

Open

Planning Committee

Agenda

6pm
Tuesday, 19th January 2016
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor S J Williams
Vice-Chairman: Councillor G C Yarranton

Councillor J Aston	Councillor S J M Clee
Councillor J Greener	Councillor J A Hart
Councillor M J Hart	Councillor D Little
Councillor F M Oborski MBE	Councillor M Rayner
Councillor C Rogers	Councillor J A Shaw

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 Lynette Cadwallader Committee Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732729 or email lynette.cadwallader@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.

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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, 19th January 2016

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 15th December 2015.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	12
6.	Planning and Related Appeals 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.	95
7.	Section 106 Obligation Monitoring To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.	103

8.	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.	
9.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

10.	<p>New Enforcement Case</p> <p>To receive a report from the Director of Economic Prosperity & Place on a new enforcement case.</p>	-
11.	<p>Enforcement Matters</p> <p>To receive a report from Director of Economic Prosperity and Place which provides Members with a summary report on enforcement matters, and specifically the volume of new complaints.</p>	-
12.	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.	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER

15TH DECEMBER 2015 (6.00PM)

Present:

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, S J M Clee, J Greener, J A Hart, M J Hart, D Little, F M Oborski MBE, M Rayner, C Rogers and J A Shaw.

Observers:

Councillors: T A Muir and J D Smith.

PL.46 Apologies for Absence

There were no apologies for absence

PL.47 Appointment of Substitutes

No substitutes were appointed

PL.48 Declarations of Interests by Members

Councillor M Hart declared, in respect of application number 15/0050/FULL, Brockencote Hall Hotel, Brockencote, Chaddesley Corbett, Kidderminster DY10 4PY, that he had received correspondence from Sir Peter Rigby owner of the Eden Hotel Collection regarding the application, and had met Mr Rigby as a result of a charitable donation Mr Rigby had made to Chaddesley Corbett Primary School and a photograph of them both had been published in the press. He stated he came to the meeting with an open mind.

PL.49 Minutes

Decision: The minutes of the meeting held on 17th November 2015 be confirmed as a correct record and signed by the Chairman.

PL.50 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 538 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 538 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.51 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 7.25pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

15th December 2015 Schedule 538 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 15/0050/FULL
Site Address: BROCKENCOTE HALL HOTEL, BROCKENCOTE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4PY
Application DEFERRED for a site visit

Application Reference: 15/0170/FULL
Site Address: KIDDERMINSTER 132KV/11KV GRID SUBSTATION, NEW ROAD/TRAM STREET, KIDDERMINSTER, DY10 1AB
Application DEFERRED at request of Development Manager

Application Reference: 15/0453/FULL
Site Address: OFF DRAYTON GROVE, DRAYTON ROAD, BELBROUGHTON, STOURBRIDGE, DY9 0BW
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. No demolition 4. B1a (Samples/details of materials) 5. B11 (Details of enclosure) 6. B13 (Levels details) 7. E4 (Drainage prior to occupation) 8. J1 (Removal of permitted development – residential) 9. Entrance gate to “5 bar” and retained as such 10. Access gates 11. Access, turning and parking 12. Cycle parking (single unit)

Application Reference: 15/0616/FULL
Site Address: 48 OXFORD STREET, KIDDERMINSTER, DY10 1AR
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans)

Application Reference: 15/0624/OUTL

Site Address: VALE ROAD CAR PARK, STOURPORT-ON-SEVERN, DY13 9AB

Application DEFERRED at request of Development Manager

Application Reference: 15/0468/FULL

Site Address: ALDI FOOD STORE LTD, GREEN STREET, KIDDERMINSTER, DY10 1JF

Delegated APPROVAL be given subject to:

- a) the signing of a **Section 106 Agreement** to secure a commuted sum payment of £99,999.00 to be used solely for the future maintenance and upkeep of Council owned publicly accessible car parks within Kidderminster town centre; and
- b) the following conditions:
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B6 (External details – approved plans)
 4. Access, turning and parking)
 5. E2 (Foul and surface water)

Application Reference: 15/0566/FULL

Site Address: THE COACH HOUSE, TANWOOD LANE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4NT

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1a (Samples/details of materials)
4. C3 (Tree protection during construction)
5. C8 (Landscape implementation)

Application Reference: 15/0583/OUTL

Site Address: STOURPORT HIGH SCHOOL, KINGSWAY, STOURPORT-ON-SEVERN, DY13 8AX

Delegated APPROVAL subject to:

- a) referral to the Secretary of State and the decision not to call in the application being received; and
- b) the following conditions:
 1. A1 (Standard outline)
 2. A2 (Standard outline – reserved matters)
 3. A3 (Submission of reserved matters)
 4. A11 (Approved plans)
 5. Reserved matters to show buildings of two storeys only and a

Agenda Item No. 4

- height no greater than any existing building on site.
6. The existing sixth form block shall be demolished and completely removed from site and the site laid out for the provision of playing fields within three months of the date of first occupation of the replacement sixth form block.
 7. Materials to be agreed
 8. Landscaping to be agreed
 9. Landscape implementation
 10. Tree protection details to be agreed
 11. Water management/drainage details to be agreed
 12. The new replacement playing fields shall be provided in accordance with drawing no. 14/1170-02 and shall be made available for use in accordance with the requirements of Condition 6 above.
 13. Unless otherwise agreed in advance and in writing by the Local Planning Authority after consultation with Sport England, the playing field shall not be used other than for outdoor sport and play.
 14. No development shall commence until a playing field restoration scheme for the site edged on drawing no. 14/1170-02 has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The restoration scheme shall provide details of the following:
 - i. existing and proposed ground levels;
 - ii. existing and proposed soil profiles;
 - iii. measures to dispose of/accommodate waste materials on the site;
 - iv. drainage measures including where appropriate under drainage;
 - v. proposed seeding, feeding, weeding and cultivation measures;
 - vi. boundary treatment;
 - vii. five year aftercare and maintenance arrangements;
 - viii. installation of equipment (e.g. goal posts);
 - ix. restoration and maintenance programme.

Application Reference: 15/0619/FULL

Site Address: 18 NIGHTINGALE DRIVE, KIDDERMINSTER, DY10 4JJ

APPROVED

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

19/01/2016

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
15/0050/FULL	BROCKENCOTE HALL HOTEL BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER	DELEGATED APPROVAL	13
15/0264/FULL	CHADDESLEY CORBETT ENDOWED PRIMARY SCHOOL THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	DELEGATED APPROVAL	41
15/0602/FULL	5 WYRE HILL BEWDLEY	APPROVAL	67
15/0603/LIST	5 WYRE HILL BEWDLEY	APPROVAL	67
15/0624/OUTL	VALE ROAD CAR PARK VALE ROAD STOURPORT-ON-SEVERN	DELEGATED APPROVAL	72

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
15/0607/RESE	BROAD STREET CAR PARK BROAD STREET KIDDERMINSTER	APPROVAL	92

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
19TH JANUARY 2016

PART A

Application Reference:	15/0050/FULL	Date Received:	29/01/2015
Ord Sheet:	388740 273204	Expiry Date:	30/04/2015
Case Officer:	Emma Anning	Ward:	Wyre Forest Rural

Proposal: Proposed development to form new functions suite and Spa and extension to existing car park.

Site Address: BROCKENCOTE HALL HOTEL, BROCKENCOTE,
CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4PY

Applicant: Eden Hotel Collection

Summary of Policy	DS04 CP01 CP02 CP03 CP10 CP11 CP12 CP14 (CS) SAL.PFSD1 SAL.CC1 SAL.CC2 SAL.CC6 SAL.CC7 SAL.UP1 SAL.UP5 SAL.UP6 SAL.UP7 SAL.UP8 SAL.UP9 (SAAPLP) CC3 CC8 CC9 CC10 CC11 CC12 (Chaddesley Corbett Neighbourhood Plan) Sections 3, 4, 7, 9, 11, 12 (NPPF)
Reason for Referral to Committee	'Major' planning application. Third party has registered to speak at Committee. Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	DELEGATED APPROVAL

THIS APPLICATION WAS DEFERRED FROM THE 15TH DECEMBER, 2015 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

1.0 Site Location and Description

- 1.1 Brockencote Hall is a substantial detached hotel building sitting within a parkland setting located off the A448 in Chaddesley Corbett. Accessed via a lengthy driveway, and passing a gatehouse, the premises are within open grazing land typical of such a parkland environment.
- 1.2 The site is washed over by the West Midlands Green Belt.
- 1.3 There are neighbouring residential properties to the east, west and southwest of the site, the nearest being The Old Coach House and Farriers Cottage which sit 120m to the west. Properties to the east are approximately 350m away.

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2.0 Planning History

- 2.1 The 1926 Ordnance Survey map for the area shows the original footprint of Brockencote Hall. The 1988 plans show that the footprint of the building was largely unaltered from the 1926 footprint and as such, for the purposes of determining the size of the 'original' building (as defined at Annex 2 of the National Planning Policy Framework) then the 1926 footprint is a good and reasonable approximation of what was original, for the purposes of planning.
- 2.2 The application site has a large number of planning applications associated with it. Those applications relevant to the current hotel use are detailed below:
- WF/0304/85 – Change of use from dwelling to hotel : Approved
 - WF/1028/87 – Dining room extension : Approved
 - WF/0723/88 - Conversion of outbuilding to staff accommodation : Approved
 - WF/0857/91 - Eleven bedroom wing with conference room, link area and conservatory : Approved
 - WF/0917/99 - Stationing of two portable buildings to provide kitchen and dry storage facilities and erection of fencing and gates : Approved
 - 08/0944/FULL - Extension to kitchen & ancillary store : Approved
 - 12/0175/FULL - Internal alterations and refurbishment works to public areas and bedroom accommodation. Additional alterations to ground floor conservatory structure and north and west facing windows of the west wing bedroom accommodation at roof level. New Balustrade and handrail to existing access ramp. Conversion of existing staff changing and storage area into staff accommodation : Approved
 - 12/0765/FULL - Construction of hard-standing and erection of a permanent marquee, creation of an additional 67 car space parking area and associated works : Withdrawn

3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – The Parish Council were unable to consider this application without information as to what changes have been made to the application. We originally raised some objections, which were:
1. The new building should blend in with the existing building

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2. Sound proofing and air conditioning should be mandatory to ensure that noise from use of the new building does not extend to surrounding properties.
3. Restrictions should be placed on use of outdoor facilities to respect the privacy of adjacent residents.
4. Lighting should be low level, on timers, using down lights wherever possible to avoid light pollution to surrounding properties
5. Neighbourhood Plan Policy CC10 Section 6 should apply to this development.
6. A full highways appraisal of increased traffic flow and access should be carried out.

3.2 Highway Authority – No objections to the proposed development.

3.3 Environment Agency –

Foul Drainage: I note that we were consulted on this application because the planning application form specified that foul drainage from the proposed development would be disposed of via non-mains drainage. However, the additional information and documentation submitted clarifies that the hotel is connected to the mains foul sewer via a pumping station that is being maintained by Micromac Filtration Ltd. This is as part of an agreed contract to look after the foul sewer infrastructure of a number of hotels that make up the Eden Hotel Collection, which includes Brockencote Hall. It would appear that the foul sewer pumping station serving Brockencote Hall Hotel was inspected on 8 December 2014.

We are satisfied that the additional information submitted confirms the hotel is connected to the mains foul sewer. On this basis we would not propose to comment any further on the proposed development.

The proposal would involve the addition of swimming pool effluent, chlorine chemicals and backwash filter chemicals to the foul sewer effluent leaving the site. Therefore we would recommend that Severn Trent Water Ltd are consulted on the proposed development, to clarify whether the proposal would cause any issues for the treatment works receiving the effluent from the hotel.

Flood Risk Standing Advice (FRSA): Given the scale and nature of the proposed development (within Flood Zone 1) we would not wish to comment on surface water run-off but would refer you to our Local FRSA 'Surface Water Management Advice Note' in consultation with the North Worcestershire Water Management team (Lead Local Flood Authority) as the lead on surface water matters.

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- 3.4 Planning Policy Manager – My comments mainly focus on the principles around Green Belt Policy and the interpretation of very special circumstances. Policy SAL.UP1 (Green Belt) therefore applies to this proposal. This policy is very clear in its requirement that development will not be permitted on land within the Green Belt except in very special circumstances. It is therefore for the applicant to demonstrate, and for the decision maker to then weigh up, whether very special circumstances exist in this particular case, which outweigh the presumption against inappropriate development in the Green Belt.

The applicant outlines the perceived very special circumstances in the accompanying Design and Access Statement. In particular they consider that the Economic Impact Assessment and the economic benefit of the proposal can be weighed against inappropriate development in the Green Belt. Page 21 of the Design and Access Statement specifically states:

“The application also demonstrates that considerable economic benefit will result from this proposal both directly and indirectly to the local economy, which we consider when coupled with the amended design, to create the material circumstances that outweigh the presumption against development in the Green Belt.”

Further to the case officer’s request, the applicant has also submitted evidence of relevant exceptional circumstances relating to the measured social benefits presented by the proposal. This highlights the fact that many of the other roles on offer will be of a type and nature that attract younger people into their first employment. It states that Brockencote benefits and extensively serves the local community and annually provides a comprehensive social season including an annual food festival that runs for two days and accommodates 2,500 visitors.

The applicant states that the hotel is losing customers and is unable to plan and provide for the local community because the pressure of the wedding business means that potential users are unable to plan or impulse visit due to the open/closed nature of the current establishment. The proposals – through the additional provision of space – will solve both of these issues and therefore allow the hotel to remain economically viable and be consistently available for local use, engagement and social benefit.

Indirect social benefits are highlighted which relate to the secondary spend of those attracted to use other local businesses and the additional overnight facility this proposal will provide to address the issue of the wider local economy being too over dependent upon day visitors.

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Policy CP10 of the Adopted Core Strategy provides in principle support for existing and potential new tourism ventures. It supports sustainable proposals that improve the quality and diversity of existing tourist facilities, attractions and accommodation subject to the proposals not causing adverse impacts on the surrounding environment. It recognises that there has always been a strong tourism economy within the District which has helped shape the local economy and also the landscape of the area contributing to its local distinctiveness.

In accordance with the requirements of Policy SAL.UP1, the applicants have submitted evidence in support of why they consider these particular proposals in this specific case demonstrate very special circumstances. They consider that particular weight should be afforded to the Economic Impact Assessment of the proposals and the important role that Brockencote Hall has in the local economy in addition to the secondary benefits that the proposals will bring. It is now for the decision maker to take a view as to whether the evidence submitted is robust enough to outweigh the presumption against inappropriate development in the Green Belt in this particular case.

- 3.5 North Worcestershire Economic Development & Regeneration (NWEDR) – Brockencote Hall Hotel has operated as a hotel for in excess of 25 years and has recently been acquired by the Eden Hotel Collection who have invested £1.5m to improve the condition of the hotel. Despite this initial investment, the hotel is limited in terms of the events it can hold due its restricted size. This application is seeking permission to extend the range of facilities that the hotel can provide, which will enable continued economic growth.

It is understood that this site is located within the Green Belt, however, NWEDR consider there to be important economic considerations that need to be taken into account when making this decision.

The National Planning Policy Framework (NPPF) outlines core planning principles and seeks to underpin both plan making and decision making. In applying the principles to this application we consider that the proposals achieve the following;

The proposals “proactively drive and support sustainable economic development” through a proposed enhancement to a local business. As the core planning principles state, every effort should be made objectively to identify and then meet the business needs of the area. It is considered that the proposal would help to meet the business needs of the area.

NPPF Paragraph 28 under supporting a prosperous rural economy it states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The proposals under this application fulfil these requirements by ensuring the business remains in this location.

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The NPPF also identifies, at Paragraph 89, that acceptable development comprises the “extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”. Whilst it is not our role to comment on whether or not the proposal is disproportionate or not, the fact that the NPPF identifies that extensions within the Green Belt are not ‘inappropriate’ and it is felt that this proposal would bring tangible benefits, if supported.

Given the above policy context, it is considered that this application does have support through the national framework for it to be viewed favourably.

In terms of local planning policy considerations; Core Strategy Policy CP10: Sustainable Tourism, provides support to sustainable proposals that improve the quality and diversity of existing tourist attractions, subject to proposals not causing adverse impacts on the surrounding environment and infrastructure. The Wyre Forest area is popular with day visitors and approximately 10% of jobs within the area are related to the tourism industry, above the national average. It is necessary that future planning policy protects and enhances this aspect of the economy (Sustainable tourism, A good place to do business – Site allocations and policies local plan 2006-2026.) The challenge for the Local development framework is to broaden the offer and facilitate an appropriate environment to enable visitors to stay in the District for a greater length of time which should help to secure greater economic benefit for the area as a whole. The proposals for Brockencote Hall fall in line with these aims.

Brockencote Hall Hotel is already a significant contributor to the local economy. The applicants have identified that the business generates a turnover of £1.5m p.a., and is responsible for 41 jobs directly and a further 43.7 as a result of indirect and induced economic impact through spend of employees and local supply chain companies. With the proposed investment, turnover is expected to increase to nearly £2.4m p.a., generating 53 jobs directly and 55.2 jobs through indirect and induced impacts. In net terms therefore, the proposed development is likely to create an economic gain to the local area of:

- An increase in total tourism expenditure of £833,000 in 2015 compared to 2013 at the hotel
- As a result of increased salary and local supply chain expenditure, a net impact to the local economy of £615,882 per annum
- An increase in direct employment of 12 FTEs
- An increase in indirect and induced employment of 11.4 FTEs

It is considered that this proposed economic uplift provides a strong argument for considering the development favourably.

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It is also worthwhile noting that permission has recently been granted for an extension to a building in the Green Belt at Mustow Green, which is located in close proximity to Brockencote Hall. This application was made by a car garage business, which identified the importance of their growth and the economic benefits it would bring. It is considered that this current application, although different in scale, is similar in principle and therefore should be considered in the same way. In addition to this local example; it is also worthwhile noting that planning consent has recently been given to West Midland Safari and Leisure Park for a brand new Hotel, Conference Centre and Water Park within a Green Belt designation. Again, whilst the scale of the Safari Park proposal is different (i.e. much larger), the principle of promoting economic growth with the Green Belt is something which clearly can, and has been, supported and delivered without compromising the role that the Green Belt performs.

Tourism plays an important role in the local and national economy, and is seen as a priority sector within Wyre Forest that has potential for significant and above average growth rates. However, it is recognised that the tourism industry needs to continue to invest in improving the range and quality of the offer, and a lack of such investment will undermine the competitiveness and contribution of this sector. Within Worcestershire, and the Wyre Forest District in particular, tourism is a major employer and a very significant industry. However, research undertaken for the Worcestershire Local Enterprise Partnership (LEP) has highlighted an over-reliance on domestic day visitors and the need to diversify and strengthen the tourism offer in other areas. The LEP has identified a need to improve the quantum and range of hotel provision, including particularly destination hotels. The proposed investment plans at Brockencote Hall Hotel are therefore fully in line with national and local economic priorities for growing this important sector.

In addition to this, local planning policies support the growth of the economy. This proposal will both underpin existing jobs and create a substantial number of new employment opportunities. Brockencote Hall currently employs 39 fulltime and 5 part time people. The proposed development would increase this number to 50 full time and 15 part time employees. Any increase in staffing level as a result of the development is supported by NWEDR.

As the development supports an NWEDR aim of increased employment both directly and indirectly through local business supply chains, as well as improving the opportunities for an existing business within the area, NWEDR are supportive of this application and hope it is considered favourably.

- 3.6 Conservation Officer - Further information to support the application was submitted by the applicant on 20th October 2015. My previous comments on the scheme as submitted on 1st May 2015 stand:

The applicant has provided in support of this application a detailed Heritage Impact Assessment (HIA), the latest version of which is dated April 2015.

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Section 2.1 Legislation identifies the Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (English Heritage 2015) and the “5 step process” in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset. The next sections of the HIA identify the heritage assets affected by the development, and considers their settings, as per step 1 of the 5-step process.

Section 2.2 Planning Policy identifies the relevant WFDC policies CP11 and SAL.UP6, as well as Policy CC8, Landscape Design Principles, contained within the Chaddesley Corbett Neighbourhood Plan. Policy CC8 at 2 vi) refers to the view of the medieval fishponds looking towards Brockencote as being a strategic view, to be protected by ensuring that the visual impact of development on this view is carefully controlled.

