity of the school during teaching hours or during boarding times. As such the development is contrary to the adopted development plan.

In conclusion the application is contrary to the adopted development plan and key material considerations. As such, under s 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should be refused.

- 3.11 Letter of Support from Member of Parliament – *"I am aware that several generations of the Jennings family have resided at Low Habberley stemming back over 150 years and that they have been operating mobile amusements for 114 years. I understand that the Jennings Brothers will have to vacate the depot that they currently use at Long Bank as the landlord would like to use it for another use. The Jennings Brothers has since bought the land at Heath Lane, adjacent to Madinatul Uloom Islamic College.*

As you will recall, the need for the Jennings Brothers to relocate was a subject within the Baker Report that was prepared for the Gypsy and Traveller site allocations consultation that took place in late 2011. I understand that following that consultation, and the subsequent approval of the Local Development Framework, a policy is now in place specifically for Travelling Showpeople (SAL.DPL9). My interpretation of the basic elements of this policy are summarised as follows:

- i) There has to be clear evidence of an established need for such a site*
- ii) The area does not fall in areas with a higher risk of flooding*
- iii) Applications in the Green Belt will be permitted in exceptional circumstances after a sequential test has been carried out to assess the viability of other locations in the District*
- iv) The site must be suitable for the safe storage of large items of mobile equipment without adverse impact on the amenity of the area*
- v) The cumulative impacts of the site would not harm the character and/or appearance of the area in terms of visual intrusion and landscape impact*
- vi) It must have visible and safe access to the highway and not cause a hazard to the local highway network or its users*
- vii) The site must have adequate access to services and infrastructure such as mains water and mains electricity and appropriate arrangements for sewerage*
- viii) The site should incorporate sensitive landscaping and screening to ensure it does not have an adverse impact on the surrounding landscape character.*

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Clearly the Council already agrees that there is a need for a permanent site to be found for this to have been included in the aforementioned consultation in 2011. I am of the understanding that the site is not at high risk of flooding. A sequential test has been carried out as part of the consultation of 2011 and other options have been considered since then but no other viable site has been located. There is already partial screening of the site from its immediate neighbours, Madinatul Uloom Islamic College; screening for the remaining perimeter of the site could be a condition of any potential approval. I understand that Mr Jennings has included a detailed highways impact assessment as part of his application documents which recommends that heavy goods vehicles only access the site via Stanklyn Lane and the number of HGV movements is minimal.

In conclusion, this is a long established business that is based in the Wyre Forest district for over a century and they understandably want to stay local. The potential locations to which they can relocate have been limited and this is compounded by objections from residents who hold negative perceptions of Travelling Showpeople in general. I do believe that the Jennings Brothers have done their utmost to co-operate with the District Council and comply with the locally determined planning policy. With this in mind, I do hope that the Planning Committee is minded to approve this application and bring several years of uncertainty for this long established family of Wyre Forest to an end”.

4.0 Officer Comments

PLANNING POLICY FRAMEWORK

- 4.1 The site lies within the West Midlands Green Belt. In 2012 the Government published guidance for dealing with applications for travelling showpeople in the form of policy document “Planning Policy for Traveller Sites”. Policy E of that document states that *“Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”* Section 9 of the NPPF deals with Green Belts and states *“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt...Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt.* On the 1st July 2013 Brandon Lewis MP issued a Ministerial Statement entitled ‘Protecting the green belt’, stating *“The Secretary of State wishes to make clear that, in considering planning applications, although each case will depend on its facts, he considers that the single issue of unmet demand, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the green belt and other harm to constitute the ‘very special circumstances’ justifying inappropriate development in the green belt.”* A further Written Statement was issued on 17th January 2014 re-affirming this stance stating, *“The government’s planning policy is clear that both temporary and permanent traveller sites are inappropriate development in the green belt and that planning decisions should protect green belt land from such inappropriate development.*

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I also noted the Secretary of State's policy position that unmet need, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the green belt and other harm to constitute the "very special circumstances" justifying inappropriate development in the green belt. The Secretary of State wishes to re-emphasise this policy point to both local planning authorities and planning inspectors as a material consideration in their planning decisions"

- 4.2 The development plan consists of the Adopted Wyre Forest Core Strategy and the Adopted Wyre Forest Site Allocations and Policies Local Plan, both documents containing policies on Travelling Showpeople.
- 4.3 Policy SAL.UP1 outlines the Council's stance to development within the Green Belt and mirrors Government Advice in Section 9 of the National Planning Policy Framework (NPPF) resisting inappropriate development except where Very Special Circumstances exist.
- 4.4 Core Strategy Policy CP06, deals with the allocation of Gypsy and Traveller sites whilst not specifically excluding Green Belts does advocate a sequential approach seeking for sites within or adjoining existing settlement boundaries on previously developed land. Although provision of sites is based on a needs based approach, the Gypsy and Traveller Accommodation Assessment (GTAA) 2008 did not identify a need for any new sites for Travelling Showpeople. At paragraph 4.54 of the Adopted Wyre Forest Site Allocations and Policies Local Plan the Council sets out its intent for provision, *"In order to maintain a 5 year supply of deliverable sites...following on from the Worcestershire GTAA [Gypsy and Traveller Accommodation Assessment] , the District Council will progress a specific Local Plan to allocate further sites for Gypsies, Travellers and Travelling Showpeople during 2014..."* A review of the GTAA is drawing to a conclusion but has not been published at the time of writing this report.
- 4.5 Although no need is shown within the 2008 GTAA, paragraph 4.55 of the Adopted Wyre Forest Site Allocations and Policies Local Plan states that *"...there is an existing established site through lawful use at Long Bank, Bewdley and there is a requirement to re-locate this site. There is therefore a specific current need for one family plot to be allocated within the District through the Development Plan process."* Paragraph 4.56 explains that following the "call for sites" and the commissioned Baker Report, the sites identified were discounted by the Council and it was not possible to allocate a specific site to meet this specific need of Travelling Showpeople within the District.

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- 4.6 Policy SAL.DPL9 sets out the approach for dealing with applications for new sites that are submitted prior to the drafting of the Gypsies, Travellers and Travelling Showpeople Local Plan. The policy sets out a sequential approach to determining planning applications. In reference to Green Belt sites it states that *“Applications for sites within the Green Belt will only be permitted in exceptional circumstances and will be subject to a sequential assessment to assess whether other more sequentially preferable sites are available and deliverable within the District.”* Although slightly at odds with the ‘Planning Policy for Traveller Sites’ at Policy E, which states; *“If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and **not in response to a planning application**.”* [my emphasis], it does allow the Local Planning Authority to consider sites within the Green Belt if circumstances dictate. This is in line with the ‘plan led’ approach advocated in the National Planning Policy Framework.
- 4.7 In the interests of clarity and for the avoidance of doubt, the sequential approach as set out within Policy SAL.DPL9 is as follows:
1. Previously developed land within Kidderminster and Stourport-on-Severn
 2. Previously developed land within Bewdley
 3. Previously developed land within villages
 4. Previously developed land within rural settlements
 5. Greenfield sites within Kidderminster and Stourport-on-Severn
 6. Greenfield sites within Bewdley
 7. Greenfield sites within villages
 8. Greenfield sites within rural settlements
 9. Greenfield sites outside of the Green Belt
 10. Greenfield sites in the Green Belt
- 4.8 The applicant’s have provided a submission in response to the sequential approach. It details 17 sites that have been suggested by the Applicant between 2003 and 2013. Members are advised that 14 of these are sites are also within the Green Belt. This submission clearly shows the efforts the applicants to find an replacement site. However, the submission does not, in Officers’ opinion, go as far as to being able to demonstrate that at this moment in time that there are no other sequentially preferable sites that would meet the needs of the Applicant. However it is accepted that many of the more suitable sites may not be available or deliverable, due to the Applicant’s financial situation.

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- 4.9 The conclusion has to be reached notwithstanding the acceptance of sites within the Green Belt that in line with national policy in the NPPF and the Planning Policy for Traveller Sites that the proposal represents inappropriate development within the Green Belt that results in substantial harm by definition. To this effect, Paragraph 88 of the NPPF states:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The proposal results in inappropriate development and would be contrary to Policy SAL.UP1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. As such it falls to consider the other aspects of this application that may add to the harm already identified before weighing the arguments in favour which includes the lack of alternative sites.

IMPACT ON THE HIGHWAY NETWORK AND ACCESS ARRANGEMENT

- 4.10 Access to the site is directly from Heath Lane via either Stanklyn Lane or Worcester Road (A450). A Transport Statement has been submitted to support the application, which quantifies the vehicle trips associated with the development. The applicant's operation involves the movement of fairground rides around the country. It is stated that HGV movements to their storage facility occur a maximum of 54 days in the whole year, although this is not proposed to be restricted. The Applicant has 7 HGV lorries and associated trailers. The maximum size used would be a 7.3m (24ft) lorry with a 12.2m (40ft) trailer associated with the 'Twist Ride'. In addition to the HGV's there are the 4 caravans and associated cars which all work as part of the fairground operation.
- 4.11 Whilst the access from the Worcester Road (A450) is the most direct into Heath Lane, the junction is inadequate to allow the vehicles to negotiate safely. In addition the route from the Kidderminster Road (A449) from Summerfield is also restricted due to the low bridge. These restrictions are acknowledged by the Transport Statement and the alternative route via Stone Hill (A458), into Stanklyn Lane and then into Heath Lane is promoted. This route is approximately 2047m (1.2 miles) and is not without difficulty as highlighted within Stone Parish Council's comments. These difficulties include the width of Heath Lane and Stanklyn Lane, the junction with Heath Lane and Stanklyn Lane; the 90 degree bend on Stanklyn Lane; the junction with Stanklyn Lane and Stone Hill; and, the claimed level of accident rates on Stone Hill. The width of the vehicles are approximately 2.6m, this does not take account of any overhang from rides. Stanklyn Lane is at its narrowest approximately 5m in width and Heath Lane approximately 3m in width. The following properties are accessed off Heath Lane:

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- Sparum Farm – Dwelling, Farm and Model Aircraft Club
- Silver Birches – Dwelling
- Access to Stanklyn Wood and rear access to Butts Lane Depot
- Madinatul Uloom Al Islamiya College – Lawful use as school. In 2011 there were 211 full time students (189 boarders).
- Oaksheath – Dwelling
- Bulmere Cottage – Dwelling
- The Granary Hotel – Restaurant and Hotel
- Along with various access points to agricultural fields.

4.12 Following its own assessment of the vehicle trip rates and speeds associated with traffic using Heath Lane, the Highway Authority has concluded that the existing flow of traffic is minimal. Having taken account of the number of vehicle movements associated with the proposed development, which are more likely to be processional, and the limited traffic flows along Heath Lane, the Highway Authority have offered a no objection response. Whilst they acknowledge the narrow nature of the lane, they consider the likelihood of conflict is small and when considering the slow vehicle speed and size of the applicant's vehicles, the Highway Authority consider that a highway safety concern cannot be justified. I share the concerns of residents and Parish Council in respect of the potential impact on the surrounding highway network; however I do accept the professional advice of the Highway Authority. Given their no objection response Officers are of the opinion a refusal reason based on highway safety concerns cannot be sustained.

