

Open

Planning Committee

Agenda

6pm
Tuesday, 11th November 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 the Council’s constitution for full details.

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

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

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

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

WEBCASTING NOTICE

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

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

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

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

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

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

NOTES

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

Wyre Forest District Council

Planning Committee

Tuesday, 11th November 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, 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 14th October 2014.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	12
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	50

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>	70
8.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	75
9.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
10.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

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

PLANNING COMMITTEE

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

14TH OCTOBER 2014 (6.00PM)

Present:

Councillors: S J M Clee (Vice-Chairman), J Aston, C Brewer, H E Dyke, B T Glass, D R Godwin, J Greener, P B Harrison, M J Hart, N Knowles, R J Lloyd, B McFarland, D R Sheppard, M J Stooke, S J Williams and M J Wrench.

Observers:

Councillors: A R Clent and P W Wooldridge.

PL.38 Apologies for Absence

Apologies for absence were received from Councillors: F M Oborski (Chairman) and C D Nicholls.

PL.39 Appointment of Substitutes

Councillor H E Dyke was appointed as a substitute for Councillor F M Oborski.
Councillor N Knowles was appointed as a substitute for Councillor C D Nicholls.

PL.40 Declarations of Interests by Members

Councillor R J Lloyd declared a Disclosable Precuniary Interest (DPI) in application number 14/0461/S73 Tesco Store, Severn Road, Stourport-on-Severn, as he works for a rival company and felt his judgement may be biased.

Councillor N Knowles declared an Other Disclosable Interest (ODI) in application number 14/0461/S73 Tesco Store, Severn Road, Stourport-on-Severn, as he is a Member of the Labour and Co-operative Movement.

Councillor A R Clent declared an ODI in application number 14/0461/S73 Tesco Store, Severn Road, Stourport-on-Severn, as he is a Member of the Co-operative Movement.

PL.41 Minutes

Decision: The minutes of the meeting held on 9th September 2014 be confirmed as a correct record and signed by the Chairman.

PL.42 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 525 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 525 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.43 Applications Pending Decision

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

Decision: The schedule be noted.

PL.44 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.

There being no further business, the meeting ended at 6.57pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

14th October 2014 Schedule 525 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: 14/0343/FULL
Site Address: 40 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Materials as shown on approved plan. <p>Note SN12 (Neighbours' rights).</p>

Councillors R J Lloyd and N Knowles left the meeting at this point, (6.26pm).

Application Reference: 14/0461/S73
Site Address: TESCO STORE, SEVERN ROAD, STOURPORT-ON-SEVERN, DY13 9AH
DELEGATED APPROVAL subject to the following:
<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 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 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.
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.

Councillors R J Lloyd and N Knowles re-joined the meeting at this point, (6.56pm)

Application Reference: 14/9025/NMA

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

APPLICATION DEFERRED AT THE REQUEST OF THE DEVELOPMENT MANAGER.

Application Reference: 14/0504/FULL

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

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

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

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.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

11/11/2014

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
14/0596/FULL	14 MANOR AVENUE KIDDERMINSTER	DELEGATED APPROVAL	13
14/9025/NMA	PLOT 4, WOODROW LANE BLUNTINGTON CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	16

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
14/0499/FULL	LAND ADJACENT TO WOODSIDE FARM TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER	DELEGATED APPROVAL	23
14/0529/FULL	15 NEWTON CLOSE BEWDLEY	APPROVAL	33
14/0546/FULL	185 SUTTON ROAD KIDDERMINSTER	REFUSAL	36
14/0566/FULL	THE CO-OPERATIVE FOOD STORE LOMBARD STREET STOURPORT-ON-SEVERN	APPROVAL	40
14/0573/FULL	91 FRANCHE ROAD KIDDERMINSTER	DELEGATED APPROVAL	45
14/0586/LIST	ANGEL OF PEACE ST. MARY'S RINGWAY KIDDERMINSTER	APPROVAL	48

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH NOVEMBER 2014

PART A

Application Reference: 14/0596/FULL **Date Received:** 08/10/2014
Ord Sheet: 381187 277096 **Expiry Date:** 03/12/2014
Case Officer: James Houghton **Ward:** Habberley and Blakebook

Proposal: Replace detached garage flat roof with pitched tiled roof

Site Address: 14 MANOR AVENUE, KIDDERMINSTER, DY11 6EA

Applicant: Mr & Mrs T Ward

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

1.0 Site Location and Description

1.1 The application relates to a detached double garage within the grounds of a semi detached dwelling. The building, until recently, benefitted from a flat roof. The rear side of the building is set into a bank with floor level approximately 1.0m below the adjacent ground level.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Neighbour/Site Notice – One letter of objection has been received. The objection is on the grounds that the proposed building would have an overwhelming and dominant impact on the private amenity space and rear facing windows of a neighbouring property.

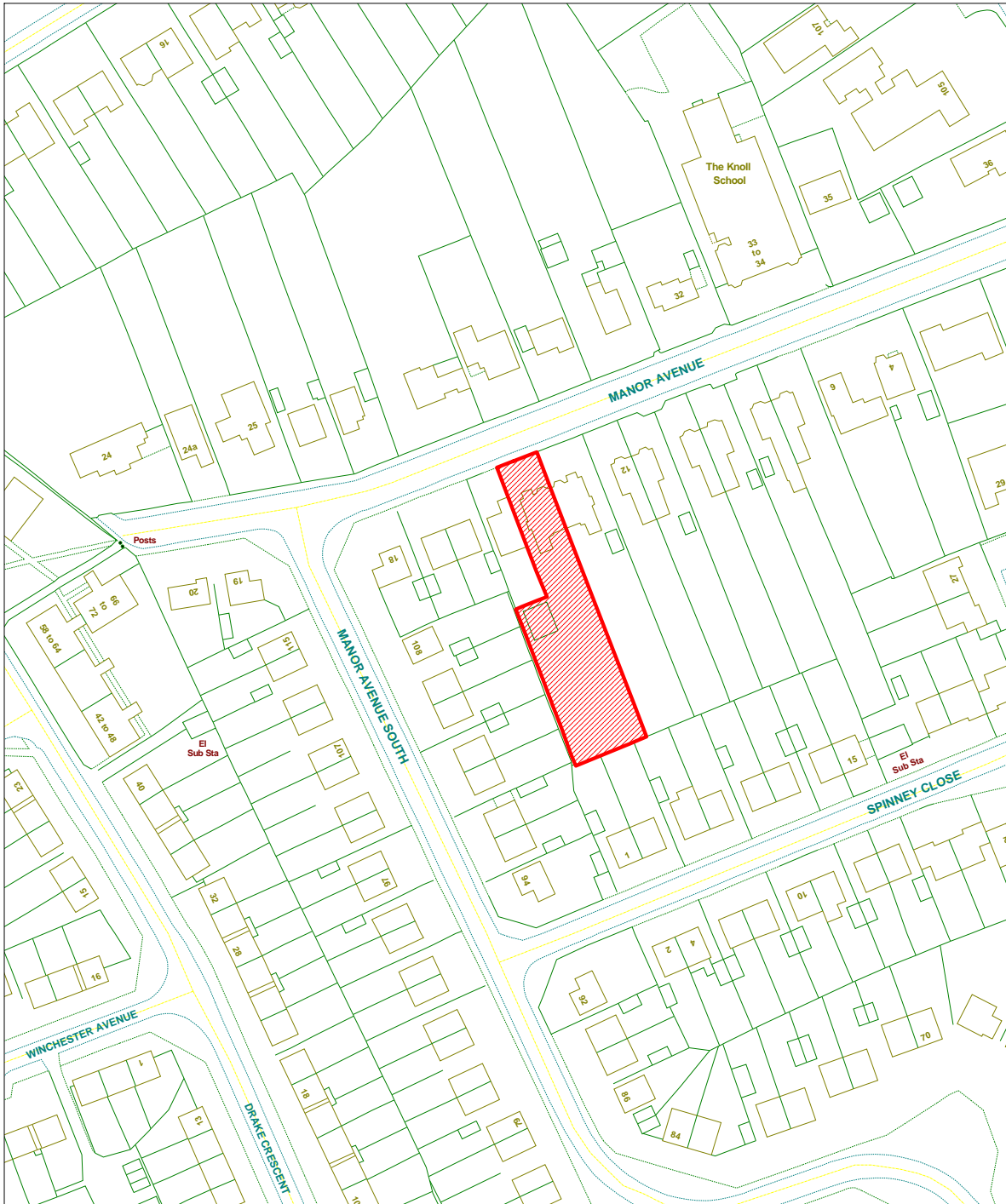
14/0596/FULL

4.0 Officer Comments

- 4.1 The applicant seeks approval for the addition of a pitched roof over the existing garage. The plans originally submitted showed that the new roof would feature a half hip to the north, revised plans have been submitted which show a full hip to the north. Members are advised that work has already started on the proposed roof, and as these works started prior to the submission of revised plans the form of the development currently under construction reflects the originally submitted plans. Alterations will be necessary on site, should approval be granted on the basis of the amended drawings.
- 4.2 By virtue of the location of the building the roof would have no impact on the character of the area or the street scene. The proposed roof would be considered to offer no detriment to the amenity currently enjoyed by the residents of neighbouring properties. Given the amended plans and the separation distance between the garage building and adjacent properties it is considered that the extensions would have no significant effect on the levels of privacy, light or outlook enjoyed by the occupants of neighbouring dwellings. The 45° Code guidelines would not be breached.

5.0 Conclusions and Recommendations

- 5.1 The scale and design of the proposed extension is considered acceptable. The proposed roof will offer no harm to the street scene, the character of the area or the amenity enjoyed by the occupants of neighbouring properties and as such would accord with the requirements of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 5.2 It is recommended that the application be given **delegated APPROVAL** subject to no new objections being received at the expiration of the consultation period, and to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (External details – approved plan).



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**14 Manor Avenue
Kidderminster, DY11 6EA**



Date:- 22 October 2014

Scale:- 1:1250

OS Sheet:- SO8177SW

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:

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

14/9025/NMA

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

14/9025/NMA

- 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.
- 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.

14/9025/NMA

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.

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 sixteen. 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.

14/9025/NMA

- 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.

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 0.3m.
- 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.
- 4.18 Officers are satisfied that the ground levels across the site are in accordance with what was approved and have not been made up to be higher than the original ground level.

