

Open

Planning Committee

Agenda

6pm
Tuesday, 14th October 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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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, 14th October 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 9th September 2014.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	14
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	54

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>	74
8.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
9.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

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

PLANNING COMMITTEE

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

9TH SEPTEMBER 2014 (6.00PM)

Present:

Councillors: F M Oborski (Chairman), S J M Clee (Vice-Chairman), J Aston, C Brewer, B T Glass, D R Godwin, P B Harrison, M J Hart, 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:

Councillors: A R Clent and P W Wooldridge.

PL.27 Apologies for Absence

Apologies for absence were received from Councillors: J Greener.

PL.28 Appointment of Substitutes

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

PL.29 Declarations of Interests by Members

Councillor F M Oborski declared a Disclosable Pecuniary Interest (DPI) in application number 14/0377/RESE as she is a member of the board of The Community Housing Group but had a dispensation from the Ethics & Standards Committee.

Councillor G C Yarranton declared a Disclosable Pecuniary Interest (DPI) in application number 14/0377/RESE as she is a member of the board of The Community Housing Group but had a dispensation from the Ethics & Standards Committee.

Councillor D Sheppard declared an interest in application number 14/0377/RESE as he is a volunteer on the Severn Valley Railway and would not participate in the vote.

PL.30 Minutes

Decision: The minutes of the meeting held on 12th August 2014 be confirmed as a correct record and signed by the Chairman.

PL.31 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 524 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 524 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.32 Applications Pending Decision

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

Decision: The schedule be noted.

PL.33 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.34 Worcestershire County Council Green Infrastructure Strategy

The Committee considered a report from the Director of Economic Prosperity and Place which apprised Members of the Worcestershire County Council Green Infrastructure Strategy and asked for endorsement of the document.

Decision: The Worcestershire County Council Green Infrastructure Strategy be endorsed.

PL.35 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.36 New Enforcement Case

The Committee received a report from the Director of Economic Prosperity and Place on a new enforcement case.

Decision: The Solicitor of the Council be granted delegated authority to serve or withhold an Enforcement Notice for the reason detailed in the confidential report to the Planning Committee.

PL.37 Enforcement Matters

The Committee received a report from 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 7.26 p.m.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

9th September 2014 Schedule 524 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: 14/0297/FULL
Site Address: 153 WINDERMERE WAY, STOURPORT-ON-SEVERN, DY13 8QH
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A11 (Approved plans). 2. Personal permission linked to occupant and family of 153 Windermere Way. 3. Limit to number of employees. 4. The buildings hereby approved shall be used as a joinery workshop only and for no other use. 5. Any work carried out within the site shall be limited to the buildings only, whilst work is taking place all doors and windows shall be closed. No works shall take place within the gardens of no. 153. 6. Working hours limitations (0800 – 1800 Weekdays; 0800 – 1300 Saturdays; and at no time working on Sundays or Bank Holidays).

Application Reference: 14/0343/FULL
Site Address: 40 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG
APPLICATION DEFERRED FOR A SITE VISIT.

Application Reference: 14/0377/RESE

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

APPROVED subject to the following conditions:

1. 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.
2. In accordance with approved plans.
3. Landscaping in accordance with plans and Planting Schedule.
4. Maintenance of landscaping in accordance with Planting Schedule.
5. Materials to be agreed for all buildings including refuse / recycling store, parking areas, hard landscape areas including path.
6. Details of a 'Welcome Pack'.
7. All parking spaces to be available before first use of any of the buildings
8. Details of means of enclosure.
9. Bird and bat mitigation in accordance with Section 10 of the Design and Access Statement.
10. Glazing of particular units to mitigate noise from existing and potential use of railway and halt.
11. Surface water drainage in accordance with Drainage Strategy.
12. No trees on site to be removed between February and August (inclusive), i.e. the bird breeding season unless under the direction of a suitably qualified ecologist.
13. Details of tree protection.
14. Site levels in accordance with approved plan.
15. Details of parking for site operatives.
16. Notwithstanding any information submitted details of all proposed lighting
17. The access, turning area and parking facilities shown on the approved plan to be properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted.
18. To ensure that the proposed vehicle access construction is agreed prior to commencement of development.
19. To ensure that the development is not brought into use until the turning area, parking facilities and cycle parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted.

Notes

This approval should be read in conjunction with the obligation entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) which accompanied outline planning consent 12/0146/EIA.

Attention is drawn to pre commencement conditions 23 and 40 from the outline consent (12/0146/EIA).

Application Reference: 14/0349/FULL
Site Address: LOWETHORPE, LOWE LANE, KIDDERMINSTER, DY11 5QR
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Removal of permitted development rights.

Application Reference: 14/0364/FULL
Site Address: MARLEESH, KINGSFORD LANE, WOLVERLEY, KIDDERMINSTER, DY11 5SN
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (External details – approved plan).

Application Reference: 14/0425/TREE
Site Address: 28 CONFERENCE WAY, STOURPORT-ON-SEVERN, DY13 8DN
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. TPO1 (Non-standard Condition ‘2 year restriction of Consent Notice’). 2. C16 (Replacement Tree). 3. C17 (TPO Schedule of Works). <p>Schedule of Works Only the following works shall be undertaken: Fell 2 x pines</p>

Application Reference: 14/0466/FULL
Site address: FORGE HOUSE, STOURPORT ROAD, KIDDERMINSTER, DY11 7QE
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B6 (External details – approved plan). 4. External storage limited to 4m in height. 5. Highway improvements / offsite works. 6. Travel Plan. 7. Contaminated Land Assessment. 8. Contaminated Land Monitoring.

9. No Piling or similar foundation designs without permission.
10. No Surface water drainage without permission.
11. Drainage through interceptor.
12. Storage of oils, fuels and chemicals.
13. Details of lighting to be agreed.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

14/10/2014

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
14/0343/FULL	40 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER	APPROVAL	15
14/0461/S73	TESCO STORE SEVERN ROAD STOURPORT-ON-SEVERN	DELEGATED APPROVAL	24
14/9025/NMA	PLOT 4 WOODROW LANE BLUNTINGTON CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	41

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
14/0504/FULL	2-3 NEW STREET STOURPORT-ON-SEVERN	APPROVAL	47
14/0506/FULL	LAND ADJACENT TO THE GRANARY SHEEPWASH LANE WOLVERLEY KIDDERMINSTER	APPROVAL	50

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
14TH OCTOBER 2014

PART A

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	Statutory or non-statutory Consultee has objected and the application is recommended for approval. Previously considered by Committee and deferred for a site visit/further information
Recommendation	APPROVAL

THIS APPLICATION WAS DEFERRED FROM THE 9TH SEPTEMBER 2014 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

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.
- 1.2 Members will recall that the application was deferred from the August 2014 Planning Committee meeting after receiving delegated authority to approve, as additional objections were received from the Parish Council and neighbours. At the following September meeting at which both the adjoining neighbour and Parish Council addressed Members, it was resolved to defer the determination of the application to allow a site visit.

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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 (*Original comments*) - 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.

(Latest comments in response to revised plans) – In addition to the objections raised previously, the Parish Council is concerned with the loss of privacy, which will be caused by the introduction of additional roof lights.

3.2 Neighbour – A total of 3 letters of objection has been received from the adjoining neighbour at No.38 and a further objection has been received from the neighbour at No.42.

In summary the concerns with respect to the original plans from the neighbour at No.38 are as follows:

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

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- 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.

Prior to the August Committee meeting last month, an additional letter from the same neighbour was received. The additional or new objections were summarised on the Addenda and Corrections sheet as follows:

- The materials and design of the extension are not as the applicant intends to build, the upper elevations will be of reclaimed brick with a mix of uPVC and oak framed windows of a mock Tudor post truss design dominating the southern elevation. Reclaimed brick will provide an ugly contrast with the untreated concrete blockwork and stretcher infills which form the ground floor extension.
- The brickwork will be up to mid level of the window panes either side of the opening doors.
- We were verbally advised that the Juliet balcony will be of wrought iron but the plans are ambiguous and may show glazing in front of the doors with bars either side.
- We were advised that the doors shown on the plan are to "too wide" and were to be re-drawn.
- The extension is to be built adjacent to our boundary and only 54cms from our existing kitchen wall.
- The extension will clearly be dominant over our patio.

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- In the absence of definitive plans and design details for the proposed extension we continue to object. However if amendments can be incorporated to reduce the scale and extent of the glazing in the doors and balcony and its visually overbearing effect then some of our concerns would be allayed. We therefore request that amendments to the plans are provided, otherwise we request that conditions are imposed to limit our loss of amenity.

Prior to the September 2014 meeting and during the re-consultation period a subsequent or third letter of objection was received, from the neighbour at No.38. This reaffirms previous objections relating to loss of privacy, overlooking, dominance of the objectors patio area and the design of the extension. However this final letter raised the following new points:

- We believe that the only way this can properly be appreciated by the Planning Committee is from a site visit.
- The plans incorrectly show the existing western elevation of the ground floor as being recessed from the side elevation of the original building. The proposed first floor is to follow this line. In reality the side elevation of the Ground floor extension and the original property are flush. So it is presumed the first floor will be too, bringing the development even closer to our boundary. If the first floor is built directly above the existing Ground floor extension they will extend outwards beyond the building line and potentially over our boundary.
- There is no proposal to treat the concrete blockwork and brick stretcher faces of the existing ground floor side elevation which is unacceptable in design terms due to the contrast with the reclaimed brickwork proposed above.

Also prior to the September Committee meeting a letter was received from a new objector at No.42 which raised the following concerns:

- I am concerned by the provision of a roof light in the roof pitch facing my property and the extent of glazing with French doors and balcony railings to the rear. Both will appear quite dominant from my garden and I feel that both could lead to a loss of 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. The extension would be sited adjacent to the comment boundary with No. 38.

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4.2 In more detail, the latest plans indicate the provision of:

- a set of patio doors at first floor to the rear with a Juliet balcony measuring approximately 1.5m in width;
- a window either side of the patio doors (not full height glazing) to give a total width of glazing of approximately 2.7m;
- four areas of triangular shaped glazing between the roof trusses in the rear gable end of the extension;
- a rooflight measuring approximately 0.5m square within the roof slope facing No. 42;
- render to match the existing property on the rear elevation and side elevation facing No. 42 but not a matching material to the side elevation facing No. 38.

4.3 The Adopted Site Allocations and Policies Local Plan has a specific policy relating to the design of house extensions. Policy SAL.UP8 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 In summary, the objections received from an adjoining neighbour and the Parish Council in writing have raised concerns 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;
- the loss of privacy that would be caused by the potential for additional windows;
- the lack of consistency with the use of materials adversely affecting the design of the extension. Render is shown to the rear and to the side elevation facing No.42 but not to the side elevation facing No.38; and
- ambiguity in the plans and incorrect plans indicating that the existing extension is set in from the existing side elevation (this has been clarified with the latest plans, and the side elevation is to be flush).

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- 4.6 In addition to the above, the following points were made by the neighbour and Parish Council when they addressed Members at last month's meeting; these were in summary:
- the proposed design is unacceptable and contrary to the Council's own guidance 'A Guide to House Extensions' and there are few existing first floor extensions nearby. Those that have been constructed are central to the plots;
 - 60% of the upper floor elevation would be glazed causing a loss of privacy to the patio at No. 38, plus the amount of glazing is out of character with the existing properties and would set an unwelcome precedent in a rural situation;
 - Juliet balconies encourage the eye to naturally look down;
 - the contrasting materials do not provide a good design and will clearly be seen from the objector's property at No. 38;
 - cannot agree with Officer that the amount of overlooking would not be so significant as to be seriously detrimental to the amenity enjoyed by the neighbour;
 - the Committee report only refers to loss of privacy to garden, not the patio and therefore does not answer the objector's concern;
 - the full height glazed windows contravene the Council's 45 degree code;
 - the extension would leave a legacy for less well intentional occupiers to potentially look down upon adjacent occupiers.
- 4.7 To take the points listed under Policy SAL.UP8 in order, first with respect to the originally submitted and the revised 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. The 45 degree code is not relevant to the matter of overlooking from windows of an extension.
- 4.8 Furthermore it is also considered that the originally submitted plans and the revised plans indicate an extension which has been designed to be in scale and in keeping with the architectural characteristics of the original dwelling. It is not considered that an extension with a gable end, patio doors, and a Juliet balcony would detract from the overall appearance of the house. The same is considered with respect to the amount of proposed glazing to the rear elevation, be that 60% of the rear elevation, as estimated by the objector. The addition of a first floor rear facing gable is not an uncommon extension and similar examples can be found at Nos. 24, 37, 39, 59 and 53 Belbroughton Road. A first floor balcony was also approved at No. 37 Neither would the proposed extension dominate nor overwhelm the size of the original property by itself or cumulatively with the existing single storey extension.

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- 4.9 As the objector also refers, the revised plans also show that the rear and side elevation facing No.42 would be rendered to match the existing property, whilst the elevation facing the objector at No.38 would be constructed of another material, reclaimed brick has been suggested by the agent. The reason for this is due to the lack of physical space between the properties to render and maintain this side elevation facing the objector, and it is not considered that an objection on the basis of a poor design due to unmatching materials, on an elevation which is not publicly visible, could be sustained.
- 4.10 Planning policy guidance referred to above together with the District Council's house extensions guidance note, to which the objector at No.38 has referred, also clearly advise that the impact upon the amenity enjoyed by neighbouring occupiers is a material consideration. The objector has referred to a specific example of a poorly designed extension within the Council's own house extension guidance. However, the example referred to in the guidance is considered to be unacceptable because it looks to conflict with the 45 degree code and has a first floor side facing window. Neither of these are relevant to the proposed development.
- 4.11 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. It is acknowledged that the extension would provide patio doors, a Juliet balcony at first floor and glazing within the gable roof truss. However, it is not considered that the potential for overlooking the adjacent garden, this term to include patio, albeit that the dwellings are close would be so significant that it would be seriously detrimental to the privacy enjoyed by either neighbour.
- 4.12 The objector at No.42 also refers to the loss of privacy as a result of a small roof light to the roof slope facing her property. Notwithstanding that this rooflight could potentially be opened, it is not considered that this objection could be sustained due to the angle of view out from this particular window.
- 4.13 The objector at No.38 has also referred to the potential loss of privacy as a result of future additional windows. In response, 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 roof light to the neighbours' property at No.38 and the potential roof light to the proposed extension would not allow a significant loss of privacy to both parties.
- 4.14 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.