The HIA at Section 3 provides a comprehensive background to the development of Chaddesley Corbett, 3.1; Brockencote Hall, 3.2; and the contents of the Worcestershire Historic Environment Record, 3.3. It also identifies all the relevant listed buildings and Conservation Areas, 3.4. More specific detail is provided on the Ha Ha, 3.5, directly impacted by the proposed development and the listed Dovecote, 3.6.

Step 2 assesses whether, how and to what degree these settings make a contribution to the significance of the heritage assets. St. Cassian’s Church, 3.7, is a landmark feature as viewed from the south at Rushock where its spire stands clearly against the sky. I consider that the wider rural landscape including the development site makes more than the negligible contribution to the overall significance of the church referred to within the HIA.

The significance of the Chaddesley Corbett Conservation Area, 3.8, is reinforced by the views out of the Area into the surrounding countryside. The lack of large scale development in the surrounding countryside reinforces the significance of the historic settlement with that settlement boundary essentially forming the boundary of the Conservation Area. I would agree that in its present open-parkland state the development site makes only a negligible contribution towards its significance, but argue that significance is likely to be compromised by the construction of a large building on the proposed site.

Section 3.9 of the HIA focuses on significance and setting. I tend to disagree with the statement that, as it does not appear on the HER, the degree of consideration to be afforded to the protection and conservation of the Ha Ha should be minimal. In my opinion the full significance of the Ha Ha is as yet not understood.

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I also disagree that the development site makes only a negligible level of input to the significance of the church and Conservation Area. Forming part of the wider rural setting it is nonetheless relatively close to these designated heritage assets, screened only by parkland trees which have no protected status.

Although the HIA provides analysis of the impact of the proposed development on key designated and undesignated heritage assets, both on the development site and within the nearby Chaddesley Corbett Conservation Area, it stops short of a comprehensive landscape analysis of the impact on views towards and from the Conservation Area, as it sits within the wider, open Green Belt landscape.

Yet the HIA asserts, at page 24, that the proposals will result in no impact on the significance of the Conservation Area, and thus accord with paragraph 14 of the NPPF. I do not think this argument has been fully justified.

As the proposed development lies within Green Belt and it is the impact of that development on the openness of Green Belt which is crucial to the planning decision here, (ref: NPPF paragraph 79), I think the lack of detailed landscape analysis is a serious concern.

Although elevation drawings have been submitted which show the proposed development in its context adjacent to the existing hotel, there has been no attempt made to illustrate the scheme in its wider context within the Green Belt.

NPPF Policy 79 states that “the essential characteristics of Green Belts are their openness and their permanence”. The application as submitted fails to provide a clear and convincing case that the proposed development will maintain the openness of the Green Belt. This is critical because one of the fundamental characteristics of the Chaddesley Corbett Conservation Area is that it is entirely surrounded by Green Belt, and its rural setting is protected by that Green Belt.

I consider that the development of the site will cause less than substantial harm to the setting of these assets, rather than the negligible level that is attributed by the HIA.

The P (LBCA) A 1990 s.72 requires decision makers to consider the desirability of preserving or enhancing the Conservation Area, which is echoed in WFDC Policy SAL.UP6 2. Conservation Areas.

The Chaddesley Corbett Conservation Area Appraisal at “3.9 Views b) Out of the Area” notes that “Views out of the Area are more common than the views into, but mostly reflect the rural setting of the village. Key views are ... from the southern end of the Area, looking south ... the views south reinforce the relationship of the Area and the countryside.”

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The proposed development is partially screened from the Conservation Area by a group of deciduous trees, none of which are subject to a tree preservation order. In the winter and spring the existing buildings of the Brockencote Hall Hotel are clearly visible through these trees.

The new building will add to the already much extended Brockencote Hall (see WF/857/91) to create a row of large built forms which will be seen silhouetted against the skyline as viewed looking south from the A448. This will impact on the openness of the Green Belt as perceived in views south from the Conservation Area.

To compound this, the proposed extension to the car park to the north of the existing hotel will compound the glare already experienced in views south, which is caused by sunlight reflecting from rows of parked vehicles. The impact will be similar to the glare caused by a solar array, albeit it will be constantly changing depending on the number of vehicles parked and their precise orientation.

I think these elements of the proposal will affect the openness of the Green Belt and will NOT reinforce the present relationship between the Conservation Area and the open countryside to the south.

A fundamental part of the character of the Chaddesley Corbett Conservation Area is its rural setting within the Green Belt, and the proposed development compromises rather than preserves its setting. This impact is not neutral and there is no enhancement of Conservation Area itself.

I believe the development proposals thus fail to accord with the P (LBCA) A 1990 s.72 and WFDC Policy SAL.UP6.

In respect of the NPPF paragraphs 134 and 135, I think that the applicant has demonstrated in the HIA that the proposed development will not cause substantial harm to any heritage assets on the hotel site.

I remain concerned about the impact of the proposals on the section of the undesignated Ha Ha and were this application to be approved I would suggest a scheme of archaeological investigation and recording take place on the affected area, as defined by Worcestershire Archive and Archaeology Service.

The impact on the setting of the Grade I Listed Church of St. Cassian, Grade II Lodge Farm and Chaddesley Corbett Conservation Area remains an issue. If the development goes ahead the preservation of the setting of these designated heritage assets will rely heavily on the maintenance of the tree screen which lies between them and the proposed development. In any case, for at least 5 months of the year the new development will be clearly visible and interrupt views south across the open countryside of the Green Belt.

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I disagree with the conclusion of the HIA on page 26 that there will be no impact on the significance of either St Cassian's Church or the Chaddesley Corbett Conservation Area.

The interruption to the views to and from (and to the wider setting) of the Conservation Area is in my view harmful, although that harm is less than substantial. Thus to invoke paragraph 134 of the NPPF, the public benefits of the proposal should outweigh the level of less than substantial harm caused. The applicant has submitted an additional document reiterating the dimensions of sustainable development as detailed within the NPPF 2012, which concedes that the proposal does not accord with the development plan and is inappropriate development within the Green Belt.

This document then refers to the NPPF paragraphs which outline the "very special circumstances" which the LPA is required to weigh up against the inappropriate development.

The document concedes that the proposed development does not accord with Policy SAL.UP1, going on to outline the "likely" economic gains to the area. These gains do not appear to be supported by any further specific documentary evidence to support the proposal, those references which are made refer to existing published studies.

The document also outlines the charitable work of the applicant's parent organisation and how that has benefited the local school in the past. This is irrelevant to public benefits deriving from the proposed development.

There is a list of local suppliers to the existing establishment which identifies growth in the value of the supply of their services in recent years. There is no data to confirm that the development will sustain that level of growth under a new business model.

The Sections on Breeam and the construction of the building cannot be considered "very special circumstances" as these are in any case required of any development.

The document summarises that unless the expansion as required of the proposed business model is approved the hotel will not be able to provide facilities of much benefit to the local community, implying that it does not at present, but hopes to do so in the future.

The applicant makes what appears to be a compelling case for the development on economic terms related to its business model, but offers no tangible evidence of any real ongoing public benefits apart from employing more local people (although the rural location will no doubt necessitate additional vehicular journeys for customers, employees and suppliers). At most it appears any public benefits from the proposed development will be marginal and impact on relatively few people within the District.

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In this case, however, the development also impacts on the historic environment and the wider setting of both listed buildings and the Conservation Area, which the Green Belt around Chaddesley Corbett specifically serves to protect. I think that “very special circumstances” have not been demonstrated as there are insufficient substantial public benefits for the development to outweigh the public benefits of maintaining the Green Belt around Chaddesley Corbett Conservation Area and securing its wider environment from encroaching development.

I recommend refusal, as paragraph 134 of the NPPF is not satisfied.

- 3.7 Historic England – The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 3.8 Worcestershire Archive & Archaeology Service – The proposed development may affect deposits of archaeological interest relating to the historic park associated to Brockencote Hall. Mapping shows that the current Hall was built in the early nineteenth century, replacing an earlier house to the west. The land was still identified as parkland in the late eighteenth century. Within the footprint of the proposed new suite a small building of uncertain function appears briefly at the end of the nineteenth century. The development will also affect the Stone ha-ha at its eastern end. I would therefore advise, as a condition of planning consent, that an archaeological watching brief be carried out on all groundworks associated with the development, with special attention to recording the ha-ha in section and any remains of the former building show on historic mapping.

The County and the District has a responsibility to protect, either by preservation or record, cultural remains within its jurisdiction, and this is emphasised by the National Planning Policy Framework section 12, paragraph 141, and Local Plan Policy SAL.UP6 (Safeguarding the Historic Environment). NPPF states "... They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.³⁰ However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

In order to comply with policy, the following two conditions should be attached to any consent

- a) Programme of archaeological work to be submitted and approved
- b) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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- 3.9 Arboricultural Officer – The crown spread on the cedar looks to be correct and there is around 6 metres from the crown to the edge of the RPA. I'd therefore be happy for the specification sent to you by Tim Ranger for the scaffold. I would like a plan of where the tree protective fencing is actually going to be and a condition requiring a Consulting Arborist to check that all the tree protective measures are being adhered to would be a good call.
- 3.10 Countryside Conservation Officer – The ecological survey does the job nicely and my level of concern is now greatly reduced. The ecologist has recommended they have another look at the T2 tree. The tree survey report on this tree doesn't make it sound like the tree has the largest level of potential and as there is little other bat activity in the immediate surrounds so I feel we could condition this survey. There is some slight mitigation suggested in the form of a native tree or 2 planted to replace the trees lost and a few bat boxes.
- 3.11 Worcestershire Regulatory Services (WRS) – Due to existing complaints regarding noise nuisance caused by wedding events, I have concerns that the proposed development of a function suite at Brockencote Hall may give rise to further complaints of noise nuisance, which would be detrimental to the enjoyment of nearby dwellings. Prior to the proposed suite being operated, I would seek to obtain from the applicant a comprehensive noise management strategy, indicating how noise escape will be controlled so as not to give rise to complaints of statutory nuisance.
- 3.12 Ramblers – No objection
- 3.13 Severn Trent Water – No objection subject to drainage condition
- 3.14 Friends of the (Chaddesley Corbett) Village – Of 159 members; 6 do not object, 36 object outright on the basis that the development is inappropriate and there are no 'very special circumstances' which exist. 117 members are concerned about noise pollution and do not object to the proposed extension provided that conditions are included to eradicate or at least minimise any noise pollution.
- 3.15 Neighbour/Site Notice – 9 letters received. The comments made are summarised as follows:

Principle of Development (Including 'very special circumstances')

- a) The proposal to expand the hotel and leisure activities at the site is counter to the Wyre Forest Core Strategy, Paragraph CP10, that supports such developments only in or close to the town centres of Kidderminster, Stourport and Bewdley, as well as the policies on town centre development as set out in the NPPF. Brockencote's own submission accepts that their proposal does not comply with this core strategy.

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- b) The justification for this development appears to be the need by Brockencote to expand their business in order to compete with existing local hotels and wedding venues. On page 117 of their Design and Access Statement they quote “.....*that is causing considerable concern for the owners given a successfully trading restaurant is critical to the continued viability of the hotel, the restaurant is now clearly losing market share as potential dinners(sic) eat elsewhere.*” Their business case is flawed since it ignores the fact that most of the “new revenue” for Brockencote is already being spent locally with other hotels and this development will lead to no new net economic benefit to the local area. This is all about Brockencote increasing its market share by taking business, particularly wedding receptions, away from other local hotels. Furthermore as spa facilities are available in many other local hotels and venues this development would not provide a service that does not already exist. Therefore, Brockencote have not made a business case that justifies “very special circumstances” for developing in the Green Belt. The need by Brockencote to expand its business for its own internal interests does not meet this condition.

Sustainability

- c) The development is not “sustainable” since the increased activity at Brockencote will be at the expense of other local existing hotels and will damage their economic prospects and likely lead to job losses at these locations.
- d) The economic justification for the development is flawed because it falsely claims all of the increased revenue for Brockencote is additional revenue for the local area and is therefore misleading in its forecast on local economic impact. This latest submission has made no attempt to analyse the negative impact this development will have on other local Wyre Forest hotels and wedding venues, or to prove that the increased revenue for Brockencote is “new” revenue for the local area. Clearly the hotel provides a service to the area, providing hotel rooms, a restaurant, meeting rooms amongst other facilities that one would expect from any hotel. I accept that it is a hotel with high standards but these are not unique in the catchment area. Facilities are already available in many hotels within ten kilometres of either the centre of Kidderminster or Brockencote itself. No-one has cancelled a wedding or other function because Brockencote does not have the facilities. They simply go elsewhere in the Wyre Forest area where equivalent facilities already exist. The positive social benefits of employment and supply opportunities that any business brings are acknowledged, however, the question for this application is whether the net benefits in the Wyre Forest area as a result of this development are sufficient to warrant an exception to NPPF Green Belt Policies or the Wyre Forest Core Strategy.

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Scale, Siting & Design

- e) The proposal for a separate disproportionate new building (1789 sq. m. or 19,200 sq. ft.) is counter to the National Planning Policy Framework (“NPPF”) policy to protect the Green Belt and it does not meet the conditions set out in paragraph 87 of the NPPF of “very special circumstances” in order for approval to be given.
- f) This proposal is for a very large new building in the Green Belt, almost equal in size to the main hotel building and out of keeping with the location, as well as a much enlarged car park.
- g) Brockencote Hall Hotel is a well established boutique, character hotel which sits in beautiful parkland surroundings. It would be a huge loss to the community to see this gross overdevelopment go ahead.

Noise

- h) We note, with regret, that the latest submission from Eden Hotels still fails to offer any action to minimise noise disturbance to neighbours. Indeed, the June 2015 noise assessment admits there will be intrusive noise pollution when patio doors or windows are open. We have real concerns over the lack of specific measures to control noise pollution, particularly amplified music and also general outdoor ‘partying’, especially from outdoor smoking area. The development should not be allowed to proceed without conditions which ensure maximum sound proofing of the function room and require the hotel management and staff to ensure noise limiters are in force and doors and windows closed during the playing of amplified music.
- i) The proposal does not address the need for preventative measures to reduce the noise pollution that already exists for neighbouring properties and probably would be made worse by the planned increase in the number of functions at the hotel. Their second submission contains no evidence of new testing, review of the considerable numbers of neighbour complaints over the past year of excessive noise, or any new analysis beyond “cut and paste” verbiage.
- j) The analysis submitted is based on no new measurements and has the scientific procedural flaws of the original acoustic analysis on which all of this “new” analysis is based. Sound measurements were taken only a short distance from the hall and no attempt was taken to measure the sound at neighbouring houses (identified as location B on the map para 2.6). Instead calculations were made of what the sound would be at these locations and these calculations are based on flawed assumptions. In particular no allowance was made for wind direction, or the topology of the land, both of which can significantly increase the noise carried across the land when conditions are unfavourable. This will result in sound levels well above those indicated in this “report”. The second assumption is that the sound at source in certain frequencies will be below 81 decibels although at most frequencies the sound will be roughly 90 decibels.

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If the sound at the speakers exceeded these levels then the sound carried across to neighbouring houses would significantly increase. The report also implies that events during the summer will have open patio doors. The report makes clear that when this happens it will result in unacceptable levels of noise at neighbouring houses during the crucial period after 11.p.m. This is true even on their own flawed calculations that assume ambient air conditions. It also assumes that sound levels at source are limited (paragraphs 2.26 and 2.27). This is a clearly unacceptable situation for the neighbours.

Highway Safety

- k) It will increase travel by private vehicles and place pressure on the access to the hotel from the A448. The proposal ignores the fact that in this rural location virtually all the clients of this luxury hotel will arrive from some distance by road transportation. To suggest, as this proposal does, that any client will walk, cycle or use the bus to get there is ludicrous. Furthermore most of the staff currently arrive by car and this would be likely to increase as a result of this proposed increase in staff.
- l) The entrance is on a stretch of road with limited visibility and a very narrow pavement. Accidents have occurred around this junction. The increase in traffic that events, of the size of those proposed, would bring on the afternoon of events and also late at night when they finished is a concern. Many more cars taxis and coaches would be slowing to enter the drive and then re-entering the main road. Access and exit in a short time before and after a function of up to a hundred vehicles, taxis coming and going and coaches onto a road with limited visibility will be hazardous. There have been a number of serious accidents along this short stretch of road that included a fatality involving a member of the Brockencote staff.

Other issues

- m) Chaddesley Corbett does not have available housing stock to provide accommodation to the increased number of employees. There are no neighbourhood plans to provide sufficient housing either. The village is struggling to retain its young people but this is due to a lack of housing not employment.
- n) With regard to the Rigby Group structure and the Rigby Foundation help to the local school, these should have no connection to an application for development. Furthermore, the cost of the donation to the school is a tiny contribution in comparison to the substantial increased value of a large 1789 sq. mtr. building, built in the middle of the Green Belt in violation of NPPF guidance. The charitable donation to a local school at this late stage during the consideration of such a planning application, invites examination of the motives and intent behind such a donation, especially as it is highlighted in a letter to the Wyre Forest Planning Committee.

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4.0 Officer Comments

PROPOSAL

- 4.1 Planning permission is sought for the construction of an extension to the hotel to provide a function suite with spa and for an extension to the existing car park.
- 4.2 Taking the latter part of the proposal first, the proposed car park extension would be located to the front of the hotel off the existing car parking area and would provide overflow capacity for an additional 49 vehicles. The proposed site plan shows that the car park extension would be a gated overflow area finished in cellular gravel and grass. Boundary treatments into and around the proposed car park are proposed to match the existing iron post and rail fence.
- 4.3 The proposed function room and spa building would be a detached building located to the east of the main hotel building. The building would present as a two storey structure from all elevations save for the east facing elevation where the proposed basement level would be obvious resulting in a three storey appearance. This arrangement seeks to make use of the varied topography across the site to provide three storeys of new spa and function room provision.
- 4.4 The building would measure 10.8m to the ridge (on the two storey elevations) and 14.6m to the ridge (on elevations where the basement level is visible). The building would occupy a footprint of 872sq.m. The proposed development would add an extra 1789sq.m of floorspace to the hotel complex.

PRINCIPLE OF DEVELOPMENT

- 4.5 As the site is washed over by the West Midlands Green Belt the primary consideration is whether the proposal represents an appropriate form of development. The National Planning Policy Framework (NPPF) defines new buildings in the Green Belt as inappropriate unless the building is for the purposes set out at paragraph 89. The proposal would not meet any of the paragraph 89 exceptions including the exception which allows for extensions to existing buildings provided that they would not result in disproportionate additions over and above the size of the original building. As described at 2.1 above the footprint of the original building as shown on the 1926 Ordnance Survey plan is a reasonable approximation of the size of the original. The premises have already been extended significantly, as set out at 2.1 above. The proposed development would further add to the original footprint of the building to the point that the footprint of the original building would be far exceeded by subsequent additions. Officers consider that the proposal for the new function and spa suite represents inappropriate development in the Green Belt.

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- 4.6 In terms of the proposed car park extension, this would extend the existing car parking provision to the front of the hotel by approximately 18m northwards into existing agricultural land surrounding the functional hotel grounds. The NPPF makes provision for allowing forms of development where they would preserve the openness of the Green Belt and would not conflict with the purposes of including land in it. One such form of appropriate development is engineering operations. Whilst the NPPF offers no definition of engineering operation I am satisfied that the laying out of an area for car parking would require sufficient engineering input to be an engineering operation. It is therefore to be determined whether in this instance the engineering operation would conflict with the purposes of including land within the Green Belt.
- 4.7 Paragraph 80 of the NPPF sets out the five purposes of the Green Belt as follows;
- a) To check the unrestricted sprawl of large built-up areas
 - b) To prevent neighbouring towns merging into one another
 - c) To assist in safeguarding the countryside from encroachment
 - d) To preserve the setting and special character of historic towns; and
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- Points a, b and e are not considered relevant to the car park proposal.
- 4.8 The application site is located in a rural area of the District and is surrounded by open countryside; as such point c above is a relevant consideration. The proposed plans show that the car park extension would encroach into the neighbouring open fields to the front of the hotel building by approximately 18m. Whilst on the face of it this may seem contrary to the purpose of the Green Belt I consider that in this instance weight should be afforded to the temporary nature of the use of the car park proposed. The car park is intended for overflow purposes only and is to be constructed of materials which aim to reduce the visual impact of hard surfaces, namely cellular gravel and grass. Considering these two factors I am minded to conclude that whilst there would be some encroachment into the open countryside, the visual impact and the impact of such on the openness of the Green Belt would be minimal and transient and as such there would be no prejudice to the fundamental aim of the Green Belt which is to keep land permanently open.
- 4.9 Matters relevant to point e) of paragraph 4.7 above are considered later in this report when assessing the impact of the proposed development on landscape and heritage assets.
- 4.10 It therefore stands to be considered whether there are any 'very special circumstances' which would clearly outweigh the harm by reason of inappropriateness and any other harm to the Green Belt to allow for the proposed function suite and spa building development to proceed. Both matters are addressed in more detail in the remainder of this report.

