

Open

Planning Committee

Agenda

6pm
Tuesday, 12th August 2014
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor F M Oborski
Vice-Chairman: Councillor S J M Clee

Councillor J Aston	Councillor C Brewer
Councillor B T Glass	Councillor D R Godwin
Councillor J Greener	Councillor P B Harrison
Councillor M J Hart	Councillor R J Lloyd
Councillor B McFarland	Councillor C D Nicholls
Councillor D R Sheppard	Councillor M J Stooke
Councillor S J Williams	Councillor M J Wrench

Information for Members of the Public:-

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

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

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

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

Public Speaking

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES

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

Wyre Forest District Council

Planning Committee

Tuesday, 12th August 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 8 th July 2014.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	12
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	62

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>	84
8.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	88
9.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
10.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

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

PLANNING COMMITTEE

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

8TH JULY 2014 (6.00 PM)

Present:

Councillors: F M Oborski (Chairman), S J M Clee (Vice-Chairman), J Aston, C Brewer, B T Glass, D R Godwin, J Greener, P B Harrison, R J Lloyd, B McFarland, C D Nicholls, D R Sheppard, M J Stooke, S J Williams, M J Wrench and G C Yarranton.

Observers:

Councillor P W Wooldridge.

PL.8 Apologies for Absence

Apologies for absence were received from Councillor M J Hart.

PL.9 Appointment of Substitutes

Councillor G C Yarranton was appointed as a substitute for Councillor M J Hart.

PL.10 Declarations of Interests by Members

There were no declarations of interests.

PL.11 Minutes

Decision: The minutes of the meeting held on 19th June 2014 be confirmed as a correct record and signed by the Chairman.

PL.12 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 522 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 522 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.13 Applications Pending Decision

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

Decision: The schedule be noted.

PL.14 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.15 Proposed Changes to Development Control Procedures and Protocols

The Committee received a report from the Director of Economic Prosperity & Place which recommended to Council proposed changes to existing Development Control procedures and protocols.

Decision:

1. The adoption of the series of amendments and alterations of established procedures and protocols as set out in paragraphs 10.3 and 10.6 of the report to the Planning Committee be approved.

2. Recommend to Council:

The proposed changes to the Officer Scheme of Delegation and the Pre-Application and Permitted Development Charges, in accordance with paragraphs 10.4 and 10.5 of the report to Planning Committee be approved.

PL.16 Blakebrook Conservation Area Draft Conservation Area Appraisal Consultation

The Committee received a report from the Director of Economic Prosperity & Place which advised Members of the responses received on the Draft Conservation Area Appraisal for the Blakebrook Conservation Area, and to seek Planning Committee approval for the adoption of the Conservation Area Character Appraisal.

Decision:

1. The adoption of the revised Blakebrook Conservation Area Character Appraisal, as appendix 1 of the report to the Planning Committee, be approved.

2. Delegated powers be granted to the Director of Economic Prosperity and Place to determine the final format and presentation of the Character Appraisal.

PL.17 Exclusion of the Press and Public

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

PL.18 Enforcement Matters

The Committee received a report from the Director of Economic Prosperity and Place which provided Members with a summary report on enforcement matters, and specifically the volume of new complaints.

Decision: The contents of the report be noted.

The meeting ended at 18.48 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

8th July 2014 Schedule 522 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: 14/0199/FULL
Site Address: CROSS BANK HOUSE, CROSS BANK, BEWDLEY, DY12 2XB
REFUSED for the following reason: By virtue of both its scale and design the proposed extension is considered unacceptable. The extension would effectively double the footprint of the existing building; would be wider than the original structure; and, would serve to overwhelm the original building. The extension would provide a dominant and incongruous addition to the original outbuilding. The development proposed is not considered to accord with the requirements of Policy CP11 of the Adopted Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

Application Reference: 14/0250/RESE
Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER,
DELEGATED APPROVAL subject to no objections to the additional and revised details from: 1. The Crime Prevention Design Advisor; 2. The Strategic Housing Services Manager; and 3. The Highway Authority, and subject to the conditions as set out below and any additional conditions as advised within the outstanding consultation responses. 1. A11 (Approved plans). 2. This form constitutes an approval of matters reserved under Condition 2 of Planning Permission Reference 12/0146/EIA and does not constitute a planning permission. 3. Landscaping in accordance with approved plan. 4. Details of tree pits and trees planted in accordance with agreed details. 5. Site levels in accordance with plans. 6. The boundary treatments shall be implemented in accordance with the approved drawing prior to the first occupation of the corresponding plot.

7. No fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a shared surface or footpath) other than other that have been approved under the above Condition.
8. Drainage to be implemented in accordance with agreed details.
9. Details of parking for site operatives.
10. Details of cycle parking for those plots without garages; to be constructed prior to the first occupation of the corresponding plot.
11. Details of how the approved driveways and vehicular turning areas are to be consolidated, surfaced and drained.
12. Details of a 'Welcome Pack' to promote sustainable forms of Access.
13. Details of a Habitat Management Plan (HMP), including a timescale of implementation.
14. Details of proposed lighting including impact upon biodiversity.
15. Details of noise mitigation and ventilation.
16. Details of noise assessment prior to occupation.

Application Reference: 14/0282/FULL

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

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Building to be constructed of timber and stained a colour to be agreed.
4. Details of proposed roofing material to be agreed.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

12/08/2014

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
14/0319/FULL	15 HAFREN WAY STOURPORT-ON-SEVERN	APPROVAL	14
14/0343/FULL	40 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER	APPROVAL	18
14/0419/FULL	41 STAGBOROUGH WAY STOURPORT-ON-SEVERN	APPROVAL	23

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
14/0301/FULL	TEC ELECTRIC MOTORS LTD BUILDING 2 RUSHOCK TRADING ESTATE RUSHOCK DROITWICH	APPROVAL	26
14/0355/FULL	HERONS POOL HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER	APPROVAL	32
14/0356/LIST	HERONS POOL HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER	APPROVAL	32
14/0366/FULL	ANGEL INN 76 LOAD STREET BEWDLEY	APPROVAL	40
14/0367/ADVE	ANGEL INN 76 LOAD STREET BEWDLEY	APPROVAL	44
14/0368/ADVE	ANGEL INN 76 LOAD STREET BEWDLEY	APPROVAL	44
14/0369/FULL	ANGEL INN 76 LOAD STREET BEWDLEY	APPROVAL	49

Agenda Item No. 5

Ref.	Address of Site	Recommendation	Page No.
14/0370/FULL	ANGEL INN 76 LOAD STREET BEWDLEY	APPROVAL	53
14/0371/FULL	ANGEL INN 76 LOAD STREET BEWDLEY	APPROVAL	49
5 14/0401/FULL	38 ORCHARD CLOSE ROCK KIDDERMINSTER	APPROVAL	56
14/0415/FULL	WILDLIFE POOL & MEADOW AT OAK TREE FARM KINLET ROAD ROCK KIDDERMINSTER	APPROVAL	59

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
12TH AUGUST 2014

PART A

Application Reference:	14/0319/FULL	Date Received:	05/06/2014
Ord Sheet:	380480 271656	Expiry Date:	31/07/2014
Case Officer:	James Houghton	Ward:	Mitton

Proposal: Two storey side extension, single storey front and rear extensions and replacement of double garage

Site Address: 15 HAFREN WAY, STOURPORT-ON-SEVERN, DY13 8SJ

Applicant: Mr & Mrs Varndell

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

1.0 Site Location and Description

1.1 The application property is a detached, hip roofed, brick built dwelling set back from the road behind a driveway and gardens. The property has been extended to the rear at ground floor and benefits from a detached brick built garage.

1.2 A bungalow was previously erected within the grounds of No. 15 Hafren Way and this now constitutes the neighbouring property No. 15a complete with its own clearly defined domestic curtilage.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – No objection and recommend approval.

3.2 Highway Authority – No objections.

3.3 Neighbour/Site Notice – One letter of objection has been received from the occupant of a neighbouring dwelling. The objection is on the grounds that the

neighbouring property, a bungalow built in the grounds of the application property, benefits from two side facing windows. These windows serve a dining room and a bedroom (currently utilised as a study). The proposed extension would comply with neither the 45° nor 25° code guidelines and would have a detrimental impact on the levels of natural light experienced in these rooms. It is also noted that the side facing window on the proposed extension might overlook the side facing windows at the neighbouring bungalow.

(Officer comment: The proposed side facing first floor windows would both serve en-suite shower rooms and can be conditioned to ensure that they are fitted with obscure glazing.)

4.0 Officer Comments

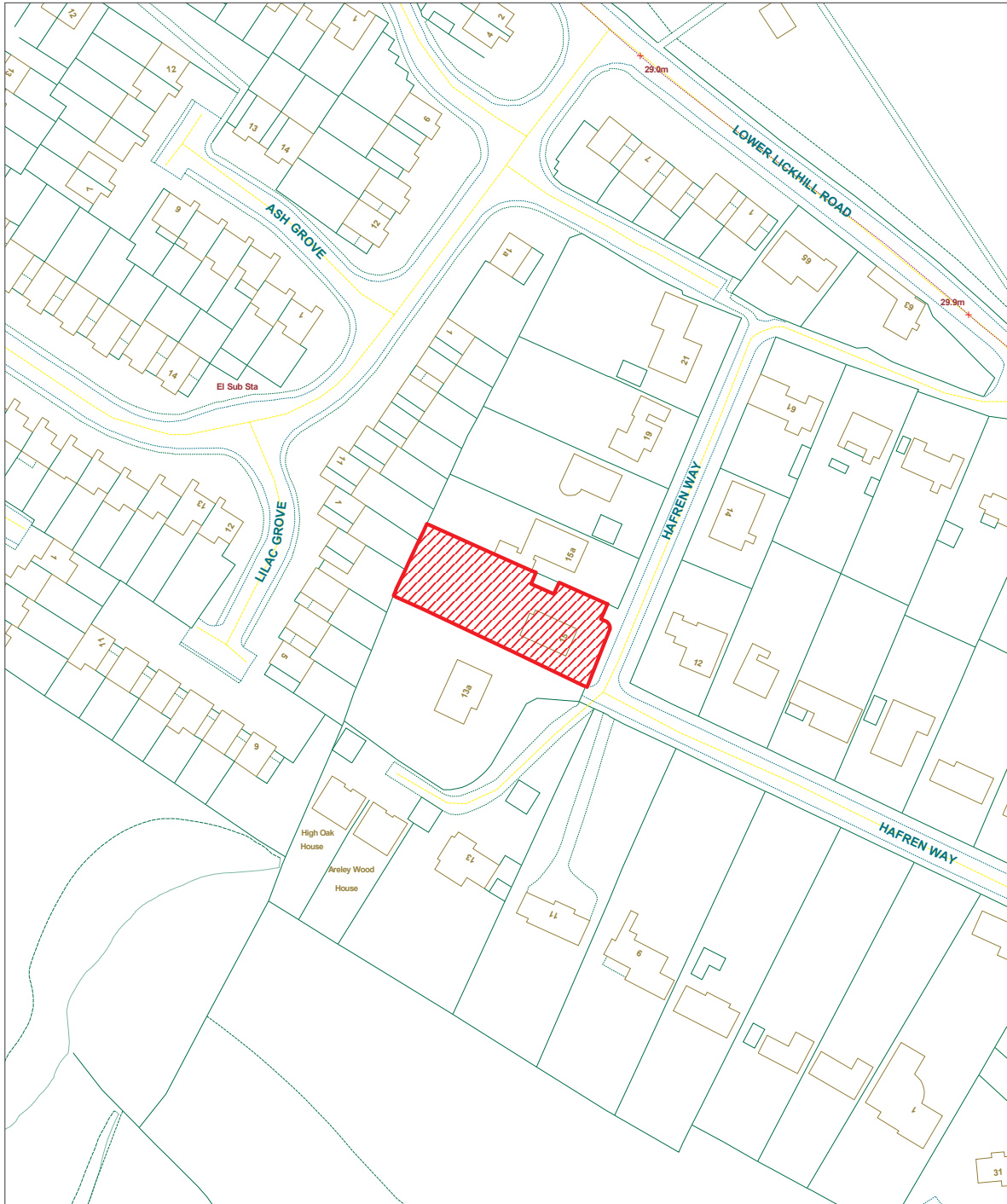
- 4.1 The application seeks approval for the addition of a two storey side and rear extension which would provide a dining room, enlarged kitchen, w.c and a garden room at ground floor and two bedrooms each with an associated en-suite facilities at first floor.
- 4.2 The plans originally submitted for this site included removal of the existing single garage and the construction of a replacement tandem double garage. This replacement building would have been set further back than the existing outbuilding. Revised plans have been submitted which remove this element of the scheme and retain the existing garage. These revised plans also alter the roof line of the proposed extensions in order to minimise the ridge height of the rear projecting element and to increase the roof space of the side projecting element in order to allow greater future use of the loft.
- 4.3 The proposed extension is considered appropriate in terms of both scale and design relative to the original detached dwelling. The first floor of the proposed extension would be set back 0.3m from the front elevation of the original property. The set back would be incorporated into the roof slope and would result in a clear demarcation between the original building and the proposed extension which would as a result appear subservient. The two storey side extension would be 4.0m wide relative to an original building width of 7.4m which would be considered appropriate and would not serve to overwhelm or unbalance the original dwelling. The proposed extension would offer no detriment to the character of the property, to the street scene or to the character of the area.
- 4.4 The development proposed, by virtue of its position within the plot and the relative positions of neighbouring properties, has the potential to impact on only one dwelling. This dwelling would be no. 15a Hafren Way, a bungalow which as previously described was built on land which at one time was within the grounds of the application property.
- 4.5 No 15a Hafren Way benefits from two side facing windows, one of these windows serves a dining room and the other a bedroom/study. Both of these rooms would be considered habitable for the purposes of applying the 45° Code. The development proposed breaches the 45° code when taken from either of these windows. It should be noted that the existing detached, pitched roof garage close to the boundary between the two properties sits 4.0m from no. 15a, and which would have been in situ when the bungalow

was built, also breaches the 45° line and this garage stands between the proposed extension and the side facing windows in question.

- 4.6 When the 25° tilt line is applied from either side facing window the extension breaches the line. However the ridge of the existing garage also breaches the line and as such the true impact of the 25° tilt line is diluted by the more immediate impact of the existing garage. If instead a line is taken from the cill of the side facing window through the ridge of the garage on to the proposed extension it would be breached by 0.325m at a point approximately 8.6m horizontally from the closest side facing window at no. 15a. The roof of this element of the proposed extension replicates the pitch of the line taken from the through the ridge of the garage. Given that the point at which the line hits the side elevation of the extension is at a distance of 8.6m from no. 15a, the impact of the breach is not considered to offer any significant detriment to the levels of light currently experienced in either of the rooms affected given the more immediate effect of the existing garage.
- 4.7 Part of the 45° code splay from the forward most side facing window is not obscured by the garage. When the extension is considered from this point the 25° tilt line, at a point directly to the front of the garage, would intersect with the side elevation of the proposed extension 0.21m below the eaves height at a distance of 9.3m. Given the roof pitch of the proposed extension, which matches that of the original dwelling, the 25° tilt line would be 2.5m below and 13.4m away from the ridge line of the extension. It should be noted that the ridge line of the original building also breaches the 25° tilt line by 1.49m at a distance of 17.4m. The proposed extension would be viewed against the backdrop of the original building and as such it is considered that any loss of outlook or light would be minimal.
- 4.8 The objection also noted the possibility of a loss of privacy due to side facing windows on the extension proposed. The windows at first floor would serve en suite facilities and as such a condition requiring that the windows be fitted with obscure glazing, with top opening window only, should be added to any permission issued.