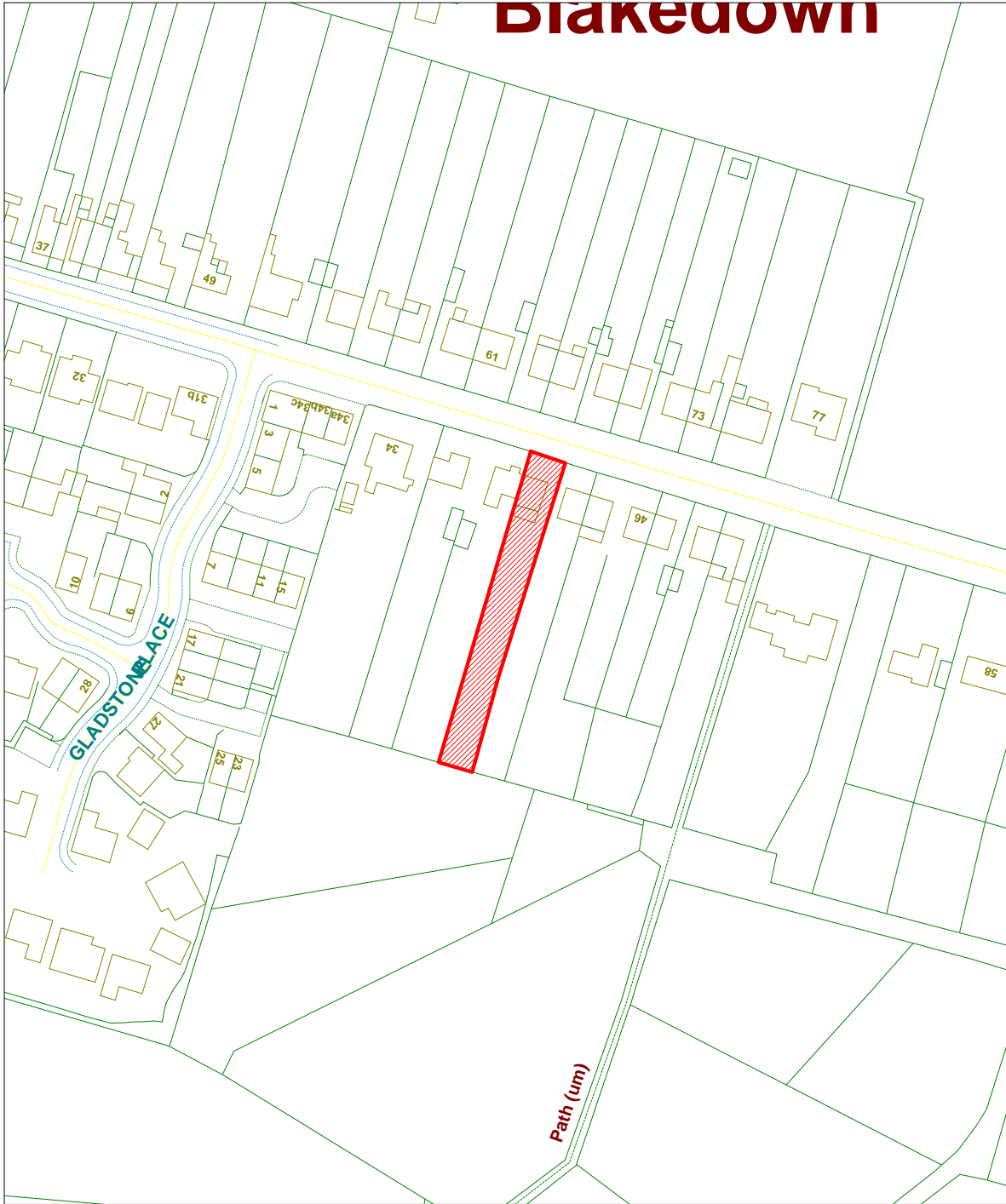
14/0343/FULL

5.0 Conclusions and Recommendations

- 5.1 The concerns regarding overlooking and dominance from the proposed first floor extension are acknowledged and, whilst the minimal separation distance between the application site and No. 38 has been noted, it is not considered that the concerns raised by the neighbours and the Parish Council are so significantly detrimental as to warrant refusal. Whilst the proposed appearance of the extension, particularly with respect to the amount of glazing, is not to the liking of the neighbours or the Parish Council, it is considered that it would be aesthetically pleasing and would not create an incongruous feature.
- 5.2 The application is therefore recommended for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Materials as shown on approved plan.

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: 14/0461/S73	Date Received: 31/07/2014
Ord Sheet: 381390 271335	Expiry Date: 30/10/2014
Case Officer: Julia Mellor	Ward: Mitton

Proposal: Variation of Condition 40 of 07/1105/EIA to allow changes in opening hours from 08.00 to 20.00 hours on Mondays to Thursdays and 08.00 to 21.00 hours on Fridays and Saturdays, to 07.00 - 22.00 Monday to Saturday and 10.00 - 16.00 on Sundays

Site Address: TESCO STORE, SEVERN ROAD, STOURPORT-ON-SEVERN, DY13 9AH

Applicant: Tesco Stores Limited

Summary of Policy	DS01, CP03, CP09, CP14 (CS) SAL.GPB2, SAL.CC1, SAL.CC2, SAL.UP5, SAL.UP6 (SAAPLP) Sections 2, 4, 7, 12 (NPPF) Severn Road Development Brief Conservation Area Character Appraisals (Gilgal and No. 1 and No. 2) Supplementary Planning Document – Section 106 Obligations
Reason for Referral to Committee	‘Major’ planning application Third party has registered to speak at Committee
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

1.1 The application site is located between Severn Road and the River Stour on the northern part of the former Carpets of Worth site. It accommodates a Tesco supermarket which opened on the 25 September 2014, a petrol filling station and associated car parking.

1.2 Three relatively small parts of the application site fall within the boundary of three Conservation Areas, namely Stourport No. 1 and Stourport No. 2 Conservation Areas, and the Gilgal Conservation Area. However, for the purposes of clarification no part of the footprint of the foodstore or the petrol filling station or any of the substantive highway works which have been approved lie within any of these Conservation Areas. In addition the site is also immediately adjacent to one listed building (No. 41 Mitton Street), and several buildings noted to be of local interest within Mitton Street and Severn Road.

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- 1.3 Residential properties face into the site from Severn Road, Stour Lane and Mitton Street. A mix of uses including residential development have also been approved on the remainder of the Carpets of Worth site, to the south of the Tesco store.

APPLICATION BACKGROUND

- 1.4 The store with an adjacent petrol filling station was approved in outline on the 19 May 2008 (reference 07/1105/EIA), subject to a Section 106 Agreement. The means of the access to the site was determined at this outline stage and approval was given to the following highway alterations:

- i) access to the site via new public highway running from a junction with Severn Road positioned opposite Nos. 12 and 14 and running to a roundabout from which access to the development is gained;
- ii) the provision of a new public highway link road and bridge over the River Stour connecting to the existing highway at Discovery Road;
- iii) the provision of a pedestrian footpath and bridge linking the site to Pinta Drive;
- iv) the provision of improvements to Lichfield Street;
- v) the provision of a signalised junction at Mitton Street/Severn Road junction;
- vi) the provision of pedestrian crossing facilities at the Mitton Street/Vale Road/Lion Hill junction; and
- vii) the provision of improvements on Mitton Street.

- 1.5 The Section 106 Agreement signed at the time of the outline approval allowed for contributions towards and legal obligations to ensure the following (in summary):

- a) that the car park is used only by customers for a maximum of 2 hours and 40 minutes and to enforce a charge for parking over this maximum time period;
- b) that the store does not open until the existing Tesco store at Lombard Street Stourport on Severn has been permanently closed;
- c) that a piece of public art is constructed on site prior to the opening of the store;
- d) the written approval of a trolley management plan;
- e) payment of £20,000 to the District Council for signposting to improve the connectivity between the store and the town centre;
- f) that a post office is not operated within the store without the written consent of the Local Planning Authority;

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- 1.6 On the 19 January 2011 approval was granted for the remaining reserved matters – layout, scale, appearance and landscaping (reference 10/0706/RESE). It was at this stage that approval was given for the design of the store and the petrol filling station together with 310 parking spaces.
- 1.7 Both the outline and the reserved matters approvals were subject to a number of planning conditions.
- 1.8 The current application seeks approval for the variation of Condition 40 of the outline consent which reads as follows:

“Neither the foodstore nor the petrol filling station hereby permitted shall be open to customers or any other persons not employed within the business operating from the site outside the following times:

*08.00 – 20.00 hours on Mondays to Thursday, and
08.00 – 21.00 hours on Fridays and Saturdays*

Reason

In the interests of public safety and amenity and to ensure that the development accords with Policies E.10, D.1 and D.18 of the Adopted Wyre Forest District Local Plan.”

- 1.9 The Applicants would like to extend the agreed hours of opening of the store and petrol filling station to:
- 07.00 – 22.00 hours on Mondays to Saturdays, and
10.00 – 16.00 hours on Sundays

2.0 Planning History

- 2.1 07/1105/EIA - Outline Application: Construction of a new Class A1 supermarket with associated means of access, customer car park, petrol filling station, new road & bridge, footbridge, landscaping, highways & other works : Approved 19/05/08.
- 2.2 10/0229/RESE - Construction of a new Class A1 supermarket with associated means of access, customer car park, petrol filling station, new road and bridge, footbridge, landscaping, highways and other works (Reserved Matters following Outline Approval 08/1053/EIA - Appearance, Layout and Scale to be considered) (Amended Description to Exclude Landscaping Reserved Matter) : Approved 09/11/10.
- 2.3 10/0590/RESE - Construction of a new Class A1 Supermarket with associated means of access, customer car park, petrol filling station, new road and bridge, footbridge, landscaping, highways and other works (Reserved Matters following Outline Approval 08/1053/EIA - landscaping to be considered : Approved 09/11/10.

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- 2.4 10/0706/RESE - Construction of a new Class A1 supermarket with associated means of access, customer car park, petrol filling station, new road and bridge, footbridge, landscaping, highways and other works (Reserved Matters following Outline Approval 07/1105/EIA - Layout, Scale, Appearance and Landscaping to be considered) : Approved 19/01/11.
- 2.5 11/9041/NMA - Non-Material Amendments to Planning Permission 10/0706/RESE - Brise Soleil across shop front glazing; Doors to sub-station; MoE to service yard; Area of render removed and substituted with white metal cladding; MoE doors to checkout area and external ramp; South store entrance omitted and curtain wall glazing extended in place of; Sales floor squared off, therefore glazing reduced; West store entrance moved along elevation to west; Central ridge between north lights omitted to accentuate north light profile; glazing reduced in width at customer toilets; glazing changed to solid external panels to customer toilets; MoE doors from sales floor, MoE doors to back of house and staff mezzanine exit; glazing reverted to curtain wall type; MoE from rear ramp exit; North lights set back; Windows in staff area rationalised; and Service yard with removable panels : Withdrawn.
- 2.6 11/0647/S106 - Variation of Section 106 agreement to enable a change to the timescale relating to the approval and implementation of Public Art : Delegated authority granted at Committee, pending determination.
- 2.7 12/9008/NMA - Non-material Amendments to Planning Permission 10/0706/RESE (Variation to approved landscaping scheme to allow removal of No. 1 tree (T6 Sycamore) and replacement with No. 3 extra heavy standard trees (2 x Common Alder and 1 x Ash) : Approved 18.03.13.
- 2.8 12/9014/NMA - Non-material amendment to Planning Permission 07/1105/EIA (Alteration to highways layout to accommodate an existing gas mains pipe) : Approved 06.03.13.
- 2.9 14/9020/NMA - Non-material amendment application for – 1) area of glazing reduced and brick work added; 2) door way and sign removed; 3) width of glazing removed; 4) fire escape door added; 5) steps added; 6) doors added; 7) fire escape door and stairs; 8) sloped roof; 9) doors added; 10) loading dock relocated; 11) glazing width and pattern altered; 12) glazing above canopy removed; 13) pitch to roof removed between saw tooth up-stands; 14) signage and brick to side of entrance removed; 15) lower slots removed to create opening; 16) window removed; 17) window removed; 18) fire escape doors added; 19) windows removed; 20) fire escape doors added; 21) roof pitch removed; 22) doors moved; 23) rails added; 24) changes to the P.F.S. kiosk and canopy and 25) car park alignment : Pending determination.
- 2.10 14/0313/FULL - Proposed installation of kiosk with 2 ATM Machines at Store approved under 07/1105/EIA and 10/0706/RESE : Withdrawn.

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- 2.11 14/0338/ADVE - Proposed signage for retail store, associated car park and petrol filling station approved under Planning Application 07/1105/EIA & 10/0706/RESE : Pending determination.
- 2.12 14/0339/ADVE - Proposed 5.7m high gantry sign for new store and 5.7m high gantry sign for new petrol filling station : Pending determination.
- 2.13 14/0560/S73 - Provision of two external lobby areas and an external kiosk with 2 ATM machines with associated removal of condition 4 (referring to approved plans) and variation of Condition 6 (referring to maximum floorspace) of Planning Application Reference 07/1105/EIA : Pending determination.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No objections.
- 3.2 Highway Authority – No objections.
- 3.3 Worcestershire Regulatory Services (noise) – Following the concern raised with regard to the proposed extended trading hours I would comment as follows.

Firstly I confirm that I am not aware that the Council has a noise policy which provides direct recommendations on opening hours of convenience stores or supermarkets in the Wyre Forest District and for this reason I will advise on the individual merits of this proposal and the custom and practice that is acceptable in the town and surrounding area. I will also confirm that current supermarkets in the town namely Lidl, Co-Operative and Tesco Metro all have the following trading hours: -

Co-Op Supermarket, Lombard Street:-

Mon 07:00 - 22:00
Tue 07:00- 22:00
Wed 07:00 - 22:00
Thu 07:00 - 22:00
Fri 07:00 - 22:00
Sat 07:00 - 22:00
Sun 10:00 - 16:00

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Lidl, Vale Road:-

Mon 08:00 - 22:00
Tue 08:00- 22:00
Wed 08:00 - 22:00
Thu 08:00 - 22:00
Fri 08:00 - 22:00
Sat 08:00 - 22:00
Sun 10:00 - 16:00

Tesco Metro:-

Mon 07:00 - 22:00
Tue 07:00- 22:00
Wed 07:00 - 22:00
Thu 07:00 - 22:00
Fri 07:00 - 22:00
Sat 07:00 - 22:00
Sun 10:00 - 16:00

With the exception of Lidl, the stores have identical public opening times and neither give rise to any noise complaints that occur during these trading hours. I would also add that the proposed times are typical of all supermarkets in the Wyre Forest District and for this reason I do not envisage that the extension to trading will give rise to any noticeable impact in noise levels from the adjoining roads or store that is expected in a town location. For this reason I cannot foresee how any objections on noise grounds can be justified and for this reason I have no adverse comments to make.

(Officer Comment – Comments regarding air quality will be provided on the Addenda and Corrections sheet)

- 3.4 Neighbour/Site Notice / Press Notice – A total of eight letters of objections have been received raising the following concerns, which have been divided into four main topic areas:

IMPACT OF INCREASED TRAFFIC

- This is too much for those who live near the site and those on the one way system around it. The increase in traffic, noise and inconvenience will be bad enough from 8 - 9 but 7 - 10 is likely to make the situation intolerable. There must have been a reason for the original agreement and I hope that this application will be resisted.
- Residents initially complained about the increased traffic that a store of this size would create. As you are aware, Lichfield Street is a narrow road, every building along its entire length is grade 2 listed. I am in agreement with all other residents in the belief that the increased traffic will have a detrimental effect on these buildings. The proposed application requests that the store will be open for longer periods will only make matters worse when we should be looking to protect our heritage, not destroy it.

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- The access to Tesco is already poor. On a Sunday residents queue for long periods to access the town centre by car, this is going to be worsened by increased vehicles going to Tesco. Are there any council plans to improve the road structure in around Stourport which is at near breaking point? Surely this should have been considered prior to building a huge store and increased housing on the outskirts of Stourport. I strongly oppose the Sunday trading hours for Tesco.

IMPACT OF INCREASED NOISE

- Pedestrian shoppers are more likely to use Lichfield Street if going to or from the town centre. The store closing at 8pm is a bad enough intrusion into our private lives, 10pm is unacceptable. I also have concerns that the customers using the store at such a late hour will either have consumed alcohol or will be going to the store to obtain alcohol. Both will be an additional nuisance and disturbance to residents. The existing road surface is in poor condition and generates noise.
- As previously stated, we have experienced five months (six by the time the store is open) of excruciating noise, appalling levels of dirt, grit and dust inside and outside the house and a disturbance to our lives that is beyond description. Our privacy and wellbeing have already been adversely affected by all these occurrences between the hours of 06.00 and 17.30, and sometimes later than that, as well as at weekends, without further disruption to our lives.
- If the store is to be open at 07.00 then the traffic noise will commence before that, with staff arriving and will be sustained throughout the day until well after 22.00 hours when the store closes with staff and customers leaving.
- The entrance to and exit from the store, which is on an upward incline towards Severn Road, has been sited immediately opposite our house so we will have the additional noise factor to deal with and the vibration from the delivery vehicles and fuel tankers as they shudder out of the junction. As the filling station is about 20 metres from our front gate we will have the additional noise of vehicles being refuelled and engines starting, to say nothing of car doors banging and loud music, prolonged.
- We already experience problems with revellers at the British Legion Club, and have done for some considerable time, with people making lots of noise late at night, drinking in the street outside our gateway, damage to our property as well as fights and arguments and the banging of car doors and revving of engines. If, as one presumes, Tesco also has a licence to sell alcohol this is only going to compound the problem which we really do not need.