4.13 The proposed access arrangements are angled to ensure HGV vehicles exit the site towards Stanklyn Lane rather than towards Worcester Road. Parking is provided within the site for both lorries, trailers and other vehicles. The site is sufficiently large to allow for the parking and manoeuvring of vehicles within the confines of the site without difficulties.

OPENNESS AND VISUAL AMENITY OF THE GREEN BELT AND OPEN COUNTRYSIDE

4.14 The surrounding land is particularly open and adds to the quality of the countryside and overall feel of the Green Belt in this location. Whilst being close to the urban area of Kidderminster it has a distinctive rural appearance. The topography of the surrounding area add to this feeling of openness with the application site being clearly visible from Heath Lane and also from Butts Lane. Glimpse of the site may also be possible from higher ground during parts of the year. The use of the proposed site can only be described as intensive, with the proposed caravans and vehicles having a particular striking impact on the surrounding area. Although for some of the time during year there will be less equipment and caravans on the site, there will always be as a minimum, the static caravans. The use of the site and the associated structures and storage will dramatically reduce the openness of the Green Belt in this location. Whilst a hedge is proposed I do not feel that the hedging that would need to be planted would be in keeping with the character of landscape or would mitigate this harm.

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- 4.15 The Landscape Character Assessment sets out the aim to maintain discreet clusters of dwellings and development in accordance with the overall landscape character. Whilst the site would be adjacent to the existing Madinatul Uloom Al Islamiya College, the college is set in a parkland setting maintaining an open feel, the intensive nature of the development proposed would be at odds with the existing character of the surrounding area resulting in harm to the character of the landscape.
- 4.16 The proposed development will result in harm to the openness and visual amenities of the Green Belt, and the character of the landscape which adds to the harm. This would place the application at odds with Policy SAL.DPL9 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Policy CP12 of the Adopted Wyre Forest Core Strategy.

DRAINAGE

- 4.17 Foul drainage is to be provided for the residential units through the provision of two 'Bio-Disc' waste treatment plants, which can cater for 12 persons with the outfall being within an open area or residential amenity garden. Surface water drainage will be dealt with through soakaways for each static unit.
- 4.18 The details submitted are sufficient to enable a conclusion to be reached that adequate drainage facilities can be provided for the site in line with Policy SAL.DPL9 (vii) and the National Planning Practice Guidance. Other utility infrastructure can be provided through the relevant utility companies. I note the comments of North Worcestershire Water Management but am satisfied that any further information can be obtained and addressed via a suitably worded condition.

AMENITY OF SURROUNDING PROPERTIES AND THE AREA

- 4.19 The site sits adjacent to the Madinatul Uloom Al Islamiya College and is approximately 240m from the closest dwelling. Given the sporadic nature of the rural development in this location it appears clear that noise will be in issue particularly during evening hours. Whilst storage facilities do exist for the site and some testing of the rides will be required it is evident that this would need to be controlled. This would also be necessary to avoid adverse impact through light spillage during winter months. It is accepted that a suitably worded condition could restrict testing and maintenance to avoid adverse impact on neighbouring properties and the surrounding area. However, this consideration does not alter the conclusion on the adverse visual impact as described above. There will not doubt be some loss of amenity through disruption and impact through additional vehicle movements along Heath Lane, however I do not consider that the impact will be so great as to cause additional harm in this respect.

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LAYOUT

- 4.20 The proposal sets forward a simple layout of four pitches within the yard. There is no set definition for what a pitch within a yard should constitute, however it is accepted that it provides for a single family and normally consists of the stationing of a static caravan, amenity space, provision for a touring caravan and parking spaces. The layout is considered to be acceptable and adheres to the general principles of the 'Designing Gypsy and Traveller Sites Good Practice Guide (DCLG, 2008). Adequate space is given to storage, HGV parking and turning facilities. Despite the conclusion on the harm that would be caused to the visual amenities of the Green Belt and the character of the landscape as set out above, it is considered that the internal layout of the site is acceptable in terms of the aforementioned Practice Guide.

BIODIVERSITY AND ECOLOGY

- 4.21 The application was accompanied by a protected species survey which concludes that the site is of low ecological interest as the site is mainly grassland typical of horse paddocks found within the locality. This is not disputed by the Countryside Conservation Officer. A large number of respondents to the neighbour consultation have referred to the presence of the Corn Bunting within the locality. The Applicant's ecologist has commented in response that "*...there may be corn buntings within the immediate local area (in fact I am aware that there are) but when nesting this species is more reliant on arable fields than on improved grassland. In addition there is no special legal protection under the NERC Act, simply the requirement for planners to take their presence into consideration. The legal protection is only during the nesting season under the Wildlife and Countryside Act 1981 (as amended).*"
- 4.22 I am satisfied that adequate consideration has been given to protected species and that no undue harm will be caused to protected species or biodiversity

MATERIAL CONSIDERATIONS IN FAVOUR

- 4.23 Having established the harm that would be caused by of inappropriateness and other harm, it falls to consider the material considerations put forward by the Applicant's agent. A supporting statement has been submitted setting out the arguments in favour of the development. It sets out the background for the application identifying the Applicant and his family as Travelling Showpeople, and this is not disputed.

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NEED FOR THE SITE & LACK OF ALTERNATIVE PROVISION

- 4.24 For approximately the last 35 years the Applicant's business has been based on land at Long Bank, Bewdley. In January 2010 they were given 3 months notice to vacate the site by the owner. Through agreement the Applicant's have been allowed to stay on the site until alternative land is sought. It is stated that given the time periods involved (over 3 years since service of notice) the land owner is growing impatient and has requested the family moves off the site as a matter of urgency. This fact is noted within the Adopted Wyre Forest Site Allocations and Policies Local Plan and highlights the need to provide a single site for Travelling Showpeople. Notwithstanding the results of the GTAA, which shows no general need for a site, it is acknowledged that given the personal circumstances above that there exists an immediate need. This need will be addressed through the work on the specific Gypsy, Travellers and Travelling Showpeople Local Plan which is planned to be progressed within the next 12 months. As such consideration must be given to the specific personal need expressed which weighs significantly in favour of the development. However, it is worthy of reminder at this point "*...the Secretary of State's policy position that unmet need,... for traveller sites..., is unlikely to outweigh harm to the green belt and other harm to constitute the "very special circumstances" justifying inappropriate development in the green belt.*"

PERSONAL CIRCUMSTANCES AND HUMAN RIGHTS

- 4.25 The four pitches have been identified for three occupiers one of which is a family with a 12 month old child, the other plot and static caravan will be used by the Applicant and other members of staff who need somewhere to stop from time to time.
- 4.26 The personal circumstances of the three permanent occupiers are centred on their imminent eviction from the site at Long Bank. It is stated within the supporting statement that should this happen without the approval of the application site; "*...they will have nowhere else to go and when not working will be forced to stop on the roadside or some other unauthorised encampment. Not only will this cause hardship to the family but will also cause inconvenience to those on whose land they stop. Given the lack of alternative land, refusing to grant permission will deprive this family of a home and thus constitute an interference with their rights under Article 8(1) of the European Convention of Human Rights.*" It is also highlighted that such a position would create a greater difficulty for a young child and that consideration of the Rights of the Child must be a primary consideration. The effect of eviction and roadside living would adversely affect the child. "*Without access to even the most basic sanitation facilities it will be difficult to maintain the level of hygiene necessary for a young child whose immune system is not fully developed, then there are the implications for health and safety that are implicit in roadside living.*"

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- 4.27 The personal circumstances put forward have been taken fully into account, particularly the need to have a base during winter months. I have given particular consideration to the best interest of the young child as a primary consideration, particularly the need to access sanitation and a safe environment, although I do acknowledge that these facilities are not specific to the need for this site as they will be serviced when they are away from the site. It is evident that the needs of the family with the young child are greater than the other occupants. As such I attach great weight to the needs of the young child and further lesser weight to the other occupants.
- 4.28 It is recognised that the refusal of this permission will interfere to a degree with Human Rights under Article 8 of the European Convention of Human Rights in preventing the establishing a home and interfering with private and family life. This interference must be weighed against the wider public interest and the protection of the rights of others in line with Article 8 and Article 1 of the first protocol. This will be considered as part of the overall balance and attributed appropriate weight.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT AND SUSTAINABILITY

- 4.29 Policy H of the 'Planning Policy for Traveller Sites' at paragraph 21 makes it clear that "[a] applications should be assessed and determined in accordance with the presumption in favour of sustainable development..." This clear direction from Government Policy is set out at paragraph 14 of the NPPF stating that:

"For decision-taking this means:

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

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

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The footnote clarifies that the presumption in favour does not extend to development that is unacceptable in the Green Belt. As set out within this report the development site features both of these constraints and whilst taking into consideration the golden thread of national policy, in this particular case it does not provide weight in favour of the development.

- 4.30 It is submitted by the applicant's agent that the proposal accords with the wider definition of sustainability and gives access to health and education services, providing a settled base for winter quarters and provides a quality local environment for the occupants especially the child. These factors are all desirable, however they need to be viewed in the context of the location of the site and the fact confirmed by the applicant's agent that "...*the family will be away travelling for most of the year...*" I consider that having taken account of these aspects that limited weight should be given in this regard.

OTHER CONSIDERATIONS

- 4.31 Other matters have been raised by the applicant's agent in support of the application which are listed in the bulleted points below:

- Ecological impact assessed and found acceptable
- Site not subject to flood risk
- The site provides for the traditional lifestyles of travelling showpeople
- Site layout and drainage are acceptable.
- The site can be seen, but should integrate to surrounding areas with proposed landscaping but will accept landscaping condition for further planting.
- Scheme complies wholly with Policy SAL.DPL9.

The other matters that have been raised as outlined above provide additional substance in favour of the argument supporting the application. Except for the impact on the landscape and the compliance with policy which are shown to be unacceptable as part of this report, the other items when looked at together give only additional limited weight.

VERY SPECIAL CIRCUMSTANCES & THE OVERALL BALANCE

- 4.32 The applicant claims the cumulative effect of all the material circumstances are sufficient to outweigh the harm to the Green Belt and that permission should be granted on this basis.

- 4.33 Paragraph 88 of the NPPF states "...*local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*" The Local Planning Authority have to be satisfied that the circumstances put forward as part of the balancing exercise do not just outweigh, but **clearly outweigh** the harm.

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- 4.34 There would be substantial harm caused to the Green Belt by way of inappropriateness and the reduction of openness of the Green Belt. The impact of development on the wider landscape and visual amenities of the Green Belt adds further weight. The proposal would conflict with the development plan.
- 4.35 Against this harm the lack of provision within the Development Plan and lack of an alternative site to meet the needs expressed weighs significantly in favour of the development. In line with the Ministerial Statement, I do not consider that this, in itself, sufficient to outweigh the harm to the Green Belt and other harm to constitute very special circumstances to approve the application. I have considered carefully the personal and other material circumstances, including the needs of the child, affording these due weight, however even when combined together I conclude that the harm is not clearly outweighed and that the very special circumstances required to justify the development do not arise
- 4.36 I acknowledge that the refusal of the application will interfere with the Human Rights under Article 8 of the European Convention of Human Rights. I have considered the rights of the proposed occupants and the children concerned as part of the overall balance of the application, and afforded these appropriate weight. These have been weighed against the wider public interest including the need to preserve the Green Belt and the wider landscape from harm. I consider that refusal of the application on a permanent basis is a necessary and proportionate response.