5.0 Conclusions and Recommendations

- 5.1 In design terms the proposed extension is considered acceptable and would sit well within the streetscene. The acceptability or otherwise of the proposed development hinges upon the impact of the development on the neighbouring property. However, whilst a breach of the 45° code guidance does occur, for the reasons set out under paragraphs 4.5 to 4.8, above, the proposed extension is considered to be acceptable.
- 5.2 It is therefore recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B3 (Finishing materials to match).
 4. Obscure glazing (north elevation – first floor) with top opening lights only.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

15 Hafren Way
Stourport-on-Severn DY13 8SJ

Date:- 29 July 2014 Scale:- 1:1250 OS Sheet:- SO8071NW Crown Copyright 100018317 2014
Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556



Application Reference:	14/0343/FULL	Date Received:	18/06/2014
Ord Sheet:	388259 278307	Expiry Date:	13/08/2014
Case Officer:	Julia Mellor	Ward:	Blakedown and Chaddesley

Proposal: Proposed first floor rear extension

Site Address: 40 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG

Applicant: Mr J Cowley

Summary of Policy	CP11 (CS) SAL.UP7, SAL.UP8 (SAAPLP) Design Quality SPG [2004] NPPF
Reason for Referral to Committee	Third party has registered to speak at Committee. Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site accommodates a detached property on the south side of Belbroughton Road. It is located approximately 30 metres away, and on the same side of the road as the former Blakedown Nurseries site which has recently been redeveloped for housing.

2.0 Planning History

2.1 07/0092/FULL - Erection of a two storey rear extension : Withdrawn

3.0 Consultations and Representations

3.1 Churchill and Blakedown Parish Council – Objects to the proposal. The Parish Council has concerns with the loss of privacy to adjoining residents caused by the installation of a large door/window and Juliet balcony at first floor level. It is also considered that the design of the rear elevation of the proposed extension is out of character with the rear elevations of adjoining properties.

3.2 Neighbour - 1 letter of objection has been received. In summary the concerns are as follows:

- We do not object to the principle of a first floor extension of the scale proposed.

14/0343/FULL

- The scale of the extension would dominate our patio, being so close to our boundary and with the houses built only 17 inches (44 cms) apart, being a minimal separation distance.
- For this reason we consider that the guidance applying to extensions to semi-detached houses should be taken into consideration.
- There are no recent two storey extensions at the rear of nearby houses and where there are extensions to properties at the rear the separation distance is much greater.
- Our objection is to the size of the French doors/Juliet balcony proposed at first floor with over 70% of the width of the rear first floor elevation having full height glazing. The tendency with such windows is to look down through them, ie over our patio, rather than straight through them as with a standard window design and there is also the potential for noise and disturbance. The extent of the glazing will have an oppressive impact on the most sensitive part of our patio/garden, and lead to significant and previously private areas being unreasonably overlooked. This is contrary to The District Council's own guidance in the publication "A Guide to House Extensions" which states "*As a general rule, well designed extensions will respect the privacy and outlook of neighbours.*"
- Whilst the design of the first floor window corresponds with the ground floor bay window, this can only be seen from within the applicant's own garden, so in planning terms should be insignificant.
- We request a condition to prevent any side windows which would face directly into our bedroom and bathroom and any rooflights that may be installed in future which would be overlooked by our own loft room and would also be visible from our side bedroom window. The conditions would safeguard our privacy.

4.0 Officer Comments

- 4.1 The proposed development comprises a first floor extension to the rear to provide a larger master bedroom. The extension would have a depth of 2.9m, and would be sited above a ground floor extension which encompasses the full width of the property, constructed under permitted development rights.
- 4.2 The proposed extension would have patio doors and a Juliette balcony to the rear. No windows are proposed to the side elevations. The extension would be sited adjacent to the common boundary with No.40.

14/0343/FULL

4.3 The Adopted Site Allocations and Policies Local Plan has a specific Policy relating to the design of house extensions. Policy UP7 states that proposals should:

i. accord with the 45 degree code to prevent a significant loss of light to neighbouring habitable windows,

ii. be in scale and keeping with the form, materials, architectural characteristics and detailing of the original building,

iii. be subservient to and not overwhelm the original building, which should retain its visual dominance, and

iv. harmonise with the existing landscape or townscape and not create incongruous features.

4.4 This policy is supplemented by the Supplementary Planning Guidance on Design Quality.

4.5 With respect to the submitted plans there would be no conflict with the 45 degree code guidance, as the position of the extension would only affect a bathroom window and a secondary bedroom window to the adjacent property.

4.6 Furthermore the extension has been designed such that it would be in scale and in keeping with the architectural characteristics of the original dwelling. Neither would it dominate nor overwhelm the size of the original property by itself or cumulatively with the existing single storey extension.

4.7 The policy guidance referred to above together with the District Council's house extensions guidance note, to which the objector has referred, also clearly advise that the impact upon the amenity enjoyed by neighbouring occupiers is a material consideration.

4.8 The letter of objection received from an adjoining neighbour has raised concern regarding:

- the siting of the extension having a dominating impact upon their patio;
- the large expanse of glazing proposed to the rear of the extension and the impact upon privacy due to overlooking; and
- the loss of privacy that would be caused by the potential for additional windows.

4.9 Whilst the proposed first floor extension, in terms of depth, would extend beyond an existing single storey extension to No.40 the projection would not be so significant (less than 1m) to dominate or seriously adversely affect the enjoyment of the neighbours' private amenity space.

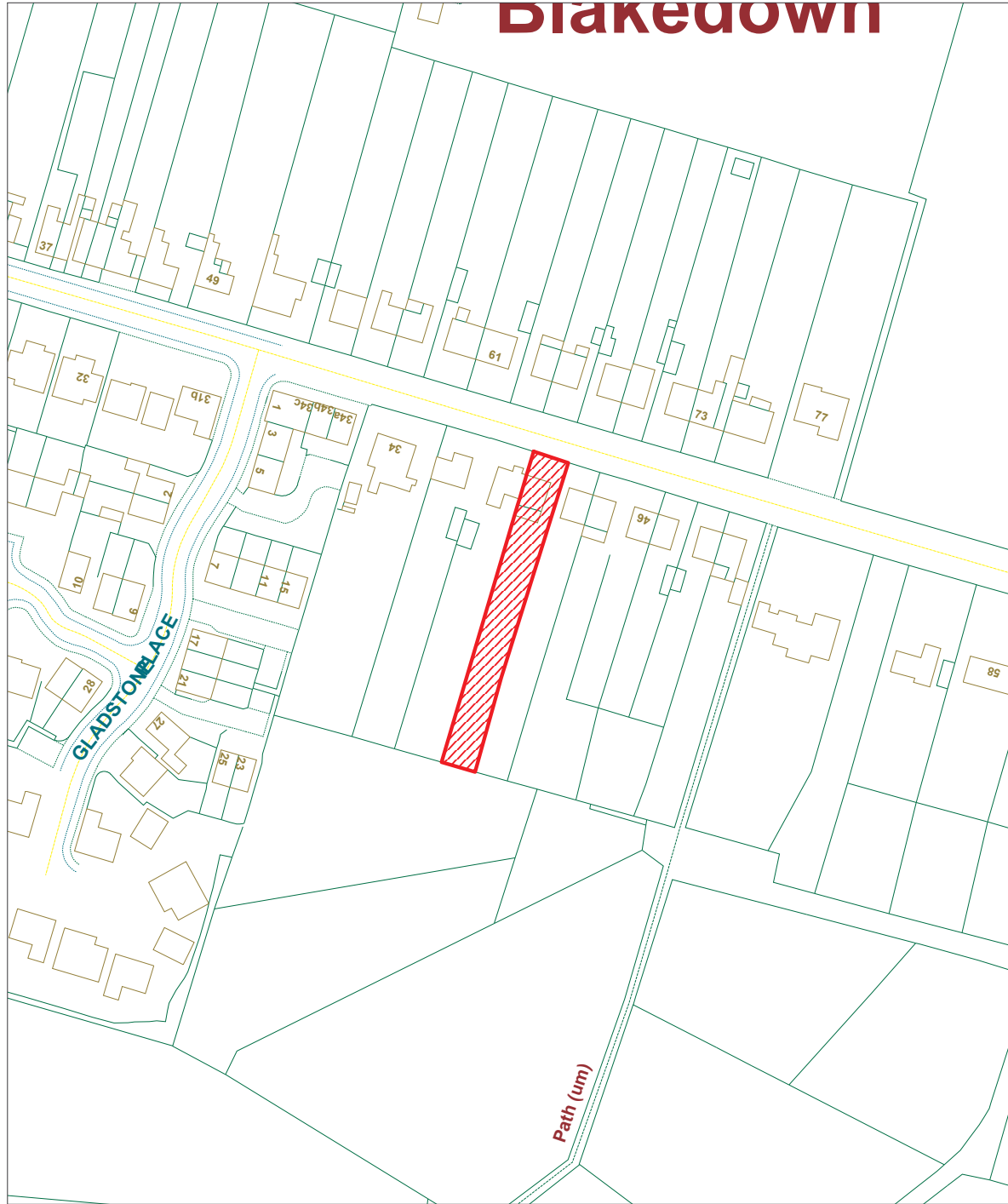
14/0343/FULL

- 4.10 Secondly, the provision of patio doors and a Juliet balcony at the first floor of the proposed extension to the rear is not a particularly unusual feature. It is not considered that the potential for overlooking the adjacent garden, albeit that the dwellings are close, would be so significant that it would be seriously detrimental to the privacy enjoyed by the neighbours.
- 4.11 Finally the provision of side facing windows at first floor requires the benefit of planning permission and the plans submitted clearly do not indicate such features. It is considered that the relationship between the existing rooflight to the neighbours' property and the potential rooflight to the proposed extension would not allow a significant loss of privacy to both parties.
- 4.12 Whilst noting the neighbour's request for a condition relating to future side windows, the National Planning Policy Framework (NPPF) requires all conditions to be necessary. In this particular case, the suggested conditions are not deemed to meet this test.

5.0 Conclusions and Recommendations

- 5.1 It is considered that the proposed design meets Adopted Local Plan Policy both in terms of its aesthetics and with respect to the impact upon neighbours. The application is therefore recommended for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B3 (Finishing materials to match).

Note
SN12 (Neighbours' rights)



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**40 Belbroughton Road
Blakedown DY10 3JG**

Date:- 29 July 2014

Scale:- 1:1250

OS Sheet:- SO8878SW

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



Application Reference: 14/0419/FULL	Date Received: 11/07/2014
Ord Sheet: 380272 271756	Expiry Date: 05/09/2014
Case Officer: James Houghton	Ward: Mitton

Proposal: First floor side extension

Site Address: 41 STAGBOROUGH WAY, STOURPORT-ON-SEVERN,
DY13 8SY

Applicant: Mr & Mrs Owen

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

1.0 Site Location and Description

1.1 The application property is a link detached, two storey, pitch roofed dwelling. The property is flanked by flat roofed garages and currently benefits from a single storey rear extension.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – Views awaited.

3.2 Neighbour/Site Notice – One letter of objection has been received from the occupant of a neighbouring property. The objection is on the grounds that the proposed side extension would virtually link properties which may result in dwelling appearing terraced. In addition the extension would restrict access to both the side elevation of the extension and the neighbouring property and would not allow maintenance. The objector also suggests that the proposed extension may result in structural and party wall issues.

4.0 Officer Comments

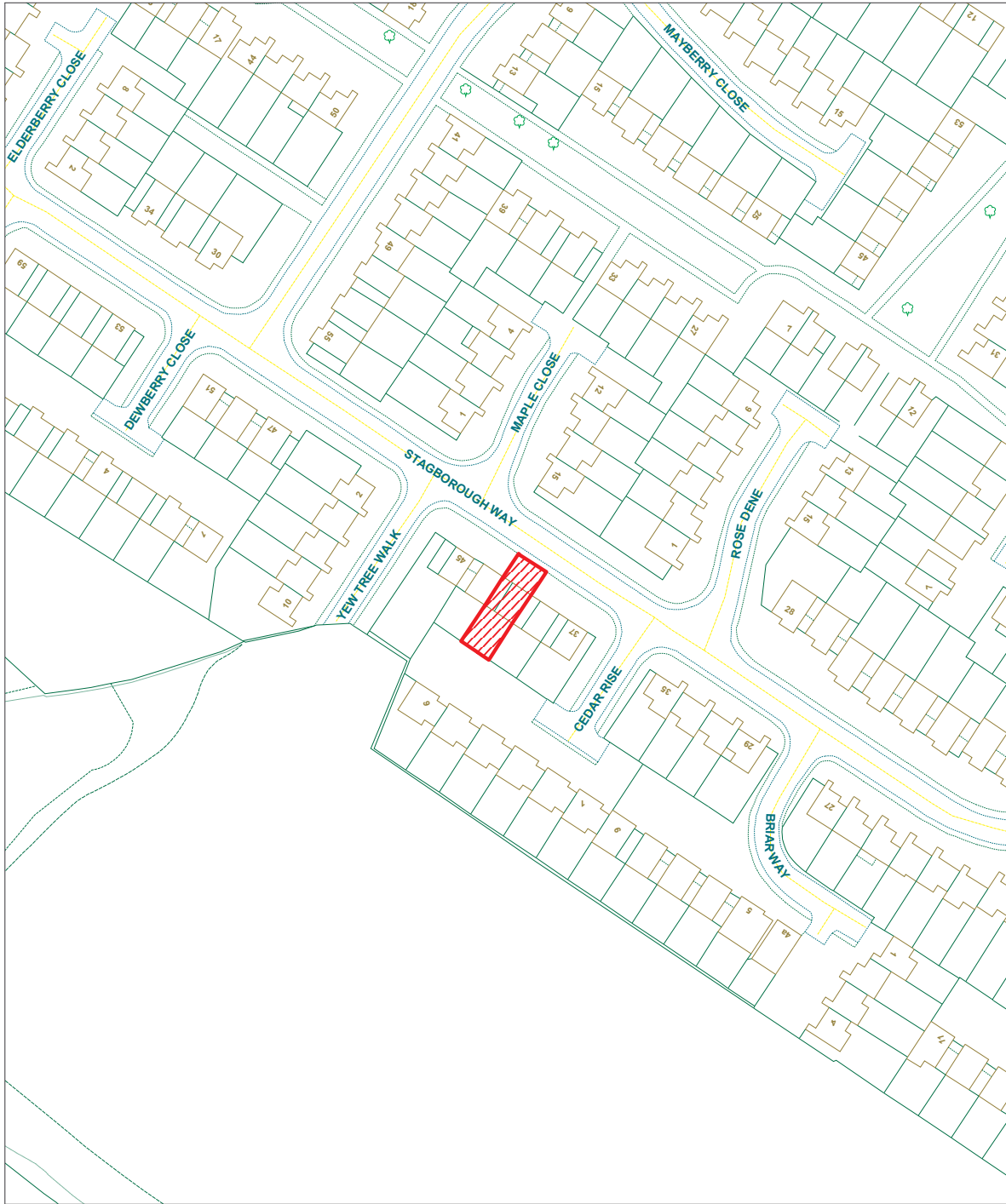
4.1 The applicant seeks approval for the addition of a first floor side extension which would provide an additional bedroom.