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- 4.11 The applicant has provided a number of documents which they consider set out circumstances relevant to this application which are presented as 'very special circumstances' to accompany the application. The statement of very special circumstances is made up of the following documents received and updated since the application was initially made valid;
- a) Design and Access Statement (07/10/2015)
 - b) Economic Impact Assessment (December 2013)
 - c) Yardbird Planning Consultancy additional information relating to the social and environmental benefits of the proposal (June 2015)
 - d) Additional information relating to the social and environmental benefits of the proposal (16/10/2015)

- 4.12 The applicant's statement has been summarised as advancing the following very special circumstances in this instance:

GENERAL

- a) The proposal represents sustainable development. The presumption in favour of sustainable development in the National Planning Policy Framework requires that Local Planning Authorities balance any harm to the green belt against any benefits a proposal may bring.
- b) There are considerable economic, environmental and social benefits to be had which would outweigh the presumption against development in the Green Belt.

ECONOMIC

- c) The development plans at Brockencote are in line with national and local economic priorities for growing the tourism sector.
- d) In net terms the proposal would create an economic gain to the local area of; an increase initial tourism expenditure of £833,000 at the hotel; a net benefit of £615,882 per annum to the local economy;
- e) The hotel has a policy preference for local suppliers. Expenditure to local businesses is expected to increase by 35% since last year alone. This would only increase were the hotel to grow further.

SOCIAL

- f) The proposal would result in an increase in direct employment of 12 full time staff (or equivalent) and an increase in direct and induced employment of 11.4 FTE (full time equivalents).
- g) The proposal will result in the hotel being better able to serve the community as the additional space will enable the premises to function simultaneously as a hotel and a wedding venue. This will allow the hotel to better serve the community being consistently open for local use, engagement and social benefit.
- h) The continued success of the hotel, being part of the Rigby group, will allow the local community to further benefit from the charitable Rigby Foundation which supports good causes (a recent example being a charitable donation to Chaddesley Corbett endowed First School).
- i) The hotel has a recruitment policy with a 'local first' priority.
- j) The hotel offers training and career progression for all employees.

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ENVIRONMENTAL

- k) Roosting opportunities for bats and birds will be improved across the site as part of the proposed scheme.
- l) The proposed development will be designed to meet Building Regulations, to investigate green technologies such as ground source heat pumps and rainwater harvesting.
- m) Construction will adopt Building Research Establishment (BRE) good practice for sustainable development to minimise waste and to source locally.
- n) Forest Stewardship Council approved timber and wood will be used.

4.13 In addition to the Green Belt policies, other policies in the development plan which relate specifically to the principle of tourism related development are Policy CP10 of the Adopted Core Strategy and Policy SAL.GPB5 of the Site Allocations and Policies Local Plan. Policy SAL.GPB5 refers only to existing major tourist attractions in the District and as such, for the purposes of assessing the principle of the proposal against the development plan, Policy CP10 is considered most relevant.

4.14 Policy CP10 offers support for sustainable proposals which would improve the quality and diversity of existing tourist facilities, provided that they would not adversely impact on the surrounding environment and infrastructure. The policy is clear that new tourist accommodation should, as a first preference, be directed towards Kidderminster however the policy does allow for development in the towns of Stourport and Bewdley and in the rural settlements subject to certain restrictions. Interpreting this policy in the context of the proposed development I am satisfied that the principle of the development would accord with this policy subject to the development being found to be sustainable and capable of implementation without detriment to the surrounding environment and infrastructure.

SCALE, DESIGN & SITING

4.15 The scale of the proposed building is as described at 4.3 and 4.4 above and is considered to be a disproportionate adjacent to the original building. The original building (first used as a dwelling) occupied an approximate footprint of 633 sq.m, the existing building occupies a footprint of approximately 967sq.m and it is proposed to increase the footprint of the building by 872sq.m resulting in a building of cumulative footprint of 1839sq.m. The table below sets out the percentage increase over and above the size of the original building;

	Original	Existing	Proposed
Footprint (sq.m)	633	967	1839
+% over original	0	+ 53%	+ 190%

4.16 Being almost three times the size of the original building the footprint of the proposed development would clearly be out of scale and be disproportionate to the footprint of the original property.

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- 4.17 In the interests of completeness and a fair and comprehensive assessment of how proportionate a development would be it is necessary not only to consider the quantitative data (as detailed above) but also to make a qualitative assessment of the likely visual impact of the proposal on the original property. The proposed plans show a proposed site section with the main (and for the most part original) hotel building set against the proposed function suite and spa building. The plans do not show the added wing of the hotel, however as this is not original then it is useful that the plans do not show it as this allows for an easier comparison between the original building and the proposed development.
- 4.18 Whilst the function suite and spa building is clearly a sizeable addition to this building, because it would be a detached building within the curtilage of the hotel its visual impact on the size of the original building is lessened. The proposed site sections are useful in demonstrating how the original building would remain dominant by virtue of the proposed 18.5m separation distance and the fact that the building has been designed to present as 1.5 storey building (from the front) with a ridge height some 3.4m lower than that of the original building. Notwithstanding the disproportionate increase in footprint proposed, it is my opinion that the scale and siting of the proposed development would allow the original property to remain visually dominant over the existing and proposed additions therefore the proposed development would not, in terms of its visual impact, result in the creation of a visually disproportionate addition to the original property.
- 4.19 The proposed development is designed to reflect the architectural characteristics of the original building and is therefore considered to be of an appropriate design.
- 4.20 As detailed above, the proposed function suite and spa would be sited 18.5m to the east of the main hotel building. The footprint of the proposed development would extend beyond the existing hotel boundary on to the adjacent grazing land by approximately 30m to the east. The proposed car park extensions would similarly extend beyond the functional grounds of the hotel by 22m in a northerly direction. Whilst both developments would encroach into open countryside they would remain within close proximity to the hotel buildings and ancillary areas and as such would harmonise with the established land uses on site.

IMPACT ON HERITAGE ASSETS & LANDSCAPE

- 4.21 The application site is not in a Conservation Area however it does benefit from two heritage assets namely a Listed Dovecote and a non-listed HaHa. The site is however visible from the Chaddesley Corbett Conservation Area and as such does affect the setting of that heritage asset and other heritage assets within it. Accordingly the applicants have provided a Heritage Impact Assessment (HIA) which has been carefully considered by the Council's Conservation Officer whose comments are detailed above.

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- 4.22 The comments of the Conservation Officer have been summarised as follows:
- a) The wider application site and wider rural landscape make more than the negligible contribution to the overall significance of the Listed St. Cassian's Church as stated in the HIA submitted by the applicants.
 - b) The significance of the Chaddesley Corbett Conservation Area is likely to be compromised by the construction of the proposed large building.
 - c) The HIA does not afford sufficient consideration to the HaHa and as such its full significance (and thus any impact on that significance) is not understood.(A condition would be required to address this)
 - d) The HIA fails to provide a comprehensive landscape analysis of the impact on views towards and from the Chaddesley Corbett Conservation Area, as it sits within the wider open Green Belt landscape. The lack of analysis is a concern from a heritage protection point of view but also in terms of assessing impact on openness.
 - e) The proposal would result in less than substantial harm to the setting of local heritage assets, rather than the negligible harm attributed by the HIA.
 - f) The proposed function suite and spa building would impact on openness and affect views into and out of the Chaddesley Corbett Conservation Area.
 - g) The proposed car park would, through added glare from the windscreens of parked vehicles, detract from the setting of local heritage assets.
 - h) The proposal would not reinforce the present relationship between the Chaddesley Corbett Conservation Area and open countryside to the south. The proposal would compromise rather than preserve its setting. The impact is therefore not neutral and there is no enhancement of the Conservation Area itself.
 - i) The applicant fails to demonstrate any clear public benefit of the scheme sufficient to outweigh the less than substantial harm which would arise. The proposal therefore fails to satisfy the requirements of paragraph 134 of the NPPF.

- 4.23 Based on the expert advice of the Council's Conservation Officer with regards to heritage matters I must conclude that the proposal fails to fully satisfy the requirements of paragraph 134 of the NPPF, should it be felt that the very special circumstances provided by the applicants fail to clearly demonstrate that the proposal would afford sufficient public benefit to outweigh the less than substantial harm which would result as from the proposed development. An assessment of the very special circumstances submitted by the applicant follows in this report.

IMPACT ON NEIGHBOUR AMENITY

- 4.24 The vast majority of third party comments which have been received cite concerns over noise pollution as their main objection to the proposal. It is the case that Worcestershire Regulatory Services (WRS) have received complaints relating to noise from the hotel when functions are being held. The concern is that, with a larger function facility will come more frequent functions and as such the potential for disturbance to local residents will be worsened. No adverse comments relating to the use of part of the building as a spa or objections to the car park extension have been received from local residents.

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4.25 The applicants are clear that it is their intention to seek to attract more weddings to the hotel through the improved function room facility proposed. The facility would accommodate up to 150 guests in a dedicated function room. Due to the size of the facility and the history of noise concerns the applicants have provided a Noise Assessment which accompanies the application. This assessment has been carefully considered by WRS who comment as detailed above. In light of the comments made by WRS and given that they do not object to the proposal I can only conclude that the development would be capable of implementation without giving rise to noise pollution leading to adverse impacts on the amenity of nearby residents. I draw this conclusion based solely on the basis that it would be possible, through the use of suitably worded conditions, in conjunction with WRS colleagues to ensure that a suitable noise management plan detailing mechanisms to ensure suitable noise controls (including hours and levels) could be adopted, and which is enforceable, to prevent any increased disturbance to local residents. Control over noise from Brockencote Hall Hotel would then be subject to double control, firstly through a condition of planning permission and secondly (for any matters not related to the application) through the appropriate statutory nuisance channels via WRS.

4.26 The proposal, due to its distance from neighbouring properties, would not be likely to result in any loss of amenity due to overlooking or similar.

IMPACT ON BIODIVERSITY & ECOLOGY

4.27 Being in a rural location and being surrounded by open countryside, the site has significant biodiversity potential, there are also a number of impressive mature trees on and around the site. An ecology survey was submitted with the application which sets out some tree protection and mitigation as well as some enhancements. The report has been considered by the Council's Arboricultural Officer and Countryside Conservation Officer who does not object subject to conditions relating to tree protection and ecological enhancement. I am satisfied that the proposal would not give rise to a significant threat to ecology or biodiversity on site.

IMPACT ON HIGHWAY SAFETY

4.28 The proposal would increase the capacity of the hotel and as such it follows that the number of trips to and from the venue would also increase. This is a ground for objection raised by a number of third parties who are concerned that the current access arrangements are dangerous and this proposal would serve to make a bad situation worse.

4.29 Worcestershire County Council (as the Highway Authority) has provided comment on the proposal on two separate occasions, based on the original submission 'no objections' were submitted however following the receipt of additional information from the applicant a revised response was received as detailed above. Worcestershire Highways recommend deferral of the application based on the Transport Assessment not adequately accounting for the cumulative car parking need of the proposed development. Additional information has been requested but has, to date, not been received.

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- 4.30 Given that the Highway Authority do not raise any concerns about the proposal on the basis of highway safety then I am minded to conclude that the existing access is sufficient and that any increase in visitor numbers would not pose a threat to highway safety.
- 4.31 Further comment relating to the proposed car parking provision will be added to the Addenda and Corrections Sheet once received.

SUSTAINABILITY & VERY SPECIAL CIRCUMSTANCES

- 4.32 There is a 'golden thread' running through the NPPF of a presumption in favour of sustainable development. The Adopted Development Plan contains Policy SAL.PFSD1 which offers further support in this regard subject to development proposals satisfying other relevant policies contained therein. Notwithstanding the need in this instance for the applicant to demonstrate that very special circumstances exist to outweigh the harm by virtue of inappropriateness and any other harm, Policy CP10 of the Adopted Core Strategy requires that for tourist related development to be acceptable that development must be a sustainable form of development. The NPPF sets out the three dimensions to sustainable development at paragraph 7.
- 4.33 In seeking to demonstrate that the proposal is a sustainable form of development and that very special circumstances do exist in this instance, to justify approving the proposal the applicant has advanced the very special circumstances as summarised at paragraph 4.8 above. This provides a useful framework for assessing both how sustainable the proposal is as well as a means for assessing the very special circumstances advanced in this case, accordingly each of the three strands that are defined as sustainable development in the NPPF (i.e. Economic, Social and Environment) are addressed in turn.

ECONOMIC

- 4.34 The first thread of sustainability is the economic role of development in contributing to a strong, responsive and competitive economy. In making an assessment of the potential impacts of the development it is essential to clearly understand the character of the local economy, at both neighbourhood and District level. Accordingly the advice from North Worcestershire Economic Development and Regeneration (NWEDR) has been sought and is detailed at paragraph 3.5 above. There is support from NWEDR for the proposed development and the reason for such support is substantiated by specific reference to local targets for tourist related development which form part of the priorities of the District Council and the Local Enterprise Partnership more widely. Having balanced the views of statutory consultees against the objections of third party commentators I am minded to conclude that there is compelling economic support for the scheme proposed.

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That the proposal would assist in securing the long term future of Brockencote Hall Hotel as a destination hotel in its own right which would meet a specific need identified by NWEDR is, in my view, sufficient to afford substantial weight for the economic impacts of the development to amount to a very special circumstance in this instance.

SOCIAL

- 4.35 The second thread of sustainability is the social role it serves to support vibrant and healthy communities through providing a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The social benefits of the proposal advanced by the applicants is set out at paragraph 4.8 above.
- 4.36 There is little doubt that the proposal would lead to job creation and that, with a local-first approach to recruitment, there are some perceived benefits to the local community. The charitable approach of The Rigby Group would also be likely to deliver some wider social benefit however it must be stressed that this is not a material consideration for the purposes of considering this development.
- 4.37 The applicants have explained how the hotel, at present, is not capable of meeting the needs of the local market whilst at the same time meeting the local demand for a function suite. It is the case that the hotel and restaurant have to be closed to the public when a wedding is taking place under the current limitations of hotel accommodation and facilities. The provision of a separate function suite would eradicate this problem.

ENVIRONMENTAL

- 4.38 The third thread of sustainability is the environmental role, this involves development contributing to protecting and enhancing the natural, built and historic environment; and as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.39 The applicants have confirmed that the intention is to utilise construction standards and techniques which are sustainable insofar as is possible. Through the use of planning conditions it would also be possible to achieve some minor benefit to biodiversity through the introduction of bat boxes on site.
- 4.40 I have found the development to be acceptable in terms of the likely impact on the immediate built environment (the main hotel building) and the Conservation Officer has provided useful comment on the impacts to the historic environment both of which are considerations relevant to an assessment of the sustainable credentials of a scheme.

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- 4.41 In drawing my conclusions with regards to how sustainable the development proposal is I am mindful that the three strands of sustainability, despite all being very relevant, are inevitably going to be attributed varying weight depending on the material circumstances of the proposal to which they relate. In this instance the economic benefits of the proposal clearly outweigh the social and environmental benefits however when considered collectively all three 'strands' combine to give a sufficiently sustainable form of development which I consider accords with Policy CP10 of the Adopted Core Strategy, and the aims of the NPPF.
- 4.42 As detailed above, the proposal cannot be considered to accord with the development plan unless the very special circumstances advanced by the applicant are considered suitable to outweigh the harm by inappropriateness and any other harm, which in this instance is the harm to openness and the historic environment as discussed above. Given that the applicants have demonstrated that the proposal is a form of sustainable development which would have economic, social and environmental benefits I am satisfied that the development would not conflict with the golden thread of a presumption in favour of sustainable development.
- 4.43 When assessing whether any very special circumstances exist the Council must consider the information provided by the applicant and any other relevant material considerations. I am particularly mindful of the sustainable nature of the proposal however the compelling economic benefits which are set out by the applicant and are strongly supported by NWEDR in my view hold substantial weight when weighing the proposal against the Green Belt policies of the development plan. Indeed Paragraph 18 of the National Planning Policy Framework advises that significant weight should be placed on the need to support economic growth through the planning system and Paragraph 19 of the NPPF states that "*Planning should operate to encourage and not act as an impediment to sustainable growth*". Therefore significant weight should be placed on the need to support economic growth through the planning system. It is the ability of the proposal to satisfy a key economic priority of the District Council (and wider LEP community) and to accord with paragraphs 18 and 19 of the National Planning Policy Framework which, in this case, in Officers' opinion does amount to very special circumstances sufficient to outweigh the harm by virtue of inappropriateness, the harm to openness and the harm to the setting of nearby heritage assets.

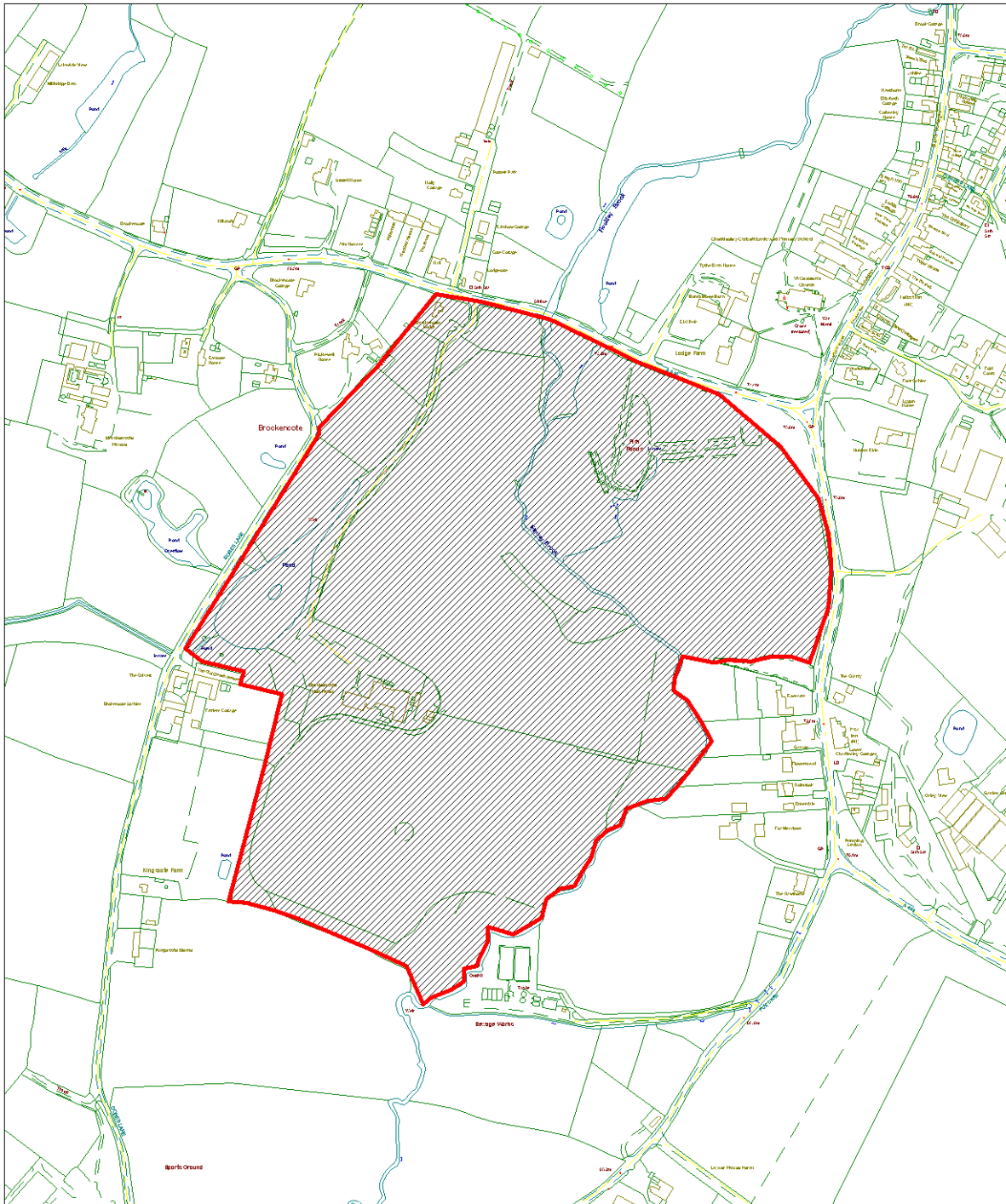
REFERRAL TO SECRETARY OF STATE

- 4.44 The application is a major development within the Green Belt. The Town and Country Planning (Consultation) (England) Direction 2009 requires that if the Local Planning Authority resolves to approve the application that they shall first consult with the Secretary of State to ascertain whether he wish to exercise his right to 'call in' the application for his determination.