IMPACT UPON TOWN CENTRE

- Extending opening hours will lead to even greater damage to established local businesses. This application should be declined as it will give Tesco Stores an unfair advantage on trading hours when compared to the majority other businesses in the Stourport on Severn Area.

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- It is vital that the Council supports its existing local traders; these opening hours will take away any advantage that small, late opening stores in the town have and they are already struggling to make a living. I've visited Pontypool and a Tesco in an identical position to the town centre with this sort of full opening hours has closed the town centre down completely.
- I would like it registered that the demise of small shops in this town is endemic and can only be further advanced by an increase in the availability of shopping in this goliath. Small stores run on a shoe string, their owners work long hours and offer late night opening as a means of keeping going. Should the further increase in opening hours of Tesco be approved we will inevitably lose another small business. Small localised businesses also serve another purpose they get to know their customers, they serve a population which is less mobile - this can be a life line to the lonely and/or those not as able as others. We need to look at the bigger picture of enhancing the community focus.
- To extend the opening hours to include Sundays will have a huge impact on the local economy. I have already witnessed the reduction of shoppers in the high street since Lidl has opened and this is only set to increase with the huge Tesco store so far from the main town. To open on Sunday will only go to increase the impact on the local town causing job loses, and a general reduction in the local community that the shops provide part of.

OTHER

- Tesco clearly misled the Council over its intentions in its initial planning application, and should not be allowed to incrementally increase its impact upon the town.
- What has changed for Tesco to change their opening hours, and why do they need to open so late ? Were the opening hours in the original application made shorter to assist in the application being approved ?
- I understand that we cannot have lights on the new bridge in Severn Road as it affects the "bat run" and the site agent informs us that the construction firm have to make provision for the otters on the river bank as well as the local badger population. Can we, the humble residents, have some similar consideration, please. We feel that our privacy has been compromised enough already without further impositions.


4.0 Officer Comments

- 4.1 As stated previously the Applicant is proposing to extend the opening hours to allow a 7 a.m. start and 10.00 p.m. finish on Mondays to Saturdays, and to allow 6 hours of trading on Sundays, as per the table below:

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	0700 - 0800	0800 - 0900	0900 - 1000	1000 - 1100	1100 - 1200	1200 - 1300	1300 - 1400	1400 - 1500
Monday								
Tuesday								
Wednesday								
Thursday								
Friday								
Saturday								
Sunday								

	1500 - 1600	1600 - 1700	1700 - 1800	1800 - 1900	1900 - 2000	2000 - 2100	2100 - 2200
Monday							
Tuesday							
Wednesday							
Thursday							
Friday							
Saturday							
Sunday							

Existing Approved Hours of Opening 

Proposed Hours of Opening 

- 4.2 The Agent, on behalf of the Applicants, advises that the reason behind the requirement to vary this condition is,

“To provide a continuity of trade and an identical shopping experience for customers who have already shopped with Tesco at the Metro store in Stourport (Lombard Street) and provide convenient opening hours for customers who may wish to use the approved store.”

- 4.3 The Tesco store to which the Agent refers to above at Lombard Street has now closed. The closure of this store prior to the opening of the larger Tesco store, the subject of this planning application, was confirmed as part of the Section 106 Agreement signed at the outline stage.

- 4.4 The reason for imposing the condition and the policies referred to therein refer to public safety and amenity. These matters are considered to be the material considerations in the determination of the current application which has been submitted together with updates to the previous Traffic Impact, Noise and Air Quality Assessments considered at the time of the outline application in 2007/8.

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IMPACT UPON HIGHWAY CAPACITY

- 4.5 The submitted Traffic Impact report provides trip generation figures based on use class A1 retail store data extracted from the TRICS database. With respect to the additional hours of opening proposed the trip generation rates indicate that it is predicted that there would be approximately:
- 3 x 2 traffic movements between the hours of 07.00 and 08.00;
6 x 2 traffic movements between the hours of 20.00 and 21.00; and
3 x two-way traffic movements between the hours of 21.00 and 22.00.
- 4.6 The current TRICS database has been updated since its data was extracted to accompany the original outline planning application in 2007 and the current report advises that:
- “The more recent TRICS data shows a reduced peak hour trip rate with comparable daily trip rates. It is concluded that the trip rates used within the [previously submitted Transport Assessment] TA remain valid for the purpose of the assessment.”*
- 4.7 So firstly the highways report submitted indicates that the trips generated by the extended opening hours have already been accounted for within the originally submitted TA in 2007.
- 4.8 Secondly, the report assesses the effect of the increased opening hours upon the Annual Average Daily Traffic Flows (AADT) and the Annual Average Weekday Traffic (AAWT). It states that traffic flows on Mitton Street have been extracted from the Department for Transport website. The report advises that there would be no alteration over and above the AADT flows previously submitted and the AADT and AAWT values used within the previous Transport Assessment are still valid and robust in terms of capacity. As such, the report concludes that the proposed change in the trading hours of the Tesco store would not have any material effect on the operation of the highway network.
- 4.9 It is acknowledged that neighbours are concerned at the potential increase in traffic; however the determination of the current application can only consider the traffic generated as a result of the extended opening hours. The peak hour, as estimated in the most recent TRICS data, is between 12.00 hours and 13.00 hours. The suggested hours of opening at either end of the day would not generate additional trips within this peak hour. The outline planning consent was granted on the basis that, subject to certain improvements agreed via attached planning conditions and via the Section 106 Agreement, the network could adequately accommodate the trips generated by the development. It is considered that no objection could be sustained based upon the trips generated during the proposed non-peak opening hours causing a significant adverse impact upon highway safety, and the Highway Authority concur with this view.

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IMPACT OF EXTENDED HOURS OF OPENING UPON NOISE AND DISTURBANCE

- 4.10 A Noise Assessment was submitted with the previous outline application and concluded that in summary:
- Noise from goods handling operations and customer activity are not likely to give rise to significant noise increase at noise sensitive receptors
 - Plant noise is not likely to give rise to complaint
 - Noise from HGV deliveries is not likely to have a noticeable adverse effect on properties on Severn Road
 - Noise from demolition and construction should not have a significant adverse effect
 - Change to the character of Discovery Way would comprise a minimum to moderate adverse effect
 - Traffic using Severn Road is likely to result in a minor adverse effect at its southern end, whereas between the store entrance and Mitton Street the change in noise will not be perceptible over other sources
- 4.11 Following the above, the accompanying noise report to the current application indicates that the extended opening hours are already robustly accounted for within the original application.
- 4.12 Worcestershire Regulatory Services have been consulted and considered the potential for noise disturbance as a result of the earlier opening and later closing times, however as a result of Officers' experience at other stores within the County they have raised no objections.
- 4.13 Neighbours have raised concern at late night noise from pedestrians particularly due to the purchase of alcohol. It is acknowledged that an application for a licence to sell alcohol has been approved at the store, and therefore alcohol can be sold from 06:00 to midnight, subject to trading laws and planning conditions restricting opening hours. Worcestershire Regulatory Services however do not consider that an objection could be sustained on the basis of noise and disturbance; Tesco is not the only commercial premises selling alcohol in this part of Stourport on Severn.
- 4.14 Noise disturbance as a result of the construction of the store is also acknowledged, and officers are sympathetic with respect to the disturbance they have suffered over recent months. However the construction phase has now ceased and it is only the potential noise resulting from the proposed extended opening hours which can be considered as part of this application.

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- 4.15 Neighbours have also raised concern with respect to noise and disturbance as a result of deliveries to the site. This was a matter that was considered at the outline stage and therefore the following condition was attached to the outline planning consent:

“(39) There shall be no deliveries to or despatched from the site outside the hours of 06.00 and 23.00 hours.

Reason

To minimise noise disturbance to neighbouring residents and to ensure that development accords with Policies H.8, D.1, D.18, NR.10, NR.11 and NR.12 of the Adopted Wyre Forest District Local Plan.”

- 4.16 The matter of deliveries has been raised with the Agent who advises that the Applicants are not seeking to amend condition 39 which is being adhered to.
- 4.17 The matter of night staff has also been raised with the Agent who has responded by acknowledging that there will be a night shift that works through the night every night of the week to replenish the shelves of the foodstore and to undertake cleaning and general internal maintenance. There would not however be staff in the petrol filling station from just after it closes and until just before it is due to reopen.
- 4.18 Considering the potential noise and disturbance from the proposed extension to the opening hours in isolation, and having taken advice from Worcestershire Regulatory Services, it is not considered that an objection to the additional hours proposed could be sustained.

IMPACT OF EXTENDED HOURS OF OPENING UPON AIR QUALITY

- 4.19 Consideration is also given to the potential material change upon air quality as a result of extending the hours of opening. The report submitted with the current application indicates that the change to the Annual Average Daily Traffic (AADT) flows on Mitton Street, which informed the previous Air Quality Assessment which accompanied the outline application, is less than 5% and therefore the impact has already been accounted and does not require adjustment. Therefore, the conclusions of the previous Air Quality Assessment remain unchanged. Environmental Health Officers raised no objection to the previous outline application, whilst comments relating to the submitted update will be reported on the update sheet.

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OTHER MATTERS

- 4.20 Residents have also raised objection on the basis of additional traffic having a detrimental effect on the historic buildings fronting onto Lichfield Street. In response consideration can only be given to the additional traffic generated as a result of the proposed extension to the hours of opening and not to the trips generated by the development as a whole. Whilst the Section 106 Agreement provides for a lorry route which avoids Lichfield Street there have been no reports, as far as the Council has been aware, of detrimental effects of the vehicles of construction workers or increased visitors to the site over recent months. Furthermore, it should be acknowledged that the Tesco building replaced the now demolished Carpets of Worth warehouse with its associated vehicular movements. It is not considered that, on the basis of the predicted trip generation rates resulting from the current proposals, it is a matter which could form a reason for refusal.
- 4.21 A number of residents have also raised concern with respect to the impact upon local traders and businesses within the town centre. The Agent has responded by stating that the increased hours of the store are not expected to have an impact upon the vitality and viability of Stourport on Severn town centre,
- “... by providing increased hours to match what the Tesco customer already experiences within Stourport (in the Metro) is considered by the business to be a necessity as customers will expect continuity of trade. This increase in hours therefore does not mean that there is an increase in turnover, it just means that the money which is spent by the shopper is spread over the wider opening hours, as such the convenience foodstore is meeting with needs of the customer by opening across the hours they typically want.”*
- 4.22 The agent advises that since approval was granted in outline in May 2008 the way that people shop for food has changed significantly, and this is due to how people run their daily lives and the internet. *“People no longer work a standard 9-5 job, 5 days a week and tend to undertake food shopping as part of an existing trip or when they can fit it into their schedule.”* Furthermore, it is also advised that there are few shops within Stourport which are open during the additional hours proposed and therefore trade is unlikely to be redirected to the new store. With respect to this point it should be noted that competition is not a material planning consideration. The Agent also advises that it is possible that the Sunday opening hours could attract tourists to the town.
- 4.23 As previously indicated by Worcestershire Regulatory Services at paragraph 3.3, the other two town centre supermarkets offer the following opening hours:

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	Monday to Saturday Opening Hours	Sunday Opening Hours
Co-op	0700 – 22.00	10.00 – 16.00
Lidl	0800 – 22.00	10.00 – 16.00

4.24 Finally, with respect to the matter of the potential retail impact upon the town centre, it has to be acknowledged that the reason for the original condition relating to opening hours does not mention the potential impact upon the town centre; it only refers to residential amenity, and therefore the consideration of the current application should focus on amenity, and not retail impact.

4.25 A query has also been raised with respect to the lighting of the site and clarification sought regarding lighting during night-time hours. The Agent has responded as follows:

“Once a store closes the in-store lights are reduced to half lighting. This would be the same for the existing or proposed hours. When the store closes the car parking lights go down to just cover the access road into the car park and up to the store and the service yard roadway. The parking spaces and the street lights will go off. The external lights are controlled by a light sensor and a timer ... the gantry sign lights and lights in the petrol filling station will also be reduced out of hours.”

4.26 It is not considered that a reason for refusal based on the impact of lighting at the start and the end of the shopping day could be sustained.

5.0 Conclusions and Recommendations

5.1 The principle of retail development on this site has been approved by virtue of the outline and reserved matters planning consents, when consideration of the National Planning Policy Guidance Notes, the Adopted 2004 Local Plan, the Severn Road Development Brief, the Stourport on Severn Public Realm Design Guide and the Conservation Area Character Appraisals were considered.

5.2 Now, in 2014 at the heart of the National Planning Policy Framework, which is the focus of current national planning guidance, is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision making. Particularly with respect to decision taking, this means approving development proposals that accord with the Development Plan without delay.