14/0419/FULL

- 4.2 The proposed extension is considered appropriate in terms of design. The front elevation is set back 0.85m from the front elevation of the existing building and the ridge set slightly lower in order to minimise any terracing effect. The extension proposed would be physically separated from the neighbouring property, no. 43, by a distance of 0.4m and the gap between the properties would be retained.
- 4.3 The objection raises concerns that the proposed extension would result in the link detached dwellings appearing terraced due to the addition of the extension. Given that the extension preserves a gap between the properties and is set back from the front elevation of no. 41 it is not considered that such terracing effect would occur. The extension would be considered to offer no detriment to the appearance of the property, the character of the area or the street scene. The extension would have no discernible impact on the amenity enjoyed by the occupant of the neighbouring properties in terms of outlook or privacy. The 45° Code guidelines would not be breached.
- 4.4 The concerns raised by the neighbour relating to the maintenance of the application property and the neighbouring dwelling and the possibility of there being issues with structure on the party wall and foundations are noted. These issues are not material considerations when determining a planning application and would be controlled through the relevant legislation which would include the Building Regulations (Building Act) 1984 (as amended), The Building Regulations 2010 (as amended) and The Building (Approved Inspectors etc.) Regulations 2010 and the Party Wall etc. Act 1996.

5.0 Conclusions and Recommendations

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



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

41 Stagborough Way
Stourport-on-Severn DY13 8SY



Date:- 29 July 2014 Scale:- 1:1250 OS Sheet:- SO8071NW Crown Copyright 100018317 2014
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
12TH AUGUST 2014

PART B

Application Reference:	14/0301/FULL	Date Received:	04/06/2014
Ord Sheet:	387304 270826	Expiry Date:	03/09/2014
Case Officer:	John Baggott	Ward:	Blakedown and Chaddesley

Proposal: Proposed two storey side extension to existing office, single storey extension to existing storage building and erection of new storage building

Site Address: TEC ELECTRIC MOTORS LTD, BUILDING 2, RUSHOCK TRADING ESTATE, RUSHOCK, DROITWICH, WR9 0NR

Applicant: TEC ELECTRIC MOTORS LTD

Summary of Policy	CP01, CP08 (CS) SAL.PFSD1, SAL.GPB1, SAL.UP1, SAL.PDS1 (SAAPLP) Sections 1, 7, 9 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is located entirely within, and to the western extreme, of the Rushock Trading Estate, which is specifically identified within the adopted Site Allocations and Policies Local Plan as a Previously Developed Site in the Green Belt.
- 1.2 The site consists of an enclosed compound with existing warehouse and office buildings located to the north and west of the site, along with associated car parking, vehicle delivery and manoeuvring space. A further area of currently unused land lies to north of the office/warehouse building. To the north-west of the site is a haulage yard and associated office and storage building; to the south, an open yard used for coach storage; to the south-east are located some small office/workshop buildings; and, to the east a two storey brick-built office and warehouse building.

14/0301/FULL

1.3 The existing buildings are of brick and profile sheet cladding design and appearance and are typical of an Industrial estate, with their function taking priority over finer details of design. That said, they are in good condition and by no means unsightly. There are also present on site a number of metal storage containers (along the east boundary) which currently used as a “stop-gap” solution to provide additional storage of products.

2.0 Planning History

2.1 No planning history of relevance.

3.0 Consultations and Representations

3.1 Rushock Parish Council – No objection and recommend approval.

3.2 Highway Authority – No objection.

3.3 Neighbour/Site Notice – A single letter of objection has been received from the occupiers of the adjacent premises on the grounds that the proposed height and position of the extension to the existing storage building development (i.e. the “Building B” extension) would block natural light to a first floor office window, and ground floor windows to toilets and a warehouse.

4.0 Officer Comments

4.1 The applicants, TEC Electric Motors, whilst a relatively “young company” describe themselves as the UK’s largest independent stockist of electric motors, with their UK base being their current premises at Rushock Trading Estate, supplemented by “satellite sites” around the UK and Ireland. They currently occupy the application site as well as an additional warehouse building located elsewhere on the Trading Estate.

4.2 The business is one of importation, supply and distribution, supplemented by “call-out” work, away from their premises, and in terms of the Rushock Trading Estate site(s) TEC Electric Motors currently employ 25 staff.

4.3 The National Planning Policy Framework (NPPF) states, at paragraph 14, that there is “*a presumption in favour of sustainable development ...*” and that for decision-taking this means “*approving development proposals that accord with the development plan without delay*”.

4.4 The NPPF describes sustainable development as consisting of three dimensions, namely “*economic, social and environmental*”, with the economic role “*contributing to building a strong, responsive and competitive economy...*”.

14/0301/FULL

- 4.5 Policy CP08 (“A Diverse Local Economy”) of the adopted Core Strategy states that: *“Land and premises within the District’s existing employment areas will be reserved for uses which generate employment (B1, B2 and B8 use classes). Applications for expansion, updating and intensification of employment uses on existing sites will be supported ...”*.
- 4.6 Policy SAL.PDS1 (“Previously Developed Sites in the Green Belt”) of the adopted Site Allocations and Policies Local Plan states that: *“Within the Previously Developed are of Rushock Trading Estate, development for employment uses (B1, B2 and B8) will be permitted”*. Whilst the accompanying explanatory text states that: *“The recognition of (Rushock Trading Estate) for potential development is considered to be in line with the NPPF’s focus on building a strong, competitive economy and the focus on local plans being pro-actively prepared to support economy fit for the twenty first century”*. Notwithstanding this, given the Green Belt location there remains a requirement for a balanced approach which safeguards the integrity of the Green Belt Designation.
- 4.7 The existing use of the site is for Warehousing and Distribution (B8 use) with associated offices (B1 use). The proposed development is for an expansion of the existing premises and as such is for more of the same. This being the case there is clear in-principle policy support for the proposed development. Any devil, therefore, lies in the detail.
- 4.8 The proposed development is by no means insignificant, with office floorspace increasing from 264sq.m. to 369sq.m. (a 40% increase) and warehousing and distribution floorspace increasing from 733sq.m. to 1978sq.m. (an increase of 170%).
- 4.9 The development consists of three elements, and adopting the labelling used by the applicant, these can be summarised as follows:
- Building A – a two storey extension to the side of the existing office accommodation, with maximum dimensions of 3.5m (wide) and 17.3m (deep). This would be located in the south-west corner of the site, and would continue the existing 8m high ridgeline. A 1 metre gap would be maintained between the extension and the boundary with the adjacent (coach storage) site to allow for a suitable means of escape should the need arise.
 - Building B – a 7m high extension to the existing warehouse building (located in the north-east corner of the site) extending at 90 degrees from the existing warehouse. With dimensions of 15.3m wide and 10.7m deep, the proposed extension would face into the existing yard and would replace the existing (aforementioned) storage containers already evident along the eastern boundary of the application site.

14/0301/FULL

- Building C – this is the most significant of the proposed additions to the current premises and would extend to the north of the existing Building A, passing by (and adjoining) existing Building B. It would extend beyond into the currently unused land (which has clearly been used in the past, and does fall within the Rushock Trading Estate Boundary) and would create further additional warehouse facilities with maximum dimensions of 52.7m (deep) and 22.7m wide. The ridge height of the roof would be 8m (i.e. the same height as Building A).
- 4.10 The overall development would result in a linkage between all three buildings (A, B and C) which would face into the existing yard and parking area, and assist with the flow of products through delivery receipt, storage, and, despatch.
- 4.11 Notwithstanding the above outlined extent of the three elements of the proposed development, and their combined size, as has already been highlighted, within the Rushock Trading Estate there is scope for appropriate levels of development. This must be balanced against any impact upon the Green Belt. In this regard, it is actually Building A which is the most immediately visible building from the surrounding Green Belt, and given the relatively modest (albeit two storey) addition, it is considered that any adverse impact would be negligible. Building C, the largest of those proposed, would actually be screened (in part) by Building A and the existing haulage yard and associated buildings which lie to the west. Building B would be completely screened from the open agricultural (Green Belt) land to the west. In all cases, the maximum height of the buildings and extensions proposed does not exceed that of the existing maximum height on the site. Officers are satisfied that the right balance is struck by these proposals and that there would be no adverse impact upon the wider Green Belt as a result.
- 4.12 In design and appearance terms, the proposed buildings would be of brick and profile cladding of a colour and appearance which is consistent with the existing buildings on the site. Ridge heights would be consistent with that of the existing buildings.
- 4.13 Members will have noted that a single third party letter of objection has been received in respect of the proposed development, and this relates specifically to the relationship between an existing brick office and warehouse building (and more specifically existing windows therein) which is located to the east of the application site and the proposed extension to Building B. At present, there are a number of metal storage containers located along the east boundary of the site and adjacent to the office and warehouse building from which the objection originates. The proposed Building B would replace these and would extend off the existing office which serves Building B, at 90 degrees from the main building. By doing so the proposed Building B would extend along the boundary with the adjacent offices and warehouse at a distance of approximately 1.4m from the existing palisade fence boundary. The neighbouring office and warehouse is located 1.0m the other side of the fence and the building sits slightly below the application site in this location.

14/0301/FULL

The building also features a shallow ridge height such that the window in question sits lower than one might expect and serves an office which is effectively at 1.5 storey height.

- 4.14 At ground floor level there are obscure glazed WC windows and a window at the rear of the warehouse. At present the level of light these windows receive is rather limited and the introduction of the proposed Building B extension would not, in Officers' opinion, make this any worse. At first floor there is the previously mentioned office window and there is no doubt that the proposed Building B extension would block light to and the view or outlook (such that it might be within this Industrial Estate location) from this window.
- 4.15 It is accepted that for occupiers of the office in question the extension to Building B as proposed would have an impact upon natural light received via the window, and the outlook onto the rear of the proposed building would be quite imposing. That said, the current outlook is onto metal storage containers and a yard, via the window (which is barred). Any suggestions that views towards the open countryside beyond will be lost are without foundation, as the existing Building A blocks any views beyond the application site. In this regard, a visit to the neighbouring premises has been undertaken by the Officer to help assess the impact upon the office window in question.
- 4.16 It should be noted that the window is not the only source of natural light into the office, as it has been established as a result of the Officer visit that there are also two (south facing) roof lights which serve the office also. In any event, such office windows in a commercial building are not protected by any form of local guidance in the same way that a habitable window in a dwelling house would be, and as such there appear to be no grounds for resisting the development on this basis.
- 4.17 No other objections have been received, and there is support for the development from Rushock Parish Council, as confirmed under paragraph 3.1 of the report

5.0 Conclusions and Recommendations

- 5.1 The proposed development represents a significant investment by the applicant in their UK base, located within Rushock Trading Estate. Whilst a relatively young company, based upon the evidence presented in support of the application and the proposals themselves, the expansion of the current facilities is clearly necessary to enable TEC Electric Motors Ltd to continue to thrive and compete. With expansion of the premises comes the prospect of additional employment opportunities, and whilst it is widely recognised that storage and distribution based businesses do not generate high levels of employment, it is clear that the proposals could deliver additional jobs. This is to be welcomed.

14/0301/FULL

- 5.2 The development is in accordance with the thrust of the NPPF and proposes a sustainable development in an appropriate location, in accordance with the Council's Site Allocations and Policies Local Plan. In terms of matters of detail, the layout and design has been assessed and, notwithstanding the relationship with the adjacent premises' office window as referred to under paragraphs 4.13 to 4.16 of the report, has been found to be acceptable.
- 5.3 It is therefore recommended that the application be **APPROVED**, subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B3 (Finishing materials to match).

Application Reference:	14/0355/FULL 14/0356/LIST	Date Received:	20/06/2014
Ord Sheet:	387853 274476	Expiry Date:	15/08/2014
Case Officer:	Paul Round	Ward:	Blakedown and Chaddesley

Proposal: Conversion of barn to form one dwelling; erection of external store; external works to provide car-parking areas for Herons Pool and the barn

Site Address: HERONS POOL, HARVINGTON HALL LANE, HARVINGTON, KIDDERMINSTER, DY10 4LR

Applicant: Mr & Mrs Pargeter

Summary of Policy	DS04, CP01, CP02, CP03, CP11, CP12, CP14 (CS) SAL.DPL2, SAL.CC1, DAL.CC2, SAL.UP1, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP11, SAL.UP13 (SAAPLP) County Landscape Character Assessment SPD Sections 9, 12 (NPPF)
Reason for Referral to Committee	Planning application represents departure from the Development Plan
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The site lies within the historical settlement surrounding Harvington Hall, a Grade I Listed Building. The area is a designated Conservation Area and within the Green Belt.
- 1.2 The application site forms an existing dwelling created through a barn conversion and the barn to which this application relates which is a Grade II Listed Building in its own right. It is bounded to the north by an agricultural building and to the south by residential buildings.
- 1.3 The proposal seeks for the conversion of the listed barn to a residential dwelling with associated amenity space, parking and a separate external store.

2.0 Planning History

- 2.1 None of relevance.

14/0355/FULL and 14/0356/LIST

3.0 Consultations and Representations

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

3.2 Highway Authority – No objection subject to condition.

3.3 Conservation Officer – The special interest and architectural significance of this heritage asset is in no doubt. The four bays and high quality timber framing of the barn being indicative of the status of Harvington Hall which it served. This significance was recognised when the barn was listed Grade II in its own right in 1958.

That listed status, along with good quality weatherboarding and a fundamentally sound structure has served to protect the barn from insensitive and intrusive alterations for the past 50 years. It is reassuring that the proposal set out in this application is comprehensively detailed, reflecting not only a good understanding of this building type, but also a sensitivity for the environs of the barn: it sits within a Conservation Area, within Green Belt and forms part of a historic group of listed farm buildings in the setting of Grade I listed Harvington Hall.

CONVERSION OF THE BARN INTO RESIDENTIAL USE

In adopting a plan which provides for bedrooms, bathrooms and utility spaces on the ground floor, the applicant has freed up the remainder of the building to serve as an open-plan living space. This retains the overall volume of the interior of the four-bay barn which makes it so significant.

The new first floor is to be supported from existing and new walls serving the rooms below, thus avoiding the need to impose loads on the timber framed structure, and in doing so allowing the structure to remain virtually unaltered, as is evidenced by the “light touch” repairs shown on drawings 1633/14 to 1633/18. I welcome the approach to create a house almost independent of the external envelope because the degree to which the structure is likely to move (in relation to inert modern materials) is quite high, particularly in extremes of temperature. There has been no structural survey submitted with this application, however I have no reasons to believe that the scheme cannot be implemented as proposed without the need for major additional intervention.