15/0050/FULL

5.0 Conclusions and Recommendations

- 5.1 The proposal is considered to be inappropriate development in the Green Belt that would result in harm by definition, harm to openness, and less than substantial harm to designated heritage assets. The harm identified has been fully considered and weighed against the positive arguments in favour of the development framed by the three strands of the Golden Thread of sustainable development as set out in the NPPF. It is concluded that any harm identified is outweighed by the arguments advanced and the public benefits that would ensue.
- 5.2 Neighbour concerns relating to noise have been fully considered by Worcestershire Regulatory Services who are satisfied that suitable conditions and control through the licensing regime will allow the development to proceed without further harm to the amenity of neighbouring residents by virtue of noise pollution.
- 5.3 The proposed development is capable of implementation without harm to highway safety or biodiversity on or around the site.
- 5.4 It is therefore recommended that the application be given **delegated APPROVAL** subject to:
- a) referral to the Secretary of State and the decision not to call in the application being received; and
 - b) the following conditions:
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Materials to be agreed
 4. Tree protection measures to be submitted
 5. Arboricultural/Ecological re-survey of tree T2 to be submitted (to include ecological mitigation/enhancement measures)
 6. All tree/landscape works to be carried out with strict regard to the Arboricultural/Ecological report required by condition 5
 7. Landscape implementation
 8. Scheme of archaeological investigation and recording to be carried out
 9. Development not to be occupied until the site investigation required by condition 8 has been completed and approved
 10. A comprehensive noise management strategy to be submitted
 11. Development should be carried out with full regard to the approved noise management strategy
 12. Full drainage details to be submitted
 13. Highway conditions (as suggested by the Highway Authority)



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Brockencote Hall Hotel, Brockencote
Chaddesley Corbett, DY10 4PY**

Date:- 30 November 2015

Scale:- 1:5000

OS Sheet:- SO8873

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



Application Reference: 15/0264/FULL	Date Received: 15/05/2015
Ord Sheet: 389182 273626	Expiry Date: 14/08/2015
Case Officer: John Baggott	Ward: Wyre Forest Rural

Proposal: Demolition of buildings and structures other than the original school building and develop new residential comprising a conversion of the school building into 4No. Apartments and erection of a new development of 11No. Houses

Site Address: CHADDESLEY CORBETT ENDOWED PRIMARY SCHOOL,
THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER,
DY10 4SD

Applicant: A&H Construction & Developments PLC

Summary of Policy	DS01, DS04, DS05, CP01, CP02, CP04, CP05, CP07, CP11, CP12, CP13, CP14 (CS) SAL.PFSD1, DPL1, DPL2, DPL3, DPL4, DPL12, CC1, CC2, CC6, CC7, UP1, UP4, UP5, UP6, UP7, UP9 (SAAPLP) CC1, CC2, CC7, CC8, CC9, CC10, CC12, CCSA1, CCSA2 (Chaddesley Corbett Neighbourhood Plan) Planning Obligations SPG Design Quality SPD NPPF (Sections 3, 6, 7, 8, 9, 11 and 12)
Reason for Referral to Committee	Major Application Section 106 Agreement
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The application site is that of the former Chaddesley Corbett Endowed School located within the centre of the village, with the school itself having relocated to the new facilities beyond the Village off the A448.

- 1.2 Located within the Chaddesley Corbett Conservation Area and washed over by the Green Belt, this is an L-shaped sites which features the Victorian school building, which has been identified for inclusion on the Local Heritage List for Chaddesley Corbett, which is currently in preparation. Beyond this building are the 1960s/70s school extension; the swimming pool building (still in use); a timber nursery building; hard surfaced playground and car parking area; and, an area of grassland.

- 1.3 To the front of the site, adjacent to the site access, sits a Grade II Listed Telephone Call-Box. To the rear of the site is the Parish Council burial ground, whilst on either side, to the front section of the site, are Grade II Listed residential dwellings, whilst towards the rear of the site lie the Old Grammar School building and the distinctive Grade I St Cassian's Church.

2.0 Planning History

- 2.1 There is a lengthy planning history for the site dating back to 1951, however all applications between then and now, with the exception of the current application, relate exclusively to the previous educational use of the site and associated development. In particular, between 2003 and 2010 there were a number of applications for the temporary siting of mobile classrooms, which have all since been removed from the site.
- 2.2 In addition, the existing timber nursery building on site was granted a series of temporary permissions for its use and retention, most recently in 2009 for a 5 year period.

3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – No objection to the proposal, and recommend Approval, subject to the following considerations:
- Currently there are 24 planned parking spaces on the site. We consider that as many parking spaces as possible, and up to 30, should be available to allow for visitors. The village street is already very congested with parked vehicles and on street parking should be discouraged.
 - Consideration should be given to minimising light pollution, particularly given the absence of street lighting in the Village, also to protect the night time views of St Cassians church and prevent nuisance to neighbours, particularly Lychgate House.
 - The ringing of bells from St Cassians Church should be protected.
 - We would ask planners to ensure that the development does not exceed the agreed footprint of existing buildings.
 - Further consideration should be given to the layout of flats in Spalding House and in particular access to apartment 2 which overlooks the privacy of Lychgate House.
 - We request the Conservation Officer to consider whether the external appearance of the properties will complement the Village appearance and comply with our relevant NP policies.
- 3.2 Highway Authority – Recommends that the permission be deferred, to allow for revised plans to be provided to address the following matters.

SITE ACCESS

The site access would be used by 15 No. residential units the traffic generation of which can reasonably be quantified. The site access has adequate visibility from and of emerging vehicles, but given the quantum of proposed development the access width is too narrow to allow 2 vehicles to pass one another. This would be likely to lead to congestion on the highway. The access will need to be widened to a minimum of 4.5 metres clear over its first 10 metre length measured back from the rear of the footway. This appears achievable. The access road narrows to single vehicle width over the 25 metre length of the frontage of Spalding House. This is acceptable provided that to the east of Spalding House the access widens out to a minimum of 4.5 metres, and not the 4.0 metres shown on the application plan. The access road fronting plots 5 to 11 scales at 4.5metres and is acceptable.

PEDESTRIAN FACILITIES

It would be acceptable for the access road fronting Spalding House to be a shared surface provided a contrasting surface treatment is used over this length to highlight it's status, and adequate pedestrian safety areas are provided at both ends of the section of shared surface. The footway on the north side of the access road to the south of plot 5 appears to serve no purpose. A 0.5m wide vehicle overhang strip would suffice. This would enable the narrow footway fronting plots 1 to 4 to be widened. The access road fronting plots 5 to11, indicated as a shared surface, is acceptable but should be provided with a service margin.

- 3.3 Arboricultural Officer – I do not have any objections to the site being developed, but I do have a couple of concerns. I'm happy with the trees highlighted for removal and with the method statement and proposed no-dig specification for construction of path and driveways within Root Protection Zones. My concern is that the plan doesn't show the true representation of the crowns of the trees, so I'm not sure if there is enough space between trees T32, T37 and T40 for the required scaffold to be erected to construct the end property without extreme pruning works to those trees. If the crown spreads of those three trees could be plotted at the four compass points I'll be able to assess if there is sufficient space for the scaffold.
- 3.4 Conservation Officer – Objects to the proposed development.

The application site was formerly occupied by the Chaddesley Corbett Endowed Primary School and is located within the Chaddesley Corbett Conservation Area, vehicular access being off the main village street. The proposal is to demolish many of the buildings on the site associated with the former school, to convert the older part of the school into four apartments and to erect 11 new houses on the site.

I do not object to the extent of demolition proposed but cannot support the proposed new housing because in addition to the adverse impact of the development on the Conservation Area, my principal concern here is that the development as proposed will cause harm to St Cassian's Church, therefore I recommend you refuse the application.

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This response repeats my previous comments with new comments in *italics* for clarity.

The site is bounded to the east by three Grade II listed buildings: Lodge Cottage, Yew Tree Cottage and Sadlers Cottage. These all face the main street and their rear gardens back onto the site. Also adjacent to the vehicular entrance to the site is a Grade II listed telephone kiosk. To the south the site is bounded by Lychgate House, a Grade II listed building, and to the south west by the former Grammar School building and The Church of St. Cassian, which is listed Grade I. Dating from the 12th century with later extensions and restored in the 19th century, the church is an outstanding building and one of the few Grade I listed structures within the District.

The stone wall to the churchyard forms the boundary to the site an extension of which lies to the west of the site. Further listed buildings lie to the west of the churchyard and in view of the site. The former Victorian primary school building facing the main street is not listed but has been identified for inclusion on the Local Heritage List for Chaddesley Corbett, currently in preparation. It makes a strong positive contribution to the character of the Conservation Area.

The proposal is to demolish several modern buildings on the site associated with the former primary school, including a large shed, swimming pool and modern extensions. These are to be replaced with 13 new houses, whilst the Victorian school is to be divided into four apartments.

The application raises some serious concerns as follows:

New Dwellings Plots 4-6

At pre-application discussions the recommendation was made both by officers and representatives of English Heritage that none of the proposed dwellings should be built in a location which backs onto the churchyard. There are several reasons for this:

- a) The church sits on the edge of the Conservation Area in washed over Green Belt. This means that the setting of the church is protected by that Green Belt and the openness of views across the Green Belt is of great importance.
- b) The Church is clearly visible from the application plot which sits entirely within the Green Belt and Conservation Area. Thus any development affecting the openness of those views should be resisted because it will affect the way the church is perceived, both in the wider landscape and from within the more localised vicinity which is the Conservation Area.
- c) The construction of modern dwellings so close to the stone churchyard wall would impact directly on views both towards and from the churchyard and the church itself. In particular the development would serve to obstruct traditional views from within the Conservation Area, but outside of the churchyard, of the north-east elevation of the church including a very fine Norman archway:

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d) The impact of the paraphernalia associated with individual gardens, their subdivision and close proximity to the Grade I listed (by virtue of its curtilage relationship to the church) wall would, in my opinion, cause harm to the significance of the church.

e) The construction of two storey dwellings on a footprint which is further west than the western extremity of the present single storey school building represents an extension of the built village settlement as perceived in views from footpaths to the west of the site. It also radically affects the setting of the church, over and above that which was caused by the previous development on the site.

Whilst the issue of paraphernalia could be addressed by the provision of communal gardens, the harmful impact of building development so close to the church and in particular the churchyard wall, and bringing forward built development towards the edge of the Conservation Area is not justified within the application. I object to the proposal to erect dwellings on plots 4 to 6 because this will neither preserve nor enhance the [Chaddesley Corbett] Conservation Area, a fundamental requirement of the P (LBCA) A 1990.

While the number of dwellings has been reduced here no. 4 still backs onto the churchyard affecting views of the church and having a negative impact on its setting. I object to the proposal to erect the dwelling on plot 4 because this will neither preserve nor enhance the [Chaddesley Corbett] Conservation Area, a fundamental requirement of the P (LBCA) A 1990.

Paragraph 134 of the NPPF requires any public benefits of the proposals to be weighed against the less than substantial harm caused to heritage assets. As far as I am able to establish there are no direct public benefits of this scheme which outweigh the harm caused to the setting of the Grade I listed church.

I object to the proposal to erect the dwelling plot 4 due to the less than substantial, but nonetheless serious harm caused to the Grade I listed St Cassian's Church and to its setting. The applicant has not provided any documented public benefits for the scheme to outweigh these harmful impacts. I consider the application to fail to comply with NPPF paragraph 134 and WFDC Policy SAL.UP6.

New Dwellings Plots 1-3 and Plots 7-13

The demolition of the single storey modern school building will in my opinion enhance the Conservation Area at this point. It is in close proximity to the Old Grammar School, a heritage asset which could benefit from a less cluttered setting if it is to secure a viable use in the future.

The remaining modern structures on the site appear life-expired and incongruous in the Conservation Area setting, more so now that the primary school has relocated out of the village centre. Their demolition will also enhance this part of the Conservation Area.

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Plots 1 to 3 share a similar design to Plots 4 to 6, and thus would have a greater impact on the Conservation Area than the single storey building they would replace. The designs of these dwellings go some way to satisfying Policy CC10 of the Chaddesley Corbett Neighbourhood Plan which requires that new build should enhance and reinforce the local distinctiveness of the area, and which should be of a scale and form which responds to the characteristics of the site and its surroundings. There is historic precedent for smaller dwellings to be created along narrow alleyways at right angles to the main street.

This does partially mitigate the additional impact, however I am unable to support the application for plots 1 to 3 as it stands because:

- a) I consider the individual garden curtilages will encourage clutter and the fenced layout introduces subdivision of this area whereas previously there was none. To maintain the setting of the Old Grammar School the curtilage of plots 1 to 3 should be entirely redesigned to adopt an open unfenced landscaped shared garden.
- b) There is no information supplied concerning the specification of materials and the application does not provide clear and convincing justification that the materials proposed used will not detrimentally affect the surrounding heritage assets.
- c) It is thus not in accord with Policy SAL.UP6. vii.

I note the revised garden layout of plots 1-4, and whilst I consider this to be an improvement on the previously submitted scheme, plot 4 remains an issue (see above) and thus I cannot support the scheme as submitted.

Plots 7 to 13 are larger dwellings proposed to be built in part on Green Belt Land, contrary to Policy CC.1. and formerly occupied by school buildings and an existing timber shed. The plots back onto the rear gardens of three listed buildings which line the main village street and which have for generations enjoyed open views towards the surrounding Green Belt. Whilst the boundary to the site has in more recent years become quite heavily overgrown with trees and hedges the construction of dwellings on plots 7 to 13 will permanently alter the setting of these listed buildings, even if the hedges and trees remain.

These properties will be highly visible from outside the Conservation Area in views from footpaths on the higher ground to the west of the village. The construction of a new access road will also alter the appearance of the Area as viewed from the west.

Whilst I have no objections in principle to the form and scale of these dwellings, there is no precedent within the Conservation Area for the creation of a cul-de-sac with dwellings backing onto properties lining the main street. The only similar development is Hemming Way and that lies outside the Conservation Area boundary. I do have concerns that any relaxation of the Green Belt designation could result in pressure to expand this development into the neighbouring plot (also outside the Conservation Area).

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This part of the proposed development will, like Hemming Way some years previously, mark the expansion of the linear form of the village as perceived from the surrounding Green Belt. The proposals thus cannot be said to preserve the character of the Conservation Area.

Paragraph 61 of the NPPF requires new development to be integrated into the natural, built and historic environment. I think that unfortunately the cul-de-sac layout of the development proposed here will lead to a disconnection with the remainder of the Conservation Area. It would be a relatively simple matter to gate the access road to create an isolated development which offers little of positive value to the village.

Whilst the designs of the individual buildings appear to go some way to satisfying Policy CC10 the lack of information on the proposed materials and the lack of any tangible public benefits of the scheme leads me to conclude that the less than substantial harm to the character of the Conservation Area is not resolved, and thus the proposal fails to comply with Policy SAL.UP6.

I repeat my concerns above.

Former Victorian Primary School Building-Spalding House

I have concerns relating to the subdivision of the building and how the implementation of this will impact on the appearance of the building, particularly when viewed from the village street.

First, the staircase in Unit 1 is placed against the large windows to the front of the building. This will create and expose awkward junctions between the upper floor and these windows. I think it would be better to re-order the interior of flat 1 to provide a side front door (as per unit 2) with a corresponding staircase adjacent to the dividing wall. This will allow two bedrooms at the front of the building and the living area upstairs will make full advantage of the large windows facing the village street.

Second, Unit 2 is provided with a new front door opening straight onto the very narrow vehicular access. I think this is a poor design and immediately raises questions of safety. I suggest the front door to this unit is that currently proposed for Unit 1.

Third, there is no provision shown on the plans for any form of external bin storage, yet the four flats will be provided with at least 8 wheeled bins and these must be stored outside. Whilst the bins themselves fall outside the planning system, the impact of 8 wheeled bins shunted against the building will be detrimental to the overall appearance of the development. The developer should provide a revised plan indicating an external bin store, sensitively located.

As the application stands I consider the proposals will not fulfil the requirements of Policy SAL.UP6 and should thus be subject to further revisions.

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Whilst the bin storage shown on the revised plans addresses the latter point, the subdivision and layout of Spalding House still causes concerns in that it requires several staircases and as such does not appear to accord with the principle of providing accommodation for lifetime occupancy. I think that a more successful layout could be achieved with horizontal subdivision of the property into 3 apartments, 2 at ground floor and one at first floor level. This would reduce the amount of wasted circulation space within the building and provide slightly larger units. The applicant should be invited to review this part of the scheme.

In addition to the impact of the development on the Conservation Area, my principal concern here is that the development as proposed will cause harm to St Cassian's Church, therefore I recommend you refuse the application.

3.5 Historic England – Object to the proposed development.

The site is that of the former Chaddesley Corbett Endowed Primary School and adjoins the churchyard of St Cassian's Church a Grade I listed church, dating from the twelfth century. The proposal is to demolish many of the buildings on the site associated with the former school, to convert the older part of the school into four apartments and to erect 11 new houses on the site. We do not object to the extent of demolition proposed but we cannot support the proposed new houses primarily because of the impact on the setting and significance of the church.

This response repeats our previous comments with new comments in italics for clarity.

The site is that of the former Chaddesley Corbett Endowed Primary School. It is located to the rear of Lychgate House, adjoins the boundary of St Cassian's Church and is located within the Chaddesley Corbett Conservation Area. St Cassian's is a Grade I listed church, dating from the twelfth century, extended in the thirteenth and fourteenth centuries, tower and spire rebuilt 1778-1779, restored 1863-4 by William Butterfield, and is of international importance. The churchyard it sits in has numerous listed memorials and a cross. The application site adjoins it and is within its setting. An extension to the graveyard adjoins the churchyard and lies to the west of the site. The Old Grammar School is within the churchyard and is curtilage listed. Lychgate House to the north of the lychgate is Grade II listed. To the northeast along Briar Hill are Saddlers Cottage, Yew Tree Cottage and Lodge Cottage, all Grade II listed. There is a listed telephone box outside the school entrance. To the south and west are two more listed buildings. The Primary School is not listed but has local heritage value and makes a very positive contribution to the conservation area.

The proposal is to demolish many of the buildings on the site associated with the former school, to convert the older part of the school into four apartments and to erect 13 (*now 11*) new houses on the site. We attended a pre-application meeting on site in October 2014 and made recommendations with regard to the impact on the church and about the conversion of the school.

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In principle we do not object to the extent of demolition proposed. Neither do we object to the principle of development on this site. However we have concerns about this application on four main grounds as follows:

1. The location of the new dwellings. At the pre-application site visit we recommended that none of the proposed new houses backed onto the boundary wall of St Cassian's as the impact of rear gardens and divided plots would cause harm to the significance of the church. It would bring visual clutter which would be viewed for the churchyard. Even if such items as individual boundaries, garden sheds, trampolines etc would be controlled there would still be a negative effect. The boundary wall to the churchyard is quite low at this point and is a significant feature in its own right, being curtilage listed. We discussed communal gardens here, front gardens, discrete parking area etc although no satisfactory solution was reached. Therefore we object to Nos. 4, 5 and 6 specifically and we are not happy with No. 3. We also consider that the houses are located too close to the church. Planting trees will offer mitigation in time but is only acceptable if the layout is itself acceptable in principle.