14/0461/S73

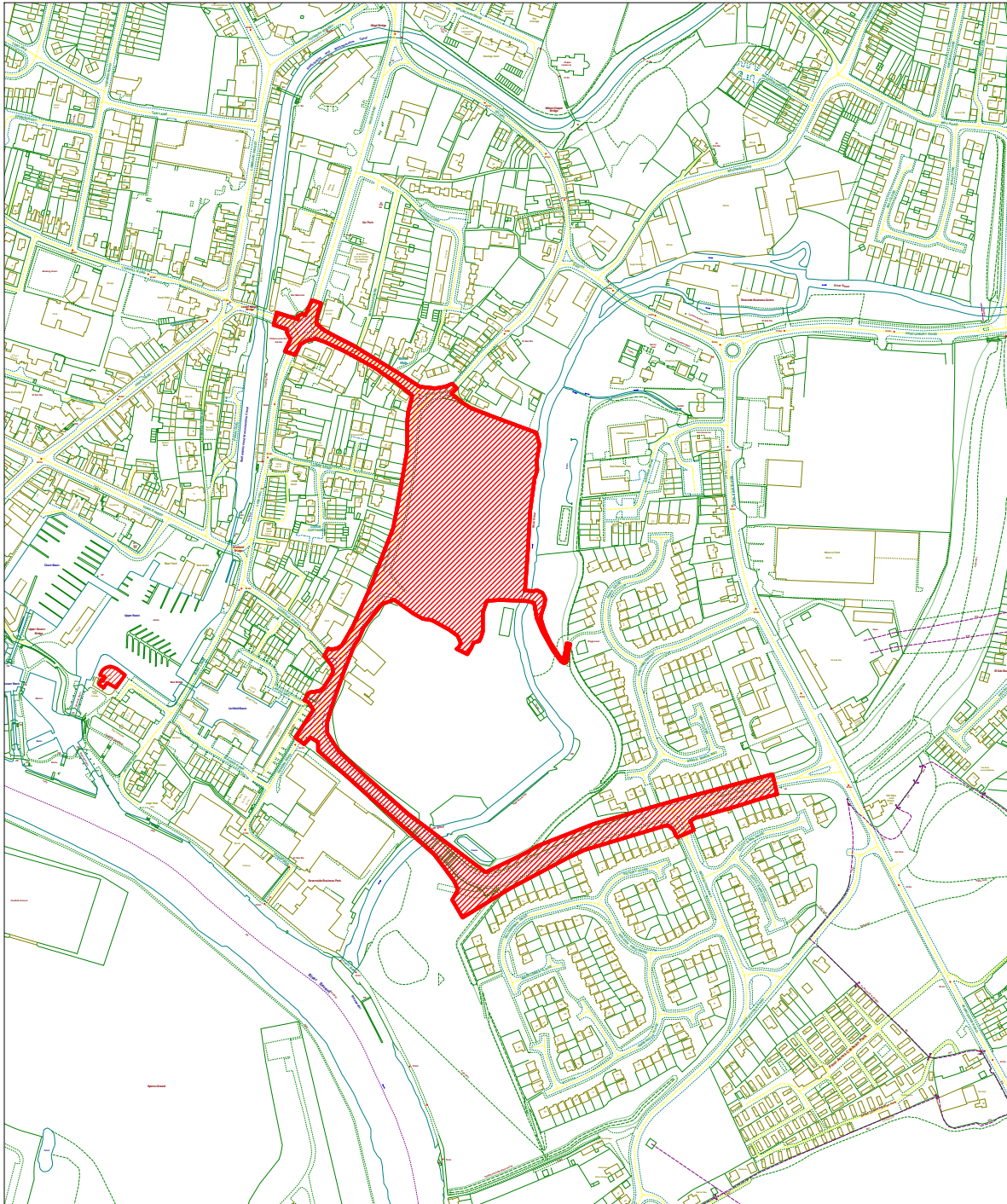
- 5.3 Returning to first principles the reason for the condition restricting the hours of opening refers to residential amenity and not to retail impact. Matters regarding the impact upon residential amenity by virtue of additional vehicle movements and its associated noise, disturbance together with the potential impact upon air quality have been considered, however it is maintained that the development accords with national and local planning policy.
- 5.4 In addition the potential impact of on the local highway network together with matters of lighting have been considered, however on the basis of the additional hours of opening alone it is considered that objections could not be sustained.
- 5.5 As stated previously, the original planning consent was approved subject to a Section 106 Agreement, the details of which have been outlined previously in the report. A Supplementary Section 106 Agreement is required in order to tie the current and any future planning applications relating to the Tesco store to this original Section 106 Agreement.
- 5.6 It is therefore recommended that the application be granted **DELEGATED** authority to **APPROVE** subject to the following:
- a) the signing of a Supplemental Section 106 Agreement to tie the current and any future applications to the original Section 106 Agreement; and
 - b) the following conditions:
 - 1. A11 (Approved plans).
 - 2. Foodstore shall not exceed the following floorspace allocations: (gross external up to 4209 square metres measured externally; net retail sales up to 2919 square metres; no more than 2401 square metres of the net sales floor area).
 - 3. Restoration and enhancement of River Stour corridor (west bank) within the application site to be implemented in accordance with details agreed by condition.
 - 4. Landscape and biodiversity plan to be improved and enhanced in accordance with details agreed by condition.
 - 5. Lighting strategy to be implemented in accordance with details already agreed by condition.
 - 6. The entrance to the foodstore from Mitton Street/Severn Road junction shall be open concurrently with the opening hours of agreed and available for public use unless otherwise agreed.
 - 7. Materials in accordance with details agreed by condition.
 - 8. Means of enclosure retained in accordance with details agreed by condition.
 - 9. The screened area within the site for storage, prior to disposal of refuse crates, packing cases and other waste in accordance with details agreed by condition.
 - 10. Finish floor levels in accordance with details agreed by condition.
 - 11. Hard and soft landscaping proposals to be implemented in accordance with details agreed by condition.

14/0461/S73

12. Trees shall be retained in accordance with details agreed by condition.
13. Landscaping to be implemented in accordance with details agreed by condition.
14. Verification report regarding land remediation to be implemented as approved by condition.
15. Report on monitoring, maintenance and contingency action carried out in accordance with long term monitoring and maintenance plan referred to in condition above to be submitted.
16. If contamination not previously identified is found to be present at the site, then unless otherwise agreed in writing no further development shall be carried out to the amendment to the approved remediation strategy has been submitted to and agreed.
17. No infiltration of surface water drainage into the ground shall be permitted other than with the written consent of the Local Planning Authority.
18. Surface water and foul water drainage scheme to be retained in accordance with details agreed by condition.
19. Sound insulating enclosure to reduce vibration and transmission of structural borne sound and ventilation or extraction system to be retained as agreed by condition.
20. Details made for the provision for ambulant disabled people to gain access to and within the development shall be retained as agreed by condition.
21. Visibility splays to be provided and retained.
22. Details of engineering design and specification to Lichfield Street improvements, Lichfield Street/Severn Road junction, Mitton Street and Mitton Street/Vale Road/Lion Hill junction to be implemented and retained as agreed by condition.
23. Highway drains to be implemented and retained in accordance with details agreed by condition.
24. There shall be no deliveries to or despatched from the site outside the hours of 0600 and 2300.
25. Neither the foodstore nor the petrol filling station hereby permitted shall be open to customers or any other persons not employed within the business operating from the site outside the following times:
0700 – 2200 hours on Mondays to Saturdays
1000 – 1600 hours on Sundays
26. No part of the petrol filling station shall be used for the sale, display, repair or servicing or washing of vehicles.
27. Floodplain compensation scheme to be retained in accordance with the details agreed by condition.

Note

This approval shall be read in conjunction with the obligation entered into under Section 106 of the Town and Country Planning Act (as amended) which accompanies it. Section 106 Agreements are dated 19th May 2008 and 12th February 2009.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Tesco Store

Severn Road, Stourport on Severn, DY13 9AH

Date:- 30 September 2014

Scale:- 1:5000

OS Sheet:- SO8171

Crown Copyright 100018317 2014

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



Application Reference: 14/9025/NMA	Date Received: 06/08/2014
Ord Sheet: 389676 274332	Expiry Date: 03/09/2014
Case Officer: Emma Anning	Ward: Blakedown and Chaddesley

Proposal: Alteration to fenestration. New Solar PV panels. Alterations to access, pillars and gates. Alterations to hard and soft landscaping. Increase in roof height of utility.

Site Address: PLOT 4, WOODROW LANE, BLUNTINGTON, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4NP

Applicant: MR ANDREW HARTSHORNE

Summary of Policy	CP11 (CS) SAL.UP7 SAL.CC1 SAL.CC2 (SAAPLP)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 Bluntington is a small hamlet to the north east of Chaddesley Corbett that centres at the junction of Drayton Road with Woodrow Lane and Tanwood Lane. The application site is a plot of land fronting Woodrow Lane that lies within about 60 metres of this junction on which a new residential dwelling is currently being built. Adjacent to the plot is a driveway that serves a group of three other properties that have been built within the last fifteen years. Next to this group of houses on the same side of the junction is a traditional style property known as Bluntington Cottage.

1.2 The site lies within a Green Belt area and there are fields opposite and to the north and to the west beyond a group of self set trees. The site does not lie within the Chaddesley Corbett Conservation Area.

2.0 Planning History

2.1 WF.978/99 - Conversion of and extension to garage building to form dwelling and erection of 3 dwellings and garages and construction of new vehicular access : Approved.

2.2 WF.1096/00 - Erection of revised house type in modified position, revision to Plot 1 (Garage Conversion) and new revised access road (amendment to planning permission WF978/99) : Approved.

2.3 WF.192/02 - Erection of two dwellings (amendments to house types Plots 2 and 3 of WF978/99) : Approved.

14/9025/NMA

2.4 11/0581/FULL - Proposed new dwelling on vacant plot (previously approved) : Withdrawn.

2.5 11/0747/FULL - Proposed new dwelling on vacant plot, previously approved (Plot 4) : Approved.

3.0 Consultations and Representations

3.1 Neighbour/Site Notice – There are three other properties which sit in the same development as Plot 4, all of which have been completed and are occupied. Representations have been received from each of these properties and the main comments made are summarised as follows:

- The alterations have already been made and together are substantial therefore a new full planning application should be made.
- The building has been built substantially larger than it should be.
- The proposed side facing window will cause overlooking between Plot 4 and neighbouring properties.
- The ground level has been raised above what was approved.
- How will the raised land be retained and drained?
- The applicant, contrary to the approved plans, has not utilised permeable surfacing as was approved. The blocks which have been laid are impermeable. This will cause surface water run-off problems.
- The landscaping scheme has not been implemented as was approved.
- The relocation of the rainwater tank and overflow tank could cause potential problems for other properties.
- 8 additional solar panels that have been fitted. These face directly towards my lounge window and dominate the roof line. The Architect designed the building with 8 solar panels which we must presume was adequate for the electrical systems of the property. Why has the Builder installed 16 ? The roof faces due east so if it was decided that more power was necessary why did they not put the additional 8 panels on the other side of the roof that faces west?
- From the plans submitted with this application I did notice that the fencing line has been altered at the front of the house from the new gate post sitting to Woodrow Lane. On the original submission and planning approval there was approximately 1.5 metre verge along the drive to visually match the one opposite on my property. If the new fencing is placed directly at the side of the drive visually the overall development will look out of balance.
- At the time of considering the last planning application the applicant gave assurance that he had no intention of changing his driveway entrance. The new proposed position will increase the possibility of accidents occurring in the already congested hammerhead, given that we have to reverse into the hammerhead in order to exit our own drive.

14/9025/NMA

- There are some storm water gully's shown on the plans which I understand are not connected to any outlet, i.e. main storm drains or soak ways. A soak away outlet should be installed to prevent flooding of the driveway in times of sudden torrential outbursts of rainfall.

4.0 Officer Comments

4.1 Section 96A of the Town and Country Planning Act 1990 allows for non-material amendments to be made to existing planning permissions. The Act states that in considering such amendments the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. Whilst there is no statutory definition of 'non-material', as the matter is one which is dependent on the context of the overall scheme, Officers are satisfied that the nature of the amendments proposed in this instance are non-material as they would not alter the basic nature of the development already approved and as such are capable of being dealt with under Section 96A.

4.2 Approval is sought for non-material amendments to the original consent as set out in the description of development given above. Each amendment is considered in turn below;

ALTERATIONS TO FENESTRATION

- 4.3 It is proposed to insert one new side facing window to the west elevation (facing Arwenack house), one new window to the utility area on the north elevation and to alter the position of a door and window on that same elevation serving the garage. A total of eleven roof lights are proposed to be installed, three to the garage and eight to the main house.
- 4.4 The proposed new window and relocation of a window and door on the north elevation are considered to be acceptable as they would not materially affect the external appearance of the property and would look across the rear garden only therefore not causing harm to the amenity of adjacent occupiers.
- 4.5 Concern has been raised that the window proposed to the west elevation facing Arwenack House would cause overlooking between the two properties. Whilst there would be a significant (9m) separation distance between the properties the applicant has agreed that the window will be obscure glazed thus ensuring that no overlooking would occur. For this reason and given that the insertion of the window would not appear out of place in the approved property the amendment is considered to be acceptable and could be secured by condition.

14/9025/NMA

- 4.6 The proposed rooflights would harmonise with the host property which is a contemporary barn style dwelling. Having considered the impact on neighbouring occupiers, they would offer little opportunity for overlooking of neighbouring property by virtue of them being some distance from the finished floor levels. For these reasons the proposed rooflights are considered to be acceptable.

INSTALLATION OF ADDITIONAL SOLAR PANELS TO ROOF

- 4.7 Application 11/0747/FULL granted consent for eight solar panels to be fixed to the roof slope on the front elevation. This application seeks to increase the number of solar panels to fifteen. The effect of this alteration would be that the span of solar panels would cover the majority of the upper third of the main roof as opposed to the central half of the upper roof only.

- 4.8 Visually the proposed alteration would not appear significantly different to the scheme already approved and would certainly not detract from the visual amenity of the property. Concern has been raised by neighbours concerning the need for the additional panels and their proposed siting. It is considered that no visual harm would arise as a result of the proposed alteration.

ALTERATION TO ACCESS PILLARS AND GATES

- 4.9 The approved plans show that access to the property would be via a shared driveway with access onto the property's private driveway through an entrance marked by brick piers to each side. The entrance to Plot 4 as approved was to be sited so that it was directly in line with the left edge of the property (on the south elevation). It is now proposed that the access be relocated further west so that it sits in line with the approved garage building.
- 4.10 The proposed relocation of the driveway entrance would certainly not appear out of place, in fact being in line with the garage building it could be argued that it would be a more logical siting. Neighbours have raised concerns that to locate the entrance as proposed would result in deterioration in safety for vehicles entering and exiting their respective driveways. Officers are advised by neighbours that the head of the driveway already gets congested by parked cars and people moving into and out of their driveways and to add another entrance in such close proximity would exacerbate this problem.
- 4.11 Having considered the concerns relating to the proposed alterations to the access drive, and having taken highways advice officers are satisfied that no additional harm to highway safety would arise. Being a private driveway shared by just four properties there would be limited numbers of vehicles using the driveway at any time. The proposal would not increase the use of the driveway over what has already been approved. The proposed plans show that there would be enough space within the curtilage of Plot 4 for the turning of vehicles allowing them to enter and exit in a forward gear.

14/9025/NMA

INCREASE ROOF HEIGHT OF UTILITY AREA

- 4.12 The proposed plans show that the height of the utility room which forms a link between the main house and the garage building would be increased by 0.8m.
- 4.13 No concerns relating to this alteration have been raised by neighbours. The proposal would not materially affect the appearance of the building or result in a feature which would appear incongruous, for this reason the proposed alteration is considered acceptable.

AMENDMENTS TO LANDSCAPING SCHEME

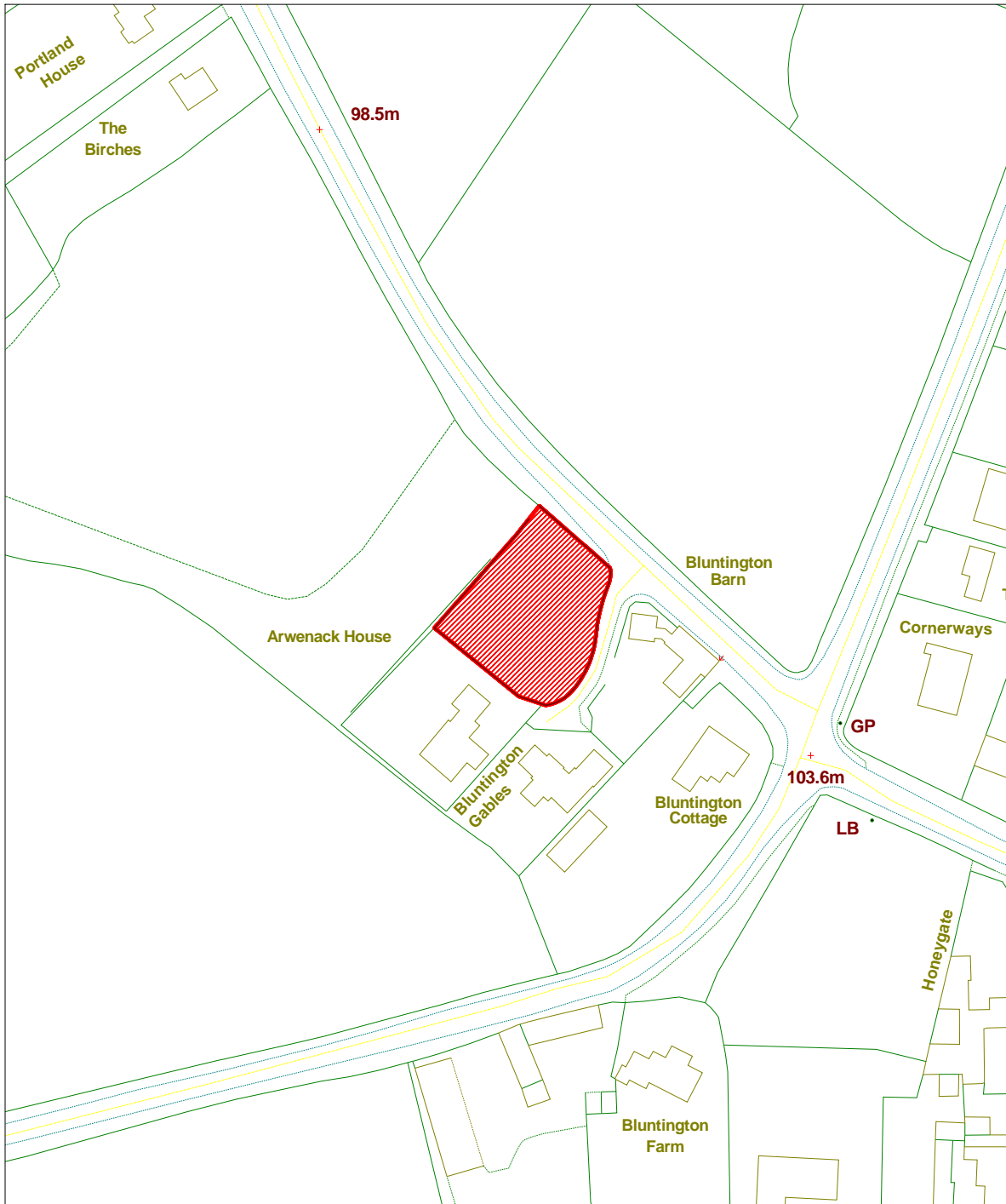
- 4.14 Very minor alterations to the approved landscaping scheme are proposed including revising the layout of grassed and hard surfaced areas and the installation of steps to the patio area.
- 4.15 None of these amendments are fundamentally different from the approved plans and would harmonise with the property, as such they are considered to be an acceptable alteration to the proposed scheme.