EXTERNAL WORKS TO THE BARN

Drawing 1633/12 illustrates the proposed elevations. I have no objections in principle to the simple oak-framed windows indicated, as these sit between the existing structural members. This simple design lends itself very well to a high level of insulation, and I would not object to triple glazing. Whilst it might be in theory feasible to introduce shutters to new doors and windows to render the new openings almost invisible, in reality this is never very satisfactory as the shutters when open can look untidy, and the shutters are almost always left in the open position. I am more in favour of reinstating barn doors, however, as the large expanses of glass can cause unwanted reflections.

14/0355/FULL and 14/0356/LIST

If these doors are not to be reinstated here careful consideration needs to be given to the treatment of these large doorways to avoid creating unwanted reflections towards Harvington Hall.

The most sensitive elevation is the south which can be clearly seen from the front gardens of Harvington Hall. I welcome the decision that no new fenestration is to be inserted here at all.

The overall impact of the proposal on the Conservation Area will be to alter the appearance of the barn as viewed from the entrance to the farmyard and from the north/east, however this could be considered at most to be a neutral impact: the proposals will serve to protect the barn by securing its optimum use and thus the character of the Conservation Area will be preserved into the future.

EXTERNAL STORE

The most contentious aspect of this application (in planning terms) is the provision of an external store to the north of the building (not the south as stated in 4.0 of the Design and Access Statement). This is contrary to WFDC Policy SAL.UP11 i).

The rationale for the provision of this new structure is quite clear – it will avoid the need to utilise the interior of the barn for the storage of bins and bicycles etc, and avoid the need to apply for listed building consent to cut a new doorway through the plinth.

A particular feature of the barn is the stone plinth which is rather deeper than the norm, and this has served to protect the timber frame from damp conditions. Although the plinth has been repaired with brickwork in several places it remains essentially intact, and it is my recommendation that it should remain so in order to preserve the special interest of the building.

It could be argued that Policy SAL.UP11 can be interpreted to permit the addition of new buildings within the curtilage of rural buildings following their conversion (although this is not the intent of that Policy). Whilst it is quite feasible to seek the withdrawal of the store under this application, if a separate application for a store would be approved under a subsequent application, I think it is on balance preferable to grant permission for a holistic scheme for the site from the outset. Not only does this avoid piecemeal development but it also serves to protect the setting of the neighbouring heritage assets as well as the barn itself. The less than substantial harm caused to the setting of the heritage assets (Conservation Area and Listed buildings) by the provision of a new store outweighs the harm to the fabric of the asset (listed barn) itself which would result if an access door was broken through the stone and brick plinth.

14/0355/FULL and 14/0356/LIST

Given the fire risk from the storage of petrol driven garden equipment etc, I think it would be irresponsible to require this to be stored within the barn itself. At the very least a separate entrance would need to be provided, via the plinth, and a substantial amount of fire-proofing would be needed to reduce the risk of fire to an acceptably low level. All of this would impact on the special character of the barn itself.

I think rationale proposed for a separate store permits the optimum use of the building and would accord with NPPF paragraph 134.

The design of the store is vaguely traditional which allows it to sit comfortably in quite close proximity to the listed barn, but its scale, proportions and general detailing ensure that it does not compete with that barn visually.

I have no objections to the design as submitted.

SUB-DIVISION OF THE FARMYARD

The scheme reflects the division of the site into two separate plots: relocating the parking area for the house away from the east elevation within the farmyard and onto the raised ground immediately to the north. This necessitates a ramped approach which is bounded to the east by a new 1800mm high brick garden boundary wall.

Whilst any formal subdivision of the farmyard is regrettable I prefer this approach to an alternative which would create a meandering driveway to the west of Herons Pool itself thus introducing vehicles into the garden area which I think could be harmful to the setting of Harvington Hall.

The other alternative would be a single shared car park between the two buildings, which would reduce the amenity area for the barn to the raised grassed area, inconvenient and somewhat remote from the barn. .

The provision of the ramped approach permits the barn to retain its own defined curtilage within the present farmyard.

As the barn is set up on a plinth and is on a much more substantial scale than Herons Pool, the impact of the dividing wall upon the barn's relationship with Herons Pool House is somewhat reduced: both buildings remain visible from each other and a wall is much preferable to alien "landscape boundary features" such as conifers or domestic fences.

The view towards the barn from the public domain within the Conservation Area will be between the existing buildings flanking the entrance to the farmyard and past a pair of 5 bar gates. I do not consider this to be a particularly damaging change in a view across the Conservation Area.

14/0355/FULL and 14/0356/LIST

In considering that it is essential that a use is found for the barn in order to secure its long term preservation, I think that some degree of compromise has to be arrived at. The less than substantial harm to the setting of the barn by the erection of a wall to subdivide the farmyard (which, incidentally could be removed in the future) is in my opinion outweighed by the benefits of securing the optimum use for the barn, in accord with the NPPF paragraph 134.

I therefore have no objections as the scheme is generally in compliance with Policy SAL.UP6. The non-compliance with Policy SAL.UP11 should be taken into account but weighed against the benefits to the listed building as outlined above. I would wish to condition all external materials for approval.

- 3.4 English Heritage - The barn at Herons Pool is a Grade II listed timber barn from the early eighteenth century with some mid- and late twentieth-century repairs. It is in the setting of Harvington Hall, a Grade I listed moated brick Elizabethan house, noted particularly for its priests holes. The barn and nearby farmhouse and other buildings all served the Hall; many have been converted into residential units.

While we regret the loss of the barn as a barn we are convinced of the case for its conversion at this point in time. We consider that there will be little impact on the setting or significance of Harvington Hall. We recognise that the proposed design seeks to minimise any negative impacts - there are no rooflights proposed on the roof slopes, the new flues exit through the rear slope, the south elevation which is the one most visible from the sensitive area between the Hall and the church will not have any new openings, the first floor of the southern section of the front (west) elevation which is also visible from the same place will gain no new openings. Therefore we do not consider that the proposed scheme will cause harm to the Grade I listed building and have no objections to raise.

- 3.5 Worcestershire Regulatory Services - The above application is a conversion to residential and within 250m of 3 areas of unknown filled ground, potential landfill, and therefore recommend condition for investigation.
- 3.6 Worcestershire Archive & Archaeology Service – No objection subject to conditions. The proposed works will affect a listed early eighteenth century timber framed threshing barn and is located within an area of high archaeological potential. The important medieval moated site of Harvington Hall is opposite the farm. It is likely that associated settlement or activity from the medieval period occurred in the area surrounding the Hall. Consequently in order to offset the impact of the development on the heritage assets, a programme of historic building recording and an archaeological watching brief should be carried out prior to and during development. Given the scale of the development, and the anticipated archaeological potential, the likely impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works.

14/0355/FULL and 14/0356/LIST

3.7 Neighbour/Site Notice – 1 letter of objection received which raises the following issues:

- The application site includes land not within the Applicant's ownership.
- The construction of the new store building is inappropriate development. No Very Special Circumstances have been presented.
- The new store building would be contrary to policy SAL.UP11 criteria i).
- 23 new window panels is a substantial alteration having a detrimental impact on the character of the building.
- The building is a domestic outbuilding which is not permitted to be converted in line with policy SAL.UP11
- The existing farm yard would be bisected. This will have a detrimental impact on its character.
- No evidence has been shown to justify that a commercial use should not be looked at prior to residential in line with established policy.
- The historic analysis is inadequate. The proposals will have an adverse impact the setting of the Barn (listed in its own right), the Listed Harvington Hall and the Conservation Area.
- The proposed living room has no direct light source and only borrowed light. There will pressure to allow additional openings in the future.
- The proposed amenity space will be overlooked from the existing dwelling leading to lack of privacy to future occupants.

4.0 Officer Comments

4.1 Both the National Planning Policy Framework and Policy SAL.UP1 allow for the conversion of rural buildings to dwellings within the Green Belt, classifying such development as being appropriate in the Green Belt. However, the proposal also includes the provision of 4.6m x 3.8m storage building to accommodate bins, cycles and other domestic paraphernalia. Whilst this building could be seen in the wider development context it has been highlighted by the neighbour as being inappropriate development. Members will be aware that inappropriate can be approved if the material circumstances clearly outweigh the harm. On this occasion the following considerations are applicable:

- The store cannot be provided within the building due to the nature of the Listed Structure and requirement to retain the existing plinth without cutting in new openings.
- There is a requirement for external storage of cycles.
- The external store will allow the storage of chemicals and other substances that would not be appropriate to store inside.
- The store would allow optimum use of the Listed Structure.
- Policy SAL.UP11 allows for domestic buildings to be approved for dwellings created after conversion.

14/0355/FULL and 14/0356/LIST

These factors along with the support from the Conservation Officer provide substantial weight in favour of the development and in my view provide Very Special Circumstances to outweigh the harm by way of inappropriateness.

- 4.2 Policy SAL.UP11 which governs the conversion of rural buildings stipulates that the conversion of domestic buildings will not be permissible and that commercial uses should be sought prior to residential.
- 4.3 The building is clearly an historic barn that would be suitable for conversion in any other location; in addition it is clear that the optimum use of the building to retain its quality is to provide a specific use for the building rather than leaving it as ancillary.
- 4.4 The potential for the building to be used for commercial uses has to be considered. However given the close proximity to existing residential properties and the nature of the surrounding highway network, it is considered that a commercial venture would not be appropriate in this particular instance.
- 4.5 The conversion works as proposed have been designed sensitively taking account of the proposed residential use and creating limited openings, entrances and other changes. The resulting design retains the historic character of the building whilst bringing in a new use. The comprehensive comments of the Conservation Officer are self explanatory and support the proposal for the conversion and works to the Listed Structure.
- 4.6 The layout of the development provides adequate access, parking and amenity provision for both the existing and proposed dwellings. Whilst there is some subdivision of the existing yard this is far preferable to creating a new access in a more visible and harmful location. The privacy issues raised by the neighbour have been taken into account but are considered to be acceptable given the constraints of the site. Officers are of the opinion that no neighbours will be adversely affected by the proposal.
- 4.7 An ecological assessment has been undertaken and has identified bat roosts within the building. A mitigation package has been submitted including provision of roosts, which will be part of the submission to Natural England for a bat licence. It is clear that protected species have been fully considered as part of this proposal and as such the requirements of policy have been met.
- 4.8 The issue of land ownership has been resolved by the submission of a revised location plan excluding the area of land in dispute.

14/0355/FULL and 14/0356/LIST

5.0 Conclusions and Recommendations

5.1 The proposed conversion of this historical barn is appropriate development in the Green Belt and is acceptable in terms of its impact on heritage assets. Matters of impact on neighbours, future occupiers and highway access / parking have been fully considered and found also to be acceptable. The provision of the external store could be construed as being inappropriate development in the Green Belt however, for the reasons set out in the report, it is considered that Very Special Circumstances exist sufficient enough to outweigh any harm.

5.2 It is therefore recommended that application **14/0355/FULL** be **APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B1a (Samples/details of materials).
4. B9 (Details of windows and doors).
5. No demolition.
6. Details of fencing to be submitted.
7. J1 (Removal of permitted development – residential).
8. Landfill Gas assessment.
9. Archaeological assessment.
10. Ecological mitigation.
11. Drainage to be provided prior to occupation.

Notes

- A SN12 (Neighbours' rights).
B SN3 (Protection of species).

5.3 It is also recommended that application **14/0356/LIST** be **APPROVED** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent).
2. A11 (Approved plans).
3. B1a (Samples/details of materials).
4. B9 (Details of windows and doors).
5. No demolition.

Application Reference: 14/0366/FULL	Date Received: 24/06/2014
Ord Sheet: 378663 275421	Expiry Date: 19/08/2014
Case Officer: Paul Round	Ward: Bewdley and Arley

Proposal: Variation of condition 2 and removal of condition 4 of Planning Permission 13/0554/FULL to allow alterations to approval plans to remove requirement of submission of details for extraction system

Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW

Applicant: Tesco Stores Limited

Summary of Policy	CP11 (CS) SAL.UP6, SAL.UP7 (SAAPLP) Paragraph 123, Sections 7, 12 (NPPF) NPPG
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The Angel Inn is located on the north east side of Load Street close to the Grade I Listed Bridge and is bounded by Grade II Listed Buildings.
- 1.2 The building itself dates from the post-war period being constructed on the same site, albeit set further back, of the previous public house and is included within the Local List of historic buildings. The site also lies within the Bewdley Conservation Area.
- 1.3 The building is currently being converted to a retail shop within permitted development allowances. This application seeks to vary the conditions imposed under planning permission 13/0554/FULL. The applicant at that time was Punch Taverns

2.0 Planning History (of relevance)

- 2.1 09/0835/FULL - 2 No. Jumbrellas, resurfacing of carpark and general redecoration : Approved 15/02/10.
- 2.2 09/0854/ADVE - 3x Timber Fascia Signs (one with trough illumination) : Approved 08/02/10.
- 2.3 13/0554/FULL - Erection of single storey rear extension and creation of new disabled access : Approved 16/12/13.

14/0366/FULL

3.0 Consultations and Representations

3.1 Bewdley Town Council – Views awaited.

3.2 Neighbour/Site Notice : 2 letters received -

- One comment received in respect of confusing site plan with car park layout shown.
- One comment received stating “Having a Tesco store in Bewdley will be very detrimental to the already struggling local businesses. Tesco already have many stores in the area - no more are necessary. Parking in the town is already at a premium and expensive.”
(Officer Comment - Officers have sought to clarify the objection to this specific application but have not received a response).

4.0 Officer Comments

4.1 Planning permission was approved in December 2013 for an extension to the existing building approximately 11m x 11m and 2.2m in height. The application was duly considered in the context of the heritage assets and considered acceptable.

4.2 Condition 2 of the planning permission specified the plans approved. Section 73 of the Town and Country Planning Act 1990 (as amended) allows approved drawings to be substituted through a variation of condition. In this instance the alterations proposed do not alter the form or size of the extension but are minor alterations namely;

- Removal of rendered feature band;
- Removal of doors on side and rear elevation;
- Insertion of 1no. additional powder coated aluminium frame window on side elevation;
- Insertion of 2 no. additional powder coated aluminium frame windows on rear elevation; and
- Internal changes to layout for retail shop and windows to conform with elevational changes.

4.3 The proposed changes are considered acceptable and do not increase the impact of the extension on the Local Listed Building or the Conservation Area. The changes do not result in any other additional issues. There have been no policy changes since the approval and the scheme remains in accordance with the local and national policy.

14/0366/FULL

- 4.4 The proposal also seeks to remove condition 4 of the permission, which reads as follows:

No development shall take place until a scheme for the extraction, treatment and dispersal of fumes and odours in accordance with the provisions of the DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the kitchen being brought into use and thereafter retained.

- 4.5 The internal changes now show a ground floor plan that does not include a commercial kitchen. The imposed condition therefore becomes superfluous and fails to meet the six tests for conditions as set out in paragraph 206 of National Planning Policy Framework and guidance on 'Use of Planning Conditions' in the National Planning Practice Guidance, being considered to be not necessary, not relevant to the development proposed or reasonable. Given the changes to the drawings, including the ground floor layout which excludes the commercial kitchen, it is considered appropriate to remove the condition. The associated plant required for the retail store is dealt with by a separate application 14/0370/FULL which is the subject of a separate report.
- 4.6 The proposed changes to the extant planning permission are considered to be appropriate and do not alter the acceptability as previously determined.