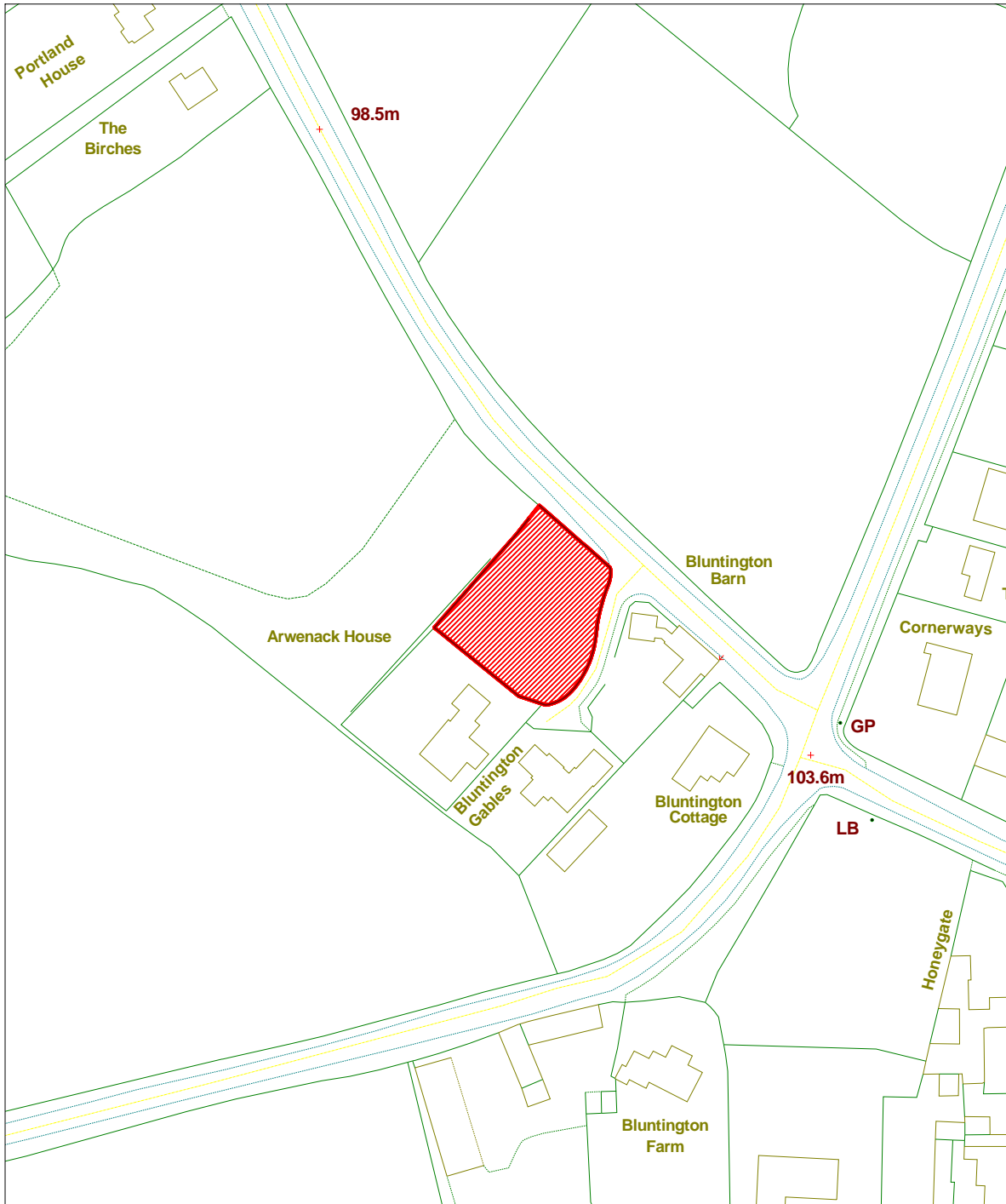
5.0 Conclusions and Recommendations

- 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.

14/9025/NMA

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**



WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
11TH NOVEMBER 2014

PART B

Application Reference:	14/0499/FULL	Date Received:	19/08/2014
Ord Sheet:	391028 273971	Expiry Date:	18/11/2014
Case Officer:	Paul Round	Ward:	Blakedown and Chaddesley

Proposal: Change of use of land to include erection of 4No. Stable Blocks, Hay Barn and installation of Manege, Parking Area, New Access Road and Associated Lighting

Site Address: LAND ADJACENT TO WOODSIDE FARM, TANWOOD LANE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4NX

Applicant: Mr & Mrs Bennett & Mr Hart

Summary of Policy	CP11, CP12 (CS) SAL.PFSD1, SAL.CC1, SAL.CC6, SAL.CC7, SAL.UP1, SAL.UP5, SAL.UP7, SAL.UP9, SAL.UP13 (SAAPLP) Paragraph 14; Sections 3, 4, 7, 9, 11 (NPPF) NPPG Landscape Character Assessment
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

1.1 The site is made up of a number of agricultural fields totalling 9.11ha (27.5 acres) which lie close to Tanwood Stud (or Woodside Farm), a grade II Listed Building, to the west of the site. Access is via a single track from Tanwood Lane and serves a number of fields and the farm itself. To the north runs the Hockley Brook and to the South and East are Chaddesley Woods. The site is intersected by a Public Right of Way and Electricity Pylons

1.2 The site is within the Green Belt and lies close to Chaddesley National Nature Reserve (NNR) also notified as part of the Feckenham Forest Site of Special Scientific Interest (SSSI). The County Council's Landscape Character Assessment identifies the area as being part of the Principal Timbered Farmlands landscape Character Type.

14/0499/FULL

It characterises Principal Timbered Farmlands as “..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.

These are complex, in places intimate, landscapes of irregularly shaped woodlands, winding lanes and frequent wayside dwellings and farmsteads. The Principal Timbered Farmlands are characterised by a mosaic of agricultural land cleared directly from woodland, on a piecemeal basis, together with land enclosed from former localised areas of open fields, resulting in their dispersed pattern of farmsteads and wayside cottages and lack of strong settlement nuclei.”

- 1.3 The applicants currently operate a livery business from Tanwood Stud (Woodside Farm), but they have been given notice to vacate. They have therefore purchased the application site and are looking to establish the equine business. The proposal involves the construction of stable blocks, hay/implement barn and manege along with associated access and parking areas.

2.0 Planning History

- 2.1 None

3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – No objection to the proposal and Recommend Approval. Our approval is subject to a restriction on further development on the site for residential accommodation in relation to the business.
- 3.2 Highway Authority – No objection
- 3.3 Environment Agency – Do not wish to comment.
- 3.4 Countryside and Conservation Officer - This is a fairly substantial application located 150m from a National Nature Reserve (NNR), one of the most important areas for wildlife conservation in the country. We have to be especially diligent that this application has no impact on the NNR. It is worth noting that this was not one of the criteria that the ecological report was commissioned to address, the report concentrates heavily on what is in application boundary and given the sensitivity of the adjacent land this is not really sufficient as we have a duty to protect the NNR. I feel this is sufficient to form a reason for refusal.

14/0499/FULL

Potentially the application could impact on the NNR through light pollution. There is a lighting diagram which the ecologist has commented on. The Recommendation re low-level lighting does not seem to have been incorporated and the lighting drawings related to the high power flood lights seem perhaps not to show all the light spill levels. Vistas from the NNR need to be considered and mitigation proposed if necessary.

There is great potential for the brook (itself a special wildlife site) that bounds the NNR to suffer from project implementation and post development pollutants. We need to be sure all waste water, run off and other contaminants are being dealt with appropriately. We will need to see detailed drawings showing the various treatment stages all waste and run off.

The land is currently in agricultural use. At the time of survey this was short crop. But as the seasons unfold the sward (short grass) character may change making the site more attractive to wildlife. A lot of animals may predominantly use the NNR but venture into the adjacent land to fulfil elements of their life cycles or to feed. This would particularly be relevant to ground nesting and other agricultural birds, Badger, Bats, and Brown Hare. The intensification of land use proposed by the development may deprive these protected species of essential habitat resulting harm this needs investigation and discussion.

(Officer Comment – These comments are to be read in conjunction with Natural England's comments at Paragraph 3.8)

3.5 Worcestershire County Council Countryside Service – No comments received.

3.6 Crime Prevention Design Advisor - The following comments are not really a planning issue but I would be grateful if you could pass them on to the applicant.

Rural crime is an increasing problem with the theft of agricultural machinery, trailers and horse tack. In view of this I would advise the applicant that:

- Any trailers, horse boxes etc need to be secured, therefore they should consider fitting ground anchors or similar so that any movable items can be securely chained in place.
- The drawings do not identify a specific tack room. If horse tack is to be kept on site then it should be kept in a secure area.

I note that the intention is to install PIR lights at specific locations. There are PIR lights on the market that also have a CCTV camera that records onto an SD card. The applicants may want to consider using these devices. .

14/0499/FULL

- 3.7 North Worcestershire Water Management - This development is located adjacent to the Hockley Brook, an ordinary watercourse. I agree with the Ecological Assessment which states that there is a risk of adverse impacts from pollution and contamination during development works when sediments, chemicals or other pollutants could reach the water course.

It recommends that the stream must be protected from contamination and pollution arising from silt mobilisation, chemicals, or any other hazardous substances during development. Pollution Prevention Guideline 5 can be used to create a method statement, see attached for completeness. Such detail has (understandingly) not been included in the application yet and I would therefore recommend that a condition would get attached to a future approval,

The Ecological Assessment also rightly states that post development, nutrient-rich run-off from the adjacent stable block and from manure heaps as well as vehicular associated contaminants could have a serious detrimental effect on the water quality and any aquatic species present if allowed to enter the stream. It concludes that post development, an appropriate drainage scheme is required to prevent run-off entering the water course from the stable block and elsewhere.

The application form indicates that foul water from the development will be discharged to a package treatment plant and the design and access statement includes a brochure of a Klargestor Biodisc. As no drainage plan has been included with the application it is not clear to me what the applicant classifies as foul water. Following Pollution Prevention Guideline 24, runoff from stable yards should be classed as foul water and discharged to mains drainage where possible. If mains drainage is not an option then the runoff from stable yards should be directed to a impermeable lagoon or sealed effluent and either be removed for off site disposal by a licensed contractor or if appropriate spread to land. Roof water from the stables should be kept separately and discharged to soakaways if ground conditions allow. Discharge to the brook should only be considered when soakaways cannot be used as this would have the potential to increase flood risk downstream.