OTHER MATTERS

- 4.16 For the purposes of determining this application it is only the non-material amendments sought by the applicant which are for consideration. Matters relating to the merits of the original planning application or to other matters are not relevant to the determination of this application.
- 4.17 Officers have visited the site to determine whether the property has been built in accordance with the approved plans and are satisfied in that regard.

5.0 Conclusions and Recommendations

- 5.1 The proposed alterations are non-material and as such will have no adverse impact on either the appearance of the building or the amenity of adjacent occupiers.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following condition:
1. Side facing window to west elevation to be obscure glazed prior to first occupation and thereafter be retained as such.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Plot 4 Woodrow Lane
Chaddesley Corbett, DY10 4NP**

Date:- 30 September 2014 Scale:- 1:1250 OS Sheet:- SO8974SE Crown Copyright 100018317 2014
Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556



WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
14TH OCTOBER 2014

PART B

Application Reference:	14/0504/FULL	Date Received:	26/08/2014
Ord Sheet:	380915 271295	Expiry Date:	21/10/2014
Case Officer:	Emma Anning	Ward:	Mitton

Proposal: Change of use to Café (A3) at ground floor only

Site Address: 2-3, NEW STREET, STOURPORT-ON-SEVERN, DY13 8UN

Applicant: MR DEAN PIPER (NWEDR)

Summary of Policy	DS03 CP09 (CS) SAL.GPB2 (SAAPLP) Section 2 (NPPF)
Reason for Referral to Committee	The applicant is Wyre Forest District Council and is made on land owned by Wyre Forest District Council.
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application premises are located in Stourport-on-Severn town centre within Stourport-on-Severn No. 1 Conservation Area. The property does not sit within the identified Primary Shopping area and as such is not part of the primary or secondary shopping frontage.
- 1.2 The property is a Grade II Listed Building which is used as one retail space by the current occupier who has recently begun trading as cafe (A3) along with sales of local artworks.

2.0 Planning History

- 2.1 SU/0269/71 - Alterations and improvements to provide office accommodation on ground floor and 4no. bed-sitting rooms to second and third floors : Approved.
- 2.2 WF/0461/79 - Change of use of ground floor office at 3 New Street from travel agents to office use : Approved.

14/0504/FULL

3.0 Consultations and Representations

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

3.2 Conservation Officer – No objections. Although 2 and 3 New Street are designated heritage assets (listed buildings), this application is for a change of use only, not for any material changes to the fabric of the building.

In my opinion the (very) minor alterations which have taken place to facilitate this change of use can be classed as de-minimus and do not affect the special interest of this building.

I note that the use has already commenced and welcome the fact that the building has a tenant and is now partially occupied.

3.3 Worcestershire Regulatory Services - I note the intended use as A3 only which has very limited capacity to create environmental problems but with all commercial food premises there is a possibility to convert at a later date to A5 potentially if the premises changes hands. Should this happen we recommend that the planning authority should be seeking additional detail on cooking fume mitigation and associated noise mitigation of such a system.

3.4 Canal and River Trust – No comments to make.

3.5 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 Retrospective planning permission is sought to change the use of 2-3 New Street to a cafe (A3) from the lawful use for financial and professional services (A2). The detail submitted with the application confirms the following:

- Employees proposed: One full time and one part time member of staff
- Opening Hours: 10-4 daily
- Total Floorspace: 65sq.m

4.2 Being outside of the primary shopping area and therefore not being either a primary or secondary shopping frontage, the properties sit in an area of the town centre allocated for general town centre uses. In considering the appropriateness of the use as a cafe, I am mindful of Policy SAL.GPB2 which requires that, where a proposal involves the sale of food and drink, then there must be no adverse impact to be had on; residential amenity, pollution (light, litter, noise, odour) or crime and disorder. Each of these matters is considered in turn below.

14/0504/FULL

- 4.3 Available records indicate that there are seven residential units above 2-3 New Street and as such due consideration must be given to the potential impact of the use on the general amenity of those occupiers. Given that the premises have operated as an office previously, the use as a small cafe is unlikely to generate larger volumes of noise than in the case of an office. In addition, given that the hours of opening are proposed to be limited to six hours daily closing at 16.00 hours, it is considered that there would be no significant adverse impact on amenity of residents of that flats in respect of noise pollution in this instance.
- 4.4 A3 uses which involve the cooking of hot food on a large (commercial scale) require extraction equipment. However, in this instance this is not the intention, with the occupier selling cakes, sandwiches and foods which are simply heated on site. I am therefore satisfied that there would be no noise or odour pollution generated as a result of the current proposed use. Further planning and listed building consents would be required for any extraction equipment, required to facilitate intensive hot food preparation.
- 4.5 Given the nature of the use and the opening times proposed, there is no reason to conclude that there would be any increase in instances of crime or disorder as a result of the proposal.
- 4.6 Both the National Planning Policy Framework (NPPF) and local planning policies seek to ensure the vitality of our town centres through encouraging uses which contribute towards their viability through a diverse retail offer. Given that the proposal would see a vacant unit brought back in to use in a location which would not compromise the primary or secondary retail frontages in the town centre then I am satisfied that the proposal would accord with the NPPF, Adopted Core Strategy and Site Allocations and Policies Local Plan policies.
- 4.7 As it is simply the use of the property which is being considered and that there are no alterations to the fabric of this Grade II Listed Building which are proposed then there is no requirement for an application for Listed Building Consent to accompany this application.

5.0 Conclusions and Recommendations

- 5.1 The proposal accords with the relevant Development Plan policies as listed and it is recommended that the application be **APPROVED** subject to the following conditions:

1. A11 (Approved plans).
2. Hours of opening (as per application form).

Note

Planning Permission and Listed Building Consent would be required for the installation of any extraction equipment

Application Reference:	14/0506/FULL	Date Received:	21/08/2014
Ord Sheet:	381952 281859	Expiry Date:	16/10/2014
Case Officer:	Paul Round	Ward:	Wolverley

Proposal: Construction of a 20x40m outdoor riding arena and the repositioning of existing stables and provision of an extension to provide additional secure storage

Site Address: LAND ADJACENT TO THE GRANARY, SHEEPWASH LANE, WOLVERLEY, KIDDERMINSTER, DY11 5SF

Applicant: Mr Colin Bradley

Summary of Policy	CP11, CP12 (CS) SAL.CC1, SAL.CC2, SAL.UP1, SAL.UP8, SAL.UP13 (SAAPLP) Landscape Character Appraisal Section 9 (NPPF)
Reason for Referral to Committee	The agent is a serving Wyre Forest District Council Officer or is an immediate family member
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site lies to the rear of the property known as The Granary, a converted barn within the environs of Kingsford Farm, being located off Sheepwash Lane. It forms a 0.7ha parcel of land utilised for keeping and stabling of horses and is owned by The Granary. Adjacent to the site lies other fields also used for horsiculture.

- 1.2 The site lies within the West Midlands Green Belt and within a landscape character type indentified by the County Landscape Character Assessment as 'Principal Timbered Farmlands'. These are rolling lowland landscapes with occasional steep sided hills and low escarpments. They have a small scale, wooded, agricultural appearance characterised by filtered views through densely scattered hedgerow trees. They are complex, in places intimate, landscapes of irregularly shaped woodlands, winding lanes and frequent wayside dwellings and farmsteads.

- 1.3 The application seeks for replacement and enlarged stabling and a horse exercise area.

2.0 Planning History

- 2.1 WF.714/99 – Erection of Stable Building : Approved 19.10.99.

14/0506/FULL

3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council – Views awaited.

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

PRINCIPLE OF DEVELOPMENT

4.1 The site lies within the Green Belt where particular regard should be had to preserving and positively enhancing the area through appropriate development. The National Planning Policy Framework (NPPF) and Policy SAL.UP1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan, amongst other exceptions, allows the construction of new buildings that ‘appropriate’ facilities for outdoor sport and recreation “...as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.”

4.2 The proposal seeks for the relocation of the existing stable block and the construction/extension to create new stabling facilities. The previous Government guidance on Green Belts (PPG2) included small stables for outdoor recreation as an example of appropriate development. The Adopted Wyre Forest Site Allocations and Policies Local Plan sets out at Policy SAL.UP13 the District’s approach to appropriate equestrian development. Criterion v.) of this policy states that sizes of stables shall conform to standards of the British Horse Society. Both the number and size of the stables conform to the relevant standards and as such it can be concluded that the facilities as proposed are appropriate to the site. Given the proposed height of the stables and the fact that the replacement building is approximately 1 sq m bigger, it is also concluded that the openness will not be affected by the proposal.

4.3 Paragraph 80 of the NPPF states that the Green Belt has five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposal will not conflict with these purposes.

14/0506/FULL

- 4.4 On the basis of the foregoing considerations, I conclude that the proposal for replacement stables represents appropriate development in the Green Belt.
- 4.5 The horse exercise area is categorised as an 'other form of development' involving engineering operations. Under the terms of paragraph 90 of the NPPF such operations are appropriate subject to the same considerations of openness and not conflicting with the purposes of inclusion of land as set out above. I am satisfied that the nature and design of the facility also results in appropriate development.

LOCATION OF DEVELOPMENT

- 4.6 The new stable facilities will be moved to the west of the site and located against a substantial hedgerow which will be thickened. The newly created 40m x 20m exercise area (or riding arena) will occupy the location of the existing stables. The location of both elements complies with the criteria set out in SAL.UP13 and by grouping together will not result in increased harm to the visual amenities of the Green Belt or the character of the landscape.

DESIGN

- 4.7 The submitted drawings show the removal of the existing feed store, the relocation of the existing stables and the addition of an extension approximately 25.5 sq.m., about 1 sq.m. bigger than the existing stables and store. The stables are approximately 79 sq.m. and 3.1m in height, constructed of timber boarding with roof sheeting. The resulting form provides space for three stables and a store/tack room.
- 4.8 The 20m x 40m exercise area is shown to be treated with a proprietary all-in-one riding surface which is grey/black in appearance. The area will be bounded by railway sleepers or similar in order to support the surface and a 1.2m high post and rail fence. Drainage will be provided to a soakaway within the application site.
- 4.9 The totality of the development is considered to be of a design that will integrate well with its surroundings and not cause harm to residential amenity or the character of the landscape.

OTHER ISSUES

- 4.10 The Applicant has confirmed that the facilities as proposed will be for the personal and private use of the occupiers of 'The Granary' and will not be used for events or other similar commercial activities. In addition it is also confirmed that the exercise area will not be floodlit and there will be no use of mirrors. These matters can be conditioned as part of any approval given. On this basis the proposal will not result in any additional traffic movements or additional loss of amenity to adjoining residential properties.

14/0506/FULL

- 4.11 There are no other matters of acknowledged importance that would resist the grant of planning permission in this instance.

5.0 Conclusions and Recommendations

5.1 The application proposes an appropriate form of development in the Green Belt. The location and design of the proposed equestrian facilities are considered to be acceptable and compliant with relevant development plan policies. The impact on highway safety and neighbours amenity has been carefully considered and based upon the non-commercial nature of the facilities, it is concluded that no adverse harm will be caused. The proposals are therefore acceptable and compliant with local and national policy.

5.2 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. B6 (External details – approved plan).
4. B5 (Timber staining).
5. J11 (Stables – no commercial use).
6. J35 (Manure storage/disposal).
7. No floodlights.
8. No mirrors.
9. Use of new stable only once existing stable removed or relocated.

Wyre Forest District Council

Planning Committee Meeting 14 October 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

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

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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

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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

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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
14/3048/PNRES	05/08/2013	30/09/2013	BLAKESHALL FARM BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XW	Conversion of Agricultural Barn to form 2No dwellings	BLAKESHALL DEVELOPMENTS LTD.	John Baggott
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

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14/0037/FULL	13/01/2014	10/03/2014	2A HIGH STREET STOURPORT-ON-SEVERN DY138DJ	Change of use from basement to residential	Mr A Benton	James Houghton
14/0027/OUTL	13/01/2014	14/04/2014	CHICHESTER CARAVANS VALE ROAD STOURPORT-ON-SEVERN DY138YL	Outline Application for 28No. Residential houses and apartments (Access and Layout to be determined)	Chichester Caravans	Paul Round
14/0038/LIST	13/01/2014	10/03/2014	2A HIGH STREET STOURPORT-ON-SEVERN DY138DJ	Change of use from basement to residential	Mr A Benton	James Houghton
14/0039/FULL	14/01/2014	11/03/2014	THE OLD COACH HOUSE BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PY	To provide new access to existing dwelling	Mr M Glendenning	James Houghton
14/0089/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
14/0135/FULL	10/03/2014	05/05/2014	CALDWALL CASTLE CASTLE ROAD KIDDERMINSTER DY116TH	Single storey extension to dwelling	MR R DAVIES	James Houghton
14/0136/LIST	10/03/2014	05/05/2014	CALDWALL CASTLE CASTLE ROAD KIDDERMINSTER DY116TH	Single storey extension to dwelling	MR R DAVIES	James Houghton

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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
14/0297/FULL	28/05/2014	23/07/2014	153 WINDERMERE WAY STOURPORT-ON-SEVERN DY138QH	Retention of use of outbuilding as B1 joinery workshop and retention of a link extension	Mr D Rosewarne	James Houghton
14/3029/PNRES	28/05/2014	23/07/2014	GROUND FLOOR 46 GEORGE STREET KIDDERMINSTER DY101PY	Change of use from retail to residential	Mr & Mrs Samson	John Baggott
14/0338/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
14/0347/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
14/0343/FULL	18/06/2014	13/08/2014	40 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Proposed first floor rear extension	Mr J Cowley	Julia Mellor

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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
14/0389/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
14/0391/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
14/0390/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
14/0399/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
14/0388/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

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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
14/0413/FULL	15/07/2014	09/09/2014	VALLEY HOUSE TRIMPLEY BEWDLEY DY121PG	Detached Garage Block	Mr & Mrs c Jordan	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
14/0433/FULL	23/07/2014	17/09/2014	88 HURCOTT ROAD KIDDERMINSTER DY102QT	Proposed replacement garage extension and additional dropped kerb to provide new access	Mr Thomas Cox	Julia McKenzie- Watts
14/0491/FULL	24/07/2014	18/09/2014	THE OAKLANDS ROCK KIDDERMINSTER DY149DB	Reinstatement of existing barn	Mr J Tidman	James Houghton
14/0553/FULL	28/07/2014	22/09/2014	47 MANOR ROAD STOURPORT- ON-SEVERN DY139DW	Detached Garage	Mr G Taylor	James Houghton
14/0449/FULL	30/07/2014	24/09/2014	BLUNTINGTON HOUSE BLUNTINGTON TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NR	Proposed Kitchen and Dining Room Extension incorporating a Wet Room and Utility Room	Mr & Mrs Sewell	James Houghton
14/0447/CERTP	30/07/2014	24/09/2014	11 ROWLAND HILL AVENUE KIDDERMINSTER DY116JB	Proposed rear dormer	Mr N Harrison	James Houghton
14/0461/S73	31/07/2014	30/10/2014	TESCO STORE SEVERN ROAD STOURPORT-ON-SEVERN DY139AH	Variation of Condition 40 of 07/1105/EIA to allow changes in opening hours from 08.00 to 20.00 hours on Mondays to Thursdays and 08.00 to 21.00 hours on Fridays and Saturdays, to 07.00 - 22.00 Monday to Saturday and 10.00 - 16.00 on Sundays	Tesco Stores Limited	Julia Mellor