While the number of houses has been reduced here the houses still back onto the churchyard and there are rear and side boundary fences that will impact on the setting of the church.

2. The conversion of the old primary school. Given the dominant windows and the insertion of two storeys within this building we would wish to understand how this two-storey division will be achieved. It may not be possible to run the new floor level up to the windows - it may have to be set back in order not to cause an alien horizontal element in the appearance of these windows. This matter affects the character of the undesignated heritage asset itself but also the setting of the church and the character and appearance of the conservation area. We also are concerned about the new elevation of the flat-roofed extension being retained, therefore would wish to see details of this.

These comments stand.

3. The old grammar school would seem to be hemmed in whereas we recommended there should be sufficient space here to allow the sustainable use and pleasant setting of this building. We also wonder what the boundaries would be composed of here and how they would affect the historic building.

These comments stand.

4. We do not object in principle to houses Nos. 7-13, and have no major issues with their form and scale, however there is no information on the proposed materials. These should be of the highest quality in order to enhance the significance of the conservation area.

These comments stand.

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As the application affects a listed building, the statutory requirement to have special regard to the desirability of preserving the building, its setting and any features of special interest (ss.16, 1990 Act) must be taken into account by your authority when making its decision. Under the NPPF it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (para.17 NPPF). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (para.132, NPPF). The onus is therefore on you to rigorously test the necessity of any harmful works.

As the application affects a conservation area, the statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72, 1990 Act) must be taken into account by your authority when making its decision. Planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (para.137 NPPF). Visual appearance and the architecture of individual buildings are very important factors. But securing high quality and inclusive design goes beyond aesthetic considerations and decisions should address the connections between people and places and the integration of new development into the historic environment (para.61 NPPF).

We consider that the second and fourth concerns we raised could be satisfactorily resolved through discussion with your expert conservation staff. However our concerns on the first issue, and to a lesser degree on the third issue, mean we cannot support this application as we consider it will cause harm to St Cassian's Church, a heritage asset ranked at the highest level. This harm we would characterise as 'less than substantial harm' but nevertheless serious harm.

We consider that the proposed development will cause harm to St Cassian's Church, therefore we recommend you refuse the application.

- 3.6 Countryside Conservation Officer – The developer has provided us with an appropriate bat survey that identifies at the time this survey was carried out no bats were roosting on the development site. However the ecologist stresses that the application is in an area of high bat potential and recommends additional measures that are required. We need to condition these. The report highlights the site's high potential so we also need to condition a resurvey if works to the roof are not underway by the beginning of August 2016.

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There is also a loss of potential bat roost locations and this will require some mitigation. I suggest we condition the applicant to provide us with a plan to approve of how this loss can be mitigated. (we would be looking for the development to provide a few built in features to mitigate this loss) we would also want this plan to show all proposed lighting to insure that the proffered features will not be adversely lit.

Away from bats there is some potential for nesting birds. Hence, I feel we need a condition to restrict the demolition period to outside nesting times or if this is not viable for additional ecological advice to be taken.

The application also has cotoneaster species identified. These are potentially harmful with some varieties are listed under schedule 9 of the Wildlife and Countryside act as harmful weeds. I suggest we condition the removal of these plants or if the applicant wishes to consider their retention to condition additional survey effort to identify the Cotoneaster variety and evaluate the risk these plants causing harm to the natural world.

- 3.7 County Archaeologist – No objections, subject to suitable conditions. The site is adjacent to the 12th Century church of St Cassian's and is in the vicinity of medieval earthworks. There is the potential for this site to reveal archaeological deposits dating to the medieval period in addition to the possibility of remains associated with the church. Given the scale of the development, and the anticipated archaeological potential, the likely impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works.
- 3.8 County Education – No objections. No requirement for financial contribution.
- 3.9 Crime Risk Advisor (West Mercia Police) – No objections to this application. This is a low crime area, however it does have the occasional house burglary, with this in mind my only suggestions are that each property has good perimeter security and gates are level with the front building line.
- 3.10 DAWF – No comments received.
- 3.11 Worcestershire Regulatory Services (WRS) – No objections, subject to suitable conditions relating to contaminated land and air quality.
- 3.12 Strategic Housing Services Manager – The 2013 Chaddesley Corbett housing needs report for the neighbourhood plan identified the need for 57 affordable housing units. This total was taken from the housing needs survey conclusions in September 2013 and additional work undertaken to identify need from the Home Choice Plus waiting list. As yet, no units have been delivered to fulfil this requirement and notably in the report, the school site has been identified as a possible location by the Neighbourhood Plan working group! Therefore, we would be looking to secure 30% for affordable housing as per our Adopted Core Strategy. The most needed type of unit would be a 1 bed house. However, I would be happy to accept a 2 bed house also as there is also a need for that type of unit.

- 3.13 Severn Trent Water – No objections, subject to conditions.
- 3.14 Planning Policy Manager – The Chaddesley Corbett School site lies within the village of Chaddesley Corbett which is washed over by the Green Belt. The site is partially previously developed land and is the subject of a site specific policy within the Chaddesley Corbett Neighbourhood Plan. Therefore, the relevant policies are set out within the Adopted Core Strategy, the Site Allocations and Policies Local Plan and the Chaddesley Corbett Neighbourhood Plan.

THE PRINCIPLE OF THE DEVELOPMENT

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. Chapter 9 sets out the national policy relating to safeguarding the Green Belt. The policy seeks to protect the Green Belt but does set out a number of circumstances where new buildings in the Green Belt are not inappropriate, these include *'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'*. The former school site is considered to be a previously developed site within the Green Belt.

The Adopted Core Strategy sets out a settlement hierarchy for Wyre Forest District. It identifies Chaddesley Corbett as a 'rural settlement' and suggests that appropriate development would include housing to meet local need identified through a Parish Housing needs Survey and small scale rural employment.

Policy SAL.DPL2 of the Site Allocations and Policies Local Plan sets out the locations where residential development is acceptable. The site would not be permitted to come forward for market housing development under policy SAL.DPL2, however, the Chaddesley Corbett Neighbourhood Plan sets out specific policy for the site. Policy CCSA1 of the Chaddesley Corbett neighbourhood Plan sets out the approach required to redevelopment of the site and the acceptable uses. Residential development which meets the requirements of policies CC1 and CC2 of the Chaddesley Corbett Neighbourhood Plan. Therefore, the principle of residential development on the previously developed footprint of the site is established through the development Plan. However, the proposed development is greater than the PDL footprint. Whilst it may be acceptable to 'swap' land from the current footprint with land that is not previously developed if the overall effect results in a scheme that is more acceptable in terms of its impact on the openness of the Green belt and setting of the Conservation Area and St. Cassian's Church, development which exceeds the existing PDL footprint is not acceptable in policy terms.

SPECIFIC REQUIREMENTS

Turning to the specific requirements, policy CC1 of the Chaddesley Corbett Neighbourhood Plan sets out specific requirements, the case officer's attention is drawn to clauses 6 and 7 regarding flood risk and SuDS respectively. The case office should be confident that these requirements are met through the application.

Policy CC2 sets out some specific requirements relating to the type of housing which is acceptable within the Neighbourhood Plan area. Three categories are set out:

- Affordable housing for rental or shared ownership by those with a local connection (as defined in Wyre Forest District Council's Local Connection Policy)
- Properties should be one or two bed roomed to meet the needs of first time buyers and small families
- Properties designed to be suitable for the elderly (Lifetime Homes standard), which are located close to key facilities.

Whilst the homes proposed within the application can be considered to meet the second and third bullet points, and is supported by an up-to-date assessment of local housing need, the scheme provides a total of 17 (now 15) dwellings and therefore, the District Council's affordable housing policy is triggered. The requirement is for 30% affordable housing on sites of 6 dwellings or more within Bewdley and the rural areas. Following the ministerial statement on 28th November 2014, the District Council went on to adopt a Policy Position Statement in February 2015 clarifying its approach to affordable housing. The requirement for the scheme proposed in this application would be provision of 30% affordable housing on-site. The scheme does not currently provide any affordable housing and no viability assessment appears to have been submitted to support this approach. Therefore, the application is considered to be contrary to policy DS04 of the Adopted Core Strategy.

Policy CCSA1 sets out further specific requirements relating to the redevelopment of the site and these are considered in turn.

Firstly, the policy requires the retention of the former Victorian School building and the proposals achieve this requirement. The policy also requires new development to the rear of the former Victorian School to

1. be complimentary to the historic context of the village centre and conservation area;
 2. not adversely affect neighbouring properties;
 3. make a positive contribution to the street scene and village setting;
 4. safeguard views of the Grade I Listed St Cassian's Church and;
- meet the sustainability standards set out in Policy CP01 of the Wyre Forest District Adopted Core Strategy.

With regard to the first and fourth bullet points, the comments from the District Council's Conservation Officer and Historic England will be of particular relevance and it is for the case officer to determine whether or not these criteria have been met.

The policy establishes three possible uses for land at the rear of the school buildings; an extension to the burial ground, open space to serve the village and car parking for the new development. The current scheme proposes to include a small area of open space, however, it is questionable as to the value of this in meeting the policy objectives of providing open space to serve the village and making a positive contribution to the green infrastructure network.

CONCLUSION

Whilst the principle of residential development on the site is established within policy, the scheme presented raises a number of concerns including, the extent to which redevelopment is restricted to the current previously developed footprint, the potential for the scheme to have a detrimental effect on the Conservation Area and the setting of St. Cassian's Church, the lack of open space provided to meet the requirements of policy CCSA1 of the Chaddesley Corbett Neighbourhood Plan and the absence of any affordable housing provision.

- 3.15 North Worcestershire Water Management (NWWM) – As this application falls within the River Salwarpe catchment, I will be providing comments on behalf of North Worcestershire Water Management. With regards to this consultation, I have the following comments to make.

The site falls entirely within flood zone 1 (low risk of fluvial flooding) and is not shown to be susceptible to surface water flooding. According to our records there have been no reports of flooding in the vicinity that we are aware of.

I am pleased to see the applicant has submitted drainage details at this stage, and the use of soakaways to dispose of storm water is welcomed, however I would like to know what maintenance arrangements have been made for the shared soakaways serving the blocks of flats including the financing of this maintenance, and also there is no mention of how the access route will be drained. Finally there does not appear to be any detail confirming that the designed drainage system will cope with the 1 in 100 year storm with a 30% allowance for future climate change.

Regarding the foul drainage layout, I can confirm there is a mains sewer available however the submitted plan does not include any invert levels required to confirm that there is sufficient fall for the system to function and self-cleanse.

If the applicant can provide this information before the comment deadline it would be appreciated, otherwise a further detailed condition requiring additional details will be necessary.

- 3.16 Neighbour/Site Notice – In total, objections have been received from 10 separate addresses (with multiple representations received in some cases), primarily, but not exclusively, from the occupiers of properties which either directly adjoin or are in close proximity to the application site.

The grounds of objection can be summarised as follows:

- Inappropriate development within the Green Belt;
- Wider visual impact upon the Green Belt;
- Adverse impact upon the Conservation Area;
- Adverse impact upon the Grade I Listed St Cassian's Church;
- Excessive number of dwellings resulting in an over-development of the application site;
- Inappropriate conversion of the old school building (i.e. too many flats);
- Adverse impact on the old school building of new window and door openings;
- Design and layout not in keeping with the surroundings;
- Adverse impact upon views into and out of the village from public footpaths;
- Adverse impact upon privacy and amenity of neighbours;
- Excessive levels of lighting;
- Inadequate and poorly laid out car parking and manoeuvring space;
- Proposed mix of properties does not meet local need, especially a lack of residences for the elderly;
- Site is not exclusively previously developed/brownfield land;
- Development not in accordance with policies of the Neighbourhood Plan (namely policies CC1, CC2, CC8, CC9, CCSA1)
- Poor design;
- Increased volume of traffic;
- Impact upon strategic views;
- Out of character with surroundings;
- Too many small properties;
- Poor access.

4.0 Officer Comments

4.1 The application proposes the retention of the unlisted Victorian school building at the front of the site; the demolition of the later flat-roof 1960s/70s extensions, and all other buildings on site, including a swimming pool building and timber nursery facility. Thereafter, the associated proposed redevelopment of the site would see the conversion of the aforementioned Victorian school building into 4 no. residential flats; and, the erection of 11 no. new-build dwelling houses. The overall mix of dwelling types can be summarised as follows:

- 3 x two bedroom flats (within the conversion of the school building);
- 1 x one bedroom flat (within the conversion of the school building);
- 6 x two bedroom new-build dwelling houses;
- 5 x three bedroom new-build dwelling houses.

4.2 The new-build dwelling houses as proposed would consist of terraced and semi-detached properties, with a mixture of full two storey and one-and-a-half storey (i.e. rooms in the roof space with dormer windows).

- 4.3 The development would also make provision for an extension to the existing Parish burial ground serving the adjacent St. Cassian's Church, along with a modest amount of public open space, which the applicant proposes would be donated to Chaddesley Corbett Parish Council.
- 4.4 Access to the proposed development would be via the existing vehicular access which served the school, directly from The Village, albeit with some widening of the access required, as confirmed by County Highways colleagues. A small area of public/communal parking is also proposed, for visitors to the Burial Ground.
- 4.5 More detailed commentary with regard to the layout (and design) of the development is provided at paragraphs 4.17 to 4.28 of the report.
- 4.6 In considering this application, the report has been broken down under the following headings:
- Principle of Development
 - Previously Developed Land
 - Design and Layout
 - Impact upon Heritage Assets
 - Impact upon Neighbours
 - Other Issues
 - S106 Obligations and Financial Viability

PRINCIPLE OF DEVELOPMENT

- 4.7 Paragraph 14 of the National Planning Policy Framework (NPPF) states that:

"At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as golden thread running through both plan-making and decision-taking" with the NPPF stressing that there are three dimensions, or strands, to this golden thread, namely economic, social and environmental dimensions. The NPPF states that these threads or "roles", are not to be viewed in isolation, but they are mutually dependent.

- 4.8 Paragraph 9 of NPPF states that *"pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life (including) widening the choice of high quality homes"*.

- 4.9 As with the entire village of Chaddesley Corbett, the application site is washed over by the Green Belt. Paragraph 87 of The NPPF states that:

"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances". Whilst Paragraph 89 of the NPPF sets out the list of development criteria which would be appropriate, which includes:

- *Limited infilling in villages; and,*
- *Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on*

the openness of the Green Belt and the purpose of including land within it than the existing development.

4.10 Policy SAL.UP1 “Green Belt” of the Site Allocations and Policies Local Plan (SAAPLP) also provides support for the redevelopment of previously developed sites within the Green Belt and small-scale affordable housing in line with the Local Needs policy (SAL.DPL2) of the Local Plan.

4.11 Policy SAL.DPL2 of the SAAPLP sets out the locations where residential development would be acceptable outside of the urban areas of the District. In line with this policy, the site would not be viewed favourably for market housing, such as is being proposed. However, it is relevant to note that the adopted Chaddesley Corbett Neighbourhood Plan (CCNP) includes a site specific policy (Policy CCSA1), which includes redevelopment for residential purposes to meet the requirements of CCNP policies CC1 “Criteria for Assessing the Suitability of Potential Housing Sites” and CC2 “Types of New Housing Development” , with Policy CC2 stating that:

“Where suitable (housing) sites are identified limited residential development will be supported where it comprises one or a combination of the following types:

- 1. Affordable housing for rental or shared ownership by those with a local connection*
- 2. Properties should be one or two bedroomed to meet the needs of first time buyers and small families (Case Officer’s emphasis).*
- 3. Properties designed to be suitable for elderly which are located close to key facilities”.*

4.12 Notwithstanding the Green Belt location, albeit within the Chaddesley Corbett settlement, the principle of a residential development of the site is clearly established by virtue of the NPPF and the Development Plan (including the CCNP). The principle of the redevelopment of the site proposes appropriate development in the Green Belt, albeit with the devil lying in the detail.

PREVIOUSLY DEVELOPED LAND

4.13 The site is a previously developed site located within the Green Belt. The definition of previously developed land is set out within the Glossary which lies at Annex 2 of the NPPF, and which states: *“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.”*

4.14 In this instance, the application site consists of the aforementioned school buildings; the swimming pool building; a plant room; the timber (temporary) nursery building; the hardstanding which formed the school playground and parking; and, an area of grass and tree coverage. Whilst, as previously indicated, there were also mobile classrooms located on the site, however following the cessation of the use of the site as a school these have since been removed.

- 4.15 It is clear that, based upon the definition at Annex 2 of the NPPF above, whilst this is a previously developed site (in the Green Belt) not all of the site has been previously occupied by “a permanent structure” or “associated fixed surface infrastructure”. That said, and whilst acknowledging that the previous mobile classrooms and the timber nursery were subject to temporary permissions only, the fact remains that these had been in situ on site for some years, and the likelihood is that had the school not relocated to the new location off the A448, then those structures would have been highly likely to have remained on the site almost indefinitely. It is Officers’ opinion that this needs to be factored-in to any considerations regarding what does, and does not, constitute previously developed land.
- 4.16 A further consideration must be the impact upon the Grade I Listed St Cassian’s Church. It is the case that, in line with the definition at Annex 2 of the NPPF, the former playground/parking area would constitute previously developed land. However, in the interests of preserving the setting of the Listed Church, and in line with the comments of the Conservation Officer and Historic England, this area of the site is effectively sterilised and no development, save for parking spaces, is now proposed in this area of the site. Given the matters of Financial Viability, discussed later within the report, without some form of “trade-off” between the aforementioned sterilised previously developed land, and other areas of the site then it appears unlikely that the proposed development could be delivered, in line with the aspirations of the Neighbourhood Plan Policy CCSA1.

DESIGN AND LAYOUT

- 4.17 The historic centre of Chaddesley Corbett village, and in particular the west side of the Village, is characterised by a ribbon of established development. That is to say buildings facing towards the highway with no development behind, with the exception of the former school site (i.e. the application site). The same cannot be said for the east side of the Village, where the settlement boundary is not so linear and features established development set behind the historic village centre.
- 4.18 As previously identified, the conversion of the former Victorian school building would deliver a total of 4 no. flats. Some minor alterations have been made to the originally submitted conversion, in terms of internal layout, and access. A new door and window opening is proposed along the ground floor south elevation of the building, adjacent to the boundary with Lychgate House. An additional wall is proposed to prevent occupiers walking along the side of the existing property, which features windows looking directly into the site, such that access to proposed flat 2 would now be from the rear.
- 4.19 No other additional window or door openings are proposed over and above the existing openings. There are, however, concerns as to how the proposed first floor will be accommodated so as to avoid any obvious subdivision of the building being evident from the outside. That is to say, how internal arrangements might impact upon existing full height feature windows, as also referred to within the Conservation Officer and Historic England’s comments at paragraphs 3.4 and 3.5 of the report. It would be possible for the new first floor level to be set back in order to avoid any alien horizontal element in the appearance of the windows. Such matters could be addressed via a suitably

worded condition requiring further details, including cross-sections, as to the method and impact of the internal conversions. In this regard, the concerns of Historic England at their point 2 can be satisfactorily addressed.

- 4.20 The proposed layout would see the erection of a terrace of 4 no. dwellings (new-build plots 1 to 4) to the rear of the Victorian school building, sited parallel to the boundary with St Cassian's Church graveyard, and the Old Grammar School building, which sits directly on the boundary, but outside the application site. The remaining 7 no. dwellings (new-build plots 5 to 11) are to be arranged in the form of 2 pairs of three bedroom semi-detached properties, which will bookend a terrace of 3 smaller two bedroom dwellings. These properties would be orientated such that the rears of the dwellings would back onto the rear gardens of the existing properties fronting onto The Village.
- 4.21 As already identified, and notwithstanding the previous use of the site, the introduction of new dwellings in this particular part of the site will introduce a new feature to the west side of the Village centre, with properties located to the rear of the existing linear development that characterises the Village. However, having allocated the site as being appropriate for redevelopment via the adopted Neighbourhood Plan, development which may not be entirely characteristic of the Village is only to be expected. Despite the wishes of some, it would be unrealistic and unreasonable to expect what amounts to the larger part of this overall site to sit unused.
- 4.22 The Council's adopted Design Guidance SPD, at paragraph 3.38, sets out a series of design principles which should be considered when determining applications for development within villages. These include:
- A positive response to context and responding to height, scale, building lines and materials;
 - Be respectful of privacy and amenity and reflect existing development patterns;
 - Elevations should be respectful of existing character and detailing.
- 4.23 The new-build properties proposed consist of a mix of two storey and one-and-a-half storey dwellings, with the latter featuring pitched dormers within the roof space. Front and rear facing gable walls characterise the overall design and mix of houses, which would have a mix of red brick and render finishes, which is characteristic of Chaddesley Corbett Village. Feature chimneys are proposed, as too are timber framed windows and doors, in recognition of the site's sensitivity in terms of the Conservation Area location and relationship with neighbouring Listed Heritage Assets.
- 4.24 The private rear gardens to new-build plots 5 to 11 (i.e. those backing onto the existing properties facing onto The Village) range from 10m to 11.2m in depth, and back onto the established and mature rear gardens of the existing properties, such that the window to window separation distances between the proposed new and existing houses would be an absolute minimum of some 34m, which is considered to be more than acceptable.