Ideally I would like to see the drainage arrangements clarified as part of the application. If this however is not possible then I would advise to attach a drainage condition to a future approval,

14/0499/FULL

Conclusion:

The Ecological Assessment submitted with the application has identified the risks of the proposed development for the nearby Hockley Brook but unfortunately the information submitted with the application does not detail how the recommendations made in the assessment have been or will be incorporated. I believe further information is needed to ensure that the proposed development will not have an adverse impact upon the brook. This information should ideally be submitted as part of the application now.

- 3.8 Natural England - This application is in close proximity to Chaddesley National Nature Reserve (NNR) also notified as part of the Feckenham Forest Site of Special Scientific Interest (SSSI). Natural England objects to this development on the grounds that insufficient information has been provided with the application, to assess if the proposal is likely to damage or destroy the interest features for which Feckenham Forest SSSI has been notified.
- 3.9 Ramblers – No objection
- 3.10 Severn Trent Water - No objection subject to condition
- 3.11 Worcestershire Wildlife Trust – No comments received.
- 3.12 Neighbour/Site Notice – 1 letter received:

“I have admired this spot ever since my parents introduced it to me when I was about six years old and I made my home here, with my wife and family...

Since (the previous owner) died the vehicle movements in what was his drive, and in Tanwood Lane, have already multiplied but, apart from that, this area has continued to enjoy its previous tranquillity. Your website was the first I had ever heard of RB Equitation [sic] Ltd but, if they get their way, their raised Manege and their ten floodlights, let alone lighting their ‘New Access’ will put paid to that, and I cannot let that pass without protest,

Horse riding in the country, and, certainly, RDA activities, do not take place at night and your councillors will have their own views on “light pollution” and its effect on the neighbourhood.”

(Officer Comment – Members are advised that whilst the application as originally submitted made provision for floodlighting, this has since been removed from the application).

14/0499/FULL

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 establishment of commercial livery stables. 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 commercial equestrian facilities. The policy states that “*new developments associated with commercial equestrian uses such as livery stables, riding schools, racing stables and stud farms must not impact on the purposes and visual amenity of the Green Belt or open countryside.*”
- 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.
- 4.4 The proposals provide 20 stables in four distinct blocks, and a building providing hay storage, tractor and implement store and welfare facilities. These facilities are all considered to be appropriate facilities in the context of Green Belt policy. Whilst there will be some impact on the Green Belt in the immediate vicinity this is very localised. When considered in the wider context of the surroundings the proposals will preserve the overall openness of the Green Belt and will not harm the visual amenity or conflict the purposes of including land within the Green Belt as set out above. On the basis of the foregoing considerations, I conclude that the proposal for replacement stables represents appropriate development in the Green Belt.

14/0499/FULL

- 4.5 The horse manege 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.

DESIGN AND SITING

- 4.6 The buildings have been sited within an area that is well screened from medium to long range views; this is aided by the topography of the area and hedged boundaries. The buildings will be cut into the slope further reducing the impact of new development. The Public Right of Way that passes through the site will make the development visible to public view but, given the context and backdrop of wider vegetation, the development will not cause harm to the wider character of the landscape.
- 4.7 The manege area will be located in the next field to the stables in a wider area but also divided by the Public Right of Way. The exercise area will also be cut into the landscape and located close to the highly vegetated boundaries. Given the nature of the facility and the only above ground works being a 1.2m high post and rail fence, there will be little impact on the character of the countryside as a result of the works. It should be noted that the initially proposed floodlights for the manege have now been removed from the application helping to limit the wider impact that would have occurred if lighting were present.
- 4.8 The external finish of the buildings are sympathetic to this countryside location utilising timber cladding with metal roof sheeting, being typical of agricultural and stable buildings.
- 4.9 The four stable blocks will accommodate five stables each with the eastern block, also accommodating a food store. They are proposed to be arranged around a central courtyard and be of approximate 2.5m in height. The storage building is approximately 18m x 12m and 5m in height, providing hay storage, welfare facilities and tractor/implement store. It is positioned close to the stables and is read in the context as the site as a whole. Solar panels are to be provided on the storage building to aid with the sustainability credentials of the site.
- 4.10 The siting and design of the buildings and the manege are considered to maintain the key characteristics as defined by the Landscape Character Assessment, and would not harm the historic field boundaries. The proposed heights of the buildings will not result in any wider visual impact which will be limited to the immediate views from the access track and public right of way. The design and siting are considered to be acceptable and accord with the policies of the Development Plan.

14/0499/FULL

ACCESS AND PARKING

- 4.11 The site is accessed via a track from Tanwood Lane at Tanwood Cross and the track serves Tanwood Stud (Woodside Farm) and other fields. The site access is approximately 384m along the single track and opens out via a gateway to the hard surfaced area. An access road is proposed to be provided across the first field to access the stables, storage building and manege beyond.
- 4.12 The parking area has been revised, and now is situated immediately adjacent to the main access on the area existing hard surfaced area, being screened by appropriate landscaping.
- 4.13 The Highway Authority have been consulted and have raised no objections to the proposal. I agree with this position and whilst it will result in traffic movements along the narrow track they will not be so frequent as to have any detrimental impact upon highway safety.

ECOLOGY AND BIODIVERSITY

- 4.14 The site lies immediately adjacent to the Hadley, Elmley & Hockley Brooks Special Wildlife Site to the north and west, and the Feckenham Forest Site of Special Scientific Interest (SSSI) to the south and east, which also includes the Chaddesley Woods National Nature Reserve. Given this context the impact of the development on these designations, ecology and biodiversity need to be considered carefully. In this regard, an ecological assessment has been submitted with the application
- 4.15 Consultation responses have been received by the Countryside and Conservation Officer and Natural England. Both are concerned about the lack of detail in respect of the wider designations as the report focuses on the immediate site where buildings are proposed. Further discussions are on going between Natural England and the Applicants. The lack of detail is sufficient to refuse permission in line with paragraph 118 of the National Planning Policy Framework and SAL.UP5 of the Adopted Wyre Forest Site Allocations and Policies Local Plan. However, it is anticipated that the objections raised by Natural England in particular can be overcome through the provision of additional information. If this not be possible within the time periods for determination, a refusal reason can be advanced.

OTHER ISSUES & CONSIDERATIONS

- 4.16 Drainage will be dealt with on site through the use of soakaways and a bio-disc waste treatment plant. North Worcestershire Water Management have requested further information, ideally with the application. However I consider that further details of the drainage scheme can be provided as a 'pre-start' condition.

14/0499/FULL

- 4.17 Lighting has been raised as a concern by a neighbour; however the flood lighting to the manege has been removed leaving just lights to the buildings to enable working during winter months. These are acceptable but will be subject to a condition to provide further details of their position and direction to avoid additional harm being caused to the Hockley Brook.
- 4.18 There are no nearby properties and such the development will not adversely affect residential amenity. It is acknowledged that the property known as Tanwood is situated at Tanwood Cross adjacent to the entrance of the track off Tanwood Lane. Whilst there may be an increase in vehicle movement it is considered that this will not be so significant as to warrant refusal.

5.0 Conclusions and Recommendations

- 5.1 The proposal is appropriate development in the Green Belt and is of an acceptable design and position within the open countryside and landscape. The development is acceptable in terms of highway impact and will not cause harm to residential properties in the vicinity. However, there is a lack of information to enable a full assessment as to potential harm and impact upon the adjacent designated wildlife sites.
- 5.2 I therefore recommend **delegated APPROVAL** subject to a 'no objection' response being received from Natural England by the 17th November 2014 and the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B1 (Samples/details of materials).
 4. C6 (Landscaping – small scheme).
 5. C8 (Landscape implementation).
 6. C9 (Hedge protection).
 7. C12 (Details of earthworks).
 8. Details of protection and waymarking of Public Right of Way.
 9. Drainage conditions.
 10. J35 (Manure storage/disposal).
 11. J36 (Floodlighting).
 12. L2 (Removal of rights to advertise).
 13. Ecology mitigation and enhancement.

14/0499/FULL

5.3 I also recommend **delegated REFUSAL** if, by the 17th November 2014, Natural England maintains their objection or do not offer a no objection response for the following reason:

1. Inadequate information has been supplied to fully assess the impact of the development on the Hadley, Elmley & Hockley Brooks Special Wildlife Site, the Feckenham Forest Site of Special Scientific Interest and Chaddesley Woods National Nature Reserve as such it is considered that there is a high possibility that the development will result in damage or destroy features of interest in which these area are designated to protect. To allow the development in these circumstances would be contrary to Policy SAL.UP5 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and paragraph 118 of the National Planning Policy Framework.

Application Reference:	14/0529/FULL	Date Received:	10/09/2014
Ord Sheet:	377672 275660	Expiry Date:	05/11/2014
Case Officer:	Julia McKenzie-Watts	Ward:	Bewdley and Arley

Proposal: Proposed side and front extension

Site Address: 15 NEWTON CLOSE, BEWDLEY, DY12 2PZ

Applicant: Mr Andrew Beard

Summary of Policy	CO03, CP11 (CS) SAL.UP7, SAL.UP8 (SAAPLP) Section 7 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application property is a link detached, pitched roofed, brick built dwelling set back from the road behind a driveway and gardens. The dwelling is located at the end of the cul-de-sac and currently benefits from a single storey rear extension as well as a canopy to the front.
- 1.2 The application property is surrounded by dwellings of a similar design, a number of which benefit from various front and side extensions.

2.0 Planning History

- 2.1 12/0302/FULL - Proposed front lounge extension : Approved 22/6/12.

3.0 Consultations and Representations

- 3.1 Bewdley Town Council – Object to the proposal and recommend refusal. The nature and size of this two storey extension effectively fills the gap between this property and that adjoining and in consequence the character of the street is changed to give an appearance of the properties being terraced. This is detrimental to the overall amenity of the area. The Town Council were of the view that if this same sized extension were to be placed on the other (north east) side of the existing dwelling where there is a reasonable sized garden and it being the end property in the road, there would be no objection
- 3.2 Neighbour/Site Notice – No representations received.