CONSIDERATION OF TEMPORARY PERMISSION

- 4.37 Paragraph 25 within Policy H of the Planning Policy for Traveller Sites highlights the consideration that *"...if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission"*. Whilst the lack of a five year supply weighs heavily in this consideration, it has not been demonstrated, especially given the confirmed GTAA figures. However, there is a lack of supply on a specific and personal need. Even when taking into account the needs expressed I consider that the harm to the Green Belt and the surrounding landscape will carry substantial weight even in the case of temporary permission. Although such harm would cease when the temporary permission expired I do not consider that material circumstances in this case, even when combined together, are sufficient to outweigh the harm to justify a temporary permission.

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CONDITIONS

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

5.0 Conclusions and Recommendations

- 5.1 The proposal for the creation of a Travelling Showman’s Yard within the application site would constitute inappropriate development in the Green Belt and would cause harm to its openness and visual amenity as well as the character of the landscape. The material circumstances advanced in favour of the development do not clearly outweigh the harm identified so as to amount to the very special circumstances necessary to justify inappropriate development in the Green Belt, on a permanent or temporary basis. The proposal would be in conflict with policies within the Adopted Wyre Forest Core Strategy and Adopted Wyre Forest Site Allocations and Policies Local Plan along with Government advice contained within the National Planning Policy Framework and Planning Policy for Traveller Sites.
- 5.2 The recommendation therefore is **REFUSAL** for the following reasons:
1. The site is located within the West Midlands Green Belt. The development is considered to be inappropriate within the Green Belt which is by definition harmful. There is further harm caused to the openness and appearance of the Green Belt. It is considered that there are no very special circumstances to justify this inappropriate development and as such the proposal is contrary to Policies SAL.UP1 and SAL.DPL9 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and government guidance within National Planning Policy Framework and Planning Policy for Traveller Sites.
 2. Due to the topography of the area the site is readily visible particularly from Heath Lane and Butts Lane. The proposed development would detract from, and harm the character of, the landscape and the visual amenity of the Green Belt in this rural location, contrary to Policies CP06 and CP12 of the Adopted Wyre Forest Core Strategy, Policy SAL.DPL9 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Government guidance in National Planning Policy Framework.

Agenda Item No. 5

Application Reference: 14/0187/FULL
Ord Sheet: 383369 276865
Case Officer: Julia Mellor

Date Received: 01/04/2014
Expiry Date: 01/07/2014
Ward: Greenhill

Proposal: Demolition of existing buildings and construction of a primary care centre (Use Class D1) with retail pharmacy (Use Class A1) and ancillary works

Site Address: CHESHIRE COLOURMAIL LTD, 24 COVENTRY STREET, KIDDERMINSTER, DY102BG

Applicant: Matrix Medical

Summary of Policy	DS01, DS02, CP02, CP03, CP07, CP11, CP14 (CS) SAL.PFSD1, SAL.GPB2, SAL.CC1, SAL. CC2, SAL.CC6, SAL.CC7, SAL.UP5, SAL.UP7, SAL.UP9 (SAAPLP) KCA.PFSD1, KCA.GPB1, KCA.GPB2, KCA.CC3, KCA.UP1, KCA.UP2, KCA.UP3, KCA.UP4, KCA.EG5, KCA.EG8 (KCAAP) Sections 2, 4, 7, 8, 11 (NPPF) Design Quality SPG
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site has an area of approximately 0.4 hectares (1 acre) and accommodates the existing Cheshire print works building to the south and a smaller car workshop to the north. The site has a frontage to the A456 ring road to the east, Waterloo Street to the west and Coventry Street, where the existing building has a shopfront, to the south.
- 1.2 The redevelopment of the site comprises the demolition of the existing buildings and the provision of a medical centre which would provide facilities for the existing Kidderminster Health Centre Medical Practice and Forest Glades Medical Centre both of which would relocate from the existing Bromsgrove Street Health Centre. The proposed medical centre would still operate as two GP medical practices offering additional out patient clinics serving a total of approximately 14,000 patients within a single building; it would also accommodate a pharmacy for use by patients and the general public.
- 1.3 The proposed development would also accommodate a 69 space car park accessed off Waterloo Street.

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- 1.4 The application has been submitted together with a Planning Statement, Transport Assessment, Design and Access Statement, Bat Survey and a Statement of Community Involvement.

2.0 Planning History

- 2.1 None of relevance

3.0 Consultations and Representations

- 3.1 Highway Authority – Recommends that any permission which the District Planning Authority may wish to give includes the following conditions:
- details of the consolidation, surfacing and drainage of the cycle parking, vehicle access, turning areas and parking facilities;
 - engineering details of the footway and access alterations;
 - details of parking for site operatives and visitors; and
 - submission of a travel plan which promotes sustainable forms of access to the site
- 3.2 Worcestershire Archive and Archaeology Service - I have checked the County Historic Environment Record and this application affects or may effect a heritage asset or area of archaeological potential. The 'historic environment' encompasses all those material remains that our ancestors have created in the landscapes of town and countryside. It includes all below and above ground evidence including buildings of historic and architectural interest.

The applicant has provided a desk based assessment which pulls together existing records and cartographic evidence to establish the site's archaeological potential. The report concludes that the site has a moderate to high potential for early post medieval remains onward. The recording and analysis of such remains can provide an insight into the social and economic development of this important town.

The County and the District has a responsibility to protect, either by preservation or record, cultural remains within its jurisdiction, and this is emphasised by the National Planning Policy Framework section 12, paragraph 141, and Policy SAL.UP6 from the Site Allocation and Policies Wyre Forest Local Plan 2006-2026

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

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- 3.3 Worcestershire Regulatory Services - The cumulative impacts on air quality from individual sites in local areas should be determined (NPPF para. 124). As an alternative to undertaking an Air Quality Assessment the applicant can adopt mitigation measures which are aligned with County LTP Policies and may be incorporated as part of the development. This will assist in alleviating pollution creep arising in the general area. WRS therefore make the following recommendations with consideration of the National Planning Policy Framework Paragraphs 29, 35, 109, 120, 124:

It is recommended that electric charging points be installed in 10% of the allocated parking spaces at the development. The provision of more sustainable transport modes will help to reduce CO₂, NO_x and particulate emissions from transport.

It is recommended that secure cycle parking facilities are provided at the development. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be provided as determined by Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7 (note this is also an option in BREEAM assessments).

NPPF Paragraph 29 states; 'Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.'

Boiler nitrous oxide (NO_x) emissions from building heating systems contribute to background NO_x concentrations and a condition to require the use of low emission boilers is recommended; (note this is also an option in BREEAM assessments and the cost of a low NO_x boiler is the same as a standard boiler)

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 requiring a site investigation, remediation and validation reports are recommended.

- 3.4 North Worcestershire Economic Development and Regeneration - This application seeks permission for the demolition of an existing building fronting the ring road in Kidderminster and its replacement with a new primary care centre and ancillary facilities. The site is located in a gateway position, on the edge of the town centre. The immediate surrounding area is a combination of retail and employment uses and is bound by Kidderminster Ring Road along the eastern extent of its boundary.

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Given the location of the proposed works and the use envisaged it is considered that the following should be taken into account in determining the application:

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

These documents are considered in turn below.

National Planning Policy Framework (NPPF) - Aims and Objectives

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

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

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

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

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

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

“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

Plan positively for the provision and use of shared space, community facilities...and other local services to enhance the sustainability of communities and residential environments;” (Paragraph 70)

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

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The NPPF also identifies, at Paragraph 171, that:

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

This application has been submitted following partnership working over a number of years with the local public health leads. The current proposal has therefore been submitted in response to a need to ensure that the health services of the local community are met, and are located centrally.

The applicant is committed to providing a new primary care centre, which will house the existing Kidderminster Health Centre Practice and Forest Glades Medical Centre facilities that are currently located on Bromsgrove Street, approximately 150m away from the proposed site. It is also worth noting that the two practices provide healthcare services to patients across the whole of Kidderminster and as far afield as Stourport in the South and Cookley in the North. The practice predominantly treat patients in the DY10 and DY11 postcode areas and this is to continue in the new premises that are proposed. Therefore, relocating to a site close by to the existing facility is an important determinant for the medical practices.

In addition to these specific points raised in the NPPF, it is also worth noting that health centres are identified as a main town centre use within the Framework and therefore should be located centrally. The proposed site meets the size requirements of the operators and provides a relatively central location, which is only 150m from the current premises.

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

Core Strategy (December 2010) - The Adopted Core Strategy of December 2010 provides the strategic context for development decisions within Wyre Forest District. The Core Strategy identifies Kidderminster as the main strategic centre and as the town where major services should be located.

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

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Kidderminster Central Area Action Plan (July 2013) - The Kidderminster Central Area Action Plan (KCAAP) was adopted in July 2013. The KCAAP provides the site specific detail for considering development within the central area of Kidderminster, where both the current doctor's premises and the proposed new site are located.

Policy KCA.EG8 – Waterloo Street Area is the specific policy that covers the application site area. This policy identifies the uses that will be acceptable in this area, which are as follows:

- A1-A5 retail (not exceeding 280 sq m)
- B1 (a) office
- C1 hotel
- C2 residential institutions
- C3 dwelling houses

It is clear to see, therefore, that the proposed use (D1) is not compatible with the current policy framework. However, it is important to note that the scheme does include an element of A1, which is a compatible use and furthermore the reasoned justification for this policy identifies that:

“Blackwell Street and Coventry Street are designated as secondary shopping frontage. As with all Secondary Shopping Areas, a flexible approach to uses will be taken. However, extra flexibility will be taken on this site as it is peripheral to the main retail circuit of the town. Non-retail uses which will help to add vibrancy to this part of the town will be considered favourably. However, active ground floor frontages will be sought as part of any development.

Waterloo Street is an extremely quiet road due the fact that it is a dead end and there are a very small number of active uses. Successful regeneration of the area will therefore need to include a mix of uses that bring activity and vibrancy back to the area”

Therefore, given that a D1 use is a main town centre use which will help to add vibrancy to this part of the town, the fact that this site is located only 150m from the current operations, and the paragraph outlined in the reasoned justification which identifies the need for extra flexibility, suggests that this site should be considered favourably for the proposed use.