- 4.25 In terms of the physical height of the proposed properties, Members are advised that the existing Victorian school building (to be retained and converted) features roof heights ranging between 7.3 to 8.0m high. By contrast, the proposed new-build properties would feature roof heights ranging from 7.0 to 7.8m in height (not including the aforementioned chimneys)
- 4.26 Given the relationship between proposed new-build plots 1 to 4 and the Old Grammar School building, and the curtilage listed wall of St Cassian's Church, which would be a minimum distance of 10m, it has been proposed that these plots actually feature a single communal garden, as opposed to individual gardens, to avoid the over provision of fencing and other garden paraphernalia, in a similar way to old Almshouses. This would reduce the potential impact upon the immediately adjacent Listed structures.
- 4.27 Access, both pedestrian and vehicular, would be via the existing gates directly from The Village, albeit with some localised widening to allow vehicles to access and egress the site safely. Parking provision for the flats within the converted Victorian School Building would be located front and rear. A communal parking area is proposed to the west of new-build plots 1-4, along with 6 no. public parking spaces for visitors to the development and the extended Parish burial ground. In-plot parking is provided in respect of new-build plots 5 to 11, all in-line with the County Highway's parking standards.
- 4.28 Fronting new-build plots 5 to 11, and between the access road and the extended burial ground would be a 4m to 8m wide area of landscaped public open space, supplemented by the retained 7m to 9m wide band of trees along the north boundary of the site.

IMPACT UPON HERITAGE ASSETS

- 4.29 Without doubt the potential impact of the development upon the existing Heritage Assets is pivotal to the outcome of the application, and in particular the relationship with the Grade I Listed St Cassian's Church. To put the importance of this Heritage asset into perspective, this is one of only 6 no. Grade I structures (i.e. of exceptional interest, as defined by Historic England) within the whole of the Wyre Forest District, and its importance to both Chaddesley Corbett and the wider District cannot be underplayed.
- 4.30 Having said that, it is clear that the current setting and outlook of the Church are currently compromised by the somewhat unsympathetic single storey and functional flat roof school extensions. This current harm is a material consideration in determining the current application and it is these very extensions which will be removed to facilitate the proposed development and it's more appropriate and characteristic form of architecture.
- 4.31 Members will have noted the objections to the proposed development from both the Council's Conservation Officer and Historic England, particularly in respect of, although in no way restricted to, the new-build plots 1 to 4, and the concerns regarding the impact upon the Grade I Listed St Cassian's Church. Following revisions to the originally submitted layout, and the resulting loss of 2 no. dwellings from the overall proposed scheme (from 13 no. new-build to

11 no.) the proposed new development would not now exceed the footprint of 1960s/70s flat roof school building to be demolished. These amendments would also make it possible to retain the existing mature boundary trees, which is also supported by the Council's Arboricultural Officer.

- 4.32 The revised layout also minimises the excessive use of boundary treatment in the immediate vicinity of the curtilage listed graveyard wall, with the provision of a communal garden to serve these properties. In addition, the use of suitable conditions would also reduce any impact by removing permitted development rights in respect of fencing and curtilage buildings and structures, which if not restricted could have a detrimental cumulative impact in this location. In this regard, the concerns of Historic England at their point 3 can be satisfactorily addressed.
- 4.33 Historic England do acknowledge that, to varying degrees, the concerns they have raised at points 1 to 4 of their submission can be, or have been, satisfactorily addressed, however they maintain an objection to the proposal and recommend that the application be refused due to the harm it would cause to St Cassian's Church.
- 4.34 The Conservation Officer, whilst acknowledging that the amendments made since the original submission are an improvement, takes a similar view in terms of the impact upon the Church, and goes further by expressing wider concerns about the overall scheme and its impact upon the Chaddesley Corbett Conservation Area, as set out at paragraph 3.4 of the report.
- 4.35 Notwithstanding these wider concerns, it should be remembered that the overall site is an allocated development site with the CCNP, with Neighbourhood Plan Policy CCSA1 providing support for the redevelopment of the site. Furthermore, there are matters of the financial viability of the site and its redevelopment at play such that a further reduction in the number of dwellings, or a greater restriction placed upon what areas of the site could be redeveloped, would be highly likely to make the development unviable, particularly based upon the current housing mix and the requirements of the CCNP.
- 4.36 Paragraph 134 of the NPPF states that: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"*. The Conservation Officer confirms that the harm caused by the development to heritage assets would indeed be *"less than substantial"* in this case. The development will deliver a long sought after extension to the Parish Burial Ground; provide smaller residential units to go some way towards meeting local need, in accordance with the requirements of the Neighbourhood Plan; and, provide an admittedly modest area of publicly accessible open space. It is also worth noting that the scheme also provides for a small level of public parking (for visitors to the Burial Ground), and also opens up access to the rear of the Old Grammar School building, which is in community use. On this latter point, it is worth noting that whilst the building can be accessed via the Church Graveyard, this is via a stepped approach to the building. The rear access features an alternative level/ramped access facility. It is Officers' opinion that these

matters all amount to the public benefits of the scheme, in line with Paragraph 134 of the NPPF and Policy SAL.UP6 of the SAAPLP..

IMPACT UPON NEIGHBOURS

- 4.37 As outlined at paragraph 3.16, above, the application has generated a number of objections including those specifically in relation to the physical impact of the development (both in terms of the change of use and the new-build properties).
- 4.38 No extensions are proposed to the Victorian school building such that it remains a conversion only, with the overall external appearance changing little as a result. 3 entrances to serve the proposed 4 no. flats are proposed, with 2 of these utilising existing door openings (to serve flats 1 and 3 combined, and flat 4). A new side facing ground floor window is proposed to serve flat 1, which will look directly out towards the side wall and boundary wall of Lychgate House. In addition, a new door is proposed along this same elevation to provide access to flat 2. In all other regards, save for the internal alterations, the Victorian school building would be unaltered.
- 4.39 Objections have been raised by the occupiers of the adjacent property, and the relationship between the above mentioned new window and door openings has also been referenced by the Parish Council. Notwithstanding this, Officers are satisfied that any impact would be minimal, especially given the proposed introduction of a front wall to prevent occupiers/visitors to flat 2 from passing existing side windows at Lychgate House.
- 4.40 In terms of the proposed new-build properties at plots 1 to 4, given their location and orientation, notwithstanding the previously outlined concerns in respect of the relationship with the Old Grammar School building and St Cassian's Church, there would be no direct adverse impact upon neighbouring or nearby residential properties.
- 4.41 The remaining properties, new-build plots 5 to 11, back onto the rear gardens of existing dwellings facing onto The Village. The proposed properties are predominantly two storey in height and feature a maximum ridge height of 7.8m high. With rear gardens ranging in depth from 10m (minimum) to 11.2m (maximum), the properties all feature rear facing ground floor and first floor windows which serve habitable rooms. As previously identified, the separation distances between the new properties and the existing, Grade II Listed, dwellings is at least 34m. There is a significant level of existing boundary hedge and tree coverage which serves to further reduce the impact of the new development.
- 4.42 It is accepted that at present the outlook from the rear of the existing properties, whilst towards and across the now vacant school site, is relatively open and provides views of and towards the wider open countryside. The introduction of two storey dwellings in this location would change this outlook, but even so Members will be aware that loss of view is not a planning consideration. Given the distances involved, the impact upon privacy and overall amenity is considered to be acceptable.

- 4.43 The occupiers of the existing dwellings are amongst those objectors who have called into question the extent of the previously development land within the application site, as referred to at paragraphs 4.13 to 4.16 above. However, and whilst acknowledging these comments, for the reasons previously given a “trade-off” between parts of the site is deemed to be appropriate in this instance, as any further reduction in the numbers of dwellings is likely to render the development unviable and undeliverable.

OTHER ISSUES

- 4.44 Matters relating to the loss and impact upon trees have, with the submission of additional and amended details, been found to be acceptable and the application is now supported by the Council’s Arboricultural Officer. Similarly, whilst objections were originally forthcoming from the Countryside Conservation Officer, with the submission of further details, and subject to suitable conditions, there are now no outstanding matters and there are no objections.
- 4.45 Not surprisingly, given the historic nature of Chaddesley Corbett, the application is of interest to the County Council’s Archaeologists. Their comments are set out at paragraph 3.7 of the report, and subject to the use of the suggested conditions provided by the County Archaeologist there are no objections to the proposed development.

S106 OBLIGATIONS AND FINANCIAL VIABILITY

- 4.46 The proposed development would create a total of 15 no. residential dwellings, and as such constitutes a major residential development as defined by the Government. That being the case, and in line with the Council’s adopted Planning Obligations SPG, the development could typically be expected to provide planning gain under some, if not all, of the following headings:
- On site Affordable Housing provision (at 30%);
 - Open Space contributions;
 - Educational contributions;
 - Public Realm enhancements;
 - Biodiversity improvements.
- 4.47 Members are advised that the County Council have indicated that no Education contributions would be required based upon current relevant school capacities and facilities. From an Open Space perspective, the site would deliver a modest level of on-site public open space as well as an extension to the Parish Burial Ground. This land has already been conveyed to Chaddesley Corbett Parish Council who will be responsible for future maintenance. On this basis, no additional open space provision and/or commuted sum is deemed appropriate or necessary. No additional public realm or biodiversity enhancements are considered necessary in this location.

- 4.48 That just leaves the matter of on site Affordable Housing provision. In this regard the application has been the subject of a Financial Viability Appraisal, with the applicant claiming that the development of the site was unable to deliver any Affordable Housing due to Viability issues. This Appraisal has been independently and rigorously assessed by a consultant appointed by the Council who has concluded that whilst on site provision of Affordable Housing would render the development unviable, a relatively modest commuted sum payment of £25,000 could be provided without adversely affecting the viability of the site development. Such an amount would be payable to the Council to help support Affordable Housing delivery within the District.
- 4.49 Officers acknowledge that in terms of S106 Obligations the development delivers little. However, Officers are satisfied that the Financial Viability of the scheme has been robustly assessed and, based upon the development hereby proposed, there is no scope for additional contributions. That said, from the Community aspect the long sought after extension to the Parish Burial Ground is a clear local benefit as too, to a lesser extent, is the small area of public open space and the public parking associated with the use of the Burial Ground.

5.0 Conclusions and Recommendations

- 5.1 As is the case with most planning applications there is a balance to be struck between the competing interests and impacts of the development, and this is particularly true in this case.
- 5.2 On the one hand the development will deliver the long held aspirations for the redevelopment of the former school site, providing suitably sized properties to meet local needs, albeit in the absence of on-site affordable housing provision, due to matters of Financial Viability. This is a sustainable location within the Village settlement, with access to local facilities and services.
- 5.3 The development will provide further public benefits in the form of Off-street parking for visitors to the extended Parish Burial Ground along with a small area of publicly accessible open space.
- 5.4 Despite the introduction of new dwellings to the rear of established properties, the design and layout of the development is considered be acceptable and appropriate, and the impact of the development upon the privacy and amenities of neighbouring properties ahs been assessed and found to be acceptable.
- 5.5 On the other hand, the development will have an impact upon Heritage Assets, including the Grade I St Cassian's Church, and in this regard there are clearly made objections to the development from Historic England and the Council's Conservation Officer, which include concerns regarding distant views of the Church and the Village as a whole.
- 5.6 The impact upon the Green Belt is considered to be minimal. This is an appropriate form of development on a previously developed site located within the Village envelope. That said, there is no doubt that the development would

be visible from vantage points within the surrounding countryside, particularly from the north and west of the site.

- 5.7 In light of the above, Officers must conclude that the consideration of the application is finely balanced and turns on the matters of the impact of the development on heritage assets viewed against the public benefits outlined above. Further weight in favour of the application is provided by the support of Chaddesley Corbett Parish Council for the application.
- 5.8 In light of this, and very much on balance, it is recommended that the application be given **delegated APPROVAL** subject to:
- a) The submission of suitably amended plans which satisfactorily address the outstanding matters raised by the Highway Authority;
 - b) The signing of a Section 106 Agreement for financial contributions towards Affordable Housing;
 - c) The following conditions:
 1. A6 (Standard Full)
 2. A11 (Approved Plans)
 3. B1 (Details of Materials)
 4. B2 (Sample Panels)
 5. B9 (Details of Windows and Doors)
 6. Details of internal subdivision and first floor within School Building Conversion
 7. B11 (Details of Boundary Treatments)
 8. B15 (Bird/Bat Boxes)
 9. C2 (Retention of Trees)
 10. C3 (Tree Protection During Construction)
 11. C5 (Hand Digging Near Trees)
 12. C6 (Landscaping)
 13. C8 (Landscape Implementation)
 14. C9 (Hedgerow Protection)
 15. E2 (Foul and Surface Water)
 16. E13 (Drainage Details)
 17. Demolition Method Statement
 18. Construction Method Statement to include parking for site operatives;
 19. G3 (Protection of Building to be Retained)
 20. G6 (Programme of Archaeological Work)
 21. H13 (Access, Turning and Parking)
 22. J1 (Removal of Permitted Development Rights)
 23. Provision of all External Lighting Details
 24. Gas Protection Measures
 25. Secure Cycle Parking
 26. Protected Species Survey



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Chaddesley Corbett Endowed Primary School
The Village, Chaddesley Corbett, DY10 4SD

Date:- 22 December 2015 Scale:- 1:1000 OS Sheet:- SO8973NW Crown Copyright 100018317 2014
 Wyre Forest House, Finepoint Way, Kiddeminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556

Agenda Item No. 5

Application Reference: 15/0602/FULL and 15/0603/LIST
Ord Sheet: 378171 275094
Case Officer: Emma Anning
Date Received: 21/10/2015
Expiry Date: 16/12/2015
Ward: Bewdley & Rock

Proposal: Single storey extension
Site Address: 5 WYRE HILL, BEWDLEY, DY122UE
Applicant: Mr R Davison

Summary of Policy	CP11 (CS) SAL.UP6, SAL.UP7, SAL.UP8 (SAAPLP) Design Guidance SPD Sections 7, 12 (NPPF)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 No. 5 Wyre Hill is a mid terrace, Grade II Listed property located in the Bewdley Conservation Area.

2.0 Planning History

- 2.1 BB/57/69 - Proposed extension & Improvements : Approved
- 2.2 BB/12/71 - Proposed extension & improvements : Approved
- 2.3 WF/545/77 - Alteration & extension : Approved
- 2.4 WF/442/89 – Conservatory : Approved
- 2.5 06/01267/FULL - Replacement conservatory : Approved
- 2.6 06/1268/LIST - Replacement conservatory : Approved

3.0 Consultations and Representations

3.1 Bewdley Town Council – No objection

15/0602/FULL and 15/0603/LIST

- 3.2 Conservation Officer – No. 5 Wyre Hill is a Grade II Listed Building, and its primary interest is that it forms part of a group of listed buildings dating from the 17th and 18th centuries. The dwelling was previously extended in 2006 when the conservatory was replaced.

The extension proposed in this application is a small infill at the side of the property. This will abut a new extension on the neighbouring property. The impact on the listed building will be negligible and I consider that its special interest is unaffected by the proposal. The application thus conforms to Policy SAL.UP6. No objections subject to a condition requiring all external materials including windows and doors to be subject to approval prior to the commencement of the works.

- 3.3 Neighbour/Site Notice : One letter received. The matters raised are as follows:

- The proposed extension will be attached to 2 external walls of my property which form the boundary of my property [6 Wyre Hill]. The longer of the 2 walls, approximately 5.5 metres in length, forms part of an extension on my Grade 2 listed cottage [6 Wyre Hill] which was completed a little over 2 years ago. When I submitted my application to the Planning Department I asked if that particular wall could be made of rendered block work, which the wall it was to replace had been. I was told it had to be faced with hand made rustic brick and that the rainwater goods had to be cast iron. This specification added considerably to the cost of the build, although undoubtedly adding to the visual amenity. Consequently, I am not a little dismayed to learn that my neighbours may be allowed to cover and conceal the wall and remove the cast iron rainwater goods so expensively installed.
- A further concern is the plan to substitute a single valley gutter to remove rainwater from the roofs of both the proposed extension and mine [6 Wyre Hill]. My experience is that valley gutters can be problematic and, perhaps more importantly there is the question of whose responsibility it would be to maintain it.
- A further concern relates to access to my landing window for the purposes of exterior decoration, and to the guttering on the rear of roof of the main part of my cottage. With the proposed extension access to the window and guttering for the purpose of maintenance would have to be by ladders across my roof whereas currently they can be reached by a ladder placed against the rear wall.
- The proposed development above would require the fabric of my property [6 Wyre Hill] to be modified and altered for the valley gutter to be constructed. Mr Davison has not discussed this with me, nor sought my consent.
- I notice the application includes a downstairs toilet and have a query as to where the drainage would run.

15/0602/FULL and 15/0603/LIST

- Finally there is the concern about the closeness to my building in relation to excavating foundations. I refer to Section 6 of the Party Walls Act (1996) "excavation near neighbouring buildings".

4.0 Officer Comments

PROPOSAL

- 4.1 Planning Permission and Listed Building Consent are sought for a single storey extension to the rear of the property. The extension would in-fill a space between the applicant's property and the adjoining neighbour at 6 Wyre Hill. The extension would measure 1.3m by 5.7m and would be constructed of materials to match the existing property with a mono-pitch roof. The additional space would provide a utility area and WC for the host property.

SCALE & DESIGN

- 4.2 The proposed extension is of very modest scale which would remain subservient to the original building. Being of the same materials and of similar architectural design the proposal would harmonise with the host property and would not result in the creation of an incongruous feature. The comments of the Conservation Officer confirm this to be the case in terms of the likely impact on the fabric and character of this Listed building. For these reasons I am satisfied that the scale and design proposed is acceptable and that the proposal would not cause visual harm to the appearance of the existing building nor would it cause harm to the fabric or character of the Listed host property.
- 4.3 In addition, and given that the Conservation Officer does not object to the proposal, I am satisfied that there would be no harm caused to the setting of the Bewdley Conservation Area.

IMPACT ON AMENITY

- 4.4 Concern has been raised by the neighbour that the proposed development would be detrimental to their amenity, as set out at 3.3 above. Having visited the site I am satisfied that there would be no detrimental impact on daylight to any neighbouring property and in this respect the proposal is acceptable. It remains to be considered whether there would be any other harm caused in line with the grounds listed at 3.3 above. Each matter is considered below.
- 4.5 Matters relating to land ownership are not material planning considerations. It is a matter between the applicant and the owner of 6 Wyre Hill to agree what alterations (if any) could be made to any guttering between the two properties. It should be noted that any planning permission hereby granted would not confer any right for the applicant to remove any part of the guttering from 6 Wyre Hill. Similarly maintenance responsibility for the rainwater goods proposed is a civil matter and cannot be a consideration for the purposes of determining this application.

15/0602/FULL and 15/0603/LIST

- 4.6 Whilst I accept that it would be unfortunate that part of the wall of the existing extension to 6 Wyre Hill would be obscured by the proposed development, insofar as it would cover an aesthetically pleasing addition to that property. I cannot afford this objection any weight in determining this application.
- 4.7 Concern that the proposal would hinder maintenance of a first floor landing window to 6 Wyre Hill has been carefully considered however again I can afford this objection only limited weight. Whilst the occupier of 6 Wyre Hill may currently enjoy the benefit of being able to access said window by a ladder placed against the rear wall, given that the rear wall appears to be behind land belonging to 5 Wyre Hill then unless there is a legal right of way across that land then the benefits currently enjoyed do not have to remain in perpetuity.
- 4.8 Matters relating to foul drainage are considerations under the Building Regulations. On this basis I have no reason to raise any concerns with the means of drainage proposed.
- 4.9 The laying of foundations and any potential impact on the existing foundations adjacent are again covered by other legislation, namely the Building Regulations and the relevant section of the Party Wall Act (1996) and are therefore not material considerations for the purposes of assessing the planning merits of this application.