14/0529/FULL

4.0 Officer Comments

- 4.1 The property benefits from an attached flat roofed garage to the side. Planning permission has been granted previously under planning application 12/0302/FULL for the addition of a single storey front extension, which has not yet been implemented.
- 4.2 The applicant seeks approval for the addition of a first floor side extension and a single storey front extension. The extensions would be finished with a pitched roof and would create an entrance hall and lounge extension at ground floor and dressing room at first floor above the existing garage. The first floor element of the development would be finished with a dormer set into a 'cat-slide' roof.
- 4.3 Policy SAL.UP8 of the Site Allocations and Policies Local Plan requires that residential extensions should be in scale and in keeping with the form, materials and detailing of the original building; be subservient to and not overwhelm the original building, which should retain its visual dominance; harmonise with the existing landscape or townscape and not create incongruous features and not have a serious adverse effect on the amenity of neighbouring residents or occupiers. The Council's Adopted Design Quality Supplementary Planning Guidance includes a section on householder extensions which reinforces the provisions of Policy SAL.UP8 and states that extensions should be visually subservient and should, ideally, be positioned to the rear or side of properties where the effect of the new building is less likely to have an impact on the street scene.
- 4.4 The Town Council have objected to the scheme on the basis that the nature and size of the first floor element of the extension effectively fills the gap between this property and its neighbour which would lead to a terracing effect, which it is claimed would alter the character of the street scene.
- 4.5 The gable of the first floor element of the proposed extension would be approximately 0.05m from the side wall of the neighbouring property. The scheme incorporates a cat slide roof with a dormer to front rather than a two storey brick wall and more conventional roof. The use of a cat slide roof sets the majority of the extension back from the front elevation of the host building and as such would appear subservient to not only the application dwelling but also to the neighbouring property. This design solution would ensure that the proposed extension would not cause the application and neighbouring properties to appear terraced and as such would be acceptable. The extension would not be considered to have an adverse effect on the street scene or character of the area and as such would accord with the requirements of Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. The single storey front extension is similar to the development previously approved through application 12/0302/FULL and would have no greater impact on the appearance of the property, the street scene or the character of the area.

14/0529/FULL

- 4.6 Whilst it is noted that the neighbouring property has a window within the side elevation facing the proposed extension, this is a landing window which is not considered to serve a habitable room and as such the 45° Code guidelines would not be breached. The extensions proposed would have no discernible impact on the amenity enjoyed by the occupants of neighbouring properties in terms of outlook or privacy.

5.0 Conclusions and Recommendations

- 5.1 The two storey element and front extension are acceptable in design and policy terms and there would be no impact on the privacy of the neighbours. The extensions would be acceptable in policy terms and would not have an effect on the neighbouring property.
- 5.2 It is therefore recommended that this application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B3 (Finishing materials to match).

Application Reference: 14/0546/FULL **Date Received:** 18/09/2014
Ord Sheet: 382241 276216 **Expiry Date:** 13/11/2014
Case Officer: Julia McKenzie-Watts **Ward:** Sutton Park

Proposal: Dropped kerb to front of property to form access

Site Address: 185 SUTTON ROAD, KIDDERMINSTER, DY11 6QN

Applicant: Mr G Harrison

Summary of Policy	CP03, CP11 (CS) SAL.CC1, SAL.CC2, SAL.UP7 (SAAPLP) Worcestershire County Council Highways Design Guide Section 4 (NPPF)
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	REFUSAL

1.0 Site Location and Description

- 1.1 Number 185 Sutton Road is a terraced property featuring a shallow area of hardstanding to the front, located within a residential area of Kidderminster.
- 1.2 The application proposes drop kerbs to the front of the property in order to form access to a parking area.

2.0 Planning History

- 2.1 06/0889/FULL – Vehicular access : Refused on the 19th October 2006 for the following reasons –

1. There is insufficient frontage available within the curtilage of the application site for a vehicle to drive onto the site, turn and leave in a forward gear onto the Class I, A4535 Sutton Road, which would be contrary to the interest of highway safety. The proposal would be contrary to the aims and objectives of Policy TR.9 of the Adopted Wyre Forest District Plan.

2. The adaptation and use of the site frontage to provide vehicular access and associated parking for 185 Sutton Road, involving additional vehicle turning/reversing movements, onto the Class I A4535 Sutton Road, together with the proximity of the unclassified road U12134 Hume Street, adjacent to the site, would be likely to compromise the safe movement of traffic and the safe use of the road by others. The proposal would be contrary to the aims and objectives of Policy TR.9 of the Adopted Wyre Forest District Plan.

14/0546/FULL

- 2.2 13/0391/FULL – Drop kerb to front of property to form access : Refused on the 17th September 2013 for the following reason -

There is insufficient frontage available within the curtilage of the application site for a vehicle to drive onto the site, turn and leave in a forward gear onto the A4535 Sutton Road. The proposed driveway also fails to provide sufficient space to allow a vehicle to be parked without overhanging and therefore obstructing the footway. This would deflect pedestrian towards the carriageway which would be contrary to the interest of highway safety. The proposal would therefore be contrary to the aims and objectives of Policy SAL.CC1 of the Site Allocations and Policies Local Plan and the aims and objectives of the National Planning Policy Framework.

3.0 Consultations and Representations

- 3.1 Highway Authority – The application does not comply with the adopted local transport plan and will have an adverse impact on highway safety.

Sutton Road is a classified road and a route of local importance. Any new parking areas should provide the ability for a vehicle to enter and exit the site in a forward gear, this application cannot provide this facility as it does not have sufficient space within the curtilage. The proposed driveway fails to provide sufficient space to allow a vehicle to be parked without overhanging and therefore obstructing the footway which is an offence and deflects pedestrians towards the carriageway. The applicant has submitted additional information but it does not demonstrate that the space available complies with the requirements of the local transport plan.

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

- 3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The current application seeks to drop a kerb, with a width of approximately 4.5 metres to the front of the property in order to access the existing hardstanding for parking for one car. The position of the proposed driveway does not allow sufficient distance to satisfy highway advice, which requires a minimum of 4.8 metres from the front wall of the property to the footpath, in order that the driveway is useable. The applicant's drawing shows a distance of just 4.2 metres.

14/0546/FULL

4.2 The applicant has provided evidence of other approved dropped kerbs within the vicinity. The details of these are documented below:

a. WF1300/03 - Number 184 Sutton Park Road (i.e. next door) : New Vehicular Access (depth of parking space 4.2m). This application was recommended for refusal at Committee on the 9 March 2004 for the following reasons:

1. There is inadequate distance from the front building line front of the dwelling and porch to the back edge of the adjoining footway to accommodate a typical car or to allow reasonable distance between a parked vehicle and the nearside edge of the footway. This would be likely to result in a vehicle parked on the hardstanding overhanging the footway thereby compromising the safe movement of pedestrians and the safe use of the footway and road by others

2. The proposal would be contrary to the aims and the objectives of Policy TR.9 of the Adopted Wyre Forest District Local Plan.

The recommendation was however overturned at Planning Committee held on 9th March and approval was granted.

b. 14/0198/FULL - Number 182 Sutton Road : Dropped Kerb (depth of parking space 5.3m). This application was approved at Committee on the 28th May 2014.

c. WF0009/95 - Number 181 Sutton Road - Construction of New Vehicular Access [dropped kerbs] (depth of parking space 10.3m). This application was approved on the 17th February 1995.

d. WF0437/03 - Number 179 Sutton Road : Change of use from one dwelling to two flats and erection of a two storey extension to rear and parking spaces and dropped kerbs to Sutton Road (depth of parking spaces 9m). This application was approved at Committee on the 23rd June 2003.

e. WF/0609/02 - Number 177 Sutton Road : Vehicular Access (depth of parking space 7.5m). This application was approved on the 2nd August 2002.

4.3 Policy SAL.CC1 of the Site Allocations and Policies Local Plan states that 'proposals' which would lead to the deterioration of highway safety will not be allowed'. In this instance, the minimum distance needed cannot be obtained due to the proximity of the property in relation to the public footpath. In addition to this, the property already has a front porch, which minimises the already short distance. The safe movement of pedestrians on the public footpath is of paramount importance and an overhanging vehicle in this location may compromise safety as highlighted by the Highway Authority.

14/0546/FULL

- 4.4 The applicant has sought to demonstrate that his vehicle can be parked without overhanging the footpath, and photographic evidence has been provided which appears to confirm this. However, Members are advised that the applicant's current vehicle is relatively small and there would be no reasonable and enforceable scope for ensuring or otherwise restricting the size of the applicant's, or any future occupiers, vehicle.
- 4.5 In conclusion, there has been no material change in circumstance since the consideration of the previous two applications for this site and, therefore, there is no new evidence before Officers which would warrant a change of the recommendation from refusal.

5.0 Conclusions and Recommendations

- 5.1 There is inadequate distance from the front of the building line and porch to the back edge of the adjoining footway. This coupled with the access to Hume Street opposite the application site means that manoeuvring in and out of the application site without causing an obstruction for other road or footpath users is not considered to be achievable.
- 5.2 It is recommended that the application is **REFUSED** for the following reason:
1. There is insufficient frontage available within the curtilage of the application site for a vehicle to drive onto the site, turn and leave in a forward gear onto the A4535 Sutton Road. The proposed driveway also fails to provide sufficient space to allow a vehicle to be parked without overhanging and therefore obstructing the footway. This would deflect pedestrians towards the carriageway which would be contrary to the interest of highway safety. The proposal would therefore be contrary to the aims and objectives of Policy SAL.CC1 of the Site Allocations and Policies Local Plan and the aims and objectives of the National Planning Policy Framework.

Application Reference: 14/0566/FULL **Date Received:** 16/09/2014
Ord Sheet: 381151 271570 **Expiry Date:** 11/11/2014
Case Officer: Julia Mellor **Ward:** Mitton

Proposal: Proposed single storey front extension to existing Supermarket to provide new cafe facility

Site Address: THE CO-OPERATIVE FOOD STORE, LOMBARD STREET, STOURPORT-ON-SEVERN, DY13 8DP

Applicant: The Midcounties Co-Operative

Summary of Policy	DS01, CP08, CP09, CP11 (CS) PFSD1, GPB2, CC1, CC2, UP7, UP8, UP9 (SAAPLP) WFDC Retail Monitoring Report 2013 Sections 1, 2, 7 (NPPF)
Reason for Referral to Committee	Development Manager considers that application should be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site fronts Lombard Street and accommodates the existing store and adjoining car park.
- 1.2 The current proposal seeks consent for an extension to the store measuring approximately 17m x 4.4m positioned on the front elevation facing Lombard Street at its junction with Tan Lane. The proposed extension would accommodate a cafe with a food preparation area.

2.0 Planning History (of Relevance)

- 2.1 WF/0262/87 (Outline) – Supermarket & car park : Approved 12/05/87.
- 2.2 WF/959/88 - Supermarket & car park : Approved 11/10/88.
- 2.3 WF/0812/97 - Full: Erection of extension to incorporate warehouse at ground floor with offices and toilets above and internal refitting : Approved 17/11/97.
- 2.4 WF/0134/00 - Full: Construction of dormer gable features to mansard roof facing car park and Lombard Street, and gable features to entrance canopy, including lighting to gables and soffit lighting : Approved 27/03/00.
- 2.5 WF/0637/00 - Full: Erection of trolley shelter : Approved 12/07/00.