5.0 Conclusions and Recommendations

- 5.1 The variation of condition 2 to allow changes to the approved drawings and the removal of condition 4 to remove the requirement to provide kitchen extraction has been fully considered and found to be acceptable and in accordance with local and national policy.
- 5.2 It is therefore recommended that **APPROVAL** be given to the variation of condition 2 and the removal of condition 4 of Planning Permission 13/0554/FULL. For the avoidance of doubt the conditions imposed as part of this application are as follows:
1. The development hereby permitted shall be begun before 16th December 2016.

14/0366/FULL

2. The development hereby approved shall be carried out strictly in accordance with the following plans/drawings:

Drawing D07 01.01
Drawing D03 01.03
Drawing AP 06

stamped "Approved" unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

3. No development shall take place until details of types and colours of all external materials, including hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
4. A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 1. The programme and methodology of site investigation and recording.
 2. The programme for post investigation assessment.
 3. Provision to be made for analysis of the site investigation and recording.
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition A).

C) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Application Reference:	14/0367/ADVE 14/0368/ADVE	Date Received:	24/06/2014
Ord Sheet:	378663 275421	Expiry Date:	19/08/2014
Case Officer:	Paul Round	Ward:	Bewdley and Arley

Proposal: Proposed externally illuminated gantry sign (14/0367/ADVE)

1No. Externally illuminated fascia sign, 1No. non-illuminated fascia sign, 1No. externally illuminated projecting sign and other non-illuminated signs (14/0368/ADVE)

Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW

Applicant: Tesco Stores Limited

Summary of Policy	SAL.UP10 (SAAPLP) Paragraph 67 (NPPF) 18b Advertisements (NPPG)
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The Angel Inn is located on the north east side of Load Street close to the Grade I Listed Bridge and is bounded by Grade II Listed Buildings.
- 1.2 The building itself dates from the post-war period being constructed on the same site, albeit set further back, of the previous public house and is included within the Local List of historic buildings. The site also lies within the Bewdley Conservation Area.
- 1.3 The building is currently being converted to a retail shop in accordance with permitted development allowances. This application seeks for the signage associated with the new retail shop.

2.0 Planning History (of relevance)

- 2.1 09/0835/FULL - 2 No. Jumbrellas, resurfacing of carpark and general redecoration : Approved 15/02/10.
- 2.2 09/0854/ADVE - 3x Timber Fascia Signs (one with trough illumination) : Approved 08/02/10.
- 2.3 13/0554/FULL - Erection of single storey rear extension and creation of new disabled access : Approved 16/12/13.

14/0367/ADVE and 14/0368/ADVE

3.0 Consultations and Representations

3.1 Bewdley Town Council – Views awaited.

3.2 Highway Authority – No objection subject to note.

3.3 Conservation Officer -

Application 14/0367/ADVE – I note that the provision of the gantry sign is deemed consent under Class 6. I welcome the proposal to reuse the existing gantry in order to preserve the character of the Bewdley Conservation Area.

I have no objections to the external illumination of this sign, which accords with Policy SAL.UP10.

The appropriate form of permission for these fixtures is listed building consent. No objections to the externally illuminated gantry sign

Application 14/0368/ADVE - I have no objections in principle to the proposals for signage as illustrated on drawing no: 131898 D07 0403 A. I welcome the use of the timber surrounds.

Technically the use of “Perspex” is contrary to Policy SAL.UP10 iii) but in this case I believe the material to be used is in fact acrylic and the reference to Perspex is related to the colour of the lettering.

On this basis I will offer no objections.

3.4 Neighbour/Site Notice – One comment received in respect of site plan showing car parking layout.

4.0 Officer Comments

4.1 Advertisements applications are governed by the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended) (‘the advertisement regulations’). Regulation 3 limits Local Authority’s powers to purely being...”in the interests of amenity and public safety, taking into account - (a) the provisions of the development plan, so far as they are material; and other relevant factors.” This report will consider the proposed advertisements within this framework.

14/0367/ADVE and 14/0368/ADVE

4.2 The advertisements proposed are as follows:

- Gantry sign – externally illuminated by trough light.
- Main fascia sign - externally by trough light
- Double sided projecting sign – externally illuminated by trough light
- Welcome board with opening hours – non-illuminated
- Non illuminated car park signage consisting:
 - Two wall mounted signs
 - Double sided entrance/exit sign

These will be considered as in two groups, firstly, building signage and secondly, car park signage.

4.3 Signage for the building includes the fascia sign utilising a ‘Woodtex’ finish with acrylic limited to the applied letters and will project from the front of the building by approximately 12cm. The projecting sign highlights the position of the ATM machine and is limited in size being approximately 0.8m x 0.5m with a depth of approximately 0.125m. The projecting sign is proposed to be dark blue background with applied acrylic lettering. Both the fascia and projecting sign are proposed to be externally illuminated by external trough lighting. The ‘welcome’ sign consists of a single blue panel with white applied letters.

4.4 Within the car park the entrance/exit sign is a non-illuminated single post sign with a height of approximately 1.1m in height with a blue metal sign with white letters. Other non-illuminated signs will be mounted on the walls of the adjacent buildings measuring 40cm x 40cm and 80cm x 70cm controlling the use of the car park. The existing gantry sign will be re-used and relocated by approximately 1.9m away from the forecourt entrance. The existing sign within the gantry will be replaced with a blue rectangular sign with corporate logo and white letters indicating ‘parking’.

PLANNING POLICY

4.5 The Adopted Wyre Forest Site Allocations and Policies Local Plan contains Policy SAL.UP10 which deals with advertisements both in general and in respect of heritage areas. In particular, section 2 of the policy on Heritage Assets states that:

“Proposals for advertisements within or adjacent to Heritage Assets must:

- i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting.*
- ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters.*
- iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias.*
- iv. Reflect the traditional signage of the area.*
- v. Be in scale and proportion with the building on which they are displayed”.*

14/0367/ADVE and 14/0368/ADVE

- 4.6 The National Planning Policy Framework sets out the Government's approach to the control of advertisements at paragraph 67, stating:

"Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts".

Further guidance is found within the Advertisements section of the National Planning Practice Guidance.

AMENITY

- 4.7 Amenity is defined by paragraph 079 of the National Planning Practice Guidance's section on Advertisements, taking reference from regulation 2 and 3 of the Regulations; *"...It includes aural and visual amenity (regulation 2(1)) and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest (regulation 3(2)(a))."*
- 4.8 The signage to the building has been carefully considered. The fascia sign fits neatly above the entrance doorway within a natural space provided by projecting gable utilising the space created by the existing fascia sign. Similarly the welcome sign replaces the existing menu sign within the same gable. The projecting sign is located discretely on the building in an appropriate location. The views of the Conservation Officer have been sought and a no objection response has been received. I agree with this view and conclude that the signage scheme for the building will not adversely affect the heritage asset or the character and appearance of adjacent heritage assets or the Conservation Area.
- 4.9 In respect of car parking signage the main gantry sign will be re-used although in a slightly altered location. The other signs provide negligible impact to the character of surrounding heritage assets or the Conservation Area. The Conservation Officer has also confirmed a no objection response to these advertisements.
- 4.10 Having had regard to the proposal, Policy SAL.UP10 and other relevant factors, I consider that amenity will not be harmed.

14/0367/ADVE and 14/0368/ADVE

PUBLIC SAFETY

- 4.11 Regulation 3 of the advertisement regulations highlights the factors relevant to public safety as including
- i. the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - ii. whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - iii. whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- 4.12 In this case the key concern is that of highway safety. The Highway Authority has been consulted and has returned a no objection response. I would agree with this conclusion in that the positioning and illumination of the signage is appropriate to the function of the building and will not give rise to harm persons using the public highway.
- 4.13 Having had regard to the proposal, Policy SAL.UP10 and other relevant factors, I consider that public safety will not be harmed.

5.0 Conclusions and Recommendations

- 5.1 The proposed advertisement scheme has been evaluated in the context of the relevant legislation, development plan policy and other relevant factors. It is considered that the proposal will not harm heritage assets, visual amenity or highway safety and, as such, the proposal is acceptable when taking account of matters of amenity and public safety as required by the advertisement regulations.
- 5.2 It is therefore recommended that **APPROVAL** be given to **13/0367/ADVE** and **13/0368/ADVE** subject to the following conditions for both applications:
1. L1 (Standard advertisement conditions).
 2. L9 (Standard time).

Notes

- A. Identification of Drawings.
- B. Brightness of illuminated signs.

Application Reference:	14/0369/FULL 14/0371/FULL	Date Received:	24/06/2014
Ord Sheet:	378663 275421	Expiry Date:	19/08/2014
Case Officer:	Paul Round	Ward:	Bewdley and Arley

Proposal: Installation of 4No. Bollards (14/0369/FULL)
Installation of ATM (14/0371/FULL)

Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW

Applicant: Tesco Stores Limited

Summary of Policy	CP11 (CS) SAL.UP6, SAL.UP7 (SAAPLP) Sections 7, 12 (NPPF) NPPG
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The Angel Inn is located on the north east side of Load Street close to the Grade I Listed Bridge and is bounded by Grade II Listed Buildings.
- 1.2 The building itself dates from the post-war period being constructed on the same site, albeit set further back, of the previous public house and is included within the Local List of historic buildings. The site also lies within the Bewdley Conservation Area.
- 1.3 The building is currently being converted to a retail shop within permitted development allowances. This application seeks permission for bollards and ATM associated with the new convenience store.

2.0 Planning History (of relevance)

- 2.1 09/0835/FULL - 2 No. Jumbrellas, resurfacing of carpark and general redecoration : Approved 15/02/10.
- 2.2 09/0854/ADVE - 3x Timber Fascia Signs (one with trough illumination) : Approved 08/02/10.
- 2.3 13/0554/FULL - Erection of single storey rear extension and creation of new disabled access : Approved 16/12/13.

14/0369/FULL and 14/0371/FULL

3.0 Consultations and Representations

3.1 Bewdley Town Council – Views awaited.

3.2 Highway Authority – No objection.

3.3 Conservation Officer – (14/0369/FULL) - The bollards are illustrated on drawing number: 131898 D07 0303. I understand that they are to be provided to add security to both the store entrance and to the proposed ATM.

Whilst a more traditional colour for bollards in a Conservation Area is black, these bollards are to be fabricated from stainless steel and left unpainted. This will make them more visible, but I assume that is part of their function.

The impact of these bollards on the locally listed building and on the wider Conservation Area will, I think, be minimal. Thus the proposal accords with Policy SAL.UP6

No objections subject to condition for detailed design of bollard to be submitted for approval prior to installation.

(14/0371/FULL) - Whilst it could be argued that an ATM is an alien feature within a Conservation Area, and thus contrary to Policy SAL.UP6, Bewdley town centre has several ATMs, some of which are installed on listed buildings.

I consider therefore that seen in context, the addition of another ATM of similar design to others in the town will have little additional impact on the Conservation Area. The overall impact is neutral, therefore compliant with Policy SAL.UP6 and thus I have no objections.

3.4 Crime Prevention Design Advisor – No objection in principle. To reduce the opportunity for crime the number of parking places should be reduced by one, the disabled parking spot as shown on the plans should be moved. The area in front of the ATM should be made into a sterile area, clearly marked with diagonal yellow lines and labeled as ‘No Parking’.

Consideration should also be given to placing a bollard a suitable distance away from the ATM that will physically prevent vehicles from parking too close. If this option is considered I suggest the bollard be of the collapsible kind so that anybody reversing into it does not cause too much damage.

3.5 Neighbour/Site Notice – One comment received in respect of confusing site plan with car park layout shown.

14/0369/FULL and 14/0371/FULL

4.0 Officer Comments

- 4.1 The applications seek consent for the installation of ATM machine and bollards to serve the retail convenience store.
- 4.2 The ATM machine will be sited to the left hand side of the building utilising an existing doorway opening, whilst retaining the door surround. This results in minimal impact on the design of the building, allowing the heritage asset to retain its character whilst providing the modern function. Given the set back nature of the building there will be no adverse harm to the character or appearance of the Conservation Area or the setting of surrounding Listed Structures.
- 4.3 The comments from the Crime Prevention Design Advisor Manager have been forwarded to the Applicant. The car parking layout does not form part of this application, and is not considered to require planning permission as it forms an incidental and associated facility to the planning unit.
- 4.4 The views of the Highway Authority in respect of the ATM have been sought and a no objection response has been received. I would agree that the introduction of the ATM will not result in harm to highway safety.
- 4.5 The four bollards are required to protect the ATM and the doorway. They are shown on the plan as being 1m high galvanised steel bollards. The principle of the bollards and size are considered to be acceptable having neutral impact on the building, the Conservation Area and other heritage assets. The final design and finish can be subject to a pre-start condition.
- 4.6 The two proposals are considered to be acceptable and compliant with Policy SAL.UP6 of the Adopted Wyre Forest Site Allocations and Policies Local Plan which regulate developments within Conservation Areas.

5.0 Conclusions and Recommendations

- 5.1 The proposed ATM and bollards are considered to be an acceptable form of development that will not adversely affect the character or appearance of the Heritage Assets, namely the Locally Listed Building, Conservation Area and surrounding Listed Structures.

14/0369/FULL and 14/0371/FULL

5.2 It is therefore recommended that **APPROVAL** be granted to application **14/0369/FULL** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Detailed design of bollard to be submitted for approval prior to installation.

5.3 It is also recommended that **APPROVAL** be granted to application **14/0371/FULL** subject to the following conditions:

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

Note

Comments of the Crime Prevention Design Advisor.

Application Reference: 14/0370/FULL	Date Received: 24/06/2014
Ord Sheet: 378663 275421	Expiry Date: 19/08/2014
Case Officer: Paul Round	Ward: Bewdley and Arley

Proposal: Installation of plant equipment including 1no. condenser unit located at rooftop level and 3no. wall mounted A/C units.

Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW

Applicant: Tesco Stores Limited

Summary of Policy	CP11 (CS) SAL.UP6, SAL.UP7 (SAAPLP) Paragraph 123, Sections 7, 12 (NPPF) NPPG
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The Angel Inn is located on the north east side of Load Street close to the Grade I Listed Bridge and is bounded by Grade II Listed Buildings.
- 1.2 The building itself dates from the post-war period being constructed on the same site, albeit set further back, of the previous public house and is included within the Local List of historic buildings. The site also lies within the Bewdley Conservation Area.
- 1.3 The building is currently being converted to a retail shop within permitted development allowances. This application seeks for the required plant and machinery associated with the new store.

2.0 Planning History (of relevance)

- 2.1 09/0835/FULL - 2 No. Jumbrellas, resurfacing of carpark and general redecoration : Approved 15/02/10.
- 2.2 09/0854/ADVE - 3x Timber Fascia Signs (one with trough illumination) : Approved 08/02/10.
- 2.3 13/0554/FULL - Erection of single storey rear extension and creation of new disabled access : Approved 16/12/13.

14/0370/FULL

3.0 Consultations and Representations

3.1 Bewdley Town Council – Views awaited.

3.2 Conservation Officer - The Angel Inn had various extractor units related to the catering function at the rear of the premises. It is proposed to remove these and replace them with air conditioning and condenser units as indicated on drawing number 131898 D07 0603 A.