In addition to the principle of the use of the site, Policy KCA.EG8 also identifies a number of criteria that any development should adhere to at this location, as follows:

- i. *Provide active frontages onto adjacent streets and spaces.*
- ii. *Improve the pedestrian environment along the ring road.*
- iii. *Contribute to improving pedestrian links across the ring road.*
- iv. *Contribute to improving pedestrian links through the site linking the ring road, Waterloo Street and Blackwell Street.*

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- v. *Provide sufficient mass to ensure natural surveillance opportunities to St. George's Park and to provide enclosure to the ring road whilst screening the prominent BT exchange.*
- vi. *Provide active uses at the ground floor with a combination of uses on the upper floors providing a vertical mixing of uses.*

On the whole, it is considered that the development proposed responds well to these criteria. The plans would provide for an active frontage at the ground floor and provide a vertical mix of uses. The site also provides some mass to provide enclosure to the ring road. Whilst it is felt that a slightly larger footprint would have provided a better screen to the prominent BT building, the proposals are in response to a particular service need and are therefore determined by this. Overall, the development would provide a better frontage to the ring road and improve this important gateway into Kidderminster town centre.

In addition to the site specific policy identifies above, the KCAAP also includes Policy KCA.GPB5 – Employment Development. This policy states that the Eastern Gateway area (which includes the applicant's site) will form part of the focus for health and education development. The reasoned justification associated with this policy identifies that "*health facilities are industries in their own right and they make an important contribution to the economy*". It goes on to state that "*The visitors that these facilities attract can also add footfall and vitality to the areas in which they are located. It is therefore considered important to allow for the development of these facilities in the town centre, not only to add vibrancy to the town but also in the interests of providing them in the most sustainable location.*" It is clear to see, therefore, that this policy and associated justification further reaffirms the suitability of locating this type of development at the application site.

Whilst not necessarily a material consideration for this particular application, it is considered important to outline the fact that the relocation of the medical centre from its existing location on Bromsgrove Street will allow for wider regeneration aspirations to be realised within the central area of Kidderminster, and this is therefore considered to be another benefit of the current proposal.

The application site is also identified within the Council's Adopted Design SPG, in the section titled 'Town Centre Design Guide'. This part of the SPG identifies the following in relation to this site:

- Buildings where improvements in townscape quality could be achieved;
- Improve public face of town from ring road – Implications for new development in terms of building frontages;
- Corners to be strengthened;

It is considered that the proposals respond positively to the issues identified in the Design SPG at this site and therefore would be compliant with this element of the Development Plan.

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Conclusion - In conclusion, it is considered that this site provides a clear opportunity to relocate an existing medical service within close proximity to the existing offer. The proposals respond positively to the challenge presented by the site and the designs meet a number of criteria laid out by local planning policy. The relocation of the medical centre will also enable further regeneration opportunities to be pursued within the Eastern Gateway, which is an added bonus to the scheme. Overall, it is considered that the proposals are a positive move for Kidderminster town centre and as well as meeting an identified service need for new medical provision, it also provides a number of regeneration benefits, which are supported by local policy.

- 3.5 Arboricultural Officer – Awaiting comments
- 3.6 Countryside and Conservation Officer - This application has a conclusive and appropriate ecological assessment that has found no ecological issues. Hence this application is good to proceed from a biodiversity point of view.
- 3.7 Crime Prevention Design Advisor - I don't have any objections to this application or any comments to make about the basic design. I note that the new centre has its own car park, there does not appear to be enough spaces for the size of the centre. Is an access control system to be put in place to control access? I am aware that many visitors to the existing health centre are dropped off and picked up outside the main entrance, at the moment this does not cause a problem. However, the main entrance to the new centre is on a busy road near to a major junction. If people are tempted to stop outside the main entrance it will cause traffic problems. Has consideration been given to creating dedicated drop-off and pick-up points on the car park? As far as internal security is concerned the centre will need a CCTV system. The long corridor on the lower ground floor from the car park in particular needs CCTV coverage. An alarm system will also be required.
- 3.8 Severn Trent Water – No objections subject to conditions
- 3.9 North Worcestershire Water Management – As far as I am aware this development is not located in an area of known fluvial flood risk. However, according to the surface water flood risk mapping there is some surface water flood risk at the site itself and in the vicinity of the site.

As the site is currently already hardstanding, I understand that there will probably be no increase in the amount of runoff from the development site. This means that there will be no impact upon flood risk, and that there is no reason to withheld planning permission on flood risk grounds.

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I understand that the proposal is for the development to discharge storm water to the existing surface water sewer. This is not in line with building regulations that state that discharge to the ground or to a nearby watercourse should be ruled out first before discharge to a surface water sewer can be considered. I would urge that the use of SuDS get considered in full, in line with the Council's Core Strategy (CP02) that states that all new development will be required to incorporate SuDS. As there is a known surface water flood risk in the vicinity of the development site, decreasing the amount of runoff from the site would potentially decrease the surface water flood risk to surrounding areas.

- 3.10 Planning Policy Manager - The District Council's Local Development Plan is made up of the Adopted Core Strategy (December 2010), the Site Allocations and Policies Local Plan (July 2013) and the Kidderminster Central Area Action Plan (July 2013). This application lies within the area covered by the Kidderminster Central Area Action Plan and as such the relevant policies are set out within the Adopted Core Strategy and the Kidderminster Central Area Action Plan.

The site sits within the Eastern Gateway area and is the subject of a site specific policy within the KCAAP. Policy KCA.EG8 refers specifically to the Waterloo Street Area, within which the site falls, and sets out acceptable uses as follows:

- A1-A5 retail (not exceeding 280 sq m)
- B1 (a) office
- C1 hotel
- C2 residential institutions
- C3 dwelling houses

The main use within this proposal is D1 and therefore not in accordance with those specific uses set out within the policy. However, paragraph 10.42 provides the context for a flexible approach to uses on this site and states that 'non-retail uses which will help to add vibrancy to this part of town will be considered favourably'. The paragraph reaffirms the point that 'active ground floor uses will be sought as part of any development'. Whilst the proposal is not for one of the specific uses set out within the policy, it does provide active frontages at ground floor level and therefore no objections are raised in terms of its conformity with this element of the policy.

Policy KCA.EG8 goes on to set out specific criteria which any development on the new site must meet, and these are as follows:

- i) Provide active frontages onto adjacent streets and spaces.
- ii) Improve the pedestrian environment along the ring road.
- iii) Contribute to improving pedestrian links across the ring road.
- iv) Contribute to improving pedestrian links through the site linking the ring road, Waterloo Street and Blackwell Street.

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- v) Provide sufficient mass to ensure natural surveillance opportunities to St. George's Park and to provide enclosure to the ring road whilst screening the prominent BT exchange.
- vi) Provide active uses at the ground floor with a combination of uses on the upper floors providing a vertical mix of uses.

Consideration should be given to how the proposals meet the objectives for the site identified above.

In conclusion, it is considered that the proposed use is compatible with policy KCA.EG8 of the Kidderminster Central Area Action Plan.

3.11 Neighbour/Site Notice/ Press Notice – No representations received

3.12 The applicant has advised in the Statement of Community Involvement that there has been consultation with the Kidderminster Health Centre Medical Practice and Forest Glades Medical Centre Patient Participation Groups since March 2011 and a public open evening and exhibition was held on 18th September 2013.

4.0 Officer Comments

4.1 The applicant has advised that the proposed development is required as the existing health centre located in Bromsgrove Street, constructed in the 1970's, fails to meet current needs or NHS standards. The proposed relocation would allow the GP practices to offer a wider range of services:

“National policy dictates that GP surgeries should be a ‘one stop shop’ allowing direct access to a variety of new treatments normally only available at out patient clinics in regional hospitals. It is also Government policy to extend opening hours and therefore availability of such services bringing them within easy reach of the local community.”

4.2 The application site occupies a prominent town centre site at the junction of the ring road and Coventry Street within the Primary Shopping Area of the town centre. In terms of the location of the proposed development the NPPF encourages local planning authorities to plan positively for the provision of facilities to serve the community in accessible locations. Specifically relating to health facilities the NPPF advises that health organisations and local planning authorities should work collaboratively, and it supports proposals that improve the health and well being of the local population.

4.3 The Core Strategy defines Kidderminster as the main strategic centre where major services should be provided, whilst Policy CP07 provides in principle support for opportunities to expand, enhance and maximise community uses.

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- 4.4 The application site lies within the wider Eastern Gateway area within the Kidderminster Central Area Action Plan; and more specifically the site lies within the Waterloo Street Area identified under Policy EG8 for the following range of uses:
- A1-A5 retails (not exceeding 280 sqm)
 - B1(a) Office
 - C1 Hotel
 - C2 Residential Institutions
 - C3 Dwelling Houses
- 4.5 Notably the proposed use class D1 health centre use does not comply with the list of uses deemed to be acceptable by the Policy however the reasoned justification states,
- “However, extra flexibility will be taken on this site as it is peripheral to the main retail circuit of the town. Non-retail uses which will help to add vibrancy to this part of the town will be considered favourably. However, active ground floor frontages will be sought as part of any development.”*
- 4.6 It is considered that the proposed medical centre which would be retail in part would clearly add vibrancy to this part of the town centre. Moreover the frontage to Coventry Street is defined as a secondary shopping frontage where Policy GPB2 allows D1 uses. It is therefore considered that the proposed use of the site would be acceptable.
- 4.7 The remainder of the Policy advises that any new development should:
- i. Provide active frontages onto adjacent streets and spaces.
 - ii. Improve the pedestrian environment along the ring road.
 - iii. Contribute to improving pedestrian links across the ring road.
 - iv. Contribute to improving pedestrian links through the site linking the ring road, Waterloo Street and Blackwell Street.
 - v. Provide sufficient mass to ensure natural surveillance opportunities to St. George's Park and to provide enclosure to the ring road whilst screening the prominent BT exchange.
 - vi. Provide active uses at the ground floor with a combination of uses on the upper floors providing a vertical mixing of uses.
- 4.8 The proposed design of the development would provide accommodation over four floors:
- Level 0 (lower ground floor) – secondary entrance to the rear for staff and users of the car park;
 - Level 1 (ground floor) – main entrance off Coventry Street to reception, main surgery waiting area, pharmacy, some consulting rooms;

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- Level 2 – clinical areas, treatment rooms and consulting rooms
 - Level 3 – plant room
- 4.9 The building has been designed to overcome the difference in levels of approximately 3.3m between the junction of Coventry Street/Waterloo Street and the main entrance to Level 1 which is accessible to pedestrians from the frontage to the ring road.
- 4.10 The layout of the building has been designed to maximise the efficient use of space by grouping rooms by function and providing space that would be shared by the two practices such as the waiting and reception areas, administrative areas, a meeting room and the staff room. All patients would enter the building by the same entrances.
- 4.11 The building has also been designed to be fully inclusive by providing level access into the building at all entry and egress points, lift access to all floors and 7 of the 69 space car park would be disabled spaces. The proposed car park would also include an ambulance and drop off area close to the secondary entrance. It is also the aim of the applicant for the building to be constructed to a BREEAM rating of very good.
- 4.12 The proposed design would provide the main elevation to the ring road with a central largely glazed atrium and concave roof providing a prominent focal point when viewing the site from the Birmingham Road or the ring road. The central atrium would be nestled between two wings dropping down to three storeys in height at the extreme of each wing. The proposed materials would comprise of brickwork, coloured render and cedar cladding. Whilst the building would not be of a traditional design it is considered that the proposed contrast would uplift the appearance of this site and provide a landmark building at this gateway to the town centre. The provision of the main entrance to the front and the secondary entrance to the rear to the car park would it is considered accord with the policy aspirations set out in Policy EG8 for the layout of the site.
- 4.13 The frontage to the ring road is lined with existing trees which lie outside the application site. This tree screen is to remain untouched whilst additional landscaping is proposed to surround the building and within the car park area. It is therefore considered that the proposed development would improve the pedestrian environment along the ring road; another requirement of the site specific policy.
- 4.14 Policy EG8 also seeks for proposals to improve pedestrian links across the ring road and through the site linking the ring road, Waterloo Street and Blackwell Street. It is considered that this policy aspiration is difficult to achieve firstly because of the difference in levels between the application site and the ring road and secondly because the proposed redevelopment would only encompass part of the wider Waterloo Street Area. However the proposed layout of the site does not prejudice a potential pedestrian linkage via the existing turning head at the northern end of Waterloo Street.