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2.6 WF/0846/00 - Full: Alterations to existing car park and modifications to access : Approved 25/09/00.

2.7 WF/0594/04 - Full: Extension to front of existing store : Approved 02/08/04.

3.0 Consultations and Representations

3.1 Stourport on Severn Town Council – Views awaited.

3.2 Highway Authority – No comments received.

3.3 Canal & River Trust – No comments received.

3.4 Worcestershire Regulatory Services - With regard to the above application I would confirm that we have no adverse comments to make. However we would recommend that the applicant submits detail at a later date of the odour and noise control equipment necessary, fitted to the kitchen extraction system in the new café.

With regard to the construction works I would be grateful if you bring to the applicant's attention the Best Practice Guide for Construction and Demolition work that WRS approved.

3.5 Neighbour/Site Notice – 1 letter of objection has been received. In summary the following concerns have been raised:

- This will have a detrimental impact upon our much loved business together with similar eateries in the Lombard Street area
- We have been trading there for three years and in those years we have built up a first class relationship with our customers and have an excellent relationship with adults and children with learning difficulties and facilitate for wheelchairs and scooters
- I have discovered that Tesco applied for a cafe and they were rejected on the grounds that the impact upon eateries in the town would be catastrophic, so what is the difference?
- Stourport needs little businesses to flourish, to bring new customers and trade to our beautiful little town. As Central Government have stated many times, small businesses are the backbone of this wonderful country.

4.0 Officer Comments

4.1 It is considered that the determination of the current application should focus upon an assessment of the principle of a proposed cafe at this location, the proposed design together with highway safety and parking.

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- 4.2 In terms of the principle of the proposed development the Site Allocations and Policies Local Plan Proposals Map allocates the existing Co-op supermarket as an edge of centre retail store; it also lies within the allocated Primary Shopping Area. The relevant policy to these allocations is Policy GPB2. In summary the policy seeks to target large scale retail development of 2, 500 sq.m net floorspace and above towards Kidderminster as the strategic centre for retailing within the District. Thereafter it seeks to target retail development of more than 280 sq.m net towards the Primary Shopping Areas of the Kidderminster, Stourport and Bewdley.
- 4.3 The current proposal has a net floorspace of approximately 62 sq.m and, even if added together with the existing internal floorspace which is to be given over to the new cafe it would total approximately 187 sq.m. Therefore first, the proposed floorspace does not reach a threshold whereby consideration needs to be given as to why it should not be located within the strategic centre of Kidderminster, and secondly the development would be located within the Primary Shopping Area of Stourport on Severn town centre.
- 4.4 It could be submitted that the existing Co-op store has an existing net floorspace above the 2, 500 sq.m net floorspace threshold and by providing additional floorspace it would exceed the threshold set by Policy GPB2 by a greater margin, and therefore should be directed towards the strategic centre of Kidderminster. However the purpose of this part of the Policy is to ensure that Kidderminster remains at the top of the shopping hierarchy in terms of retail offer. It should be acknowledged that the existing Co-op store floorspace is lawful and consideration should be given to the additional floorspace and whether this would re-order the shopping hierarchy within the District. In response the answer is no. Furthermore the Adopted Local Plan and the NPPF support new retail development in town centres, to quote the NPPF, *“to promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres”*.
- 4.5 Policy GPB2 ends by making specific reference to development proposals involving the sale of food and drink, advising that they must not have an adverse impact in terms of residential amenity, pollution (light, litter noise and odour) and crime and disorder.
- 4.6 It is intended that the proposed cafe replicate the hours of the existing store which are as follows:
Monday – Saturday 07:00 – 22:00
Sunday 10:00 – 16:00
- 4.7 It is considered that, bearing in mind the location of the additional floorspace within the town centre where there are other hot food takeaways within close proximity and no residential properties immediately above there would be no significant adverse impact upon residential amenity, pollution or crime and disorder.

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- 4.8 It is therefore considered that the principle of the development at the location proposed is acceptable.
- 4.9 As stated previously the additional floorspace would be positioned to the front of the store facing Lombard Street at its junction with Tan Lane. The design of the existing store is considered to be dominated by the mansard tiled roof. The design of the extension is proposed to reflect that of the existing building with facing brick walls and a tiled mansard roof with a mono pitched roof at the same height as the existing. A similar extension to the front of the store was approved under planning application reference WF/0594/04 in 2004 but never implemented.
- 4.10 The proposed extension would replace an existing area of planting with two trees and hedgerow planting. The planting provides a positive addition to this elevation by breaking up the blank frontage at this corner of the store. The proposed plans indicate that the frontage to Lombard Street would have two windows to the cafe each measuring in excess of 5m in width to provide some daylight to the cafe and to create a more attractive elevation to this part of the store. The elevation facing Tan Lane would also be glazed. Furthermore whilst the existing planting would be removed an area of replacement planting, albeit smaller is proposed adjacent to the extension along the Lombard Street frontage.
- 4.11 It is considered that the proposed design of the extension is would harmonise with the existing building to accord with Policy UP8 of the Adopted Site Allocations Local Plan.
- 4.12 The proposed development would not affect the existing Co-op car park, which has approximately 173 spaces. The proposed total gross floorspace would meet the County Council parking standards.
- 4.13 A verbal comment has been made that the position of the extension would affect the visibility at the junction of Tan Lane and Lombard Street if exiting from Tan Lane. This matter has been raised with the Highway Authority and their comments will be reported on the update sheet. Unless the Highway Authority submits comments to the contrary it is considered that there are no highway or parking grounds to substantiate a reason for refusal.
- 4.14 It is acknowledged that existing traders are concerned that an additional cafe would harm the viability of existing businesses. However it should be acknowledged that that the proposed development would not accommodate a new cafe at the existing store. There is at present a cafe located to the rear of the Co-op, although it is recognised that the proposed cafe would have a more prominent position. Notably customers would only be able to access the proposed cafe via the existing store entrance; a new separate entrance does not form part of the current scheme.

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- 4.15 It is also advised that competition between businesses is not a material planning consideration. Including hot food takeaways but excluding pubs and the existing cafe at the Co-op store there are 25 food outlets within the town centre. The point could be made that, based on this figure, there are already sufficient food outlets within the town centre, however an assessment of need for the amount of floorspace proposed, located within the Primary Shopping Area is not a requirement of local and national planning policy.
- 4.16 The objector also makes reference to the recently opened Tesco and the rejection of a cafe at the store due to the impact upon similar establishments within the town centre. This is incorrect, there is no planning condition or S106 Agreement to prevent Tesco from opening an ancillary cafe. The store operators have however, chosen not to provide this facility.

5.0 Conclusions and Recommendations

- 5.1 It is considered that the principle of the additional floorspace, the proposed design of the extension and the impact upon highway safety and parking meets local and national planning policy.
- 5.2 The recommendation therefore is for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Matching materials.
 4. Details of planting to be submitted prior to commencement of development.
 5. Details of when agreed planting is to be implemented to be submitted prior to the commencement of development. Planting to be undertaken in accordance with agreed timetable unless otherwise agreed.

Note

The applicant is advised that this planning consent does not grant any approval for any ventilation or extraction equipment which, by virtue of its siting, may require the benefit of separate planning consent.

The applicant's attention is drawn to the Best Practice Guide for Construction and Demolition Work that Worcestershire Regulatory Services have approved.

Application Reference: 14/0573/FULL **Date Received:** 24/09/2014
Ord Sheet: 381769 277937 **Expiry Date:** 19/11/2014
Case Officer: James Houghton **Ward:** Franche

Proposal: Extension to rear; Raising of roof to allow first floor accommodation

Site Address: 91 FRANCHE ROAD, KIDDERMINSTER, DY11 5BJ

Applicant: Mr Chris Onions

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

1.0 Site Location and Description

1.1 The application property is a pitch roofed, brick built, three bedroom bungalow set back from the road behind a front drive. The property is the only bungalow within an area which is characterised by painted render finished, pitch or hip roofed two storey dwellings, as is the case with the properties located on either side of the application site.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Neighbour/Site Notice – One letter of objection has been received from the occupant of a neighbouring dwelling. The objection is on the grounds that the proposed first floor may overlook the gardens and patio of the neighbouring dwelling and this would be exacerbated by the presence of the roof lights to either side.

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4.0 Officer Comments

- 4.1 The applicant seeks approval for the addition of an extension to add a first floor to the building and to add an extension to the rear, squaring off the property. The extension would result in a two storey pitch roofed dwelling which contains three bedrooms. The extensions proposed would allow extensive alterations to the internal layout of the building. Amended plans have been submitted which reduce the number of Velux style roof windows by removing those on the lower roof slopes.
- 4.2 The resulting property would not replicate the appearance of neighbouring dwellings but would offer no greater detriment to the street scene or the character of the area than the existing dwelling. The property is to be finished in painted render and as such would blend better with surrounding properties than the current brick finish.
- 4.2 The proposed extensions would offer no detriment to the amenity currently enjoyed by the residents of neighbouring properties. Given the amended plans which have been submitted it is considered that the extensions would offer no significant detriment to the privacy, light or outlook enjoyed by the occupants of neighbouring dwellings. The 45° Code guidelines would not be breached.
- 4.3 Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan states that extensions must “be in scale and in keeping with the form, materials, architectural characteristics and detailing of the original building” and the extension should be “subservient to and not overwhelm the original building, which should retain its visual dominance”. The proposed development would not be in scale with the original building and would overwhelm the appearance of the original dwelling. The development would accord with the remainder of Policy SAL.UP8 in that the extended property would “harmonise with the existing landscape or townscape and not create incongruous features” and “not have a serious adverse effect on the amenity of neighbouring residents or occupiers”.
- 4.4 The scale of the extensions is extensive enough that the development is comparable to a replacement dwelling and as such the breach of Policy SAL.UP8 is considered acceptable given that an application for a new dwelling in this location with the form of the extended dwelling would be acceptable in terms of Policies SAL.DPL2 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

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5.0 Conclusions and Recommendations

- 5.1 The extensions and alterations to the property are felt to be tantamount to a new replacement dwelling. The size, design and position of the extensions are considered, on balance, to be acceptable although the development is strictly contrary to some of the provisions of Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. The proposals will offer no harm to the street scene, the character of the area or the amenity enjoyed by the occupants of neighbouring properties and as such would accord with the requirements of Policies SAL.DPL2 and SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.
- 5.2 It is recommended that the application be given **delegated APPROVAL** subject to no new objections being received at the expiration of the consultation period, and the following conditions:
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (External details – approved plan).