It is proposed to locate the three wall mounted air conditioning units low down on the rear elevation where they are unlikely to be seen except from within the site itself and they will not be visible from Load Street. I consider therefore that their visual impact on the Conservation Area is negligible and I have no objections.

The condenser unit will be mounted on the roof of the single storey extension to the main building. This is surrounded on three sides by the existing first floor flat roofed extensions. This part of the rear of the building can only be glimpsed from the vehicular access serving the rear of properties in Severnside North and possibly from the garden of 7c Severnside North.

I consider therefore that in context the condenser unit will have little impact on the Conservation Area and thus I have no objections.

Although the proposals do not enhance the Conservation Area, neither do they introduce a significant amount of new equipment, and the redundant equipment will be removed, thus in my opinion the overall impact is neutral. Policy SAL.UP6 is thus satisfied

3.3 Worcestershire Regulatory Services – No objections.

3.4 Neighbour/Site Notice – One comment received in respect of confusing site plan with car park layout shown.

4.0 Officer Comments

4.1 The proposed works for plant involves the removal of all the existing equipment associated with the commercial kitchen for the public house and the installation of an external condenser unit situated on the roof of the approved extension and 3 no. air conditioning units, to serve the cash office and sales area, mounted on the rear of existing modern extension.

4.2 The equipment will be screened from public view and given its location and attachment will not adversely affect the character or appearance of the Locally Listed Building, Conservation Area or other heritage assets. The Conservation Officer has assessed the impact as being neutral and I would concur with this view.

14/0370/FULL

- 4.3 An acoustic assessment has been submitted with the application, to equate any noise impact to sensitive receptors particularly given the position of the site close to residential properties on Severn Side South. The assessment identifies that air conditioning units will run between 07:00 and 23:00 with the external condenser unit running continuously. The acoustic assessment concludes that given the background noise and the noise levels of the equipment proposed that resulting levels are unlikely to give rise to complaints from local residents. Worcestershire Regulatory Services have assessed the report and have offered no objections. A condition is required to restrict the use of the air conditioning units in accordance with the assessment. On this basis I am satisfied that the proposed plant and equipment are acceptable and would not result in undue harm to the amenity of residents.
- 4.4 The two proposals are considered to be acceptable and compliant with Policy SAL.UP6 of the Adopted Wyre Forest Site Allocations and Policies Local Plan which regulate developments that affect heritage assets.

5.0 Conclusions and Recommendations

- 5.1 The proposal for plant and equipment provides an acceptable form of development that will not adversely affect the character or appearance of the Heritage Assets, namely the Locally Listed Building, Conservation Area and surrounding Listed Structure. Noise levels have been assessed and found to be acceptable to a point that would not lead to undue loss of amenity.
- 5.2 It is therefore recommended that **APPROVAL** be granted subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Operation hours 07:00 – 23:00 for air conditioning units.

Application Reference: 14/0401/FULL	Date Received: 04/07/2014
Ord Sheet: 374742 272666	Expiry Date: 29/08/2014
Case Officer: James Houghton	Ward: Rock

Proposal: Conversion of existing bungalow to form two storey dwelling house, removal of existing attached converted garage, two storey side extension.

Site Address: 38 ORCHARD CLOSE, ROCK, KIDDERMINSTER, DY14 9XZ

Applicant: Mr Steve Mares

Summary of Policy	CP11 (CS) SAL.DPL2, SAL.UP7, SAL.UP8 (SAAPLP)
Reason for Referral to Committee	Planning application represents departure from the Development Plan
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a pitch roofed, three bed bungalow set back from the end of Orchard Close, a cul de sac, behind a front drive and gardens. Orchard Close is a residential street within the Bliss Gate settlement boundary characterised by two storey dwellings on the north side and, on the west part of the street, bungalows with parking below. Orchard Close rises from east to west, the application property on the north side of Orchard Close and is at the extreme west end of the street.

2.0 Planning History

2.1 14/0148/FULL – Conversion of bungalow to two storey dwelling : Approved 25/04/14.

3.0 Consultations and Representations

- 3.1 Rock Parish Council – No comments received.
- 3.2 Highway Authority – No objections.
- 3.3 Neighbour/Site Notice – No representations received.

14/0401/FULL

4.0 Officer Comments

- 4.1 The applicant seeks approval for the addition of an extension to add a first floor to the building. The extension would result in a two storey pitch roofed dwelling which contains four bedrooms. The ridge line of the proposed extension would run parallel to those of other dwellings in the immediate area rather than perpendicular as is currently the case. The overall height of the extended building is the same as that of neighbouring buildings.
- 4.2 The current application sets out a scheme which differs from that previously approved by Planning Committee in April 2014 under application 14/0148/FULL in that a converted garage, which forms the flat roofed element to the east of the existing bungalow, would be demolished and a two storey extension to the west of the building with footprint smaller than that converted garage would be added. In effect the building previously approved would be relocated 2.4m to the west and a gap between the application property and no. 36 would be opened.
- 4.3 The existing property differs from its neighbouring properties in that it is considerably smaller in terms of both floor space and ridge height, the proposed extensions would allow the application property to integrate better into the street scene. The extensions would offer no detriment to the character of the area or the street scene.
- 4.4 The proposed extensions would have no adverse impact on the amenity currently enjoyed by the residents of neighbouring properties. There would be no impact on privacy, light or outlook and the 45° Code guidelines would not be breached.
- 4.5 Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan states that extensions must *“be in scale and in keeping with the form, materials, architectural characteristics and detailing of the original building”* and the extension should be “subservient to and not overwhelm the original building, which should retain its visual dominance”.
- 4.6 The proposed development would not be in scale with the original building and would overwhelm the appearance of the original dwelling. The development would accord with the remainder of Policy SAL.UP8 in that the extended property would “harmonise with the existing landscape or townscape and not create incongruous features” and “not have a serious adverse effect on the amenity of neighbouring residents or occupiers”. The scale of the extensions is extensive enough that the development is comparable to a replacement dwelling and as such the breach of Policy SAL.UP8 is considered acceptable given that were one to be submitted an application for a new dwelling in this location with the form of the extended dwelling would be acceptable in terms of Policies SAL.DPL2 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

14/0401/FULL

5.0 Conclusions and Recommendations

- 5.1 The extensions and alterations to the property are felt to be tantamount to a replacement dwelling. The size, design and position of the extensions are considered, on balance, to be acceptable although the development is strictly contrary to some of the provisions of Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. The proposals will offer no harm to the street scene, the character of the area or the amenity enjoyed by the occupants of neighbouring properties and as such would accord with the requirements of Policies SAL.DPL2 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 5.2 It is recommended that **APPROVAL** be given, subject to 'no objections' from Rock Parish Council and the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B1 (Samples of materials).
 4. Driveway and/or vehicular turning area (if recommended).
 5. Access, turning area and parking facilities (if recommended).
 6. Cycle parking (if recommended).

Application Reference:	14/0415/FULL	Date Received:	09/07/2014
Ord Sheet:	372057 275690	Expiry Date:	03/09/2014
Case Officer:	James Houghton	Ward:	Rock

Proposal: Proposed Wildlife Pool and Ancillary Works

Site Address: WILDLIFE POOL & MEADOW AT OAK TREE FARM, KINLET ROAD, ROCK, KIDDERMINSTER, DY14 9UE

Applicant: Mrs Shiela Dayus

Summary of Policy	CP02, CP11, CP14 (CS) SAL.CC7, SAL.UP5, SAL.UP7, SAL.UP9 (SAAPLP)
Reason for Referral to Committee	Development Manager considers that application should be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is an agricultural field on which permission was granted in 2011 for the creation of a wildlife pool through the consent relating to application 11/0182/FULL. It has subsequently been the case that the shape and position of the pool were altered without reference to Planning Officers, to take into account the archaeological remains of a farm house on the south side of the development. Works to construct the pool commenced but the clay anticipated within the site did not prove suitable or sufficient to effectively line the pool, despite significant excavation.
- 1.2 The site shares a boundary with the Wyre Forest SSSI and is within 80m of the Lem Brook and Meadows Local Wildlife Site. A public right of way runs along the southern boundary of the site.

2.0 Planning History

- 2.1 10/0591/FULL – Agricultural building : Approved 15/11/10.
- 2.2 11/0182/FULL – Proposed wildlife pool : Approved 09/06/11.
- 2.3 11/0453/FULL – Proposed mobile home for holiday accommodation : Withdrawn.
- 2.4 12/0126/FULL – Proposed timber show house and associated features : Undetermined
- 2.5 12/0553/FULL – Proposed erection of two field shelters : Approved : 11/01/13.

14/0415/FULL

3.0 Consultations and Representations

- 3.1 Rock Parish Council – No comments received.
- 3.2 Countryside and Conservation Officer – No objections.
- 3.3 North Worcestershire Water Management – No comments received.
- 3.4 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 Permission has previously been granted on this site for the creation of a wildlife pool. The permission was granted on the grounds that the proposed wildlife pond would be appropriate development in this area and would have no detrimental impact on the landscape, biodiversity, the adjacent footpath or the amenity enjoyed by the occupants of any neighbouring dwellings.
- 4.2 This application is for amendments to the layout and cross section of the approved pool. The completed proposed pool is to be smaller than that previously approved and would vary in depth from 0.2m to 2.0m in depth with gradual access to the north, south and west to provide access and egress for wildlife. The pool as previously approved indicated a depth of between 0.5m and 2.4m.
- 4.3 It is proposed to add a gabion wall along the eastern edge of the pool with a section of decking which would over sail the pool from the top of that gabion wall. Provision is made on the submitted plans for the installation of a silt trap to minimise the possibility of runoff affecting the nearby Local Wildlife Site and Site of Special Scientific Interest. Water for the pool would be provided by a nearby natural spring.
- 4.4 It is proposed to plant the margins of the pool and the meadow with appropriate plants, this in conjunction with the pool would maximise the possibility that the development of the site would have a positive impact on the biodiversity of the area. A condition requiring the submission of a landscaping plan should be added to any permission issued.
- 4.5 In order to minimise any possible impact on the biodiversity of the area through the increased levels of nutrients associated with the keeping of fish, a condition prohibiting the stocking of the pond should be added to any condition issued.
- 4.6 The proposed pool would, similarly to the previous approval, have no significant impact on the amenity enjoyed by the occupants of neighbouring dwellings.

14/0415/FULL

- 4.7 The application site shares a boundary with a public right of way (footpath no. 504). The proposed pool is within a field, there is sufficient space within the site to ensure that none of the materials or plant required to carry out the work would occupy space on this the right of way. As such the proposal would have no detrimental effect on the public right of way.
- 4.8 In order to effectively seal the base of the pool it is proposed to import appropriate materials as that found within the site has been exhausted leaving a shortfall. A condition should be added to any permission issued requiring the submission of additional cross sections of the pool in order that the quantity of materials can be controlled.
- 4.9 The proposed amendments to the scheme would have no greater effect on the biodiversity of the area or the nearby SSSI and Local Wildlife Site, the amenity of the occupants of nearby dwellings or the landscape. As such the development is considered acceptable and would accord with the requirements of Policies CP02, CP11 and CP14 of the Adopted Wyre Forest District Core Strategy and Policies

5.0 Conclusions and Recommendations

- 5.1 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A11 (Approved plans).
 2. Additional cross sections to be provided prior to the importation of materials.
 3. Landscaping scheme to be provided setting out details of species and timescales for planting.
 4. No fish to be stocked in the pool.
 5. No commercial use of the pool.
 6. A construction method statement to be submitted and agreed setting out:
 - timetable for works;
 - hours of working;
 - inspection regime;
 - clay lining importation requirements.

Wyre Forest District Council

Planning Committee Meeting 12 August 2014

List of Pending Applications

NB This list includes all applications upon which no decision has been issued, including applications proposed to be determined at this Committee

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
WF/0469/05	29/04/2005	24/06/2005	1 OX BOW WAY KIDDERMINSTER DY102LB	Full : Change of use of 3m strip of land, enclosure with timber fence - Variation to Conditions 11 and 12 of WF.222/94; Variation to Section 106 Agreement, 3 metre strip of land to rear of	The Owners of,	Paul Round
08/0034/LIST	17/01/2008	13/03/2008	20, 21 & 22 HORSEFAIR KIDDERMINSTER DY102EN	Demolition of 20, 21 & 22 Horsefair	Wyre Forest Community Housing	John Baggott
08/0035/FULL	17/01/2008	13/03/2008	20,21,22 & 23 HORSEFAIR KIDDERMINSTER DY102EN	Demolition of existing buildings and erection of 5 No affordable dwellings	Wyre Forest Community Housing	John Baggott