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14/0459/FULL	01/08/2014	26/09/2014	CORNER HOUSE HOBRO WOLVERLEY KIDDERMINSTER DY115SZ	2 storey and single storey side extensions	MR G BARNETT	James Houghton
14/0471/TREE	11/08/2014	06/10/2014	ROUSBINE CARAVAN PARK ROCK KIDDERMINSTER DY149DD	Raise crown of 3 Oaks to 7 metres	Mrs K Lunnon	Alvan Kingston
14/0481/FULL	11/08/2014	06/10/2014	WYRE FOREST COMMUNITY HOUSING 38 HIGH STREET STOURPORT-ON-SEVERN DY138BA	Change of use from B1 to A1	HAPPY STAFFIE RESCUE	Julia McKenzie- Watts
14/0475/FULL	12/08/2014	07/10/2014	20 MASON ROAD KIDDERMINSTER DY116AG	First floor rear extension	Mr & Mrs Salacinski	James Houghton
14/0476/CERTP	12/08/2014	07/10/2014	PUNCHS OAK CLEOBURY ROAD ROCK KIDDERMINSTER DY149EB	Proposed demolition of existing double garage and existing store, proposed erection of Oak framed single storey Oak framed home Office and games room, and two bay Oak car-port.	MISS M PARKER	James Houghton
14/0358/FULL	13/08/2014	08/10/2014	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
14/0485/FULL	13/08/2014	08/10/2014	14 YEW TREE LANE BEWDLEY DY122QD	Extension to the front elevation of the bungalow	MR CARL DAVENPORT	Julia McKenzie- Watts
14/0490/FULL	15/08/2014	10/10/2014	THE PAVILION BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103LG	Detached oak frame garage including demolition of existing	Mr P Unitt	Emma Anning
14/0492/FULL	15/08/2014	10/10/2014	CASA MIA CLEOBURY ROAD ROCK KIDDERMINSTER DY149EH	Extension of existing residential care home	Mr Martin Winfield	Emma Anning

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14/0519/FULL	15/08/2014	10/10/2014	BEWDLEY PINES GOLF CLUB HABBERLEY ROAD BEWDLEY DY121LY	Proposed two storey extension to form dining room and gentlemen's locker room with shower facility	BEWDLEY PINES GOLF CLUB	Emma Anning
14/0501/FULL	18/08/2014	13/10/2014	197 BIRMINGHAM ROAD KIDDERMINSTER DY102SD	Change of use to Ambulance Response Location (Sui Generis)	West Midlands Ambulance Service	James Houghton
14/0494/TREE	18/08/2014	13/10/2014	43 SANDBOURNE DRIVE BEWDLEY DY121BN	lift a Norway Maple and Horse Chestnut by 2 metres and fell Silver Birch	Mr D Smith	Alvan Kingston
14/0513/FULL	18/08/2014	13/10/2014	31 CHAFFINCH DRIVE KIDDERMINSTER DY104SZ	Ground floor rear extension, first floor side extension	Mr Andrew Plank (Agent)	John Baggott
14/0505/FULL	18/08/2014	13/10/2014	83 BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY138PX	Conversion of existing dwellings into 3No. Separate dwellings consisting of a 2bed end terrace, 2bed mid terrace and a 3bed end terrace	MR M FOLLET	James Houghton
14/3049/PNRES	18/08/2014	13/10/2014	1-8 CARLTON HOUSE MARLBOROUGH STREET KIDDERMINSTER DY101BA	Change of use of self contained second floor offices(B1) to 9 self contained flats(C3)	D.T.F Ltd	John Baggott
14/0499/FULL	19/08/2014	18/11/2014	LAND ADJACENT TO WOODSIDE FARM TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NX	Change of use of land to include erection of 4No. Stable Blocks, Hay Barn and installation of Ménage, Parking Area, New Access Road and Associated Lighting	Mr& Mrs Bennett & Mr Hart	Paul Round
14/0495/FULL	20/08/2014	15/10/2014	37 STOURPORT ROAD BEWDLEY DY121BH	New Vehicular access	MRS M BURROWS	Emma Anning
14/0515/FULL	21/08/2014	16/10/2014	15A RESERVOIR ROAD KIDDERMINSTER DY117AP	Proposed side garage and kitchen extension	Mr S Barry	John Baggott

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14/0506/FULL	21/08/2014	16/10/2014	LAND ADJACENT TO THE GRANARY SHEEPWASH LANE WOLVERLEY KIDDERMINSTER DY115SF	Construction of a 20x40m outdoor riding arena and the repositioning of existing stables and provision of an extension to provide additional secure storage	Mr Colin Bradley	Paul Round
14/0497/TREE	21/08/2014	16/10/2014	4 PARKLAND AVENUE KIDDERMINSTER DY116BX	Prune branches from Cedar to give a 3m clearance to 4 Parkland Avenue and prune low branches encroaching on surrounding area by crown lifting to give a maximum of 5m height clearance all round. Crown lift Oak to give a 5m height clearance	Worcestershire County Council	Alvan Kingston
14/0518/LIST	21/08/2014	16/10/2014	STOURPORT WHARF SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Change of use to mixed use development consisting of A3/A4 & D2 use with residential letting above	Symons and Gray Property Developments Ltd	Emma Anning
14/0517/FULL	21/08/2014	16/10/2014	STOURPORT WHARF SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Change of use to mixed use development consisting of A3/A4 and D2 use with residential letting above	Symons and Gray Property Developments Ltd	Emma Anning
14/0510/FULL	22/08/2014	17/10/2014	118 HURCOTT ROAD KIDDERMINSTER DY102RG	Single storey rear extension for games room, enlarged kitchen diner and utility	Mr G Judd	Julia McKenzie-Watts
14/0502/FULL	25/08/2014	20/10/2014	WHITEHOUSE FARM CLEOBURY ROAD ROCK KIDDERMINSTER DY149TA	Two storey extension rear	Mr R Griffiths	Julia McKenzie-Watts
14/0504/FULL	26/08/2014	21/10/2014	2-3 NEW STREET STOURPORT-ON-SEVERN DY138UN	Change of use to Café (A3) at ground floor only	MR DEAN PIPER (NWEDR)	Emma Anning
14/0500/LIST	26/08/2014	21/10/2014	4 THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Light well cover to existing chute (retrospective)	Mr Colin Stanyard	Emma Anning

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14/0512/FULL	27/08/2014	22/10/2014	136 WILDEN LANE STOURPORT-ON-SEVERN DY139LP	Proposed kitchen, dining and bedroom extension	MR & MRS P RATCLIFFE	James Houghton
14/0508/FULL	27/08/2014	22/10/2014	JACOBS LADDER LOW HABBERLEY KIDDERMINSTER DY115RF	Extension and alteration works to dwelling including construction of new separate garage	MR BEN BROWN	Paul Round
14/0509/CERTP	28/08/2014	23/10/2014	THE BIRCHES WOODROW LANE CHADDESLEY CORBETT KIDDERMINSTER DY104QJ	Certificate of Lawfulness: Proposed rear and side extensions	Mr Matthew Pardoe	James Houghton
14/0507/FULL	28/08/2014	23/10/2014	9 & 11 POWER STATION ROAD STOURPORT-ON-SEVERN DY139PF	Detached 2-car garage	SC FURNITURE LTD (Mr S Chadwick)	John Baggott
14/0511/FULL	29/08/2014	24/10/2014	30 CONNAUGHT AVENUE KIDDERMINSTER DY116LT	First floor side extension	Mr M Childe	Emma Anning
14/0503/TREE	29/08/2014	24/10/2014	11 FARFIELD KIDDERMINSTER DY101UG	Lift Crown of a Cooper Beech over footpath to 6 Metres, cut back branches overhanging 11 & 12 Fairfield by a maximum of 2.5 Metres, crown thin by 15% and crown clean.	Dr Richard Groom	Alvan Kingston
14/0521/FULL	01/09/2014	27/10/2014	14 GRANVILLE CREST KIDDERMINSTER DY103QS	Single storey extension to front of existing garage	Mr J Smith	James Houghton
14/3047/PNRES	01/09/2014	27/10/2014	ELGAR HOUSE GREEN STREET KIDDERMINSTER DY101JF	Conversion of existing B1 offices to create 48 apartments	Morbaine Limited (Mr K Nutter)	John Baggott

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14/0537/FULL	05/09/2014	31/10/2014	OLD LYE FARM TENBURY ROAD ROCK KIDDERMINSTER DY149RA	To extend existing lattice tower by 5 metres and reuse the existing headframe to accommodate 6No. Antenna, install 3No. remote radio units together with associated ancillary development and the installation of 2No. additional cabinets.	Telefonica UK Limited	Julia Mellor
14/0520/FULL	05/09/2014	31/10/2014	SUMMERDYNE CHAPEL LANE ROCK KIDDERMINSTER DY149XE	Construction of a timber framed log cabin for use as a holiday let	Mr B Talbot	Julia Mellor
14/0536/FULL	05/09/2014	31/10/2014	SCN Vehicle Repairs Ltd FOLEY BUSINESS PARK FOLEY AVENUE KIDDERMINSTER DY117PG	Two storey extension to form waiting room with office above	SCN Vehicle Repairs Ltd (Mr S Nicholls)	James Houghton
14/3046/PNH	05/09/2014	17/10/2014	HILL TOP NURSERIES CURSLEY LANE KIDDERMINSTER DY104LF	Single Storey rear extension for Kitchen/Diner and utility	Mr Patrick Edwards	John Baggott
14/3050/TE	05/09/2014	31/10/2014	HILLCROFT CARAVAN PARK CLEOBURY ROAD BEWDLEY DY122QG	Replacement of existing 18m high telecommunication mast and equipment cabinet with new 15m high telecommunication mast and 2No. equipment cabinets	Vodafone Limited	Julia Mellor
14/0539/FULL	08/09/2014	03/11/2014	ROBERTSON CENTRE KIDDERMINSTER GENERAL HOSPITAL BEWDLEY ROAD KIDDERMINSTER DY116RJ	Erection of roof plant with screen and fire escape external staircase	Worcestershire Health & Care NHS Trust	Julia McKenzie-Watts
14/0540/FULL	08/09/2014	03/11/2014	BROOME FARM BROOME STOURBRIDGE DY9 0HB	Refurbishment of existing garage block including replacement of roof with pitched roof	Mr James Callow	Emma Anning