Application Reference: 14/0586/LIST **Date Received:** 02/10/2014
Ord Sheet: 382996 276881 **Expiry Date:** 27/11/2014
Case Officer: John Baggott **Ward:** Broadwaters

Proposal: To add a bronze plaque to the 'Angel of Peace', with the name of its artist and its title

Site Address: ANGEL OF PEACE, ST. MARY'S RINGWAY,
 KIDDERMINSTER, DY10 2JN

Applicant: Kidderminster Memorials Trust (Mr Mike Shellie)

Summary of Policy	CP11 (CS) SAL.UP6 (SAAPLP) Section 12 (NPPF)
Reason for Referral to Committee	The application is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application relates to a Grade II Listed War Memorial located to the front of St. Mary and All Saints Church, Kidderminster.

2.0 Planning History

2.1 12/0190/LIST – To add inscription to the Angel of Peace statue : Approved 11/05/12.

2.2 13/0030/LIST – Add an inscription to the Angel of Peace : Approved 22/02/13.

3.0 Consultations and Representations

3.1 Conservation Officer – No objection. The introduction of a small informative plaque on the plinth will have little impact on the special interest of the Angel of Peace sculpture and will not serve to cause any harm to it, in my opinion. The plaque will not be visible from adjacent listed structures and thus its impact on their setting is also negligible. The material is traditional and the proposed lettering style also appears compatible with the age and design of the sculpture. The proposal is thus in accordance with Policy SAL.UP6 of the Site Allocations and Policies Local Plan.

3.2 Neighbour/Site Notice – No representations received.

14/0586/LIST

4.0 Officer Comments

- 4.1 The application seeks approval for the addition of a modest sized plaque on the plinth of the existing War Memorial, giving details of the sculptor, the creation date and the title given to the piece by the sculptor, to read –

*The Angel of Peace and the Child of the Future,
Sculptor Alfred Drury R.A. 1922*

- 4.2 With dimensions of 290mm x 87mm, the proposed plaque would be fixed on the east side of the plinth. With such dimensions, and in the proposed location, the plaque is considered to be entirely appropriate and in accordance with Local Plan Policy SAL.UP6 (“*Safeguarding the Historic Environment*”) and Section 12 (“*Conserving and enhancing the historic environment*”), a view endorsed by the Council’s Conservation Officer.

5.0 Conclusions and Recommendations

- 5.1 The introduction of the proposed plaque is considered appropriate in terms of scale, proportion, location and design, and would be compatible with the historic fabric of this Grade II Listed statue. The proposal is in accordance with National and Local Policy and is therefore supportable.
- 5.2 Under the provisions of Section 82 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Regulation 13 of the Planning (Listed Buildings and Conservation Areas) regulations 1990 (as amended), whilst the application site is in Council ownership, as Wyre Forest District Council is not the applicant, there is no requirement for the decision in this case to be referred to the Secretary of State for Communities and Local Government. As the relevant Local Planning Authority, the Council is therefore free to determine the application.
- 5.3 It is recommended that the application for Listed Building Consent be **APPROVED**, subject to the following conditions:
1. A7 (Listed Building Consent).
 2. A11 (Approved Plans).
 3. B6 (External details – Approved Plan).

Wyre Forest District Council

Planning Committee Meeting 11 November 2014

List of Pending Applications

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

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

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

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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0411/LIST	05/07/2012	30/08/2012	PARKHALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103NL	Extensions and alterations to Keepers Cottage including 'reinstatement' of first floor level, chimneys, loading doors and windows and addition of single storey extension to west elevation	Mr R Stevens	Julia Mellor
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0644/S106	17/10/2012	12/12/2012	PRIMARY CARE CENTRE HUME STREET KIDDERMINSTER DY116RE	Variation to Section 106 Agreement to allow a Community Transport contribution to replace already agreed public transport contribution	Haven Health Properties Ltd Diane Darlington (Com)	Emma Anning
12/0763/FULL	07/12/2012	01/02/2013	VACCAROS 10 COMBERTON HILL KIDDERMINSTER DY101QG	Change of use to A3 Restaurant/Deli	Ms L Mares	John Baggott
13/0082/FULL	04/02/2013	06/05/2013	RIVERSIDE BUILDING FORMER CARPETS OF WORTH SITE SEVERN ROAD STOURPORT-ON-SEVERN	Demolition of existing derelict riverside building and reinstatement as eleven flats, 6No. 1 bed and 5No. 2 bed	Stourport Corporation NV	Paul Round
13/0071/FULL	13/02/2013	10/04/2013	20 SEVERN SIDE STOURPORT- ON-SEVERN DY139PJ	Single and two storey extension to rear.	Mr & Mrs Lewis	James Houghton
13/0120/OUTL	11/03/2013	10/06/2013	FORMER VICTORIA SPORTS GROUND SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER	Outline Application for a new Leisure Centre and associated works with some matters reserved	WYRE FOREST DISTRICT COUNCIL & VICTORIA CARPETS PL	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0139/EIASC	19/03/2013	09/04/2013	TESCO STORES SEVERN ROAD STOURPORT-ON-SEVERN	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Request for Screening Opinion in relation to the proposed development to remove the barrage and associated structures from the River Severn	TESCO STORES LTD	Julia Mellor
13/0157/CERTE	21/03/2013	16/05/2013	THE CREST RICKYARD MEADOW NORTHWOOD LANE BEWDLEY DY121AT	Certificate of lawfulness: Use of property as a permanent dwelling in excess of 4 years	Mrs R Russell	Emma Anning
13/0170/FULL	26/03/2013	21/05/2013	LAND TO WEST OF RESOLUTION WAY SITE IN RIVER SEVERN STOURPORT-ON-SEVERN	Demolition and removal of the existing old foot/access bridge from the bank of the river to the barrage wall, removal down to the water level of the concrete barrage; and remove corroded sheet piles and make good works to bridge and river bank	Tesco Stores Limited	Julia Mellor
13/0193/FULL	09/04/2013	09/07/2013	78 MILL STREET KIDDERMINSTER DY116XJ	Conversion of existing garage workshop, formerly part of the demolished mill, to 5 no. two-bed dwellings and the construction of 3no. two bedroom dwellings and 5 no. live-work units, with associated amenity and parking facilities.	Mr M Worton	Emma Anning
13/0211/CERTE	22/04/2013	17/06/2013	BARNETT HILL GARDEN & LEISURE WORCESTER ROAD CLENT STOURBRIDGE DY9 0EE	Certificate of lawfulness for existing use of land for retail purposes of specific goods and polytunnels	Neville Prest	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0321/CERTE	07/06/2013	02/08/2013	BARNETT HILL GARDEN & LEISURE WORCESTER ROAD CLENT STOURBRIDGE DY9 0EE	Use of poly-tunnels for specific retail sales in breach of Condition 16 of WF/1079/00-Certificate of Existing Lawful Use	GARDEN & LEISURE GROUP LTD	Paul Round
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 400 berth marina (sui generis); provision of a new footbridge across the marina entrance; 84 holiday apartments (1 & 2 bed)(use class C3 restricted), club house including restaurant (use class A3), bar (use class A4), gym (use class D2), boat sales (use class A1), boat hire facility (sui generis) and site managers accommodation (use class C3 restricted); chandlery (use class A1), workshops (use class B1); provision of access together with parking, servicing and landscaping areas	Clive Fletcher Developments	Julia Mellor
13/0575/LIST	04/11/2013	30/12/2013	17-26 VICAR STREET KIDDERMINSTER DY101DA	Proposed Residential Development to form 13 Apartments; Part conversion and part new build additional storey	Marcus King & Co (C/o Ivan Smith)	Paul Round

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

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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
14/0413/FULL	15/07/2014	09/09/2014	VALLEY HOUSE TRIMPLEY BEWDLEY DY121PG	Detached Garage Block	Mr & Mrs c Jordan	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

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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
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
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
14/3049/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 Manege, 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

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14/0511/FULL	29/08/2014	24/10/2014	30 CONNAUGHT AVENUE KIDDERMINSTER DY116LT	First floor side extension	Mr M Childe	Emma Anning
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
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
14/0539/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
14/0547/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
14/3051/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
14/0576/FULL	09/09/2014	04/11/2014	CONNINGSWICK FARM GREENWAY ROCK KIDDERMINSTER DY149SG	New farm access	MR FRAZIER	Paul Round
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

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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	Retention of "Ball Stop Fencing" at Driving Range and Proposed Increase in Height of Middle Section of Fencing.	WHARTON PARK GOLF CLUB	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
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

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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 LOMBARD STREET STOURPORT- ON-SEVERN DY138DP	Proposed single storey front extension to existing Supermarket to provide new cafe facility	The Midcounties Co-Operative	Julia Mellor
14/0577/FULL	16/09/2014	11/11/2014	RED LION 70 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TB	Alteration to install shopfronts (Resubmission of 14/0430/FULL)	Mr S Singh	Emma Anning
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
14/3055/TE	17/09/2014	12/11/2014	KIDDERMINSTER GOLF CULB SPENNELS VALLEY ROAD KIDDERMINSTER DY104BN	Remove existing 6No. Antennas and replace with 6No. Antennas, Installation of 1No. Equipment cabinet with associated ancillary development	Vodafone Limited	Emma Anning
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

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14/0569/FULL	19/09/2014	14/11/2014	36 LESWELL STREET KIDDERMINSTER DY101RP	Proposed 4No. 1 bed dwellings	Mr D Cox	Paul Round
14/0599/FULL	19/09/2014	14/11/2014	37 LYTTLETON ROAD BEWDLEY DY122BU	Installation of new external stair lift	Mrs S Carter	Julia McKenzie-Watts
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
14/0572/LIST	22/09/2014	17/11/2014	BANK FARM SHENSTONE KIDDERMINSTER DY104DS	Replacement windows	Mrs L Callaghan	James Houghton
14/0570/FULL	22/09/2014	17/11/2014	BANK FARM SHENSTONE KIDDERMINSTER DY104DS	Change Of Use Of Land To Domestic Use with new Tennis Court and Garden /Changing Room.	Mrs L Callaghan	James Houghton