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
08/0445/S106	01/05/2008	26/06/2008	FORMER STOURVALE WORKS DEVELOPMENT OFF OXBOW WAY KIDDERMINSTER DY102LB	Variation of S106 Agreement to allow alternative access arrangements to Puxton Marsh and non-provision of on site play area.	Cofton Ltd	Paul Round
08/0500/FULL	22/05/2008	21/08/2008	LAND AT CORNER OF THE TERRACE/TENBURY ROAD CLOWS TOP KIDDERMINSTER DY14 9HG	Erection of 12 dwellings with associated parking & access	Marcity Developments Ltd	Paul Round
09/0156/S106	03/03/2009	28/04/2009	TARN 1-16 SEVERN ROAD STOURPORT-ON-SEVERN	Variation of S.106 agreement attached to WF1208/04 to change tenure of affordable housing units	West Mercia Housing Group	Paul Round
09/0575/CERTE	12/08/2009	07/10/2009	30 MALHAM ROAD STOURPORT-ON-SEVERN DY138NR	Storage of motorcycles in own garage for use as motorcycle training establishment	Mr T Meola	Paul Round
09/0598/CERTE	21/08/2009	16/10/2009	STABLE COTTAGE FOXMEAD CALLOW HILL ROCK KIDDERMINSTER DY149XW	Use of existing former stable block building as a dwelling.	Mr & Mrs M Kent	Julia Mellor
10/0121/CERTE	10/03/2010	05/05/2010	THE ORCHARD WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LY	Use part of site for the storage and sale of motor vehicles	MR N PERRINS	Paul Round
10/0181/CERTE	30/03/2010	25/05/2010	DOVEYS COTTAGE ROCK KIDDERMINSTER DY149DR	Use of land as residential curtilage associated with Doveys Cottage for a period in excess of ten years.	Mr Keith Billingsley	Paul Round
10/0472/CERTP	17/08/2010	12/10/2010	HORSELEY COTTAGE HOBRO WOLVERLEY KIDDERMINSTER DY115TA	Conversion of existing garage to form ancillary accommodation. Proposed garden store	Mr C Fortnam	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0543/CERTE	31/08/2011	26/10/2011	SMITHS TURNING 5A WHITEHILL ROAD KIDDERMINSTER DY116JH	The use of an area of land as garden land	MR J CADDICK	James Houghton
11/0647/S106	02/11/2011	28/12/2011	SEVERN ROAD STOURPORT-ON-SEVERN	Variation of Section 106 agreement to enable a change to the timescale relating to the approval and implementation of Public Art	Tesco Stores Ltd	Julia Mellor
11/0740/CERTE	16/12/2011	10/02/2012	44 ROUSBINE CARAVAN PARK CALLOW HILL ROCK KIDDERMINSTER DY149DD	Residential occupation of unit 44 by Site Warden	Mr & Mrs Lunnon	Paul Round
12/0126/FULL	06/03/2012	01/05/2012	OAK TREE FARM KINLET ROAD FAR FOREST KIDDERMINSTER DY149UE	Proposed timber show house and associated features.	ROBERT TAYLOR ASSOCIATES	Julia McKenzie-Watts
12/0156/LIST	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Internal and external alterations for the proposed conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0155/FULL	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0266/CERTE	27/04/2012	22/06/2012	THE STABLES AT THE WOODLANDS WORCESTER ROAD CLENT STOURBRIDGE DY9 0HS	Lawful Development Certificate for an existing use or operation: Stables with self contained studio apartment above	Mr P Knowles	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0411/LIST	05/07/2012	30/08/2012	PARKHALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103NL	Extensions and alterations to Keepers Cottage including 'reinstatement' of first floor level, chimneys, loading doors and windows and addition of single storey extension to west elevation	Mr R Stevens	Julia Mellor
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0644/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
13/0553/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0670/FULL	16/12/2013	25/04/2014	WEAVERS WHARF KIDDERMINSTER DY10 1AA	Full planning permission for the redevelopment of land within and adjacent to Weavers Wharf comprising; the demolition of Crown House and buildings between Lower Mill Street and Weavers Wharf (excluding McDonalds); the erection of a retail store (Use Class A1), canal side restaurants and cafes (Use Class A3), retail/restaurants (flexible use within class E for A1/A3/A4) and altered vehicular and pedestrian accesses, landscaping, construction of infrastructure and public realm works, car parking and associated works, including bridges over the Staffordshire and Worcestershire Canal and River Stour	Henderson UK Retail Warehouse Fund	John Baggott
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
14/0037/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
14/0039/FULL	14/01/2014	11/03/2014	THE OLD COACH HOUSE BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PY	To provide new access to existing dwelling	Mr M Glendenning	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0089/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
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
14/0136/LIST	10/03/2014	05/05/2014	CALDWALL CASTLE CASTLE ROAD KIDDERMINSTER DY116TH	Single storey extension to dwelling	MR R DAVIES	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
14/0183/FULL	25/03/2014	20/05/2014	46 STEATITE WAY STOURPORT-ON-SEVERN DY138PQ	First floor rear extension	Mr G Edwards	Julia McKenzie-Watts
14/0204/FULL	08/04/2014	03/06/2014	106 ST. JOHNS AVENUE KIDDERMINSTER DY116AX	Re-roofing existing rear extension	Mrs Beverley Webb	James Houghton
14/0218/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
14/0200/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
14/0241/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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
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
14/3029/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
14/0313/FULL	02/06/2014	28/07/2014	TESCO SEVERN ROAD STOURPORT-ON-SEVERN	Proposed installation of kiosk with 2 ATM Machines at Store approved under 07/1105/EIA and 10/0706/RESE	Tesco Stores Ltd	Julia Mellor
14/0301/FULL	04/06/2014	03/09/2014	TEC ELECTRIC MOTORS LTD BUILDING 2 RUSHOCK TRADING ESTATE RUSHOCK DROITWICH WR9 0NR	Proposed two storey side extension to existing office, single storey extension to existing storage building and erection of new storage building	TEC ELECTRIC MOTORS LTD	John Baggott
14/0319/FULL	05/06/2014	31/07/2014	15 HAFREN WAY STOURPORT-ON-SEVERN DY138SJ	Two storey side extension, single storey front and rear extensions and replacement of double garage	Mr & Mrs Varndell	James Houghton
14/0323/FULL	05/06/2014	31/07/2014	KIMBAY KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SN	Change of use land to domestic	Mr & Mrs Smith	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0326/FULL	09/06/2014	04/08/2014	W R V S LAX LANE BEWDLEY DY122DZ	Residential Development comprising of 5no. dwellings with associated access.	Matrix Realty Homes Ltd	Emma Anning
14/0324/FULL	09/06/2014	04/08/2014	REAR OF 80 BIRMINGHAM ROAD KIDDERMINSTER DY102SR	Retention of motor vehicle repair garage and proposed use of garage for mot's (Sui Generis)	BIRMINGHAM ROAD GARAGE (MR P BARLOW)	Julia Mellor
14/0318/FULL	10/06/2014	05/08/2014	THE BANNERINGS TRIMPLEY BEWDLEY DY121PW	Proposed inglenook fireplace and chimney	MRS A UNDERWOOD	Julia McKenzie- Watts
14/0331/FULL	10/06/2014	05/08/2014	YEW TREE COTTAGE ROCK KIDDERMINSTER DY149YP	Propose single storey extension to rear	Mr C Hadley	James Houghton
14/0338/ADVE	11/06/2014	06/08/2014	TESCO SEVERN ROAD STOURPORT-ON-SEVERN DY13	Proposed signage for retail store, associated car park and petrol filling station approved under Planning Application 07/1105/EIA & 10/0708/RESE	TESCO	Julia Mellor
14/0339/ADVE	11/06/2014	06/08/2014	TESCO SEVERN ROAD STOURPORT-ON-SEVERN DY13	Proposed 7m high gantry sign for new store and 5.7m high gantry sign for new petrol filling station	TESCO	Julia Mellor
14/3036/PNH	11/06/2014	23/07/2014	5 GHELUVELT AVENUE KIDDERMINSTER DY102QP	Single storey rear extension	Mrs S Khan	John Baggott
14/0341/FULL	13/06/2014	08/08/2014	OXFORD HOUSE & WORCESTER HOUSE WORCESTER STREET KIDDERMINSTER DY101ER	Replacement of windows and redering (including insulation) external walls	DNG PROPERTIES	James Houghton
14/0316/FULL	16/06/2014	11/08/2014	202 BIRMINGHAM ROAD KIDDERMINSTER DY102DB	Proposed dropped kerb	Mr C Hawthorne	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0327/TREE	16/06/2014	11/08/2014	411-413 CHESTER ROAD NORTH KIDDERMINSTER DY101TB	Cut back branches from Walnut, over hanging an apartment block by a maximum of 2.75m and cut back a Yew by a maximum of half a metre.	Oak House Management Ltd	Alvan Kingston
14/0337/FULL	16/06/2014	11/08/2014	CHARLESWOOD CARAVAN SITE NORTHWOOD LANE BEWDLEY DY121AP	Change of use of toilets to 2No. holiday lets	Mr M Loveridge	Paul Round
14/0350/LIST	16/06/2014	11/08/2014	DEBENHAMS SLINGFIELD MILL WEAVERS WHARF KIDDERMINSTER DY101AA	Proposed installation of new Click & Collect Stockroom with new Click & Collect Service Centre.	Debenhams	Julia McKenzie-Watts
14/0345/FULL	17/06/2014	12/08/2014	75 WOLVERHAMPTON ROAD KIDDERMINSTER DY102UU	Reinstate No. 75 into 2 dwellings formally known as No. 74 & 75 Wolverhampton Road	Mr R Tschak	Julia McKenzie-Watts
14/0347/FULL	17/06/2014	12/08/2014	2 CALDY WALK STOURPORT-ON- SEVERN DY138QX	Erection of a two storey side extension and a detached double garage to the side	Mr M Martin	James Houghton
14/0349/FULL	17/06/2014	12/08/2014	LOWETHORPE LOWE LANE KIDDERMINSTER DY115QR	Change of use of first floor Coach House to dwelling	Mr Mees	James Houghton
14/0282/FULL	18/06/2014	13/08/2014	CORBESLEY HOUSE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	6 x 3m shed	Mr & Mrs Adams	Julia Mellor
14/0340/FULL	18/06/2014	13/08/2014	9 HUNTS RISE BEWDLEY DY121HR	Two storey extension to side of house, single storey extension to rear and porch to front	MR B OWEN	Julia McKenzie-Watts
14/0348/FULL	18/06/2014	13/08/2014	BAYTREE HOUSE STAKENBRIDGE LANE CHURCHILL KIDDERMINSTER DY103LT	Rear extension	Mr & Mrs Core	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0343/FULL	18/06/2014	13/08/2014	40 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Proposed first floor rear extension	Mr J Cowley	Julia Mellor
14/0355/FULL	20/06/2014	15/08/2014	HERONS POOL HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER DY104LR	Conversion of barn to form one dwelling; erection of external store; external works to provide car-parking areas for Herons Pool and the barn	Mr & Mrs Pargeter	Paul Round
14/0361/FULL	20/06/2014	15/08/2014	DRUMMART HOUSE AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER DY103UP	Conversion of three bed staff house into office	Oakleaf Commercial Services Ltd	Julia McKenzie- Watts
14/0356/LIST	20/06/2014	15/08/2014	HERONS POOL HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER DY104LR	Conversion of barn to form one dwelling	Mr & Mrs Pargeter	Paul Round
14/0354/ADVE	20/06/2014	15/08/2014	MUSIC GROUP RESEARCH UK LTD WALTER NASH ROAD COPPICE TRADING ESTATE KIDDERMINSTER DY117HJ	Proposed illuminated adverts	MUSIC GROUP RESEARCH UK LTD	James Houghton
14/0363/FULL	20/06/2014	15/08/2014	4 & 5 QUEEN STREET KIDDERMINSTER DY102NJ	Conversion and extension of existing outbuildings to form 2 no. 1 bed studio apartments	Ace Day Events Ltd	Emma Anning
14/0362/FULL	20/06/2014	15/08/2014	BORRINGTON ROAD PLAY AREA KIDDERMINSTER DY103EJ	Provision of 30m Aerial Runway in existing play area	OAKLEAF COMMERCIAL SERVICES LTD	James Houghton
14/0353/FULL	23/06/2014	18/08/2014	106 PROSPECT ROAD STOURPORT-ON-SEVERN DY139DF	First floor side extension	Mr M Askey	Julia McKenzie- Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0364/FULL	23/06/2014	18/08/2014	MARLEESH KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SN	Proposed side and rear extensions	Mr H Keeling	Julia McKenzie-Watts
14/0357/LIST	23/06/2014	18/08/2014	18 LOAD STREET BEWDLEY DY122AE	Internal alterations to form four self contained flats	Mr P Crane	James Houghton
14/0359/FULL	23/06/2014	18/08/2014	21 THE DEANSWAY KIDDERMINSTER DY102RH	Single storey side and rear extension	Mr & Mrs Jones	James Houghton
14/0376/FULL	23/06/2014	18/08/2014	ASTON MANOR NELSONS WHARF SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN DY139QB	Demolition of existing detached office building; Construction of No.14 Silos (13.1 - 13.4m); Revised car parking arrangement; New covered cycle store and Electricity Transformer.	Aston Manor Brewery Co Ltd	Julia Mellor
14/0351/TREE	24/06/2014	19/08/2014	24 THE CROFT KIDDERMINSTER DY116LX	Raise canopy of Yew to a maximum of 3 metres above ground	Mr D Polden	Alvan Kingston
14/0371/FULL	24/06/2014	19/08/2014	ANGEL INN 76 LOAD STREET BEWDLEY DY122AW	Installation of ATM	Tesco Stores Limited	Paul Round
14/0366/FULL	24/06/2014	19/08/2014	ANGEL INN 76 LOAD STREET BEWDLEY DY122AW	Variation of condition 2 and removal of condition 4 of Planning Permission 13/0554/FULL to allow alterations to approval plans to remove requirement of submission of details for extraction system	Tesco Stores Limited	Paul Round
14/0369/FULL	24/06/2014	19/08/2014	ANGEL INN 76 LOAD STREET BEWDLEY DY122AW	Installation of 4No. Bollards	Tesco Stores Limited	Paul Round
14/0367/ADVE	24/06/2014	19/08/2014	ANGEL INN 76 LOAD STREET BEWDLEY DY122AW	Proposed externally illuminated gantry sign	Tesco Stores Limited	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0368/ADVE	24/06/2014	19/08/2014	ANGEL INN 76 LOAD STREET BEWDLEY DY122AW	1No. Externally illuminated fascia sign, 1No. Non-illuminated fascia sign, 1No. Externally illuminated projecting sign and other non-illuminated signs	Tesco Stores Limited	Paul Round
14/0370/FULL	24/06/2014	19/08/2014	ANGEL INN 76 LOAD STREET BEWDLEY DY122AW	Installation of plant equipment including 1no. condenser unit located at rooftop level and 3no. wall mounted A/C units.	Tesco Stores Limited	Paul Round
14/0382/FULL	25/06/2014	20/08/2014	10 FALCON CLOSE KIDDERMINSTER DY101NN	Proposed single storey rear extension	Mrs S Tucker	Julia McKenzie- Watts
14/0358/FULL	26/06/2014	21/08/2014	LAND ADJACENT TO 29 MITTON STREET STOURPORT-ON-SEVERN DY139AG	Proposed three 4 bed houses, four 2 bed houses and one 2 bed flat with access parking and associated works	C & L Harris	Emma Anning
14/0374/FULL	26/06/2014	21/08/2014	GYBHOUSE FARM ROCK CROSS ROCK KIDDERMINSTER DY149RH	Proposed extension of existing slurry store	EA Flettcher	Paul Round
14/0377/RESE	27/06/2014	26/09/2014	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY11 7QA	Redevelopment of Development Block DEVA (v) within Phase 1 of the Former British Sugar Site for 100No. Residential Units of Extra Care (Class C2) and 12No. Residential Units for Adults with Learning Difficulties Extra Care (Class C2); Associated Ancillary Facilities & Accommodation, Parking, Waste Storage & Garden Areas. Reserved Matters Approval for Scale, Appearance, Landscaping & Layout and Internal	Wyre Forest Community Housing	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0375/FULL	27/06/2014	22/08/2014	47 WOLVERHAMPTON ROAD KIDDERMINSTER DY102UT	Two storey side extension, single storey rear extension,loft conversion and render existing building.	Mr J Norgrove	James Houghton
14/0365/TREE	27/06/2014	22/08/2014	3 SUTTON PARK GARDENS KIDDERMINSTER DY116LJ	Fell a Birch and a Lime. Crown lift a second Lime to 3 metres and raise lower limbs of an Oak.	Mrs N Brewer	Alvan Kingston
14/0381/FULL	27/06/2014	22/08/2014	TUDOR ROAD PLAY AREA BEWDLEY DY122BW	Refurbishment of existing play area	OAKLEAF COMMERCIAL SERVICES LTD	James Houghton
14/0372/TREE	30/06/2014	25/08/2014	1 THE CHESTNUTS KIDDERMINSTER DY117BN	Fell Four Trees	Mrs J Burr	Alvan Kingston
14/0379/LIST	30/06/2014	25/08/2014	68 KIDDERMINSTER ROAD BEWDLEY DY121BY	Two storey side extension	Mr & Mrs Willis	James Houghton
14/0380/CERTP	30/06/2014	25/08/2014	YIELDINGTREE FARM YIELDINGTREE BROOME STOURBRIDGE DY9 0EL	Erection of single storey extension to the rear of dwelling	Mr & Mrs Edwards	Emma Anning
14/0373/TREE	30/06/2014	25/08/2014	CHESTER ROAD BOWLING CLUB CHESTER ROAD NORTH KIDDERMINSTER DY101TE	Fell four trees on the western boundary	CHESTER ROAD BOWLING CLUB	Alvan Kingston
14/0378/FULL	30/06/2014	25/08/2014	68 KIDDERMINSTER ROAD BEWDLEY DY121BY	Two storey side extension	Mr & Mrs Willis	James Houghton
14/0383/FULL	02/07/2014	27/08/2014	34 MILL LANE BLAKEDOWN KIDDERMINSTER DY103ND	Proposed two storey rear extension	MR J MACDONALD	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0384/FULL	02/07/2014	27/08/2014	STOURPORT SS ESSO WORCESTER ROAD STOURPORT- ON-SEVERN DY139AN	The retention of a freestanding ATM	Cardtronics UK Ltd Trading as Cashzone	Julia McKenzie- Watts
14/0398/FULL	03/07/2014	28/08/2014	1 OAK GROVE KIDDERMINSTER DY103AL	First floor extension over kitchen to form enlarged bedroom/en-suite and ground floor utility extension to side	Mr & Mrs Knaggs	Julia McKenzie- Watts
14/0395/ADVE	03/07/2014	28/08/2014	ASTON MANOR NELSONS WHARF SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN DY139QB	1No. Halo illuminated advertisement	Aston Manor Brewery Co Ltd	Julia Mellor
14/0385/TREE	04/07/2014	29/08/2014	26 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Fell Alder	Mr J Robinson	Alvan Kingston
14/0401/FULL	04/07/2014	29/08/2014	38 ORCHARD CLOSE ROCK KIDDERMINSTER DY149XZ	Conversion of existing bungalow to form two storey dwelling house, removal of existing attached converted garage, two storey side extension.	Mr Steve Mares	James Houghton
14/0386/TREE	04/07/2014	29/08/2014	24 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Fell three Silver Birch and crown lift a Beech overhanging 22 Whitehill Road	Mr John Parsons	Alvan Kingston
14/0387/FULL	07/07/2014	01/09/2014	KITLANDS BARN BRIDGNORTH ROAD ARLEY BEWDLEY DY121SX	Replacement garage / store building; Demolition of dutch barn	CARDTRONICS UK LTD	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0390/FULL	07/07/2014	01/09/2014	BRINTONS BUILDING EXCHANGE STREET KIDDERMINSTER DY10 1BU	Partial demolition with reconstruction and alterations including riverside walkway and changes of use to whole premises to use classes A1/A3/A4/A5 in up to 6 units at ground floor level but including any levels above forming part of such units, with use classes A2/ B1/ C1/D2 to all upper floors including any parts at ground floor related to units at upper levels.	Exchange Street Properties Ltd	Julia Mellor
14/0400/FULL	07/07/2014	01/09/2014	59 WOODTHORPE DRIVE BEWDLEY DY122RH	Propose front canopy and pitched roof over existing flat roof garage	Mr H Grummitt	Julia McKenzie-Watts
14/0403/FULL	07/07/2014	01/09/2014	ASDA STORES LTD NEW ROAD KIDDERMINSTER DY101HG	Replacement of seven roller shutters	Asda Stores C/o Key Electrical	Julia McKenzie-Watts
14/0389/LIST	07/07/2014	01/09/2014	BRINTONS BUILDING EXCHANGE STREET KIDDERMINSTER DY10 1BT	Proposed installation of signage to external walls	Exchange Street Properties Ltd	Julia Mellor
14/0397/FULL	07/07/2014	01/09/2014	68 COMBERTON ROAD KIDDERMINSTER DY103DX	Proposed side and rear extension, porch and detached garage	Mr & Mrs R Smith	James Houghton
14/0391/LIST	07/07/2014	01/09/2014	BRINTONS BUILDING EXCHANGE STREET KIDDERMINSTER DY10 1BU	Partial demolition with reconstruction and alterations including riverside walkway and changes of use to whole premises to use classes A1/A3/A4/A5 in up to 6 units at ground floor level but including any levels above forming part of such units, with use classes A2/ B1/ C1/D2 to all upper floors including any parts at ground floor related to units at upper levels.	Exchange Street Properties Ltd	Julia Mellor
14/0388/FULL	08/07/2014	02/09/2014	WOODLAND CARS LTD M C F COMPLEX 60 NEW ROAD KIDDERMINSTER DY101AQ	Proposed Extension for workshop and storage	WOODLAND CARS LTD	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0399/FULL	08/07/2014	02/09/2014	39 THE RIDGEWAY STOURPORT-ON-SEVERN DY138XT	Single storey front and rear extension. New pitched roof over existing flat roof garage. Alterations to roof and addition of dormers	Mr M Kingston	James Houghton
14/0412/FULL	08/07/2014	02/09/2014	GORA VILLA BROOME LANE BLAKEDOWN KIDDERMINSTER DY103LP	New porch, front gable extension and single storey canopy roofs with fenestration changes	Mr Singh Gora	James Houghton
14/0393/FULL	09/07/2014	03/09/2014	24 SEVEN HILLS DRIVE STOURPORT-ON-SEVERN DY130LP	Two storey extension to form garage and bedroom	Mr S Simpson	Emma Anning
14/0396/ADVE	09/07/2014	03/09/2014	TYRE SALES GREENHILL INDUSTRIAL ESTATE KIDDERMINSTER DY102RN	2No. Non illuminated fascia signs, 1No. Illuminated fascia sign, 1No. Illuminated totem sign and various other non illuminated signage	Kwik Fit Ltd	Julia Mellor
14/0394/FULL	09/07/2014	03/09/2014	16 BIGBURY LANE STOURPORT-ON-SEVERN DY139JG	Two storey side extension and single storey rear extension to form garage, bedroom and kitchen	Mr M Jeffrey	Emma Anning
14/0402/FULL	09/07/2014	03/09/2014	171 COMBERTON ROAD KIDDERMINSTER DY103DP	Change of use into offices	KING CHARLES HIGH SCHOOL	Julia McKenzie-Watts
14/0415/FULL	09/07/2014	03/09/2014	WILDLIFE POOL & MEADOW AT OAK TREE FARM KINLET ROAD ROCK KIDDERMINSTER DY149UE	Proposed Wildlife Pool and Ancillary Works	Mrs Shiela Dayus	James Houghton
14/0419/FULL	11/07/2014	05/09/2014	41 STAGBOROUGH WAY STOURPORT-ON-SEVERN DY138SY	First floor side extension	Mr & Mrs Owen	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0404/FULL	11/07/2014	05/09/2014	77 FRANCHISE STREET KIDDERMINSTER DY116RA	Single storey extension to the rear side of the property to form ground floor shower room	Mr & Mrs A Saker	Paul Round
14/0411/FULL	14/07/2014	08/09/2014	6 BARNETTS LANE KIDDERMINSTER DY103HR	Proposed loft conversion to provide additional bedroom and en-suite	Mr & Mrs Parris	James Houghton
14/0414/FULL	14/07/2014	08/09/2014	3 WYRE COURT WYRE HILL WYRE COURT BEWDLEY DY122JS	Proposed first floor, front porch and rear extensions	Mr A Lewis	James Houghton
14/0416/FULL	14/07/2014	08/09/2014	83 NEW ROAD KIDDERMINSTER DY101AE	Change of use from A1 to Tattoo Studio (Sui Generis)	Mr Bernard Shaw	James Houghton
14/0417/FULL	14/07/2014	08/09/2014	5 CONINGSBY DRIVE KIDDERMINSTER DY115LU	Proposed rear conservatory	Mr Bollen	Julia Mellor
14/0413/FULL	14/07/2014	08/09/2014	VALLEY HOUSE TRIMPLEY BEWDLEY DY121PG	Detached Garage Block	Mr & Mrs c Jordan	James Houghton
14/0408/TREE	15/07/2014	09/09/2014	3 LOWER PARK BEWDLEY DY122DP	On land at 3 Lower Park – Reduce seven leylandii by 25% and Remove and ash. On land opp. 3 Lower Park – Reduce one beech, two yew, two leylandii and four holly by 25%, fell one yew and two leylandii.	Mr C Griffin	Alvan Kingston
14/0406/TREE	15/07/2014	09/09/2014	WARSTONE LODGE WARSTONE MEADOWS BEWDLEY DY121JB	Fell two Sycamore, one Beech and a Holly	Ms N Fincham	Alvan Kingston
14/0410/FULL	15/07/2014	09/09/2014	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Construction of a new Ride Inspection Facility	WEST MIDLAND SAFARI PARK	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0405/TREE	15/07/2014	09/09/2014	LAND ADJACENT TO 95 COMBERTON HILL KIDDERMINSTER DY101QH	Crown lift Sycamore to 7 metres above footpath	WYRE FOREST DISTRICT COUNCIL	Alvan Kingston
14/0407/TREE	15/07/2014	09/09/2014	4 CHURCHILL LANE BLAKEDOWN KIDDERMINSTER DY103NB	Fell Cherry	Mr C Murphy	Alvan Kingston
14/0418/FULL	15/07/2014	09/09/2014	78 CHESTER ROAD SOUTH KIDDERMINSTER DY101XF	Proposed single and first floor extension to rear	Mr R Barker	Julia McKenzie-Watts
14/0430/FULL	16/07/2014	10/09/2014	RED LION 70 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TB	Alterations to install shop fronts and construction of vehicular access	Mr S Singh	Emma Anning
14/0422/LIST	17/07/2014	11/09/2014	SWAN INN THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SD	Minor external elevation alterations to existing outbuilding	Bathams (Delph) Ltd	Emma Anning
14/0427/FULL	17/07/2014	11/09/2014	MANOR ROAD PLAY AREA STOURPORT-ON-SEVERN DY139DW	Refurbishment of existing play area		James Houghton
14/0428/FULL	17/07/2014	11/09/2014	51 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Erection of summerhouse	MrJ Lewer	James Houghton
14/0429/FULL	18/07/2014	12/09/2014	BELMONT ROCK KIDDERMINSTER DY149XD	Replacement garage/storage building	Mr & Mrs Belmont	James Houghton
14/0424/FULL	21/07/2014	15/09/2014	SPRINGHILL COTTAGE MARY DRAPER LANE ROCK KIDDERMINSTER DY149XJ	Extension to existing stables for associated storage	Mr & Mrs Oldfield	Julia Mellor
14/0420/FULL	21/07/2014	15/09/2014	4 MARLBOROUGH STREET KIDDERMINSTER DY101AY	Erection of boundary wall to rear yard	Mr M Johnson	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0423/FULL	21/07/2014	15/09/2014	SWAN HOTEL CAR PARK LICKHILL ROAD STOURPORT-ON-SEVERN DY138BX	Proposed Hand Car Wash	Mr M Maroufi	Emma Anning
14/0432/FULL	22/07/2014	16/09/2014	1 BROCKET CLOSE STOURPORT-ON-SEVERN DY138PP	Double garage	Mr S Snape	James Houghton
14/0431/FULL	22/07/2014	16/09/2014	62 BURLISH CLOSE STOURPORT-ON-SEVERN DY138XW	Proposed alterations and extension to existing dormer window	MR B KINDON	James Houghton
14/0421/LIST	24/07/2014	18/09/2014	4 MARLBOROUGH STREET KIDDERMINSTER DY101AY	Erection of boundary wall to rear yard	Mr M Johnson	James Houghton
14/0425/TREE	25/07/2014	19/09/2014	14 Hamlet Place BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY13 8DN	Fell two Pine	Mr J Grffin	Alvan Kingston
14/0426/TREE	25/07/2014	19/09/2014	MANOR COURT STONE MANOR HOTEL STONE CHADDESLEY CORBETT KIDDERMINSTER DY104PJ	Fell Willow	TRINITY SOUTHGATE INVESTMENTS	Alvan Kingston