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- 4.15 Furthermore by orientating the main entrance towards the ring road it would be sited in an advantageous position for pedestrians should improved pedestrian links across the ring road be implemented in the future.
- 4.16 The fifth part of the Policy seeks to ensure that there would be natural surveillance to St. George's Park. This would be achieved by the central atrium which is provided on levels 1, 2 and 3. This part of the policy also requests that the development provides enclosure to the ring road and screens the existing BT building to the rear. It is considered that the proposed development would adhere to these requests, however there is no doubt that there would be glimpses of the BT building to the rear as it is a higher structure.
- 4.17 The final part of the policy seeks to ensure that there would be an active use at ground floor with a combination of uses on the upper floors. It is considered that the proposed retail pharmacy at ground floor, which incidentally would have a floorspace less than the policy restriction of 280 square metres, together with the combination of consulting rooms and clinics is acceptable in this regard.
- 4.18 A day time and nocturnal bat survey has been carried out, plus an additional survey of the existing roofscape and no evidence of bats were found although the northern boundary of the site is briefly used for foraging purposes. The Countryside and Conservation Officer is satisfied with the findings.
- 4.19 In terms of traffic generation the submitted Transport Assessment indicates that the trips associated with the existing use of the site have been used as a baseline.

"The traffic generation associated with the health centre is currently on the local network and the distribution of traffic will remain the same given the close proximity of the existing and proposed sites.

On this basis, the overall traffic impact upon the local network will be lower than the existing baseline which includes the industrial units on site. The traffic generation specifically on Bromsgrove Street will be reduced as vehicles on Coventry Street will be using Waterloo Street rather than Bromsgrove Street for the new facility."

- 4.20 The proposed car park would accommodate a total of 69 spaces and would be accessed via Waterloo Street via a one-way arrangement. The provision of 17 consulting rooms would require a total of 68 parking spaces to comply with parking standards. However the Highway Authority has requested that the proposed treatment rooms are added to this total and therefore the parking requirement would rise to 76. Consequently the proposed number of spaces would fall short of the Highway Authority standard.

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- 4.21 However the site is located within the town centre. The nearest bus stops to the site are located on Bromsgrove Street, opposite the existing surgery and on Blackwell Street to the south west of the site at a distance of approximately 120m. A total of 14 bus services operate in close proximity to the application site although the frequency ranges from every 30 minutes to two journeys per day. Plus the site is within walking distance of the existing Bromsgrove Street public car park which has 295 medium – long stay spaces and 35 short stay spaces. It is therefore considered that there is sufficient justification to reduce the parking requirement.
- 4.22 Whilst the site would not adversely affect any listed buildings or the character of a conservation area the site lies within an Air Quality Management Area. Worcestershire Regulatory Services have considered the application and raised no objections.

5.0 Conclusions and Recommendations

- 5.1 The application site is a brownfield site which lies within Kidderminster town centre and the strategic centre for the District. The location of the site for the proposed community use is considered to be in accordance with the NPPF and the sequential approach for the siting of new development as outlined within local planning policy.
- 5.2 Whilst distinctive, the existing building does not provide a particularly welcoming or vibrant entrance to the town centre, presenting a blank in active frontage to the ring road. In contrast the proposed redevelopment of the site will provide a use that would add vibrancy to this part of the town centre and a building that would provide a prominent landmark at this gateway site. It is considered that the design of the building complies with the site specific policy and the Design Quality SPG.
- 5.3 Finally the proposed relocation of the existing health facilities at Bromsgrove Street will allow further regeneration opportunities at the Eastern Gateway site to be pursued in accordance with Policy KCA.EG5 of the KCAAP.
- 5.4 It is therefore considered that the application should be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Details of materials
 4. Details of landscaping
 5. Landscaping maintenance
 6. Details of the consolidation, surfacing and drainage of the cycle parking, vehicle access, turning area and parking facilities;
 7. Engineering details of the footway and access alterations
 8. Details of parking for site operatives and visitors

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9. Submission of travel plan which promotes sustainable forms of access to the site
10. Building not to be brought into use until car park available for use in accordance with site levels shown on drawing D1 rev. E
11. Notwithstanding details shown, details of all boundary treatments to be agreed
12. A1 floorspace to occupy the area shown on the Ground Floor (A456 Ringway Island Level) only
13. Details of drainage
14. Site investigation & remediation
15. Site Investigation and recording (Archaeology)
16. Another bat survey if development not commenced within 18 months

Application Reference:	14/0194/FULL	Date Received:	07/04/2014
Ord Sheet:	375403 274317	Expiry Date:	07/07/2014
Case Officer:	Julia McKenzie-Watts	Ward:	Rock

Proposal: 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

Site Address: PARWELD LTD, LONG BANK, BEWDLEY BUSINESS PARK, BEWDLEY, DY122TZ

Applicant: Mr C Parker

Summary of Policy	DS01, DS04, CP03, CP08, CP11 (CS) SAL.PFSD1, SAL.GPB1, SAL.CC1, SAL.CC2, SAL.UP5, SAL.UP7 (SAAPLP)
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 Parweld is located on Bewdley Business Park accessed off Long Bank in Bewdley. The land is currently zoned for industrial use in the Adopted Site Allocations and Policies Local Plan.
- 1.2 It is located within an area described as Forest Smallholdings and Dwellings in the Worcestershire Landscape Character Assessment.

2.0 Planning History

- 2.1 WF.0801/93 – 13 Industrial Units : Approved 25/01/94
- 2.2 WF.0442/95 (Reserved matters) - Details of perimeter landscaping : Approved 15/08/95.
- 2.3 WF.0199/99 (Certificate of Lawful Use) - Sales of nursery produce directly to the public and use of land as a garden centre: Approved 30/04/99.
- 2.4 WF.1099/00 (Reserved matters) - Thirteen Industrial Units : Approved 13/02/01.
- 2.5 09/0374/FULL – Creation of new vehicular access & formation of new car parking area : Approved 22/07/09.

14/0194/FULL

- 2.6 11/0696/FULL – Proposed warehouse extension to existing factory (B8). New industrial unit (B1) and associated car parking : Approved 26/09/12.

3.0 Consultations and Representations

- 3.1 Rock Parish Council – No objection to the proposal and recommend approval.
- 3.2 Highway Authority – No objections.
- 3.3 Environment Agency – No comments received.
- 3.4 Countryside and Conservation Officer – Following the submission of the original plans the following comments were provided:

Whilst the application has already been approved so much time has elapsed since the original application, protected species may have moved onto or into the proximity of the development hence if the applicant wishes not to infringe the wildlife and countryside act additional surveying for the presence of protected will be required prior to any ground works. Particular areas of concern would be the presence of amphibians and reptiles, badger, and bats.

This current amendment is in the middle of the previously approved area and unlikely to impact on the bat habitat unless it is very poorly lit. Hence we should ask for a lighting plan. Reptile and amphibians and badger are a potential and a survey should be instigated.

Following the submission of amended plans the Countryside and Conservation Officer has been consulted and any additional comments received will be reported on the Addenda and Corrections sheet

- 3.5 Planning Policy Manager – No objections from a policy perspective. Bewdley Business Park is allocated on the Policies Map for continued employment use throughout the plan period under Policy SAL.GPB1 inline with Adopted Core Strategy Policy CP08.
- 3.6 North Worcestershire Economic Development and Regeneration (NWEDR) – The proposal is for new employment units on an area zoned for employment use within the Site Allocations and Policies Local Plan and we are therefore very supportive, especially as it provides for economic activity within our more rural areas.

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- 3.7 North Worcestershire Water Management – Following the submission of the original plans the following comments were provided:

The development will cause an increase in paved areas and it should therefore be assured that surface water runoff is dealt with appropriately, in order to avoid increasing flood risk elsewhere. I understand the proposal is to discharge to the watercourse, but am not sure whether infiltration (preferred option in Building Regulations) has been considered in full first. In addition it is not clear to me what effect the development might have on the water quality in the watercourse, both during and after construction. Will ground works for instance result in a risk of siltation and pollution of the nearby brook?

To fully appreciate the possible implications of the brook I would welcome the following additional information from the applicant:

- *written evidence that the Building Regulations on sustainable rainwater drainage have been followed both to establish the method for surface water disposal and to actually design the surface water system for the site. The information submitted will need to demonstrate that the drainage system is feasible (ground conditions), can be properly maintained and will not lead to any increased flood risk or environmental problems.*
- *written evidence that it has been assessed whether measures need to be taken to ensure that the works will not adversely affect (pollution and silt) the watercourse during the construction phase.*

Following the submission of amended plans North Worcestershire Water Management has been consulted and any additional comments received will be reported on the Addenda and Corrections sheet

- 3.8 Worcestershire Regulatory Services – No objections.

- 3.9 Neighbour/Site Notice – One letter of objection has been received from the occupant of a nearby dwelling. The letter of objection is replicated verbatim below:

I've become aware of your giving planning permission for a massive increase in the industrial units at Bewdley Business Park, Long Bank, Bewdley. The new development is down the boundary on the West side of our property. Having contacted your office when the previous new units were built to express our surprise at not being notified or consulted despite being the neighbouring property, imagine my shock that such a massive new development has been given permission without any discussion of reference to us as the neighbour?

We raised the issue when Units 2a, 3a and 4a were built that the hedge cover (part of a previous permission) had never been fully planted or maintained so there was insufficient screening.

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In reference to the 15 new units being built could you please answer the following questions:

- 1. What protection has been guaranteed for the large, mature hedgerow and trees that form the East side of the development and are the boundary between our property and the industrial park. I can see large diggers working as I type along this edge and if this hedge is reduced in any way then our property would no longer be screened from the development in any way and a large amount of habitat would be lost*
- 2. What guarantees are in place to minimise the extra light pollution that we will suffer if the new units are allowed to be lit in the same manner as the existing ones?*
- 3. Is there any limit on the activities (types of use/working hours) to mitigate the noise pollution from such a large industrial area?*
- 4. On the planning application the developers have answer no to the question about whether there are any hedges or trees on the development. This is patently untrue and I worry this has been answered incorrectly so as to allow them to grub up as much of the hedgerow and trees and they need to avoid the inconvenience of protecting the existing hedge and providing adequate screening to residential neighbours. What did the planning control officer not pick up on this incorrect answer?*

It does concern me that for the second time in two years planning has been given for large-scale industrial building to be built without any notification to the main neighbouring property.