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14/0591/FULL/O	22/09/2014	22/12/2014	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Hybrid Application: Outline application for hotel (maximum 250 bed) (use Class C1) conference centre (maximum 5700m2)(use class D2) and spa (maximum 550m2)(use class D2), reprofiling of land to the east of Bunkers Hill with spoil from the development, landscaping, car parking and ancillary infrastructure, with access to be determined and all other matters reserved. Full application for water park (use class D2), reprofiling of land to the east of Bunkers Hill with spoil from the development, access, landscaping, car parking and ancillary infrastructure	WEST MIDLAND SAFARI PARK	Julia Mellor
14/0571/FULL	23/09/2014	18/11/2014	16 BIGBURY LANE STOURPORT- ON-SEVERN DY139JG	2 storey extension to provide garage and bedroom	Mr M Jeffrey	Emma Anning
14/0579/FULL	23/09/2014	18/11/2014	53 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LZ	Proposed garage extension and rear utility extension	Mr J Lloyd	James Houghton
14/0580/FULL	24/09/2014	19/11/2014	36 WILDEN LANE STOURPORT- ON-SEVERN DY139LR	Proposed rear two storey extension and pitched roofs over existing dormer windows	Mr K Harrison	Emma Anning
14/0574/FULL	24/09/2014	19/11/2014	24 HOLMWOOD AVENUE KIDDERMINSTER DY116DB	Proposed front porch entrance and side detached garage	Mr T Wright	James Houghton
14/0573/FULL	24/09/2014	19/11/2014	91 FRANCHE ROAD KIDDERMINSTER DY115BJ	Extension to rear; Raising of roof to allow first floor accommodation	Mr Chris Onions	James Houghton
14/0583/FULL	24/09/2014	19/11/2014	MILLERDALE FORGE GORST HILL ROCK KIDDERMINSTER DY149YR	Proposed detached garage	Mr M Lashford	James Houghton

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14/0575/FULL	24/09/2014	19/11/2014	DOLLOND & AITCHISON 6 CARLTON HOUSE WORCESTER STREET KIDDERMINSTER DY101EL	Change of use from A1 (Retail) to A2 (Professional & Financial Services)	Toner Estates (Ms C Jones)	Julia McKenzie-Watts
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
14/0578/FULL	25/09/2014	20/11/2014	23 HARTLEBURY ROAD STOURPORT-ON-SEVERN DY139JA	Vehicular Access	Mrs J Amatt	James Houghton
14/3061/PNRES	25/09/2014	20/11/2014	BROCKENCOTE HOUSE FARM CHADDESLEY CORBETT KIDDERMINSTER DY104PS	Change of use of agricultural building to a dwellinghouse	Mr A Taylor	Emma Anning
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
14/0600/FULL	26/09/2014	21/11/2014	4 CHAFFINCH DRIVE KIDDERMINSTER DY104SZ	Two Storey Side Extension	Mr S Harris	Julia McKenzie-Watts
14/3057/PNRES	26/09/2014	21/11/2014	LAWLEY'S BARN HEXTON FARM ARLEY BEWDLEY DY121SW	Change of use of agricultural building to a dwelling	Mr Paul Lawley	James Houghton
14/0584/FULL	29/09/2014	24/11/2014	1 SNUFF MILL WALK BEWDLEY DY122HG	Single storey extension to front	Ms L Cartwright	Paul Round

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14/3054/PNH	29/09/2014	10/11/2014	40 BLOUNT TERRACE KIDDERMINSTER DY117AF	Rear conservatory	Mr N Batsford	John Baggott
14/3056/PNH	29/09/2014	10/11/2014	29 MOSTYN ROAD STOURPORT- ON-SEVERN DY138PW	Erection of conservatory to rear of property	Mr Giles	John Baggott
14/3059/PNRES	29/09/2014	24/11/2014	THE OLD LIBRARY VALE ROAD STOURPORT-ON-SEVERN DY138YJ	Change of use from Office Building to Dwellinghouse	Waterville Properties Ltd	Paul Round
14/0581/FULL	30/09/2014	25/11/2014	OAK TREE FARM POUND GREEN ARLEY BEWDLEY DY123LG	Single storey extension to side and loggia	Mr M Rose	Julia McKenzie- Watts
14/0582/CERTP	01/10/2014	26/11/2014	KIMBERLEY COTTAGE WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LJ	Certificate of Lawfulness: Proposed detached garage	Mr P Terrana	James Houghton
14/0585/FULL	01/10/2014	26/11/2014	12 THE RIDGEWAY STOURPORT- ON-SEVERN DY138XT	Proposed rear two storey extension and alterations to existing dormers and elevations	Mr L Philp	Julia McKenzie- Watts
14/0586/LIST	02/10/2014	27/11/2014	ANGEL OF PEACE ST. MARY'S RINGWAY KIDDERMINSTER DY102JN	To add a bronze plaque to the 'Angel of Peace', with the name of it's artist and it's title	Kidderminster Memorials Trust (Mr Mike Shellie)	John Baggott
14/0604/FULL	02/10/2014	27/11/2014	EBENEZER HOUSE PLOUGH LANE ROCK KIDDERMINSTER DY149UX	Demolition of all existing buildings on land adjacent Ebenezer House and replacement with a new 'Live/Work' unit and Workshop/Storage building	Mr S Bowen	Emma Anning
14/0587/FULL	03/10/2014	28/11/2014	21 HAFREN WAY STOURPORT- ON-SEVERN DY138SJ	Proposed extensions and external alterations to front and rear	Mr Chas Bridger	James Houghton

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14/0592/FULL	03/10/2014	28/11/2014	26 RECTORY LANE ROCK KIDDERMINSTER DY149RS	Two storey side extension and single storey rear extension	Bonnars & Partners (Mr Malcolm Herbert)	James Houghton
14/0588/CERTE	03/10/2014	28/11/2014	GRINNALL CARS WESTRIDGE HOUSE JENNINGS WOOD LANE HEIGHTINGTON BEWDLEY DY122YJ	Certificate of Lawfulness: Use of office building (known as Westridge House) as a dwelling in excess of 10 years	MR J M GRINNALL	Paul Round
14/0594/FULL	03/10/2014	28/11/2014	BLACKMANSTITCH LONGBANK BEWDLEY DY122QW	Timber framed storage building on a concrete base with brown/green profiled sheet pitched roof	Mrs M Dalloway	Julia McKenzie- Watts
14/3062/PNRES	03/10/2014	28/11/2014	THE BEECHES HEIGHTINGTON ROAD RIBBESFORD BEWDLEY DY122TR	Conversion of agricultural building to residential and garaging with new access road	Mr D Dawson	Paul Round
14/0605/FULL	04/10/2014	29/11/2014	M P B GARDEN BUILDINGS LTD LYE HEAD BEWDLEY DY122UX	Proposed extension to form storage/drying area	M P B GARDEN BUILDINGS LTD	John Baggott
14/0595/FULL	06/10/2014	01/12/2014	39 KYLEMILNE WAY STOURPORT- ON-SEVERN DY139NA	Two storey side extension	Mr & Mrs Parkin	James Houghton
14/0601/FULL	07/10/2014	02/12/2014	BARCLAYS BANK PLC 66 OXFORD STREET KIDDERMINSTER DY101BL	Installation of 2No. External Condenser Units & Guard Rail	Barclays	Julia McKenzie- Watts
14/0590/CERTE	07/10/2014	02/12/2014	NEW WOOD FARM BUNGALOW NEW WOOD LANE BLAKEDOWN KIDDERMINSTER DY103LD	Use of dwelling in breach of Agricultural Occupancy Conditions in excess of 10 years	Mr Nick Biddle	Paul Round

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14/0603/LIST	07/10/2014	02/12/2014	BARCLAYS BANK PLC 66 OXFORD STREET KIDDERMINSTER DY101BL	Reconfigure and refurbish banking hall, renew floor, ceiling and wall finishes to back of house and first floor areas. Replace external signage. Install 2No. New external condenser units & guard rail	Barclays	Julia McKenzie-Watts
14/3063/AG	07/10/2014	04/11/2014	LAND TO NORTH EAST DEANSFORD LANE ADJACENT TO A456 BIRMINGHAM ROAD, BLAKEDOWN KIDDERMINSTER	Erection of Portal Framed Metal Building for the storage of straw/fodder and large machinery	Miss J Beaman	James Houghton
14/3065/PNH	07/10/2014	18/11/2014	169 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LT	Single storey rear extension	Mr Nevey	John Baggott
14/3066/PNH	07/10/2014	18/11/2014	25 HAWFORD AVENUE KIDDERMINSTER DY103BH	Proposed single storey rear extension	Mr N Woodall	John Baggott
14/0606/FULL	08/10/2014	03/12/2014	THE OAKS CARTERS GARDENS OFF SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Variation of condition 2 of Planning Permission 12/0528/FULL to retain wall and fence boundary treatments as built (under Section 73)	DAVID WILSON HOMES MERCIA	John Baggott
14/0596/FULL	08/10/2014	03/12/2014	14 MANOR AVENUE KIDDERMINSTER DY116EA	Replace detached garage flat roof with pitched tiled roof	Mr & Mrs T Ward	James Houghton
14/0589/FULL	08/10/2014	03/12/2014	YEWLANDS CRUNDALLS LANE BEWDLEY DY121ND	Removal of condition 2 of planning permission KR.37/59 which states "permission shall enure for the benefit of Mr. F.P. Spiller only"	Mr and Mrs J and M Paton	Paul Round
14/3060/PNRES	08/10/2014	03/12/2014	DRAYTON BARN OFF BARROW HILL LANE DRAYTON STOURBRIDGE DY9 0BL	Change of use of Agricultural Building to a Dwellinghouse	J D & A M Callow	James Houghton