WYRE FOREST DISTRICT COUNCIL

Planning Committee

12 August 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	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	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	04/07/2014		
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	04/07/2014		

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	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	04/07/2014		
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	08/07/2014		

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	Inquiry, Hearing or Site Visit Date	Decision
WFA1438 13/0456/CERT/2220757	APP/R1845/X/14	Mrs G Hunt	POUND BUNGALOW DOWLES ROAD BEWDLEY DY12 2RD C3 Dwelling house with garden and detached garage and vehicle access from public highway	WR 14/07/2014	18/08/2014	08/09/2014		
WFA1439 13/0689/FULL /2221306	APP/R1845/D/14	Mr G James	OAK GRANGE CAUNSALL ROAD CAUNSALL KIDDERMINSTER Proposed ancillary outbuilding to form home study	WR 03/07/2014	07/08/2014	28/08/2014		

SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0358/FULL	Land adjacent 29 Mitton Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £43,656.00 • Public Open Space provision of £6,877.92 (allocation of funds to be confirmed) 		Ownership details awaited from applicants solicitors
14/0326/FULL	WRVS Lax Lane Bewdley	<ul style="list-style-type: none"> • Education contribution of £10,595 • Open Space provision of £2,456.40 		Negotiations still ongoing
14/0105/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> • Education contribution of £9,810 • • Open Space provision of £2,862.72 	<ul style="list-style-type: none"> • Commencement of development • First residential occupation 	Completed
14/0056/FULL	Land at Sebright Road Wolverley	<ul style="list-style-type: none"> • Open Space provision of £6,679.68 	<ul style="list-style-type: none"> • First residential occupation 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0027/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £48,069 – to be used at Stourport Primary School / Stourport High School • Public Open Space Contribution of £11,450.88 – to be used at Riverside, Stourport • 30% Affordable Housing Provision – 8 units (4 Social Rent / 4 Shared Ownership) 1 No. House and 7 No. Apartments. 	<ul style="list-style-type: none"> • First residential occupation • First residential occupation 	Engrossments with solicitors
13/0657/FULL	Former Garage Site Off Orchard Close Rock	<ul style="list-style-type: none"> • Open Space provision of £1,908.48 	<ul style="list-style-type: none"> • First residential occupation 	Completed
13/0645/FULL	Land adjacent to Upton Road Kidderminster	<ul style="list-style-type: none"> • Open Space provision of £2,385.60 	<ul style="list-style-type: none"> • First residential occupation 	Completed
13/0573/FULL	Coopers Arms Canterbury Road Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Open space provision of £4,294.08 	<ul style="list-style-type: none"> • Commencement of development • First residential occupation 	Engrossments with solicitors
13/0494/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £13,896 (The agreement should replicate the agreement previously agreed under reference 13/0049/FULL) 	<ul style="list-style-type: none"> • First residential occupation 	Completed

Agenda Item No. 8

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0465/FULL	Stadium Close Aggborough Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £6,202.56 • Transport contribution – To be confirmed 		Completed
13/0455/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £52,974 • Public Open Space contribution of £11,689.44 • 30% Affordable Housing Provision – 7 units (4 Social Rent / 3 Shared Ownership) 		Application withdrawn
13/0427/FULL	Coopers Arms Canterbury Road Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Public Open Space contribution of £4,294.08 		Application withdrawn
13/0337/FULL	Mill Bank House Mill Street Kidderminster	<ul style="list-style-type: none"> • Affordable Housing contribution of £28,500 to be spent by the District Council to aid affordable housing schemes within the Kidderminster Area 		Completed and contribution paid 18/7/14
13/0082/FULL	Riverside Building Former Carpets of Worth Site Severn Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £9,810 • Public Open Space contribution of £2,316 • Affordable Housing – 3 no. dwellings 		Draft with solicitors

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

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

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

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

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

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

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

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

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

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