(Officer Comment – The neighbour has been advised that the ongoing works on site relate to the WF/8091/93 and WF/1099/00 approved applications, and not the current proposal).

4.0 Officer Comments

- 4.1 The application site is located off Longbank Bewdley and is known as Parweld. It is zoned for employment use within the Site Allocations and Policies Local Plan and has been expanded in recent years. The erection of thirteen additional industrial units has been approved through planning applications WF/801/93 and WF/1099/00; although, only one of the approved units has been built to date. More recently permission has been granted for the erection of Unit 2a (currently used for storage) and Units 3a (gymnasium) and 4a.
- 4.2 This application proposes a variation to the scheme previously approved through application WF.0801/93. The current application differs from that approved in that footprints of Units 10, 11 and 12 are to be altered and the units themselves are to be repositioned. In addition three additional units are to be added in the centre of the site. The proposed amendments and alterations are listed below for clarity:

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Unit 1 - previously approved under WF801/93 and to remain in its present form.

Units 1a, 2a, 3a, 4a – currently exist on site and will remain in their present form.

Units 2, 3, 4, 5, 6, 7, 8, 9, 13 - will remain unchanged from the previous approval and will be built as required.

Units 10, 11 - previously approved under WF.0801/93. However this unit is to be repositioned slightly to the north west of the site as shown and a first floor area created. Ground floor – 302sq.m; First floor - 56sq.m, Total 358sq.m. Original was 320sq.m therefore an increase in floor area of 38sq.m. The units would measure 16.1m x 20m to a height of 6.6m.

Unit 12 - previously approved under WF801/93 is to be modified and reduced in size from 800sq.m to 589sq.m (Ground floor - 434sq.m; First floor - 155sq.m). The unit would measure 31.6m x 29m to a height of 7m.

Unit 14 - new unit totalling 365sq.m. The unit would measure 27.5 x 14m to a height of 6.8m.

The scheme approved through application WF.0801/93 included two units which had a combined floor space of approximately 1150sq.m. These units are to be replaced by Units 15 and 16. Unit 15 has a footprint of 459sq.m and Unit 16 a footprint of 365sq.m, both units would have a maximum height of 6.8m.

The new units are to be located in the centre of the site screened on all sides by other units (some have not been erected at present). The new units have been designed to match in with the existing units in terms of building materials and also fenestration. The buildings would be finished with Goosewing grey and Anthracite trim flashings

- 4.3 The site is within an area which is allocated for employment uses and as such Policy CP08 of the Adopted Wyre Forest District Core Strategy can be applied. Policy CP08 states that '*applications for small scale employment proposals in the rural areas will be assessed on their merits and should have regard to national and regional policy as well as Policy DS04:Rural Regeneration*'. The principle of this type of development is therefore supported by the policy subject to landscape and highway considerations. NWEDR support the proposal on the basis that it would be considered to comply with the relevant policy and that the development would increase the potential for economic activity within this rural area of the District.

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- 4.4 The site is situated within an area described in the Worcestershire Landscape Character Assessment as 'Forest Smallholdings and Dwellings'. The Landscape Character Assessment provides the following description of the characteristics of this area:

"These areas occur solely around the fringes of Wyre Forest, an intimate, densely settled landscape characterised by strings or wayside cottages and associated smallholdings. These nestle within a complex, matrix of pastoral fields and narrow interlocking lanes, usually defined by prominent dense hedges with hedgerow trees. The consistency of human activity in these distinctive, small scale landscapes has resulted in a unified, palpably domestic character. "

- 4.5 The guidance for landscapes of this type set out in the Landscape Character Assessment require that development:

- Conserve the pattern, scale and detailing of settlements, including the open spaces within them.
- Conserve the small scale enclosure pattern of hedges fields through appropriate management
- Encourage the retention and appropriate management of permanent pasture
- Conserve the pattern of narrow winding lanes
- Conserve and enhance the tree cover within the landscape, giving particular attention to hedgerow trees.

- 4.6 The proposed development would result in no changes to the existing trees and hedgerows on the site and the eastern boundary which consists of mature trees and hedgerows would be unaffected. The site of the proposed units, along with those already approved, is set lower than the hedges and trees on the eastern boundary and as such is considered that the proposed units would have no significantly greater visual impact than the units already approved. The development approved through planning application WF.0801/93 and subsequently the reserved matters application WF.1099/00 shows no works to trees or hedges on the site boundaries. This development has been implemented and as such the conditions of these approvals would remain, this includes condition nos. 4, 5 and 6 of the approval relating to WF.1099/00 which pertain to landscaping. It is considered that the proposed development would have no significant detrimental impact on the character of the area or the street scene.

- 4.7 In order to minimise the impact of the development on the fauna found in the immediate vicinity it is recommended that a condition is to be added to the planning permission requiring the submission of details of any external lighting in order that this can be assessed. Otherwise it is unlikely that the development will have any impact on biodiversity or protected species.

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- 4.8 The objections submitted by the resident and as listed under paragraph 3.9 include concerns relating to the operating hours and potential for noise pollution. This application relates to a variation to a previous approval which granted consent for industrial units with uses falling within Classes B1 and B2. It is recommended that a condition is added to ensure the additional units are also used for purposes falling within Classes B1 and B2. No restrictions have previously been applied to working hours on the site although the agent has confirmed that the majority of businesses would operate during the normal business hours of 8am to 5.30pm.

5.0 Conclusions and Recommendations

- 5.1 Overall the re-positioning of units 10 and 11, reduction in size of unit 12 and the erection of units 14, 15 and 16 would have an acceptable appearance within the area. There would be no conflict with policy as the Core Strategy is in favour of further business development within the rural areas. There would be no adverse effect on the landscape and as such they would be acceptable in the area. Conditions relating to lighting need to be added to any approval in order to ensure minimum impact on the area.
- 5.2 It is therefore recommended that **delegated APPROVAL** be granted subject to a 'no objection' response from North Worcestershire Water Management and the Countryside and Conservation Officer, and the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B6 (External details – approved plan)
 4. No external lights without an approved lighting assessment.
 5. B1 & B2 uses only

Application Reference: 14/0277/FULL	Date Received: 14/05/2014
Ord Sheet: 383729 276307	Expiry Date: 09/07/2014
Case Officer: Julia Mellor	Ward: Greenhill

Proposal: Change of use of ground floor to Restaurant & Cafe (Use Class A3)

Site Address: 14 COMBERTON PLACE, KIDDERMINSTER, DY101QR

Applicant: Mrs M Poulton

Summary of Policy	SAL.PFSD1, SAL.CC1, SAL.CC2, SAL.UP7, SAL.GPB3 (SAAPLP) KCA.PFSD1, KCA.CC2, KCA.EG1, KCA.EG3 (KCAAP) Section 2 (NPPF) Design Quality SPG
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site accommodates the end unit which front onto Comberton Place, closest to the Magistrates Court and opposite the entrance to the public car park.
- 1.2 The unit is currently vacant and lies adjacent to an existing takeaway.
- 1.3 The current application seeks consent to change the unit to a restaurant / cafe.

2.0 Planning History

- 2.1 WF/0194/05 - Full General Regulations (Regulation 4): Change of use from veterinary surgery (D1) to financial and professional services (A2) : Approved 15/04/05
- 2.2 WF/0194/05 - Full General Regulations (Regulation 4): Change of use from veterinary surgery (D1 use) to shop (A1 use) : Approved 08/08/05
- 2.3 WF/0809/05 - Full: Change of use from veterinary surgery (sui generis) to training centre (Class D1) : Approved 09/09/05
- 2.4 12/0744/FULL - Change of use from A2 to Sui Generis (Dog Groomers) : Approved 16/01/13

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3.0 Consultations and Representations

- 3.1 Operational Manager - As always please ensure that any waste that will need collecting from the property has sufficient room for storage, movement of bins and collection access.
- 3.2 Crime Prevention Design Advisor – Awaiting comments
- 3.3 Disability Action Wyre Forest - Awaiting comments
- 3.4 Worcestershire Regulatory Services - Awaiting comments
- 3.5 Solicitor to the Council - Awaiting comments
- 3.6 North Worcestershire Economic Development and Regeneration (NWEDR) - Are supportive of this application. The application has been made by a business (AJ's Diner) that currently operates from the Harriers Industrial Estate, Kidderminster. However, this business is having to relocate as their current site has recently received planning consent to be developed into residential units (which will result in the demolition of the existing Diner). Given this wider context, it is felt important that the business should be supported to ensure that it can continue to trade. In addition to this, the unit subject to this application is located in close proximity to the current operations and this should help to minimise the disruption caused by the relocation.

It is considered that the application is in conformity with the Adopted Kidderminster Central Area Action Plan (July 2013) and specifically Policy KCA.EG3: Comberton Place, which permits A1-A5 uses within this location. Furthermore, this proposal also conforms to the wider Comberton Hill Area Policy (KCA.EG1) which identifies that “*the ambition for this area is to maintain and enhance its role as a service centre for the local community and also for niche and specialist retailing*”.

Overall, the proposal will provide for economic development within a sustainable location and will ensure that a currently vacant property will be brought back into productive use. Therefore, from an economic development and regeneration perspective, it is considered that this application should be approved.

- 3.7 Neighbour/Site Notice – No representations received

4.0 Officer Comments

- 4.1 The application has been submitted on behalf of AJ's Diner which currently occupies premises at Stadium Close where planning permission has recently been granted for the redevelopment of the site for residential dwellings.

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- 4.2 The Kidderminster Central Area Action Plan (KCAAP) describes the Comberton Hill area as an established neighbourhood centre that serves local convenience needs and provides a diverse mix of retail uses.

“The ambition for this area is to maintain and enhance its role as a service centre for the local community and also for niche and specialist retailing”

- 4.3 Site specific Policy KCA.EG3 of the KCAAP provides a list of uses that would be acceptable within the Comberton Place frontage, and a proposed A3 restaurant / cafe use is included.

- 4.4 It is considered that the proposed use is ideally located with respect to parking provision as the existing public car park lies opposite and there are a few on street parking spaces in front of the row of units. There is also sufficient space to the rear of the premises for bin storage.