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14/0597/FULL	09/10/2014	04/12/2014	29 MITTON GARDENS STOURPORT-ON-SEVERN DY139AE	Proposed Rear Extension	Mr J Davis	Julia McKenzie-Watts
14/0598/FULL	10/10/2014	05/12/2014	WADEHAMET FARM WOODROW CHADDESLEY CORBETT KIDDERMINSTER DY104QF	Proposed extension to first floor	Mr & Mrs Blakeway	James Houghton
14/0593/TREE	10/10/2014	05/12/2014	9 LUCY BALDWIN CLOSE STOURPORT-ON-SEVERN DY13 8YF	Pine - Crown lift to 4metres and Crown thin by15-20%	Mr P Southern	Alvan Kingston
14/0611/FULL	13/10/2014	08/12/2014	FOREST VIEW RETREAT CHAPEL LANE ROCK KIDDERMINSTER DY149XF	Proposed re-siting and re-design of store; re-positioning of Fourth cabin as approved under 07/0866/FULL with permanent residential occupation for owners	Mr Robert Simmonds	Julia Mellor
14/3067/PNRES	13/10/2014	08/12/2014	HOLBEACHE HOUSE FARM TRIMPLEY BEWDLEY DY121PA	Change of use of agricultural building to a dwelling house	Central Building Design	Paul Round
14/0607/TREE	14/10/2014	09/12/2014	2 PEREGRINE GROVE KIDDERMINSTER DY104UH	Common Oak- Reduce lower crown by 2.5 metres, Crown lift to 6 metres and thin crown by 15-20%	Mr N Biggin	Alvan Kingston
14/0610/FULL	14/10/2014	09/12/2014	117 COVENTRY STREET KIDDERMINSTER DY102BH	Installation of external roller shutter to front of premises	Mr W Hopkins	John Baggott
14/0617/CERTP	14/10/2014	09/12/2014	MARLEESH KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SN	Rear dormer	Mr H Keeling	Emma Anning
14/0602/FULL	15/10/2014	10/12/2014	6 REDSTART AVENUE KIDDERMINSTER DY104JR	Single storey front and side extension	MR T ALLEN	Julia McKenzie-Watts
14/0615/FULL	15/10/2014	10/12/2014	77 LAND OAK DRIVE KIDDERMINSTER DY102SY	Increase in roof height of existing carport from 2m to 3m	J Stachewicz	James Houghton

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14/0608/TREE	20/10/2014	15/12/2014	ROUSBINE BUNGALOW ROCK KIDDERMINSTER DY149DB	Fell two Oak and crown lift one Oak to 7 metres	Mrs K A Lunnon	Alvan Kingston
14/0614/FULL	20/10/2014	15/12/2014	4 NORTHWOOD LANE BEWDLEY DY121AH	Single storey rear extension following the removal of existing extension. Alteration to introduce windows and roof lights	Mr R Mackie	Julia McKenzie-Watts
14/0613/TREE	21/10/2014	16/12/2014	11 WHITVILLE CLOSE KIDDERMINSTER DY115AH	Yew - Trim and shape half a metre all round	Mrs J Gwynn	Alvan Kingston
14/0616/FULL	21/10/2014	16/12/2014	15 EASTWOOD DRIVE KIDDERMINSTER DY103AW	Replacement of existing first floor bedroom window with French doors to balcony	Mr J Kane	Julia McKenzie-Watts
14/0612/TREE	23/10/2014	18/12/2014	8 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Reduce top of Alder by 3 metres and sides by 1 metre	Mr D Wood	Alvan Kingston

WYRE FOREST DISTRICT COUNCIL

Planning Committee

11 November 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
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/CERT/2220757	APP/R1845/X/14	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/HHED	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			
WFA1442 14/0256/FULL	APP/R1845/A/14 /226124	Mr J Dyas	Land Adjacent to 10 HUSUM WAY KIDDERMINSTER DY103XY Proposed new dwelling	WR 01/10/2014	05/11/2014			

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
WFA1443 14/0199/FULL	APP/R1845/A/14 /2226387	Mr Howles	CROSS BANK HOUSE CROSS BANK BEWDLEY DY122XB Erection of an extension to office to provide additional work area & file storage accommodation; and erection of a domestic garage.	WR 03/10/2014	07/11/2014			

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
WFA1444 14/0126/FULL	APP/R1845/A/14 /2225496	Tesco Stores Limited	SQUIRREL INN 61 ARELEY COMMON STOURPORT-ON- SEVERN DY130NG Demolition of existing outbuildings and porch on front entrance, erection of single storey extension (189 sq m gross) to rear of existing public house, installation of plant and enclosure, replacement shopfront to front elevation and external alterations	HE 15/10/2014	19/11/2014			

SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0358/FULL	Land adjacent 29 Mitton Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £43,656.00 • Public Open Space provision of £6,877.92 (allocation of funds to be confirmed) 	<ul style="list-style-type: none"> • First residential occupation • First residential occupation 	Agreement complete
14/0105/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> • Education contribution of £9,810 • • Open Space provision of £2,862.72 	<ul style="list-style-type: none"> • Commencement of development • First residential occupation 	Completed
14/0056/FULL	Land at Sebright Road Wolverley	<ul style="list-style-type: none"> • Open Space provision of £6,679.68 	<ul style="list-style-type: none"> • First residential occupation 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0027/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £48,069 – to be used at Stourport Primary School / Stourport High School • Public Open Space Contribution of £11,450.88 – to be used at Riverside, Stourport • 30% Affordable Housing Provision – 8 units (4 Social Rent / 4 Shared Ownership) 1 No. House and 7 No. Apartments. 	<ul style="list-style-type: none"> • First residential occupation • First residential occupation 	Completed
13/0657/FULL	Former Garage Site Off Orchard Close Rock	<ul style="list-style-type: none"> • Open Space provision of £1,908.48 	<ul style="list-style-type: none"> • First residential occupation 	Completed
13/0645/FULL	Land adjacent to Upton Road Kidderminster	<ul style="list-style-type: none"> • Open Space provision of £2,385.60 	<ul style="list-style-type: none"> • First residential occupation 	Completed
13/0574/FULL	17-26 Vicar Street Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £2,544 (Foley Park Community Primary School and Baxter College) • Public Open Space Contribution of £1,431.36 to be spent at St Georges Park • Affordable Housing Contribution of £140,000 to be spent across Wyre Forest 		Agreement drafted

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Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0573/FULL	Coopers Arms Canterbury Road Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Open space provision of £4,294.08 	<ul style="list-style-type: none"> • Commencement of development • First residential occupation 	Completed
13/0494/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £13,896 (The agreement should replicate the agreement previously agreed under reference 13/0049/FULL) 	<ul style="list-style-type: none"> • First residential occupation 	Completed
13/0465/FULL	Stadium Close Aggborough Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £6,202.56 • Transport contribution – To be confirmed 		Completed
13/0337/FULL	Mill Bank House Mill Street Kidderminster	<ul style="list-style-type: none"> • Affordable Housing contribution of £28,500 to be spent by the District Council to aid affordable housing schemes within the Kidderminster Area 		Completed and contribution paid 18/7/14
13/0082/FULL	Riverside Building Former Carpets of Worth Site Severn Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £9,810 • Public Open Space contribution of £2,316 • Affordable Housing – 3 no. dwellings 		Draft with solicitors

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

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

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Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0507/FULL	Land off Clensmore Street Churchfields Kidderminster	Supplemental agreement to confirm the terms of the original apply to the new application		Agreement completed
12/0690/FULL	5 and 6 Church Street Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £2,542.80 		Completed
12/0447/FULL	Six Acres Castle Hill Lane Wolverley	An obligation not to carry out any further work in respect of the planning permission issued under 11/0345/Full		Awaiting ownership details
12/0667/FULL	British Red Cross Society Redcross House Park Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £3,390.40 • Open Space contribution of £2,779.20 		Agreement completed
12/0644/S106	Primary Care Centre Hume Street Kidderminster	Variation to allow a Community Transport contribution to replace already agreed public transport contribution		Draft out for agreement
12/0623/FULL	Land adjacent 7 Hartlebury Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £15,696 • Open Space contribution of £2,316 		Agreement completed
12/0528/FULL	Sutton Park Reservoir Sutton Park Road Kidderminster	£85,000 towards offsite affordable housing	Commencement of development	Agreement completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0429/FULL	The Old Post Office Blackwell Street Tower Buildings Kidderminster	£8,400 towards off site open space	Prior to first occupation of any unit	Completed
12/0114/FULL	Former Blakedown Nurseries Belbroughton Road Blakedown	<ul style="list-style-type: none"> • Education contribution of £147,188 • The provision of 19 affordable units 13 social rented 6 shared ownership • Open Space contribution of £31,932.96 to be spent as specified (or not) by the Parish Council 	<p>Prior to first occupation of any unit</p> <p>Prior to first occupation of any unit</p>	Completed
12/0433/FULL	Caunsall Farm 100 Caunsall Road Caunsall	Revocation of Secretary of State's decision dated 19 March 1979 which allowed a retail shop		Completed
12/0155/FULL	Land to rear of 10 York Street/ 31 High Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £2,460 • Public Open Space contribution of £1,349.28 	Commencement of development	Draft with applicants

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	(i) a minimum of 12% affordable housing; (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West; (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal) (iv) up to £35k towards public realm		Completed
12/0268/S106	Morganite Advanced Ceramics Bewdley Road Stourport on Severn	Variation to allow revised affordable housing percentage (24%)		Completed
11/0309/FULL	1 Frederick Road, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12
11/310/FULL	Unit 1 Frederick Road, and land to the east, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12

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Application Number	Site	Provisions	Triggers for Compliance	Performance
11/0390/FULL	Corner of Hurcott Road and Stourbridge Road Kidderminster	<ul style="list-style-type: none"> Air Quality Monitoring and Management contribution of £10,000 		Agreement completed and contribution paid
11/0471/FULL	Clent Avenue, Kidderminster	<ul style="list-style-type: none"> Open space contribution of £2,023.92 		Agreement completed
11/0469/FULL	Richmond Road Bewdley	<ul style="list-style-type: none"> Open space contribution of £1,779.04 		Engrossment agreements with applicants for signature
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period 	Commencement of development	Completed
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> To prevent implementation of 10/0653/FULL approved 13th December 2010 To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling 	Immediate	Completed

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

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Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> • Education contribution of £38,224 • Highway contribution of £20,000 • Affordable housing provision of 25 units (11 Shared Ownership & 14 Rent) 	<ul style="list-style-type: none"> • Occupation of one third of dwellings • Occupation of first dwelling • Before completion of the general market dwellings 	Completed
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> • Public open space contribution of £3055.92 • Sustainable transport contribution of £90.00 	Commencement of development	Agreement completed
10/0558/FULL	Car Parking area at end of Church Street, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £7,408 • Open space provision • Bio diversity contribution • Public realm provision 	First occupation	Completed
10/0446/FULL	Land adjoining 7 Hartlebury Road, Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £2,182.80 • Education contribution of £20,311.00 	First occupation	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0505/FULL	Briars Hotel 100 Habberley Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £45,123 • Open Space contribution of £17,025.84 • Biodiversity contribution (to be agreed) • Transfer of woodland to WFDC 	First occupation	Completed
10/0347/FULL	Hume Street, Kidderminster	<ul style="list-style-type: none"> • Bus Service contribution £58,000 • Highways contribution £22,000 	<ul style="list-style-type: none"> • Commencement of Development • First occupation 	Completed
10/0165/FULL	Rear of 78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed
10/0125/FULL	New Manor Public House 76 Minster Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed

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