5.0 Conclusions and Recommendations

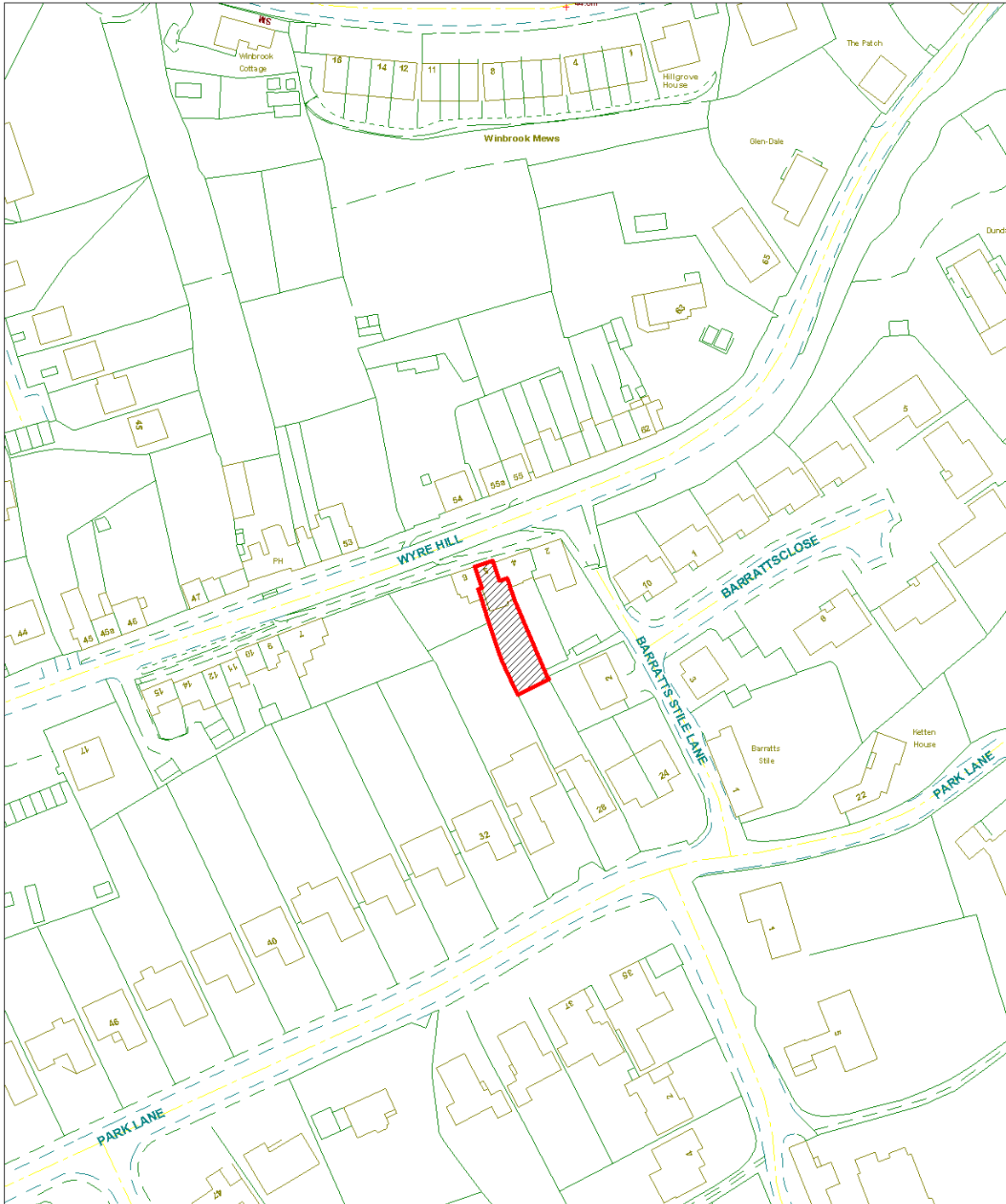
5.1 Having fully considered the concerns raised by the neighbour and for the reasons outlined above, the proposal is considered to be an acceptable form of development which would relate well to the host property and would not cause visual harm to either the setting of the Bewdley Conservation Area or the character and fabric of the Listed Building. The proposal would not cause harm to the amenity of neighbours.

5.2 For the reasons set out at 5.1 above, I recommend that Application **15/0602/FULL** be **APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to be agreed
4. Details and finish of doors and windows to be agreed

5.3 I also recommend that Application **15/0603/LIST** be **APPROVED** subject to the following conditions:

1. A7 (Listed Building Consent/Conservation Area Consent)
2. A11 (Approved plans)
3. Materials to be agreed
4. Details and finish of doors and windows to be agreed



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**5 Wyre Hill
Bewdley, DY12 2UE**

Date:- 22 December 2015 Scale:- 1:1250 OS Sheet:- SO7875SW Crown Copyright 100018317 2014
Wyre Forest House, Finepoint Way, Kiddeminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556



Application Reference: 15/0624/OUTL **Date Received:** 29/10/2015
Ord Sheet: 381315 271549 **Expiry Date:** 24/12/2015
Case Officer: Paul Round **Ward:** Mitton

Proposal: Residential development (max 6 units)

Site Address: VALE ROAD CAR PARK, STOURPORT-ON-SEVERN, DY13 9AB

Applicant: NORTH WORCESTERSHIRE ECONOMIC DEVELOPMENT AND REGENERATION

Summary of Policy	DS01, DS03, DS05, CP02, CP03, CP11 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.UP7, SAL.UP9 (SAAPLP) Planning Obligations SPD Paragraph 14, Sections 6, 7 (NPPF) NPPG
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council. Third party has registered to speak at Committee
Recommendation	DELEGATED APPROVAL subject to Section 106 Agreement

THIS APPLICATION WAS DEFERRED FROM THE
15 DECEMBER 2015 PLANNING COMMITTEE MEETING

1.0 Site Location and Description

- 1.1 The application site forms part of the public car park, including redundant public toilets, situated on Vale Road, Stourport. It is bounded to the north by the remaining public car park; to the east by residential properties/businesses in Mitton Gardens; to the south by St. Wulstan and St. Thomas of Canterbury Catholic Church; and to the west (on the opposite side of Vale Road) by Mitton Lodge apartments and a petrol filling station.
- 1.2 The site is allocated within the Adopted Wyre Forest Site Allocations and Policies Local Plan for car parking. There are trees to the front of the site, one of which, a Lime, is of high amenity value and has recently been protected by a Tree Preservation Order.
- 1.3 The application is submitted in outline with all matters reserved for future consideration and seeks for residential development of up to 6 dwellings.
- 1.4 The site is owned by Wyre Forest District Council, originally being sold to Stourport-on-Severn Urban District Council in 1947 by Thomas Vale and Sons for a sum of between £1,000.

15/0624/OUTL

2.0 Planning History

- 2.1 WF.312/80 – Bottle Bank Skip : Temporary Approval 3 years 30.04.81
- 2.2 WF.872/81 – Re-siting of Bottle Bank Skip : Refused 14.11.81
- 2.3 WF.580/83 – Can Bank Skip : Refused 02.09.83

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No objections and recommend approval
- 3.2 Highway Authority – There is no objection in principle to the proposed development from a Highways point of view. However, the access on the indicative plan requires a visibility splay of 2.4m x 43m which needs to be shown and the location of the access needs to be at sufficient distance from the boundary fence.
- 3.3 Worcestershire Regulatory Services – The history of the site suggests that contamination issues may potentially be a significant issue. As a result, in order to ensure that the site is suitable for its proposed use and accordance with The National Planning Policy Framework, conditions are recommended below for inclusion on any permission granted.
- 3.4 Severn Trent Water – No objection subject to condition
- 3.5 Crime Prevention Design Advisor – No objections to this application. However, I do think perimeter security will be an issue as there is easy access to the rear of all the properties. Any fencing should have a minimum height of 1.8 metres and I suggest it be topped with trellis (which will make it harder to climb).
- 3.6 Arboricultural Officer – No objections.
- 3.7 Planning Policy Manager - The proposal is for the change of use of part of the existing car park on Vale Road. The car park which is owned by Wyre Forest District Council currently comprises 72 car parking spaces, the proposal for a maximum of 6 dwelling units will reduce the amount of car parking to 24 car parking spaces.

THE PRINCIPLE OF DEVELOPMENT

The NPPF was published in 2012 and provides the national planning policy context. The NPPF sets out the presumption in favour of sustainable development.

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Section 6 of the NPPF relates to ‘delivering a wide choice of high quality homes’. This sets out how the Government expect Local Planning Authorities to ensure that housing needs are met. It states that ‘Housing applications should be considered in the context of the presumption in favour of sustainable development’.

ADOPTED CORE STRATEGY

DS01: Development Locations – New development will be concentrated on brownfield sites within the urban areas of Kidderminster and Stourport-on-Severn. The policy sets out a settlement hierarchy of where development should be located and this site is compliant with this. The site is brownfield and lies close to Stourport-on-Severn town centre and therefore is in accordance with the policy.

DS03: Market Towns – Due to its role in the settlement hierarchy and mix of employment and service opportunities Stourport-on-Severn is expected to make an important contribution to meeting the District’s requirements for new homes. The focus will be on existing brownfield sites within the town which will accommodate up to 30% of the District’s housing requirements up until 2026.

SITE ALLOCATIONS AND POLICIES LOCAL PLAN POLICY

Policy SAL.CC2 Parking – Proposals involving the development of car parks will be considered on a site by site basis. Any proposed reduction in the amount of car parking spaces as a result of development will need to be fully justified.

CONCLUSION

The application site is a brownfield site close to the centre of Stourport-on-Severn. The car park currently appears underused the majority of the time, although this does change on Sunday mornings, and when the church adjacent holds special events as members of the public park to attend services. The proposed development will only be using part of the car park leaving 24 spaces which for the majority of the time seems to be sufficient for meeting public demand.

- 3.8 Neighbour/Site Notice – A 500 signature petition was received by the Council prior to the submission of the planning application opposing the development of the car park as part of the Local Plan consultation process. A further 262 signatures have been received to supplement the previous petition.

As part of the planning application consultation, 21 letters of objection have been received from local residents and businesses

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Financial information has been provided by the objectors following a freedom of information request, as set out below.

	Vale Road	Vale Road	Vale Road	Vale Road	Vale Road	Vale Road
Monthly Totals	2015/16	2014/15	2013/14	2012/13	2011/12	2010/11
April	£863.60	£366.45	£2,357.65	£1,657.40	£1,115.85	
May	£682.75	£0.00	£1,282.45	£1,797.90	£829.90	
June	£1,072.35	£528.80	£869.65	£1,183.20	£1,267.45	
July	£746.80	£57.40	£857.95	£1,279.90	£1,007.80	
August	£747.25	£16.05	£686.60	£926.90	£732.40	
September	£1,120.10	£0.00	£1,023.30	£935.80	£995.70	
October	£366.80	£0.30	£705.40	£689.80	£1,341.70	£907.50
November	£824.80	£0.00	£547.00	£727.00	£893.90	£1,146.10
December		£10.90	£510.10	£620.80	£1,044.30	£977.50
January		£282.75	£598.40	£288.80	£1,186.70	£835.15
February		£0.00	£493.30	£0.00	£1,472.80	£941.45
March		£1,102.60	£591.80	£0.00	£1,598.30	£1,445.20
Total Inc						
Vat	£6,787.50	£2,365.25	£10,523.60	£10,107.50	£13,486.80	£6,252.90
Net of Vat	£5,656.25	£1,971.04	£8,769.67	£8,422.92	£11,239.00	£5,210.75
Fine Income		£150.00	£595.00	£700.00	£1,091.00	£0.00
Net Income	-£8,343.75	-£11,878.96	-£1,275.33	£1542.92	£4,220.00	£1,155.75

The following points are made in objection:

- One of the main justifications for redevelopment is the dip in income 2014/15. The Planning Application says '*There is a clearly a sudden dip in income between the financial years in 2012/13 and 13/14 and the figure for 2014/15 which might be explained by avoidance by local shoppers in favour of the new Tesco car park*'
- It is obvious that the dip in income is due entirely to the meter being out of use as the significant increase in takings in the months April to October 2015 shows. No account has been taken of the 'Non attributable income' in the Cabinet Papers or Planning Statement. These sums are important as they not only increase viability but, people pay annually to be assured of places to park as there is no other adjacent location.
- Three businesses rely on Vale Road car park for circa two hundred short term uses spread out over the working day. If the expenditure figures were available for Vale Road Car Park alone, I am sure the dip would be much less than the figure quoted.

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- The replacement of meters at the value stated should, by good accountancy practice, be capitalized and not added as a car park revenue expense. The method of apportionment does not do justice to the viability of the car park. The figures are skewed due to this situation and do not, when analysed, justify the Cabinet decision to sell the land. An accountant's analysis of the meter takings provided shows that at least two car parks have annual takings per space of a third or less than Vale Road. As both of these car parks are larger than Vale Road the apportionment that is applied would have both running at a very significant loss. By size and location both of these car parks would provide better returns for residential development. An analysis of all the meter takings for the last four years shows significant variations and a general decline across the District. This being despite annual price increases.
- The Approvals for Mitton Lodge and adjacent Chichester site require Vale Road car park to be available to provide for parking under provision in both cases. In the case of Mitton Lodge (06/1239/FULL) the Highway Authority's response included the following: *"The proposed parking provision is one space short of the Adopted Wyre Forest District Local Plan Parking Standard of one car space per three units. It is however not considered that a reason for refusal on parking grounds could be sustained in light of the location of the site adjacent to the Town Centre, and its close proximity to the Vale Road car park."* In the Chichester Caravans Site application (14/0027/OUTL) the Committee report contains the following statement: *"The proposal shows 37 car parking spaces to the rear of the development, allowing for one space per unit for the 28 residential units and an additional 9 spaces for additional cars and visitors. This gives adequate provision for the scheme and given the proximity of the Vale Road public car park it is accepted that parking levels are appropriate in this context."*
- I believe that this proposal is stretching the credibility of the sequential approach set out in Policy DS01. Also that it fails to meet the requirements of Policy SAL CC2 on a number of points, one of which is allocation of replacement spaces.
- The supposition that a preference for the new Tesco Car Park is fanciful when one considers that it is further from the main High Street shopping area than the Vale Road car park. The real reason for the reduction in income was the absence of a fully functioning meter for all or part of eight months of 2014/15....When the meter was replaced in March 2015 a sum of £1102.60 was taken, nearly the total amount for the whole of the preceding part of the year. In the first seven months of 2015/16 a sum of £5599.55 has been taken. The true figure may well be higher because the income shown for October only relates to part of the month. The figure for the first seven months is comparable to the three years prior to 2014/15 with a decline not too different to the general levels elsewhere in the District.

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- The density for 6 dwellings is approximately 43 units per hectare – this is lower than policy criteria. It follows that if the application is granted there is every likelihood that the density will be increased when detailed planning permission is applied for because the present application is an “all matters reserved” application.
- Vale Road is a “one way” three lane carriageway approached from Gilgal and High Street. At the other end traffic can go straight on towards Kidderminster or turn right into Gilgal. Almost exactly where the new access is proposed there is an inevitable “jockeying” for position between traffic approaching from Gilgal and wanting to go to Kidderminster on the one hand and traffic approaching from High Street and wanting to turn right into Gilgal on the other hand. There have been a number of accidents on Vale Road including one fatality in recent years.
- The audit does no more than provide a snapshot of the level of usage of the car park at a particular time of the day. It would be illogical to conclude from this that the car park is not used more intensely at other times of the day. To be of any use in assisting the Planning Committee to reach a just decision, such an audit should be undertaken over the whole day and for several consecutive days. As an absolute minimum, the audit should cover a full week of seven days although a much longer audit undertaken by an independent specialist company would be desirable.
- In the current application no proposals are put forward for replacing the 48 spaces which will be lost if the application is granted. The policy has not therefore been complied with. In particular;
 - The adopted Local Plan acknowledges that Stourport is a popular tourist attraction especially for people living in Birmingham and the Black Country;
 - The application site is the only public car park at the northern end of the High Street which is the main shopping area of the town;
 - The loss of any parking spaces on the site would have a detrimental impact on traders at the top of the High Street.
 - Other users would also be affected including:
 - parishioners regularly attending services at St Wulstans Catholic Church,
 - visitors to the veterinary surgery and two dental surgeries in Mitton Street,
 - groups regularly using St Wulstan’s Community Centre,
 - Owners of apartments in Mitton Lodge and their visitors. Mitton Lodge comprises 45 apartments but has only 14 on-site parking spaces. Several owners have purchased season tickets so that they can park on Vale Road car park.
 - The reduction in the number of parking spaces will mean that parking on public roads will be increased which will have an adverse impact on highway safety.

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- This is ill thought out. As the population of Stourport grows we need even more Car parks not less. We need a car park both sides of the town. This is a retrograde step that makes no sense. It is just a short sighted plan based on greed. Also we need to bow to democracy for a change and I believe the majority of Stourport people are not in favour of this plan.
- Doing this will increase the number of cars parked in Mitton Close, we already have problems as it is and we don't need any more.
- I strongly disagree with this residential development, why should we lose a car park at the top of the town, not all of us want to park down by the river, it's too far for disabled people, more to the point what else are WFDC going to sell off, Stourport is always the town that gets left out.
- Do the Council have powers to grant planning permission on a piece of land that was gifted to them?. Thomas Vale Construction left the land known as Vale Road car park for the people of Stourport to park, not for Wyre Forest DC to agree that houses should be built upon it or its use changed. I understand that the documents from Thomas Vale stating the terms of use of this land have been conveniently 'mislaid'. However somewhere at the land registry or elsewhere those documents must be available, and until those documents have been found and scrutinised by all interested parties, and the facts obtained, then the use of the land cannot change. It is well known in Stourport how this land was intended to be used.
(Officer Comment – This is factually incorrect; please refer to paragraphs 1.4 and 4.3 for clarification).
- Parking is essential to the retirement living complex for visitors to take care of family members. If the adjacent site is developed there will be more need for visitor car parking.
- Access onto Vale Road is dangerous. Vale Road is either a total blockage or three lane race track. I believe this will cause traffic and parking problems. Whilst the car park is quiet at times on other occasions with services at the church it is often full.
- Caravan site should be developed before destroying a community asset. The value of the site should be considered not just as land value but tangible community value used by businesses, residents and the church.
- The financial argument is not valid as the ticket machine was out of order for long periods during 2014.
- There are too many properties along Vale Road

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- I have seen no elevation drawings of the proposed dwellings and therefore there is no guarantee as to what type of buildings actually get erected or the builders may change their mind as to what gets erected and we will find another block of flat which only invades privacy as it overlooks my property.
- There is already an issue that patients of the dentist and customers of the vets already park outside the residents property making it difficult for home owners to get off and on their own driveways, there has been times where customers have even used driveways to turn their vehicles around. To remove a significant number of parking spaces will only compound the problem in Mitton Gardens and as we are expected to maintain upkeep of the road, the increased traffic will only have a greater financial impact on the residents of Mitton Gardens.
- No consideration has been given to the attendees of the local church who use the car park and the removal of these spaces will add even more frustrations for the churchgoers and there is a strong possibility that the church could close due to the drop in numbers, as attendees are elderly and need their vehicles to get to church. Lastly I'm failing to understand how the sale of the land is due to the drop of income from the meters as the car park is always full.
- As a resident of Mitton Gardens for almost twenty years it is now almost impossible to find any on-street parking near our house. This is due to the removal of free parking in the Vale Road surface car park, and the further loss of parking will only exacerbate the situation. At certain times there simply is not enough parking available in the town.
- I am very concerned indeed with regards to the impact a residential development will have on the road usage outside of my home. The rise in traffic and on-road parking has an adverse effect on my welfare and the personal safety of my visitors.
- The car park is often full. Whilst there are other car parks on the other side of the town, they are not as convenient for many residents and would increase the traffic flow on the already congested one-way system. Additionally, loss of this local amenity will inevitably impact on the trade of local shops.
- Will remove a historic and well used footpath. There are many sites where development is at a standstill lying dormant for many years. Need to retain this useful facility. There is no statement of the urgency or immediate need for house numbers.