5.0 Conclusions and Recommendations

- 5.1 As advised within the comments made by NWEDR, the proposed location lies within close proximity to the existing premises at Stadium Close and as such it should reduce the amount of disruption to the business. Furthermore it is considered that the proposed use accords with site specific Policy EG3 and is acceptable in terms of the impact upon highway safety and residential amenity. Therefore the recommendation is for **APPROVAL** subject to the following condition:

1. A6 (Full with no reserved matters)

Wyre Forest District Council

Planning Committee Meeting 19 June 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
14/0005/FULL	02/01/2014	27/02/2014	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY DY122AP	Forming new catering kitchen area to the rear of the building (not listed within this area), reinstating external door into existing opening and installing new extraction ductwork within the new kitchen area, the external ductwork to be clad in brickwork to form a mock chimney	SEVERN INDIAN CUISINE	Julia McKenzie- Watts
14/0006/LIST	02/01/2014	27/02/2014	SEVERN INDIAN CUISINE 61A LOAD STREET BEWDLEY DY122AP	Forming new catering kitchen area to the rear of the building (not listed within this area), reinstating external door into existing opening and installing new extraction ductwork within the new kitchen area, the external ductwork to be clad in brickwork to form a mock chimney	Mr A Miah	Julia McKenzie- Watts

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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0089/FULL	04/02/2014	06/05/2014	FORMER BRITISH SUGAR STOURPORT ROAD KIDDERMINSTER DY11 7AQ	Retrospective application for the Detention Pond serving the Former British Sugar Site and Hoo Brook link road to accommodate surface water storage as approved under the surface drainage scheme and provision of amended footway linkage and landscape areas to accommodate the Hoo Brook link road; Variation of existing S.106 agreement associated with planning application Ref 12/0146/EIA	St Francis Group (BSK) Ltd (Mr A Plant)	Julia Mellor
13/0574/FULL	04/02/2014	06/05/2014	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 13 Apartments; Part conversion and part new build additional storey	Marcus King & Co (C/o Ivan Smith)	Paul Round
14/0087/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
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

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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
14/0135/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
14/0160/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
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 DY102LLW	Erection of two storey side and single storey rear extensions	Mr S Singh	Julia McKenzie-Watts
14/0154/TREE	17/03/2014	12/05/2014	17 HAY CLOSE KIDDERMINSTER DY115DH	Fell Beech	Mrs J Childs	Alvan Kingston
14/0183/FULL	25/03/2014	20/05/2014	46 STEATITE WAY STOURPORT-ON-SEVERN DY138PQ	First floor rear extension	Mr G Edwards	Julia McKenzie-Watts

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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
14/0187/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
14/0197/FULL	04/04/2014	30/05/2014	DORHALL BUNGALOW DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QQ	Single storey side extension	Mr & Mrs M Matthews	James Houghton
14/0194/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
14/0208/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
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
14/0204/FULL	08/04/2014	03/06/2014	106 ST. JOHNS AVENUE KIDDERMINSTER DY116AX	Re-roofing existing rear extension	Mrs Beverley Webb	James Houghton
14/0203/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

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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
14/0186/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
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
14/0221/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
14/0228/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
14/0225/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
14/3023/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

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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
14/0209/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
14/0224/LIST	15/04/2014	10/06/2014	THE BASIN STOURPORT-ON- SEVERN	Rebuild basin wall	Canal & River Trust	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
14/0229/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
14/0230/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
14/0211/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

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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
14/3017/PNRES	18/04/2014	13/06/2014	BARN AT ARBOUR FARM ARLEY BEWDLEY DY123LU	Agricultural	Mr & Mrs Freeth	James Houghton
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
14/0223/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
14/0238/FULL	22/04/2014	17/06/2014	THE SCHOOL HOUSE ABERLEY 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
14/0235/FULL	23/04/2014	18/06/2014	54 JAMES ROAD KIDDERMINSTER DY102TR	Two storey extension to rear	Mr M Wild	James Houghton
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
14/0237/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

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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
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
14/0246/FULL	24/04/2014	19/06/2014	125 BRINDLEY STREET STOURPORT-ON-SEVERN DY138JW	Proposed new 3 bedroom dwelling	Mr R Blunt	Paul Round
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
14/0232/FULL	28/04/2014	23/06/2014	THE HOMESTEAD ROCK CROSS ROCK KIDDERMINSTER DY149RW	Two storey extension to front; Single storey extension to side; Additional dormer window (Re-submission of 14/0066/FULL)	Mr N stones	Julia Mellor
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 and rear extension	Mr & Mrs Evans	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0244/FULL	29/04/2014	24/06/2014	SANDON OLIVE GROVE STOURPORT-ON-SEVERN DY138XY	Single detached garage with loft store	Mrs Z Leedham	Julia McKenzie-Watts
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
14/0243/FULL	30/04/2014	25/06/2014	14 NEW STREET STOURPORT- ON-SEVERN DY138UW	Change of use of ground floor front room from residential to retail shop "Gallery and Studio"	Mr P Clarke	Emma Anning
14/0257/FULL	30/04/2014	25/06/2014	BLUNTINGTON HOUSE BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XW	Construction of a steel portal framed agricultural building for the purposes of livestock housing -Phase Two	Mr & Mrs Bishop	James Houghton
14/0258/FULL	30/04/2014	25/06/2014	BLUNTINGTON HOUSE BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XW	Construction of a steel portal framed agricultural building for the purposes of livestock housing	Mr & Mrs Bishop	James Houghton
14/0264/FULL	01/05/2014	26/06/2014	15 & 17 CHAFFINCH DRIVE KIDDERMINSTER DY104SZ	Change of use to residential	Mr & Mrs Gill and Mr & Mrs Minard	Julia McKenzie-Watts
14/0250/RESE	01/05/2014	31/07/2014	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	Redevelopment of part of Development Blocks DEV B(iii) and DEV C within Phase 1 of the former British Sugar site for 92no. dwellings including 6no. affordable units. Reserved Matters approval for scale, appearance, landscaping, layout and internal access within the Development Blocks following outline approval 12/0146/EIA	Taylor Wimpey (Midlands)	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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 of t	John Baggott
14/0245/FULL	02/05/2014	27/06/2014	16 BEECHES ROAD KIDDERMINSTER DY115HF	Single storey rear extensions	Mrs Newman	Emma Anning
14/0251/FULL	02/05/2014	27/06/2014	19 GROSVENOR AVENUE KIDDERMINSTER DY101SS	Two storey extension to side of existing dwelling	Mr C Ashcroft	James Houghton
14/0256/FULL	02/05/2014	27/06/2014	Land Adjacent to 10 HUSUM WAY KIDDERMINSTER DY103XY	Proposed new dwelling	Mr J Dyas	Emma Anning
14/0247/FULL	02/05/2014	27/06/2014	425 CHESTER ROAD NORTH KIDDERMINSTER DY101TB	Proposed conservatory to rear elevation	Mr & Mrs P Terry	Paul Round
14/0248/FULL	06/05/2014	01/07/2014	MARYKNOWLE BELBROUGHTON ROAD CLENT STOURBRIDGE DY9 0EW	Two storey side extension, single storey rear extension	Mr P Morris	James Houghton
14/0259/FULL	06/05/2014	01/07/2014	THE BEECHES RIBBESFORD BEWDLEY DY122TR	Replacement dwelling	Mr D Dawson	Paul Round
14/0249/FULL	06/05/2014	01/07/2014	5 ALDER AVENUE KIDDERMINSTER DY102LD	2 storey extension to the rear	Mr D Thacker	Julia McKenzie-Watts
14/0253/TREE	08/05/2014	03/07/2014	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Remove dead limbs and branches from Cedar Tree at the rear of Renwick Building	OAKLEAF GROUNDS SERVICES	Emma Anning
14/0255/TREE	08/05/2014	03/07/2014	LAND AT THE REAR OF 7 PINTAIL GROVE KIDDERMINSTER DY104RT	Fell Tree	Dr C Ross	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0252/TREE	08/05/2014	03/07/2014	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Fell 4 Trees	KING CHARLES HIGH SCHOOL	Emma Anning
14/0261/FULL	09/05/2014	04/07/2014	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Proposed Bus Stop	WEST MIDLAND SAFARI PARK	Paul Round
14/0262/FULL	09/05/2014	04/07/2014	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Extension to office	WEST MIDLAND SAFARI PARK	Paul Round
14/0260/FULL	09/05/2014	04/07/2014	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	New Wolf House	WEST MIDLAND SAFARI PARK	Paul Round
14/0280/FULL	12/05/2014	07/07/2014	HURCOTT HALL FARM HURCOTT KIDDERMINSTER DY103PH	Change of use to keeping of horses and construction of equestrian ménage	Mrs S Vale	James Houghton
14/0265/FULL	12/05/2014	07/07/2014	9 ARLEY LANE HOUSES SHATTERFORD BEWDLEY DY121RZ	Single storey extension to front	Mrs Murphy	Julia McKenzie-Watts
14/0266/FULL	12/05/2014	07/07/2014	4 HODGE HILL COTTAGES BIRMINGHAM ROAD KIDDERMINSTER DY103NS	Proposed two storey and single storey rear extensions	Ms H Dhadwal	James Houghton
14/0269/FULL	13/05/2014	08/07/2014	26 BATHAM ROAD KIDDERMINSTER DY102TN	Erection of play house in rear garden	Ms T Bailey	Julia McKenzie-Watts
14/0267/FULL	13/05/2014	08/07/2014	3 HODGE HILL COTTAGES BIRMINGHAM ROAD KIDDERMINSTER DY103NS	Proposed two storey and single storey rear extensions	Ms H Dhadwal	James Houghton
14/0268/FULL	13/05/2014	08/07/2014	86 QUEEN ELIZABETH ROAD KIDDERMINSTER DY103BG	Two storey extension to the side of house; Single storey extension to rear with canopy to front at ground floor	Mr D Gill	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0277/FULL	14/05/2014	09/07/2014	14 COMBERTON PLACE KIDDERMINSTER DY101QR	Change of use of ground floor to Restaurant & Cafe (Use Class A3)	Mrs M Poulton	Julia Mellor
14/0278/FULL	15/05/2014	10/07/2014	HIGH HABBERLEY HOUSE / HOLYFIELD HOUSE NURSING HOME HABBERLEY ROAD KIDDERMINSTER DY115RJ	Extensions to improve existing rooms, provide additional facilities including new entrance, admin facilities and service provision (kitchen and laundry)	Barchester Healthcare Ltd	Paul Round
14/3025/PNH	15/05/2014	26/06/2014	17 CLAINES CRESCENT KIDDERMINSTER DY103BU	Single storey rear extension	Mr K Hardiman	John Baggott
14/0275/FULL	16/05/2014	11/07/2014	THE COMMUNITY HOUSING GROUP 3 FOLEY BUSINESS PARK FOLEY GROVE KIDDERMINSTER DY117PT	Provision of a standby diesel generator	OAKLEAF COMMERCIAL SERVICES	Paul Round
14/0274/ADVE	16/05/2014	11/07/2014	BRIDGE INN 10 BRIDGE STREET STOURPORT-ON-SEVERN DY138UX	2No. Externally illuminated fascia signs; 1No. Externally illuminated hanging sign and 2No. Non-illuminated placard	Heineken Ltd	Julia McKenzie- Watts
14/0276/FULL	16/05/2014	11/07/2014	FIR LODGE HAGLEY STOURBRIDGE DY8 2XY	Two storey and single storey side extension	Mr M Neale	Julia McKenzie- Watts
14/0270/FULL	19/05/2014	14/07/2014	KINGSFORD PARK LTD HOBRO WOLVERLEY KIDDERMINSTER DY115TA	Part Demolition; Extension and Alterations to provide 3No. Residential Dwelling at first floor	Mrs I Loveridge	Paul Round
14/0285/FULL	19/05/2014	14/07/2014	STOURPORT BOWLING CLUB LICKHILL ROAD STOURPORT-ON- SEVERN DY138SB	Proposed new access to Bowling Club	Mr S Barkas	Julia Mellor
14/0286/FULL	19/05/2014	14/07/2014	7 WATERSIDE GRANGE KIDDERMINSTER DY102LA	Conservatory to side elevation of house	Miss M Magdalena	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0281/FULL	19/05/2014	14/07/2014	FOXMEAD CALLOW HILL ROCK KIDDERMINSTER DY149XW	Retention of agricultural implement store	Mrs M Kent	James Houghton
14/0273/TREE	20/05/2014	15/07/2014	4 SUMMER HILL AVENUE KIDDERMINSTER DY116BU	Fell Conifer Tree	Mr E Haughtey	Emma Anning
14/3028/PNH	20/05/2014	01/07/2014	1 COPE GARDENS STOURPORT- ON-SEVERN DY130BL	Single storey rear extension	Mr T Shaw	John Baggott
14/0300/FULL	21/05/2014	16/07/2014	FORMER TILE CLEARING HOUSE 112 WORCESTER ROAD HOOBROOK INDUSTRIAL ESTATE KIDDERMINSTER DY101HY	Subdivision and change of use of existing vacant retail unit to create one B2 unit for use as an auto centre and one unit for B8 purposes space for sale and display of goods; demolition of lean-to, external alterations and ancillary works.	Formula One Autocentres Ltd	James Houghton
14/0291/FULL	28/05/2014	23/07/2014	28 NORTHWOOD LANE BEWDLEY DY121AN	Proposed extension to rear of bungalow	MR J BRADLEY	James Houghton
14/0296/FULL	28/05/2014	23/07/2014	LAND ADJACENT 13 TELFORD DRIVE BEWDLEY DY122EP	Proposed dwelling, variation to previously approved scheme.	Mrs H Fletcher	Emma Anning
14/0282/FULL	28/05/2014	23/07/2014	CORBESLEY HOUSE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	6 x 3m shed	Mr & Mrs Adams	Julia Mellor
14/0295/LIST	28/05/2014	23/07/2014	DEASLAND FARM DEASLAND LANE HEIGHTINGTON BEWDLEY DY122XQ	Repairs and alterations to the east porch. To include timber frame and infill panel repairs, new door and windows, new roof covering and rainwater goods.	MR N FERNIHOUGH	James Houghton
14/0297/FULL	28/05/2014	23/07/2014	153 WINDERMERE WAY STOURPORT-ON-SEVERN DY138QH	Retention of outbuilding as B1 joinery workshop and retention of a link extension	Mr D Rosewarne	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0299/FULL	28/05/2014	23/07/2014	LAND ADJACENT 18 WYRE HILL BEWDLEY DY122UE	Erection of 2No.bungalows with associated car parking	Mr A Evans	James Houghton
14/3029/PNRES	28/05/2014	23/07/2014	GROUND FLOOR 46 GEORGE STREET KIDDERMINSTER DY101PY	Change of use from retail to residential	Mr & Mrs Samson	John Baggott
14/0283/LIST	29/05/2014	24/07/2014	THE BAILIFFS HOUSE 68 HIGH STREET BEWDLEY DY122DJ	Retrospective Application: The proposal is for timber frame and roof repairs; Removal of dormer window and installation of conservation roof lights: New conservation roof light over stair; New window to the south elevation and new half round gutter and circular down pipe.	Mr I Barry-Jones	Paul Round
14/0284/TREE	29/05/2014	24/07/2014	107 HABBERLEY ROAD KIDDERMINSTER DY115PW	Fell Norway Maple	Mr D Knott	Alvan Kingston
14/0292/FULL	29/05/2014	24/07/2014	STANKLYN HOUSE STANKLYN LANE STONE KIDDERMINSTER DY104AR	Single storey rear extension with veranda	MR & MRS FREDRICKS	Julia McKenzie-Watts
14/0288/ADVE	29/05/2014	24/07/2014	23 VICAR STREET KIDDERMINSTER DY101DA	1No. Internally illuminated fascia sign and 1No. Internally illuminated projecting sign	JONSIGNS LTD (MR J CAWTHORN)	Paul Round
14/0293/FULL	30/05/2014	25/07/2014	RUSHOCK COURT FARM RUSHOCK DROITWICH WR9 0NR	Erection of agricultural steel portal framed building for grain storage	MR S JENNINGS	Julia Mellor
14/0298/FULL	30/05/2014	25/07/2014	10 GALAHAD WAY STOURPORT-ON-SEVERN DY138SQ	Demolition of existing garages and the erection of a 4 bedroom dwelling with associated parking.	MR A CANTRILL	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0294/FULL	30/05/2014	25/07/2014	BONNY BRIDGE BARN CAUNSELL ROAD CAUNSELL KIDDERMINSTER DY115YW	Retrospective application for the change Of Use of land for the keeping of horses with ménage and repositioned stable block	Mr C Stubbs	Julia McKenzie-Watts
14/0290/FULL	30/05/2014	25/07/2014	47 COMBERTON AVENUE KIDDERMINSTER DY103EQ	Hip To Gable Extension, Conversion Of Loft and Dormer to Rear, Rear and front extensions.	Mr M Betts	Julia McKenzie-Watts
14/3026/PNRES	30/05/2014	25/07/2014	LAWLEY'S BARNs HEXTON FARM ARLEY BEWDLEY DY121SW	Change of use of agricultural building to a dwellinghouse	Mr P Lawley	James Houghton
14/0287/FULL	02/06/2014	28/07/2014	6 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SQ	Two storey side extension; single storey rear extension	Mr G Cogzell	James Houghton
14/3027/PNH	27/06/2014	08/08/2014	9 CARTERS GARDENS KIDDERMINSTER DY116LR	Single storey rear extension	Mr I Curtis	John Baggott
14/0289/FULL	30/06/2014	25/08/2014	30 BIGBURY LANE STOURPORT-ON-SEVERN DY139JG	PVCu conservatory to the front side elevation	MR & MRS BRATT JONES	James Houghton