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14/0547/FULL	08/09/2014	03/11/2014	CHANTERS HOLLOW 26 WHITEHILL ROAD KIDDERMINSTER DY116JJ	Extension to existing garage with games room and study in loft	Mr J Bowen	Emma Anning
14/0531/ADVE	08/09/2014	03/11/2014	C M S (KIDDERMINSTER) LTD CHURCHFIELDS KIDDERMINSTER DY102JL	Various illuminated and non-illuminated signage	Ms Lisa Mezzzone	Emma Anning
14/3051/PNRES	08/09/2014	03/11/2014	SANDY LANE FARM SANDY LANE KIDDERMINSTER DY115QZ	Change of use of agricultural building to a dwellinghouse	Mr R Kowalski	Emma Anning
14/0534/FULL	09/09/2014	04/11/2014	RIVERSIDE CAFE 2-3 SEVERN SIDE NORTH BEWDLEY DY122EE	Alterations and refurbishment of existing dwelling on 1st and 2nd floors above existing cafe	Mr Chris Brennan	James Houghton
14/0535/LIST	09/09/2014	04/11/2014	RIVERSIDE CAFE 2-3 SEVERN SIDE NORTH BEWDLEY DY122EE	Alterations and refurbishment of existing dwelling on 1st and 2nd floors above existing cafe	Mr Chris Brennan	James Houghton
14/0526/TREE	09/09/2014	04/11/2014	19 ST. JOHNS AVENUE KIDDERMINSTER DY116AU	Reduce lower lateral branches extending over garage and neighbouring property by approximately 3 metres to a suitable live point	Mr C Pattinson	Alvan Kingston
14/0530/FULL	09/09/2014	04/11/2014	2 & 4 BIGBURY LANE STOURPORT-ON-SEVERN DY139JG	Two storey side and rear extension	Mr c and S Taylor	Paul Round
14/0525/TREE	09/09/2014	04/11/2014	CONTINU PLUS ACADEMY FINEPOINT WAY KIDDERMINSTER DY117FB	Fell a Norway Maple, Crown lift 11 Pines to 4 metres and crown lift a Lime to 4 metres and cut back from building by 2 metres	Mr J Richards	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0529/FULL	10/09/2014	05/11/2014	15 NEWTON CLOSE BEWDLEY DY122PZ	Proposed side and front extension	Mr Andrew Beard	Julia McKenzie-Watts
14/0528/TREE	10/09/2014	05/11/2014	25 KINGS ROAD KIDDERMINSTER DY116YU	Fell Sycamore	Mr P Morgan	Alvan Kingston
14/0533/CERTP	10/09/2014	05/11/2014	1 WANNERTON ROAD BLAKEDOWN KIDDERMINSTER DY103NG	Proposed single storey rear extension	Mr & Mrs M Hancock	James Houghton
14/0550/ADVE	12/09/2014	07/11/2014	CLINTON CARDS UNIT 7-8 WEAVERS WHARF KIDDERMINSTER DY101AA	Display of 1No. Illuminated fascia sign, 1No. Non-illuminated fascia sign and 1No. Illuminated hanging sign	CLINTON CARDS PLC	Julia McKenzie-Watts
14/0479/FULL	15/09/2014	10/11/2014	WHARTON PARK GOLF CLUB LONGBANK BEWDLEY DY122QW	Increase in height of "Ball Stop Fencing" to side of driving range	WHARTON PARK GOLF CLUB	Paul Round
14/0532/FULL	15/09/2014	10/11/2014	22 GAYMORE ROAD COOKLEY KIDDERMINSTER DY103TU	Extension and conversion of detached garage to kitchen with link extension	MR STEVE OSBORNE	Julia McKenzie-Watts
14/0542/EIASC	15/09/2014	06/10/2014	SITE OF FORMER SION HILL MIDDLE SCHOOL SION HILL KIDDERMINSTER DY102XT	Erection of 48 houses	Kidderminster Homes Ltd	Paul Round
14/0549/FULL	15/09/2014	10/11/2014	AGGREGATE INDUSTRIES UK LIMITED 2 LISLE AVENUE KIDDERMINSTER DY117DN	Variation of condition 3 of Planning Permission WF/0699/94 to permit additional hours of operation	AGGREGATE INDUSTRIES UK LIMITED	James Houghton
14/0551/FULL	15/09/2014	10/11/2014	GLENHURST PLEASANT HARBOUR BEWDLEY DY121AD	Three storey rear extension and internal alterations	Mr Mike Thorpe	James Houghton
14/0552/LIST	15/09/2014	10/11/2014	GLENHURST PLEASANT HARBOUR BEWDLEY DY121AD	Three storey rear extension and internal alterations	Mr Mike Thorpe	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0554/ADVE	15/09/2014	10/11/2014	BARCLAYS BANK PLC 66 OXFORD STREET KIDDERMINSTER DY101BL	2No. Non illuminated fascia signs and 2No. Non illuminated hanging signs	Barclays	Julia McKenzie-Watts
14/0565/FULL	15/09/2014	10/11/2014	6 YEW TREE LANE BEWDLEY DY122QD	2 Storey Side/Rear Extension	Mr and Mrs Smallman	Julia McKenzie-Watts
14/0556/ADVE	15/09/2014	10/11/2014	CO-OP LOMBARD STREET STOURPORT-ON-SEVERN DY138DP	Installation of non illuminated fascia sign to existing cash dispenser	Cardronics UK Ltd	Julia Mellor
14/0564/FULL	15/09/2014	10/11/2014	13 SABRINA DRIVE BEWDLEY DY122RJ	Conservatory to rear	Mr Stride	Julia McKenzie-Watts
14/0567/FULL	16/09/2014	11/11/2014	50 MILL ROAD STOURPORT-ON-SEVERN DY139GA	PVCu Conservatory to rear elevation	Mr & Mrs D Ward	Julia McKenzie-Watts
14/0568/FULL	16/09/2014	11/11/2014	THE OLD VICARAGE LEA LANE COOKLEY KIDDERMINSTER DY103TA	External alterations including 2No. dormers to front and rendering of existing house	Mr & Mrs D Woods	Emma Anning
14/0555/FULL	16/09/2014	11/11/2014	UNITY INN 142 PARK STREET KIDDERMINSTER DY116TR	Conversion of existing building to provide 1No. 2 bedroom apartment and 5No. 1 bedroom apartments.(Amendment to previously approved application 11/0298/FULL)	Eden Parkes Developments Ltd	Emma Anning
14/0566/FULL	16/09/2014	11/11/2014	THE CO-OPERATIVE FOOD STOURPORT-ON-SEVERN DY138DP	Proposed single storey front extension to existing Supermarket to provide new cafe facility	The Midcounties Co-Operative	Julia Mellor
14/0562/FULL	17/09/2014	12/11/2014	16 ELTON ROAD BEWDLEY DY122HR	Change of use of land to residential curtilage and construction of 1.8m fence	Allan Percy	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0538/FULL	18/09/2014	13/11/2014	THE POUND DRAYTON ROAD CHADDESLEY CORBETT KIDDERMINSTER DY104QL	Demolition of existing two storey side extension and conservatory and construction of a new two storey side extension	Mrs Mary Mocklow	James Houghton
14/0546/FULL	18/09/2014	13/11/2014	185 SUTTON ROAD KIDDERMINSTER DY116QN	Dropped kerb to front of property to form access	Mr G Harrison	Julia McKenzie-Watts
14/0548/FULL	19/09/2014	14/11/2014	CONCEPT FLOORING CO 33 HOLMAN STREET KIDDERMINSTER DY116QY	Erection of one bungalow and one detached house on site of 33 Holman Street, Kidderminster, DY11 6QY	CONCEPT FLOORING CO	Emma Anning
14/0569/FULL	19/09/2014	14/11/2014	36 LESWELL STREET KIDDERMINSTER DY101RP	Proposed 4No. 1 bed dwellings	Mr D Cox	Paul Round
14/0541/OUTL	22/09/2014	22/12/2014	SITE OF FORMER SION HILL MIDDLE SCHOOL SION HILL KIDDERMINSTER DY102XT	Outline Planning Application for up to 48 Dwellings with all matters reserved other than access	Kidderminster Homes Ltd	Paul Round
14/0543/TREE	22/09/2014	17/11/2014	KINGSFORD HOUSE 7 BEWDLEY GRANGE KIDDERMINSTER DY116JZ	Thin lateral growth of a Lime Tree growing over the applicant's and adjoining properties	Mr J Weston	Alvan Kingston
14/0559/TREE	22/09/2014	17/11/2014	1 NEWLANDS CLOSE KIDDERMINSTER DY115AR	Fell 2 Cypress Trees	Mrs Lacey	Alvan Kingston
14/3053/PNH	22/09/2014	03/11/2014	40 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LQ	Single storey rear extension	Mr T Morgan	John Baggott
14/3052/PNRES	22/09/2014	17/11/2014	BIG BARN, COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Change of use of agricultural building to a dwellinghouse	BS Gora (Mr K S Gora)	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
14/0560/S73	25/09/2014	25/12/2014	TESCO SEVERN ROAD STOURPORT-ON-SEVERN DY139AH	Provision of two external lobby areas and an external kiosk with 2 ATM machines with associated removal of condition 4 (referring to approved plans) and variation of Condition 6 (referring to maximum floorspace) of Planning Application Reference 07/1105/EIA	Tesco Stores Limited	Julia Mellor
14/0561/TREE	26/09/2014	21/11/2014	Huntsfield 29 NEW FOREST CLOSE ROCK KIDDERMINSTER DY149TJ	Oak (T1) Crown raise to 6 metres, reduce back to clear roof by 3m	Miss Michele Lace	Alvan Kingston
14/0563/TREE	26/09/2014	21/11/2014	Caldwall Castle CASTLE ROAD KIDDERMINSTER DY116TH	Remove Tulip Tree	Mr Richard Davies	Alvan Kingston
14/3054/PNH	29/09/2014	10/11/2014	40 BLOUNT TERRACE KIDDERMINSTER DY117AF	Rear conservatory	Mr N Batsford	John Baggott

WYRE FOREST DISTRICT COUNCIL

Planning Committee

14 October 2014

PLANNING AND ENFORCEMENT APPEALS

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence Required By	Public Inquiry, Hearing or Site Visit Date	Decision
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			Allowed 23/09/2014
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			Allowed 23/09/2014

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence Required By	Public Inquiry, Hearing or Site Visit Date	Decision
WFA1436 13/0640/FULL	APP/R1845/A/14 /2217152	Mrs L Henderson	SPRING PADDOCK HORSELEY HILL FARM HORSELEY HILL WOLVERLEY Change of use of land to the keeping of horses and erection of stable block	WR 09/05/2014	20/06/2014			Allowed 23/09/2014
WFA1437 12/0784/FULL	APP/R1845/A/14 /2218688	Mr I Grant	75 MILL ROAD STOURPORT-ON- SEVERN DY139BJ Demolition of existing houses (75-77 Mill Road) and erection of 7 dwellings with associated access, parking and alteration of Public Right of Way. (Renewal of Planning Permission 08/0490/FULL)	WR 13/05/2014	24/06/2014			

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence Required By	Public Inquiry, Hearing or Site Visit Date	Decision
WFA1438 13/0456/CERTE	APP/R1845/X/14 /2220757	Mrs G Hunt	POUND BUNGALOW DOWLES ROAD BEWDLEY DY122RD C3 Dwelling house with garden and detached garage and vehicle access from public highway	WR 14/07/2014	18/08/2014			
WFA1439 13/0689/FULL	APP/R1845/D/14 /2221306	Mr G James	OAK GRANGE CAUNSALL ROAD CAUNSALL KIDDERMINSTER Proposed ancillary outbuilding to form home study	WR 03/07/2014	07/08/2014			
WFA1440 14/0060/HHEDGE	APP/HH/14/1380	Mr D Scriven	NEW HOUSE FARM BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER High Hedge Complaint	WR 04/08/2014	08/09/2014			

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence Required By	Public Inquiry, Hearing or Site Visit Date	Decision
WFA1441 13/0656/FULL	APP/R1845/A/14 /2224699	QW Retail Estates Limited	FOLEY HOUSE 123 STOURPORT ROAD KIDDERMINSTER DY117BW Demolition of existing building and redevelopment of the site to provide a class A1 retail unit and a class A3/A5 unit, car parking, landscaping and associated works (amendment to and resubmission of withdrawn application 13/0521/FULL)	WR 05/09/2014	10/10/2014			

Appeal Decision

Site visit made on 7 July 2014

by Tom Cannon BA DIP TP MRTPI

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

Decision date: 23 September 2014

Appeal Ref: APP/R1845/A/14/2217140

Corner Paddock, Horseley Hills, Wolverley, Kidderminster, Worcestershire, DY11 5TD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Annie Nicholls against the decision of Wyre Forest District Council.
 - The application Ref 13/00600/FULL, dated 29 October 2013, was refused by notice dated 6 January 2014.
 - The development proposed is the change of use of land to the keeping of horses and erection of stable block.
-

Decision

1. The appeal is allowed and planning permission is granted for the change of use of land to the keeping of horses and erection of stable block at Corner Paddock, Horseley Hills, Wolverley, Kidderminster, Worcestershire, DY11 5TD in accordance with the terms of the application, Ref 13/0600/FULL, dated 29 October 2013, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Location Plan' (1:2500 at A3), 'Corner Paddock' Site Layout Plan (1cm:10m at A4), 'Elevations' (1:100 at A4), 'Layout Plan' (1:100 at A4), 'Cross Section Plan' (A4) and 'Specification Notes'.
 - 3) The building shall not be brought into use until the area shown on drawing No 'Corner Paddock' Site Layout Plan (1cm:10m at A4) has been drained, surfaced and laid out in accordance with details submitted to and approved in writing by the local planning authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
 - 4) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.

Procedural Matter

2. The application was amended prior to its determination by the Council. The revised plans amended the layout and position of the stable block, reduced its height from 3.6m to 3.3m, and provided details of the proposed soakaway. No

party would be prejudiced by my determining the appeal on the basis of the amended plans.

Main Issue

3. The proposal includes the "change of use of land to the keeping of horses". The Council has accepted that the grazing of horses would be an agricultural activity. Furthermore, the appeal proposal seeks to replace the existing field shelter with a permanent stable block in a roughly 'L-shaped' configuration. The building would provide four stables and a tack/feed store positioned along the northern boundary of the paddock.
4. The Council accept, and I agree that the appeal proposal would involve the provision of appropriate facilities for outdoor sport and recreation, which preserves the openness of the Green Belt. Consequently, it would fall under one of the exceptions listed in paragraph 89 of the National Planning Policy Framework (the Framework) and would not represent inappropriate development in the Green Belt. Therefore, the main issue in this case is the effect of the proposal on highway safety, arising from the increased use of Horseley Hills Lane.

Reasons

5. The appeal site is accessed off Horseley Hills Lane, an unclassified no through road serving Horseley Hill Farm and the surrounding fields. It forms part of a larger area of land on the southern side of the lane which has been subdivided into a number of individual plots, the majority of which are used for the keeping and grazing of horses. This area is served by an existing track constructed in connection with the woodland and forestry plots on the land and links the site to Horseley Hills Lane. I observed that a number of structures have been erected on certain plots, many of which, including the field shelter at the appeal site appear to rest on skids and are not permanently fixed to the ground.
6. Corner Paddock is situated about 250m to the south of the Lane and is used for the keeping of horses privately owned by the appellant.
7. Horseley Hills Lane is a narrow single track lane which connects the appeal site with Bodenham Lane and Sladd Lane beyond. At about 3.5m the carriageway is below the recommended width in Manual for Streets (MfS) for two cars to pass of 4.1m, or 4.8m for a car and small lorry. Therefore vehicles travelling in opposite directions along this stretch of the lane are unable to pass without mounting the raised grass verges on either side of the roadway. This would make manoeuvring more difficult, particularly in a car or if larger vehicles such as a horse boxes were attempting to pass.
8. However, the point of access to the track serving the appeal site is only about 120m from the junction with Bodenham Lane. This section of Horseley Hills Lane is also relatively straight, and provides clear and uninterrupted views to the junction, once vehicles have negotiated the bend immediately adjacent to the site access. The roadway also widens out at this point allowing space for vehicles to pass. Consequently, when exiting the site drivers will have clear views of any oncoming traffic and can take necessary evasive action.
9. Similarly, in the opposite direction, when emerging from Bodenham Lane onto Horseley Hills Lane vehicles would have sight of oncoming traffic at a distance

- of over 100m. This would provide advance warning for drivers, with the splayed junction affording sufficient space for two vehicles to pass. These factors would reduce the potential for vehicular conflict on this stretch of the lane, and the need for motorists to reverse long distances to avoid oncoming traffic.
10. Horseley Hills Lane is a lightly trafficked road. I observed the occasional vehicle accessing the roadway during my site visit. This indicates that movements associated with the existing farm and forestry activities accessed off the lane are relatively modest. The appellant states the appeal development would involve a maximum of four vehicle movements each day, comprising of two inward and two outward journeys to feed and exercise the horses. There are no stable hands employed on site and veterinary practitioners would only visit as and when required.
 11. I also have two other appeals currently before me for stables at Horseley Hills Farm Refs: APP/R1845/A/14/2217147 and APP/R1845/A/14/2217152. All three proposals would generate a similar number of vehicle movements. Although the appellant has indicated that a maximum of sixteen vehicle movements a day would be associated with the three proposals, on the basis of two visits a day for each stable building, a maximum of twelve vehicle movements a day would seem more likely. I also note that the majority of these trips would be made by car with horses not transported off site on a regular basis.
 12. Consequently, the cumulative increase in the number of vehicle movements along Horseley Hills Lane connected with the three schemes would be limited. Such factors, in combination with good visibility along this section of the lane and ability for vehicles to pass at either end of the roadway would ensure the proposed development would not have a materially harmful effect on highway safety, arising from the increased use of Horseley Hills Lane. In this respect the development would comply with Policies SAL.UP13 and SAL.CC1 of the Wyre Forest District Site Allocations and Policies Local Plan 2013 (LP), which require smaller scale equestrian developments, relating to non-commercial leisure use to provide safe highway access.
 13. I note the land at Horseley Hills Farm has been subdivided into a number of individual plots, for the keeping of horses and other recreational purposes. Concerns have been raised that a grant of planning permission in this case would set a precedent for other similar developments in the area and legitimise the buildings and plot subdivision which has taken place on the land. However, these sites do not form part of the appeal proposal. Nor have I been provided with details of the circumstances which led to these developments or if they required planning permission. Each application and appeal must be determined on its individual merits, and a generalised concern of this nature does not justify withholding permission in this case.
 14. Local residents and the Parish Council have raised a number of other concerns including, the impact of the development and the subdivision of land and erection of buildings elsewhere at Horseley Hills Farm on the landscape and visual amenity of the area, its effect on the listed farmhouse, openness of the Green Belt, wildlife and biodiversity. Other issues raised include the suitability of the land for grazing; the number of horses kept on site, loss of outlook and lack of economic benefits generated by the development. However, based on

the information before me, none of these matters individually or cumulatively would cause significant harm, and they are not, therefore, determinative.

Conditions and Conclusion

15. The Council have not provided a list of suggested conditions. However, I have considered the conditions recommended by consultees and referred to in the delegated officer report, in light of advice in paragraphs 203 and 206 of the Framework and the Planning Practice Guidance (PPG). In addition to the standard time limit condition it is necessary, for the avoidance of doubt and in the interests of proper planning, to define the plans with which the scheme should accord. A condition requiring the colour of the proposed roofing material to be approved is not needed as the colours referred to in the 'Specification Notes' are appropriate in this location.
16. To provide adequate on-site parking facilities and prevent the obstruction of the adjacent track, a condition is needed requiring the provision of the parking area prior to the development being brought into use. Although some details of the proposed soakaway have been provided, given the surface water flood risk identified and inadequate information provided regarding rainwater disposal, a condition is necessary requiring drainage details to be submitted.
17. The condition attempting to prevent water contaminated with manure discharging into a soakaway or field drain is not sufficiently precise and I shall not impose it. Nonetheless, the approved plans provide details of the construction of the muck heap, including an impermeable base to address such issues. The request by the Council and protected species assessment for a condition to provide bat boxes on site is not necessary to allow the development to be permitted.
18. In the interests of precision and enforceability, and to accord more closely with advice in the PPG, I shall amend the suggested wording where appropriate.
19. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

T Cannon

INSPECTOR

Appeal Decision

Site visit made on 7 July 2014

by Tom Cannon BA DIP TP MRTPI

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

Decision date: 23 September 2014

Appeal Ref: APP/R1845/A/14/2217147

**Pine and Horseley Paddocks, Horseley Hills Farm, Wolverley,
Worcestershire, DY11 5TD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Beverley Jancso against the decision of Wyre Forest District Council.
 - The application Ref 13/0603/FULL, dated 24 October 2013, was refused by notice dated 6 January 2014.
 - The development proposed is for the change of use from agricultural to recreational equestrian grazing and to erect 4 stables and a feed/hay/tack room.
-

Decision

1. The appeal is allowed and planning permission is granted for the change of use from agricultural to recreational equestrian grazing and to erect 4 stables and feed/hay/tack room at Pine and Horseley Paddocks, Horseley Hills Farm, Wolverley, Worcestershire, DY11 5TD in accordance with the terms of the application, Ref 13/0603/FULL, dated 24 October 2013, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Location Plan' (1:2500 at A3), 'Pine Paddock' Site Layout Plan (1cm:10m at A4), 'Elevations' (1:100 at A4), 'Layout Plan' (1:100 at A4), 'Cross Section Plan' (A4) and 'Specification Notes'.
 - 3) The building shall not be brought into use until the area shown on drawing No 'Pine Paddock' Site Layout Plan (1cm:10m at A4) has been drained, surfaced and laid out in accordance with details submitted to and approved in writing by the local planning authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
 - 4) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.

Procedural Matter

2. The application was amended prior to its determination by the Council. The revised plans reduced the height of the proposed stable block from 3.6m to 3.3m and provided details of the proposed soakaway and bird and bat boxes. No party would be prejudiced by my determining the appeal on the basis of the amended plans.

Main Issue

3. The proposal includes the "change of use of land to the keeping of horses". The Council has accepted that the grazing of horses would be an agricultural activity. Furthermore, the scheme seeks to replace the existing field shelters with a permanent stable block, providing four stables and a tack/feed store positioned in the far south-east corner of the plot serving both paddocks.
4. The Council accept, and I agree that the appeal proposal would involve the provision of appropriate facilities for outdoor sport and recreation, which preserves the openness of the Green Belt. Consequently, it would fall under one of the exceptions listed in paragraph 89 of the National Planning Policy Framework (the Framework) and would not represent inappropriate development in the Green Belt. Therefore, the main issue in this case is the effect of the proposal on highway safety, arising from the increased use of Horseley Hills Lane.

Reasons

5. The appeal site is accessed off Horseley Hills Lane, an unclassified no through road serving Horseley Hill Farm and the surrounding fields. It forms part of a larger area of land on the southern side of the lane which has been subdivided into a number of individual plots, the majority of which are used for the keeping and grazing of horses. This area is served by an existing track constructed in connection with the woodland and forestry plots on the land and links the site to Horseley Hills Lane. I observed that a number of structures have been erected on certain plots, many of which, including the two field shelters at the appeal site appear to rest on skids and are not permanently fixed to the ground.
6. Pine and Horseley Paddocks are situated immediately to the south of the Lane and are used for the keeping of horses privately owned by the appellant.
7. Horseley Hills Lane is a narrow single track lane which connects the appeal site with Bodenham Lane and Sladd Lane beyond. At about 3.5m the carriageway is below the recommended width in Manual for Streets (MfS) for two cars to pass of 4.1m, or 4.8m for a car and small lorry. Therefore vehicles travelling in opposite directions along this stretch of the lane are unable to pass without mounting the raised grass verges on either side of the roadway. This would make manoeuvring more difficult, particularly in a car or if larger vehicles such as a horse boxes were attempting to pass.
8. However, the point of access to the track serving the appeal site is only about 120m from the junction with Bodenham Lane. This section of Horseley Hills Lane is also relatively straight, and provides clear and uninterrupted views to the junction, once vehicles have negotiated the bend immediately adjacent to the site access. The roadway also widens out at this point allowing space for

- vehicles to pass. Consequently, when exiting the site drivers will have clear views of any oncoming traffic and can take necessary evasive action.
9. Similarly, in the opposite direction, when emerging from Bodenham Lane onto Horseley Hills Lane vehicles would have sight of oncoming traffic at a distance of over 100m. This would provide advance warning for drivers, with the splayed junction affording sufficient space for two vehicles to pass. These factors would reduce the potential for vehicular conflict on this stretch of the lane, and the need for motorists to reverse long distances to avoid oncoming traffic.
 10. Horseley Hills Lane is a lightly trafficked road. I observed the occasional vehicle accessing the roadway during my site visit. This indicates that movements associated with the existing farm and forestry activities accessed off the lane are relatively modest. The appellant states the appeal development would involve a maximum of four vehicle movements each day, comprising of two inward and two outward journeys to feed and exercise the horses. There are no stable hands employed on site and veterinary practitioners would only visit as and when required.
 11. I also have two other appeals currently before me for stables at Horseley Hills Farm Refs: APP/R1845/A/14/2217140 and APP/R1845/A/14/2217152. All three proposals would generate a similar number of vehicle movements. Although the appellant has indicated that a maximum of sixteen vehicle movements a day would be associated with the three proposals, on the basis of two visits a day for each stable building, a maximum of twelve vehicle movements a day would seem more likely. I also note that the majority of these trips would be made by car with horses not transported off site on a regular basis.
 12. Consequently, the cumulative increase in the number of vehicle movements along Horseley Hills Lane connected with the three schemes would be limited. Such factors, in combination with good visibility along this section of the lane and ability for vehicles to pass at either end of the roadway would ensure the proposed development would not have a materially harmful effect on highway safety, arising from the increased use of Horseley Hills Lane. In this respect the development would comply with Policies SAL.UP13 and SAL.CC1 of the Wyre Forest District Site Allocations and Policies Local Plan 2013 (LP), which require smaller scale equestrian developments, relating to non-commercial leisure use to provide safe highway access.
 13. I note the land at Horseley Hills Farm has been subdivided into a number of individual plots, for the keeping of horses and other recreational purposes. Concerns have been raised that a grant of planning permission in this case would set a precedent for other similar developments in the area and legitimise the buildings and plot subdivision which has taken place on the land. However, these sites do not form part of the appeal proposal. Nor have I been provided with details of the circumstances which led to these developments or if they required planning permission. Each application and appeal must be determined on its individual merits, and a generalised concern of this nature does not justify withholding permission in this case.
 14. Local residents and the Parish Council have raised a number of other concerns including, the impact of the development and the subdivision of land and erection of buildings elsewhere at Horseley Hills Farm on the landscape and

visual amenity of the area, its effect on the listed farmhouse, openness of the Green Belt, wildlife and biodiversity. Other issues raised include the suitability of the land for grazing; the number of horses kept on site, loss of outlook and lack of economic benefits generated by the development. However, based on the information before me, none of these matters individually or cumulatively would cause significant harm, and they are not, therefore, determinative.

Conditions and Conclusion

15. The Council have not provided a list of suggested conditions. However, I have considered the conditions recommended by consultees and referred to in the delegated officer report, in light of advice in paragraphs 203 and 206 of the Framework and the Planning Practice Guidance (PPG). In addition to the standard time limit condition it is necessary, for the avoidance of doubt and in the interests of proper planning, to define the plans with which the scheme should accord. A condition requiring the colour of the proposed roofing material to be approved is not needed as the colours referred to in the 'Specification Notes' are appropriate in this location.
16. To provide adequate on-site parking facilities and prevent the obstruction of the adjacent track, a condition is needed requiring the provision of the parking area prior to the development being brought into use. Although details of the proposed soakaway have been provided, given the inadequate information regarding rainwater disposal, a condition is necessary requiring drainage details to be submitted.
17. The condition attempting to prevent water contaminated with manure discharging into a soakaway or field drain is not sufficiently precise and I shall not impose it. Nonetheless, the approved plans provide details of the construction of the muck heap, including an impermeable base to address such issues. The request by the Council and protected species assessment for a condition to provide bat boxes on site is not necessary to allow the development to be permitted.
18. In the interests of precision and enforceability, and to accord more closely with advice in the PPG, I shall amend the suggested wording where appropriate.
19. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

T Cannon

INSPECTOR

Appeal Decision

Site visit made on 7 July 2014

by Tom Cannon BA DIP TP MRTPI

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

Decision date: 23 September 2014

Appeal Ref: APP/R1845/A/14/2217152

**Spring Paddock, Horseley Hills Farm, Wolverley, Kidderminster,
Worcestershire**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Lauren Henderson against the decision of Wyre Forest District Council.
 - The application Ref 13/0640/FULL, dated 7 October 2013, was refused by notice dated 24 January 2014.
 - The development proposed is the change of land use from agricultural land to equestrian use with horses being kept for personal use, stable block on concrete base (timber buildings) and construct 40m x 20m manege.
-

Decision

1. The appeal is allowed and planning permission is granted for the change of use of land to the keeping of horses and erection of stable block at Spring Paddock, Horseley Hills Farm, Wolverley, Kidderminster, Worcestershire, in accordance with the terms of the application, Ref 13/0640/FULL, dated 7 October 2013, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Location Plan' (1:2500 at A3), 'Plan of Stable Block' (1:200 at A4), 'Stable Block Set Up Amended' (1:100 at A3), 'Elevation 1 Amended'(1:100 at A3) and 'Elevation 2 Amended'(1:100 at A3).
 - 3) The stable block shall not be brought into use until the area shown on drawing No 'Plan of Stable Block' (1:200 at A4) has been drained, surfaced and laid out in accordance with details submitted to and approved in writing by the local planning authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
 - 4) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.

Procedural Matters

2. The application was amended prior to its determination by the Council. The revised plans deleted the manege. I have therefore, considered the appeal on the basis of the amended description of development accepted by the Council, which is the 'change of use of land to the keeping of horses and erection of

stable block'. This is the description I have used in my decision. No party would be prejudiced by my determining the appeal on the basis of the amended plans.

Main Issue

3. The proposal includes the "change of use of land to the keeping of horses". The Council has accepted that the grazing of horses would be an agricultural activity. Furthermore, the scheme seeks to re-use and extend the existing stable block to provide an 'L-shaped' structure adjacent to the access track. It would provide three stables, feed room and tack shed.
4. The Council accept, and I agree that the appeal proposal would involve the provision of appropriate facilities for outdoor sport and recreation, which preserves the openness of the Green Belt. Consequently, it would fall under one of the exceptions listed in paragraph 89 of the National Planning Policy Framework (the Framework) and would not represent inappropriate development in the Green Belt. Therefore, the main issue in this case is the effect of the proposal on highway safety, arising from the increased use of Horseley Hills Lane.

Reasons

5. The appeal site is accessed off Horseley Hills Lane, an unclassified no through road serving Horseley Hill Farm and the surrounding fields. It forms part of a larger area of land on the southern side of the lane which has been subdivided into a number of individual plots, the majority of which are used for the keeping and grazing of horses. This area is served by an existing track constructed in connection with the woodland and forestry plots on the land and links the site to Horseley Hills Lane. I observed that a number of structures have been erected on certain plots, many of which, including the stable block at the appeal site appear to rest on skids and are not permanently fixed to the ground.
6. Spring Paddock is situated to the south-west of the Lane and is used for the keeping of horses privately owned by the appellants.
7. Horseley Hills Lane is a narrow single track lane which connects the appeal site with Bodenham Lane and Sladd Lane beyond. At about 3.5m the carriageway is below the recommended width in Manual for Streets (MfS) for two cars to pass of 4.1m, or 4.8m for a car and small lorry. Therefore vehicles travelling in opposite directions along this stretch of the lane are unable to pass without mounting the raised grass verges on either side of the roadway. This would make manoeuvring more difficult, particularly in a car or if larger vehicles such as a horse boxes were attempting to pass.
8. However, the point of access to the track serving the appeal site is only about 120m from the junction with Bodenham Lane. This section of Horseley Hills Lane is also relatively straight, and provides clear and uninterrupted views to the junction, once vehicles have negotiated the bend immediately adjacent to the site access. The roadway also widens out at this point allowing space for vehicles to pass. Consequently, when exiting the site drivers will have clear views of any oncoming traffic and can take necessary evasive action.
9. Similarly, in the opposite direction, when emerging from Bodenham Lane onto Horseley Hills Lane vehicles would have sight of oncoming traffic at a distance

- of over 100m. This would provide advance warning for drivers, with the splayed junction affording sufficient space for two vehicles to pass. These factors would reduce the potential for vehicular conflict on this stretch of the lane, and the need for motorists to reverse long distances to avoid oncoming traffic.
10. Horseley Hills Lane is a lightly trafficked road. I observed the occasional vehicle accessing the roadway during my site visit. This indicates that movements associated with the existing farm and forestry activities accessed off the lane are relatively modest. The appellant states the appeal development would involve a maximum of four vehicle movements each day, comprising of two inward and two outward journeys to feed and exercise the horses. There are no stable hands employed on site and veterinary practitioners would only visit as and when required.
 11. I also have two other appeals currently before me for stables at Horseley Hills Farm Refs: APP/R1845/A/14/2217140 and APP/R1845/A/14/2217147. All three proposals would generate a similar number of vehicle movements. Although the appellant has indicated that a maximum of sixteen vehicle movements a day would be associated with the three proposals, on the basis of two visits a day for each stable building, a maximum of twelve vehicle movements a day would seem more likely. I also note that the majority of these trips would be made by car with horses not transported off site on a regular basis.
 12. Consequently, the cumulative increase in the number of vehicle movements along Horseley Hills Lane connected with the three schemes would be limited. Such factors, in combination with good visibility along this section of the lane, and ability for vehicles to pass at either end of the roadway would ensure the proposed development would not have a materially harmful effect on highway safety, arising from the increased use of Horseley Hills Lane. In this respect the development would comply with Policies SAL.UP13 and SAL.CC1 of the Wyre Forest District Site Allocations and Policies Local Plan 2013 (LP), which require smaller scale equestrian developments, relating to non-commercial leisure use to provide safe highway access.
 13. I note the land at Horseley Hills Farm has been subdivided into a number of individual plots, for the keeping of horses and other recreational purposes. Concerns have been raised that a grant of planning permission in this case would set a precedent for other similar developments in the area and legitimise the buildings and plot subdivision which has taken place on the land. However, these sites do not form part of the appeal proposal. Nor have I been provided with details of the circumstances which led to these developments or if they required planning permission. Each application and appeal must be determined on its individual merits, and a generalised concern of this nature does not justify withholding permission in this case.
 14. Local residents and the Parish Council have raised a number of other concerns including, the impact of the development and the subdivision of land and erection of buildings elsewhere at Horseley Hills Farm on the landscape and visual amenity of the area, its effect on the listed farmhouse, openness of the Green Belt, wildlife and biodiversity. Other issues raised include the suitability of the land for grazing; size of the stable, the number of horses kept on site, loss of outlook and lack of economic benefits generated by the development.

However, based on the information before me, none of these matters individually or cumulatively would cause significant harm, and they are not, therefore, determinative.

Conditions and Conclusion

15. The Council have not provided a list of suggested conditions. However, I have considered the conditions recommended by consultees and referred to in the delegated officer report, in light of advice in paragraphs 203 and 206 of the Framework and the Planning Practice Guidance (PPG). In addition to the standard time limit condition it is necessary, for the avoidance of doubt and in the interests of proper planning, to define the plans with which the scheme should accord. A condition requiring the colour of the proposed roofing material to be approved is not needed as black cladding, referred to in the application forms is an appropriate colour for this location.
16. To provide adequate on-site parking facilities and prevent the obstruction of the adjacent track, a condition is needed requiring the provision of the parking area prior to the development being brought into use. Given the surface water flood risk identified and inadequate information provided regarding rainwater disposal, a condition is necessary requiring drainage details to be submitted. The request by the Council's Countryside Officer and protected species assessment for a condition to provide bat boxes on site is not necessary to allow the development to be permitted.
17. In the interests of precision and enforceability, and to accord more closely with advice in the PPG, I shall amend the suggested wording where appropriate.
18. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

T Cannon

INSPECTOR