WYRE FOREST DISTRICT COUNCIL

Planning Committee

19 June 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
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	WR 05/03/2014	16/04/2014			
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			
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			Dismissed

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
WFA1434 13/0600/FULL	APP/R1845/A/14 /2217140	MRS A NICHOLLS	CORNER PADDOCK HORSELEY HILL WOLVERLEY KIDDERMINSTER Change of Use of Land to the Keeping of Horses. Erection of Stable Block.	WR 09/05/2014	20/06/2014			
WFA1435 13/0603/FULL	APP/R1845/A/14 /2217147	Mrs B Jancso	PINE & HORSELEY PADDOCKS HORSELEY HILL WOLVERLEY Change of use of land to the keeping of horses and erection of stable building with tack shed.	WR 09/05/2014	20/06/2014			

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
WFA1436 13/0640/FULL	APP/R1845/A/14 /2217152	Mrs L Henderson	SPRING PADDOCK HORSELEY HILL FARM HORSELEY HILL WOLVERLEY Change of use of land to the keeping of horses and erection of stable block	WR 09/05/2014	20/06/2014			
WFA1437 12/0784/FULL	APP/R1845/A/14 /2218688	Mr I Grant	75 MILL ROAD STOURPORT-ON- SEVERN DY139BJ Demolition of existing houses (75-77 Mill Road) and erection of 7 dwellings with associated access, parking and alteration of Public Right of Way. (Renewal of Planning Permission 08/0490/FULL)	WR 13/05/2014	24/06/2014			

Appeal Decision

Site visit made on 22 April 2014

by Elizabeth Jones BSc (Hons) MTCP MRTPI

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

Decision date: 7 May 2014

Appeal Ref: APP/R1845/D/14/2214617

31 Chester Road South, Kidderminster, Worcestershire DY10 1XJ

- 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 and Mrs Bahra against the decision of Wyre Forest District Council.
 - The application Ref 13/0642/FUL, dated 11 October 2013, was refused by notice dated 22 January 2014.
 - The development proposed is detached garage and store.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The Planning Practice Guide came into force on 6 March 2014 and I have taken this into account in reaching my decision.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the street scene and the area.

Reasons

4. The appeal site is situated on the west side of Chester Road South. This stretch of Chester Road South comprises a mix of properties of varying types and styles. Typically the properties along this section of Chester Road South are set back from the highway beyond front gardens some of which contain off-street parking and retaining walls. The properties are set in linear formation facing the road with a varied building line. Due to the difference in land levels a number of the properties are elevated above the highway.
5. The appeal site is a two storey detached property with a low brick wall and conifer hedge along the east and south boundaries of the site. The proposed building would be large in scale sited close behind the conifer hedge and would be set lower than the existing ground level. Whilst the conifer hedge would partially screen the proposed building, its roof would be visible above the existing vegetation. The appellant has indicated that they intend to retain the hedge. However, whilst a condition could be imposed to retain the hedge it would be unreasonable to require it to be retained at a certain height. Thus the height of the hedge cannot be relied upon to mitigate the impact of the building. The appellant contends that additional planting in front of the north

- side wall of the proposed building would effectively screen the side elevation once it matured. However, whilst additional planting would afford further screening, any such planting would take a long time to mature.
6. The appellant draws to my attention that the Council's Supplementary Planning Guidance document *Design Quality* (2004) (SPG) states that in some cases variation between new and existing building lines may be acceptable, where these add positively to the experience of the street. However, the siting of the proposed building would appear uncharacteristic and contrary to the general pattern of development. The majority of dwellings along this stretch of Chester Road South have no built development in their front gardens. Typically, any garages are located to the side of the buildings.
 7. The appellant has drawn my attention to a garage in the front garden of 43 Chester Road South. Whilst the full details are not before me, the garage at No 43 is partially screened due to its size, siting and the banked front gardens of properties along this stretch of Chester Road South. Consequently, the location of the garage at No 43 is not directly comparable with the appeal proposal. Notwithstanding, I have determined the appeal before me on its own merits in relation to the development plan, the National Planning Policy Framework (the Framework) and any other material considerations.
 8. The appellant contends that although mobile, vehicles, caravans and motorhomes parked for long periods of time on property frontages can alter detrimentally the character of an area. Whilst I acknowledge the parking of vehicles can alter the character and appearance of an area, I consider the effect of such parking in the immediate vicinity of the appeal site is not commensurate to the harm I have identified that would result from the introduction of a permanent building.
 9. I consider the proposed building would appear as an intrusive structure within the front garden and would harm the character and appearance of the street scene and the area. The harm I have identified would not be overcome by the use of materials to match the existing house.
 10. Therefore, the proposal would conflict with Policy CP11 of the Wyre Forest District Core Strategy (2010), Policy SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan (2013) and the guidance laid out in the SPG, which amongst other criteria, seek to ensure development integrates well within the existing street scene.
 11. The appellant has drawn my attention to the Framework. In reaching my conclusions I have taken into account the Framework. However, I have not been provided with any substantive evidence which would lead me to conclude that the policies referred to above are inconsistent with the Framework. Nor can I find anything in the Framework that would lead me to reach a different decision.
 12. I have considered the appellants concerns regarding security and the need for secure storage for expensive cars. However, I am mindful of the harm that has been identified above would be permanent and is not outweighed by the appellant's particular circumstances.

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

Elizabeth Jones

INSPECTOR