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- On Fridays, Saturdays and Sundays the car park is often full or almost full (it has a capacity of about 72) especially in the summer, when Stourport has many tourists at the weekend, as you know. Yet you propose leaving only 24 spaces. There are at least 10 people we know of who have permits to park monthly or annually on the car park, which would leave only 14 for everyone else. How this can possibly 'justify' a change of use is simply laughable, were it not so serious. Where else are the other people to park on this side of Stourport? As for the idea that it is a suitable (or safe) place to build houses where children might live, it beggars belief that a proper study of the traffic, and behaviour of drivers along Vale Road, has not been undertaken. This is the last place where houses should be built. Adjacent to an unpoliced race track, used by constant traffic including huge lorries thundering along and mounting the pavement, hardly seems a safe place to suggest children should live. You would need to build railings on the edge of the pavement to protect people and children, and then how would the owners of the houses get their cars out onto Vale Road? There are many other areas of unused land in Stourport that have been waiting to be utilised for many years, which are suitable and safe for people to live. This is not one of them.
- Exactly where are all those people to park their cars if only 25 spaces are left, and if those spaces are not long stay? The patients of the 2 dental surgeries adjacent to Vale Road car park also use the car park, and also people attending the adjacent vet's surgery, as well as many of the people living in Mitton Close, Mitton Street, Gilgal and nearby streets, where there is no parking or insufficient parking. Where are all those people supposed to park? In addition the car park is near to the town centre, High Street and Lombard Street shops, where there is otherwise only very short stay parking (or shop parking for customers only, also time limited.) Lidl store on Vale Road has a car park, but it is limited to 90 minutes and for customers' cars only. They do not want hundreds of extra cars piling into their car park, nor is there room in any case. So where are all the shoppers to park?
- If more residential properties are to be built on Vale Road, the council will be forced to spend large amounts of money protecting the occupants of these properties, especially children, from the highly dangerous traffic currently allowed to use and race along Vale Road. That will require new railings and pedestrian crossings, maybe lowering the speed limit
- We are three thriving small businesses that have been established in Mitton Gardens for over 20 years providing our services to the local people of Stourport, as well as further afield. We all rely on the Vale Road car park for our patients/clients to use when they come to our surgeries for appointments. Between the three businesses we can have up to 200 patients/clients that use the short-stay free parking period spread throughout the day and early evening. During busy periods this total may be even higher.

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- We all have a diverse type of person visiting our businesses; there are disabled people, older people who are unsteady on their feet or in wheelchairs, young parents with children in pushchairs or several children, people with sick and injured animals that cannot walk far to the surgeries. The loss of sufficient parking spaces with ease of access from the car park via the pathway opening opposite the dental surgeries may realistically prevent a proportion of patients being able to attend their dental appointments.
- The alternative route along the unadopted road of Mitton Gardens would be very difficult for the old or disabled to use as the surface is uneven and large puddles are liable to form in wet weather. Also clients with sick animals unable to park within a reasonable distance of the veterinary surgery may well decide to take their custom elsewhere.
- The reduction of parking spaces from 72 to a level of "approximately 24" , which will have to include disabled spaces, will mean that there will be insufficient spaces to meet the parking need for local people on the north side of the town, visitors to the town, to our surgeries and the church. Some local residents have paid for annual parking permits allowing them to park for long periods and this may also reduce the availability of short term parking.
- The car park was nearly always full during most of the day before the parking charges were started. Once charging commenced the parking became more short term in nature but still at a fairly consistent level. The short-term one hour free parking numbers are not reflected in the income level raised as tickets were not required or issued. As most of our patients/clients fall into this category the number would not have been recorded by the meter system or occasional visit of the people conducting your audit in May 2015.
- If this severe reduction of suitable parking spaces means that our patients/clients cannot attend our businesses, it will no doubt lead to a significant reduction in our income and could compromise the viability of them in the future.
- We are also concerned that our staff, who also have to use the car park during the day, would find it difficult to find suitable alternative parking nearby. Many of them are young women and we feel that their safety, when walking to and from the parking in the dark, would be compromised.
- In view of the potential financial implications for our businesses, the effect of the loss of parking facilities for our staff the local population and visitors to the area we strongly oppose the planning application for the residential development of the Vale Road car park.

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- The car park has been hugely used over the Christmas holiday period, including 2 occasions when I couldn't park in it at all with my annual permit (and I was also unable to park on any of the nearby roads, where of course precious little space is available anyway.) There is simply nowhere else to park on this side of Stourport and people cannot carry heavy bags from the riverside car parks. They are too far away
- The recent and continuous flooding of the 2 riverside car parks, over several weeks, must also be taken into account if they are supposed to be alternative parking places. Vale Road remains 'high and dry' at all times. The full capacity of Vale Road car park is needed several times a week, every single week. There will be huge problems all year round if this dire plan goes ahead and people are searching (in vain) for alternative parking, at busy times.
- People have even been parking in non marked space as well as all 72 marked spaces, several times over the holidays. Of course at other times it is much less full, but a car park must cater for its maximum need, not its minimum need, and if a car park needs all or most of its 72 spaces several times a week, every week, as Vale Road clearly does, then it matters not one jot what happens at other times. All car parks have variable take up, but have to cater for their maximum needed at some point, or points, every week. While ever there is that regular, recurring maximum need, the car park must cater for it, and Vale Road is such a car park. Any survey should of course take the busy summer weekends and summer holidays into account as well. Kidderminster town centre car parks are empty overnight, but aren't closed down, because they must cater for the day time demand. As we all know, there is a demand for the full capacity of Vale Road car park several times a week, and most important of all, there is absolutely no alternative in this area of Stourport at those times. And sometimes the riverside car parks flood. So the full Vale Road capacity must be available for when it is needed, and that means several times, every single week. Vale Road also does have people parking in it overnight. It is never empty. It was chaos at times over Christmas, even with the whole, 72 space car park available. With 24 spaces only it would be carnage several times every week

1 letter of support has been received from a local resident stating the following:

- I have seen trouble with boy and older people racing cars and motor bikes late at night and in the early hours, also remember the visit of the travellers. I would rather see houses or flats than the problems we have had. It may help to stop the undesirables coming into our car park and setting alarms off.

3.9 In response, the following comments have been received from North Worcestershire Economic Development and Regeneration (i.e. the Applicant) in response to the matters raised.

1. The Cabinet Meeting – Cabinet considered a report regarding the sale of part of Vale Road car park at their meeting of 16th September 2015; the report was considered in open session and members of the public could have attended the meeting or followed the discussion on the Council’s live webcast system. Papers for the meeting were available for inspection a week in advance of the meeting. There is no requirement on Cabinet to have consulted on the matter before their consideration took place.
2. Meter Income – The meter income reported in the report to Cabinet in September was the total meter income for the years 2012/13, 2013/14 and 2014/15, this is the gross income received during those complete financial years. It is accepted that income received during the 2014/15 financial year was lower than in previous years and the Cabinet report suggested that may be because of a shift of patronage to the new Tesco store; it appears that in fact the ticket machine was not operable for periods due to a fault with the electrical supply to the site caused by the decommissioning of the public conveniences. Nevertheless if the net income position is considered i.e. after taking into account costs for emptying of payment machines, enforcement, rates payable, cleansing, maintenance etc which are apportioned across all of the Council’s car parks and even discounting the 2014/15 financial year, the car park simply does not generate sufficient income to justify its retention in its entirety (-£1275 in 13/14 and £1548 in 12/13). If projections are made as to what the 14/15 income might have been if the ticket machine was fully operational, based on previous years data including identical annual costs, then the net income would still be - £2400 which would not alter the position that the car park in its entirety is not generating sufficient revenue to warrant keeping it open in full. The Council’s Finance Manager has also predicted income for the remainder of the current financial year based on previous data and assuming costs as at 2013/14 and still there is projected to be a loss of -£1362. The suggestion that the information presented to Cabinet was incorrect, misleading or skewed is therefore strongly refuted.
3. Use requirements – In considering the paper in September, Cabinet was alive to the usage of the car park both from the figures that were provided in the report (both actual use recorded and meter income figures) as well as from local Member input. For this reason the decision was taken to retain a number of spaces (circa 25) for continued use as a public car park; these will remain available for use once the remainder of the car park and former public conveniences have been redeveloped and are considered to be sufficient to cater for normal daily use.

4. 'Expenditure Analysis' – Whilst the Council can record the amount of income received in each car park each month by using data from each machine, the Council does not hold individual accounts for each car park, rather they are grouped together under a single cost centre and costs associated with them are therefore apportioned to each car park as a matter of normal accountancy practice. Because 'Non Attributable Income' is one of the apportioned elements it is not used to give accurate information about usage of any particular car park as use by season ticket holders of a particular car park is not recorded. The purchase of either full season tickets or restricted season tickets does not designate a particular car park they must be used on (obviously the choice is less with a restricted ticket) nor do they guarantee that space will be available on any specific car park.

5. Conclusion – Cabinet has already made the decision to dispose of Vale Road car park, that is not an issue that should be re-visited through the planning application which must be determined on its own merits. The suggestion that the information made available to Cabinet when it made its decision was incorrect, misleading or skewed is strongly refuted. The actual use of the car park recorded during visits by the Council's Civil Enforcement Officers together with the income taken through the meter – either gross or net – even excluding 2014/15, or even making assumptions about what income might have been received that year compared to previous years, remains insufficient for the Council to continue to justify the retention of the entire car park. A reduced level of public parking to around 25 spaces will cater for normal daily use and will enable the Council to release land for redevelopment that will provide much needed additional sustainable housing units as well as continuing to support the Council in efficiently managing its financial resources for the benefit of Wyre Forest residents.

4.0 Officer Comments

- 4.1 This outline application seeks for the partial re-development of the Vale Road car park for up to 6 residential properties, leaving between 24-26 car parking spaces for use as a public car park.

- 4.2 The application is submitted with all matters reserved thereby requiring consideration of the principle of development only at this stage. All other matters of layout, access, design, external appearance and landscaping will need to be submitted as Reserved Matters in due course.

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- 4.3 The site is owned by Wyre Forest District Council, originally being sold to Stourport-on-Severn Urban District Council in 1947 by Thomas Vale and Sons for a sum of £1,000. Both the conveyance and title deeds have been examined and there are no restrictive covenants preventing the reduction or redevelopment of the Car Park, despite some of the representations made which challenge this. The only covenant in force is the requirement for the provision of a “quick fence to a height of not less than five feet” to the eastern boundary of the site fronting Mitton Gardens. Matters of covenant and ownership are not matters for planning consideration, however they have been referred to in this report for the sake of transparency and completeness.

POLICY CONTEXT AND PRINCIPLE OF DEVELOPMENT

- 4.4 Both the National and Local Policy Frameworks actively encourage the development of residential properties on previously developed land. Indeed both the Adopted Wyre Forest Core Strategy and Adopted Wyre Forest Site Allocations and Policies Local Plan seek to focus development within the urban areas of Kidderminster, Stourport and Bewdley. Whilst sites have been specifically allocated to meet the District’s housing needs, it is accepted that windfall sites in the urban areas will further help meet the required demand.
- 4.5 The site is allocated within the Adopted Wyre Forest Site Allocations and Policies Local Plan for car parking. Policy SAL.CC2 states that *“proposals involving the development of car parks will be considered on a site-by-site basis. Any proposed reduction in the amount of car parking spaces as a result of the development will need to be fully justified.”* Whilst not part of the policy the reasoned justification for the policy states at paragraph 6.17, *“Although a key component of a modern town centre economy, car parks can often take up valuable development land and result in a ‘sea’ of surface level car parking; this is especially true in Kidderminster and consultation on the Kidderminster Central Area Action Plan has consistently identified this as a design issue within the town. Therefore, opportunities to intensify and make better use of town centre space should also be considered. However, in considering development, it will be important to retain a similar amount of spaces to that which currently exists within any one area.”* The principle of development of car parks is not ruled out by the policy but requires the consideration of each case on its merits in conjunction with the justification submitted.
- 4.6 The proposal seeks for the loss of two thirds of the current parking provision reducing the current capacity of 72 spaces. North Worcestershire Economic Development and Regeneration (i.e. the Applicant) have provided the following justification to support the application:

Over the last three full financial years, the total meter income for the car park has been as follows:

Year	Total Meter Income	Average Income per space
2012/13	£8,423	£116.99
2013/14	£8,770	£121.80
2014/15	£1,971	£27.37

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There is clearly a sudden dip in income between the financial years in 2012/13 and 13/14 and the figure for 2014/15 which might be explained by avoidance by local shoppers in favour of the new Tesco Car Park. Furthermore, an audit of usage was undertaken in May 2015, before the holiday period. This involved a record being made of the number of cars present in the car park on different days and at different times of the day. The planning application seeks to retain approximately 24 parking spaces to be provided for use on the current pay and display arrangements which would meet local parking need in a more efficient manner appropriate to the level of usage. Excepting Sunday 17th May when an above average use of the car park took place (possibly a special event at the adjacent church) this would be ample to accommodate typical usage.

In conclusion, therefore, it is considered there is a clear justification for the proposed loss of car parking spaces within this particular location, as identified in the previous sections of this planning statement. It is felt that this commentary provides adequate support to allow an informed decision to be made in relation to Policy SAL.CC2, which asks for proposals to be considered on a 'case by case basis'. This, coupled with the evidence provided through the various tiers of planning policy, is considered to be a robust reason to allow the principle of residential development to be accepted on this site, in accordance with NPPF.

- 4.7 The financial case has been robustly challenged by the objectors and the additional financial information obtained under the Freedom of Information Act provides clarity as to the dip in income. It is also evident that the financial information does not take account of the free short term periods of use which may have been utilised. There is also indication from residents that during 2014/15 that the pay and display meter was often out of order. This has been verified by North Worcestershire Economic Development and Regeneration and by the financial information provided by the objectors. On the basis of the information available it has to be concluded that income from the car park is fairly consistent. The applicant's additional justification has highlighted that the gross income is only part of the financial story and provides details of net income which takes into account on-costs. The information provided shows the car parking making an overall loss and it falls that financially maintaining 72 spaces is not justifiable. The financial aspects in this case that have been presented have been challenged and defended. This is a matter for the decision maker to attribute weight as it sees fit. Based on the foregoing it is considered that limited weight should be afforded to the financial aspects of this case.

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- 4.8 The financial information shows one aspect, however it does not show usage. Even taking the gross income received there is correlating usage data however it could be concluded that usage is fairly constant in line with the financial data provided. The applicants have provided a usage survey that took place during two weeks in May 2015 showed an average of 16 vehicles using the car park occupying only 22% of the available spaces. During the course of the planning application (from 29th October) Officers have undertaken additional surveys at various times of the day, and have incorporated data received from objectors (some of which is verified and some is unverified). This data shows on average 25 vehicles using the car park, taking up 35% of the available spaces. The two surveys identify peak usage showing 32 vehicles on 17th May and 51 vehicles on 2nd November. The most recent data collected shows that in the main peaks take place on Sunday mornings or when church services are in operation over the Christmas holidays. Indeed the data shows that there is only three occasions reported during a week day when 26 spaces would be exceeded, whereas each Sunday morning it is shown that 26 spaces would be insufficient. It is clear that based upon the evidence available at this time I am satisfied that the car park is underused on the majority of occasions and that there is a justifiable case to develop part of the site for housing. Based on the average usage it would appear that leaving 24-26 car parking spaces is an acceptable provision, and would meet the typical demand. It is considered that the argument in respect of the underused car park carries significant weight.
- 4.9 Comments from neighbouring properties and businesses highlight that the car park is well used and often full, and particularly over holiday periods. However the survey data that has been collected does not demonstrate consistent higher car parking levels or that the spaces that will remain are inadequate in number to serve the needs of the area based on typical usage. It is accepted that the car park may be busier on occasions, particularly during Church Services, than the typical usage would indicate, however it has been considered in the round whether these occasions justify the retaining a larger number of spaces. Members will be aware that other parking facilities do exist, although they may not be in as convenient a location. I have sympathy with the objectors position however the proposals do not remove the car park in its entirety, leaving a number of spaces that reflect typical usage.
- 4.10 A number of objectors refer to the reliance of previous planning permissions at Mitton Lodge and Chichester Caravans on Vale Road car park has been raised. Members are advised that the approval for Chichester Caravans provided parking for each unit in line with County Council standards plus visitor parking, the development is therefore self sufficient in parking terms. With respect of Mitton Lodge (opposite the site), the development of 45 apartments was submitted to meet a particular housing need and located within a sustainable location. Whilst the number of spaces is limited this reflects its use and its location. The usage surveys have not indicated a high level of demand attributed to this development. Consideration has been given to the needs of this development and it is concluded that the retained parking provision will meet this need along with that of surrounding properties and businesses.

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- 4.11 The reasoned justification for Policy SAL.CC2 as set out in paragraph 4.5 above, does states that when “...*considering development, it will be important to retain a similar amount of spaces to that which currently exists within any one area.*” The context of this paragraph is as a result of the consultation process surrounding the Kidderminster Central Area Action Plan and indeed the principle manifests itself in policy KCA.UP1 stating that one of the design aims for the Town is to “...*reduce the amount of surface car parking to help repair the urban fabric - however, this should not lead to a significant reduction in the overall number of spaces.*” However it is appreciated that reasoned justification for SAL.CC2 could be applied on a wider scale. Members are advised that whilst the reasoned justification for a policy carries weight, it does not carry as much weight as if it is included within the policy. Car Parking levels within Stourport have increased over recent years through the provision of car parking to serve the northern half of the town at the Tesco store and temporary parking at Bridge Street. This is a material change in circumstances since the policy was written. Indeed the redevelopment of the Carpets of Worth site for Tesco required improved linkages to the town centre, provided pedestrian crossings at Vale Road and Mitton Street and limited hours free parking for shoppers. It is clear that the policy is not intended to retain car parking that is underused indefinitely and the need for the facility has to be taken into account.
- 4.12 The making of planning decisions should be based on the material circumstances that are manifest at the time and are often based on a balancing of these issues. The above paragraphs considered the policy context, including the reasoned justification, along with the applicant’s justification, objections made and other material circumstances. The National Planning Policy Framework sets out that the presumption in favour of sustainable development is also a material circumstance which should add to the weight in favour.
- 4.13 Policy SAL.DPL1 allows for residential development on previously developed land within Stourport-on-Severn. Policy SAL.CC2 allows for the development of car parks including their reduction on a case by case basis. Whilst the reasoned justification, paragraph 6.17, talks about the retention of the number of spaces within an area and is a material consideration, it is not a specific policy criterion. I am satisfied that justification for a reduction in spaces, as allowed by the policy does exist and that there is no conflict with the policies of the development plan.
- 4.14 Having balanced all the issues in this case, I have to conclude that the principle of the development for residential development and the reduction of the current car parking facility is acceptable and can be approved as being in conformity with Local and National Policies.

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ACCESS AND OTHER ISSUES

- 4.15 Access details are to be reserved for future consideration, although an indicative access position is shown on the plans which accompany the submission. The Highway Authority has fully considered the proposal and has concluded that a new access can be provided off Vale Road to serve a maximum of six dwellings. I recognise the concerns that have been expressed in respect of highway safety, however it must be acknowledged that there already numerous access points along Vale Road and when taking into account the nature and speed of the road I would concur with the Highway Authority that the number of dwellings proposed will not result in a deterioration of highway safety.
- 4.16 Matters of layout and design of the properties will be provided as part of any subsequent reserved matters approval, however the indicative layout provides sufficient indication that an acceptable scheme can be provided for the maximum number of 6 dwellings hereby proposed. The density is lower than surrounding developments and that required by planning policy, however six units is the maximum that would be accepted by the Highway Authority based on the proposed access point.
- 4.17 Neighbour responses have referred to the footpath that links Vale Road and Mitton Gardens. Members are advised that this is not a public footpath and is provided purely to provide access to the car park. As part of the re-organisation of the remaining spaces further access points from Vale Road to Mitton Gardens may be provided, however this will be a subject to a separate decision by the Council.
- 4.18 The adopted Planning Obligations SPD requires contributions towards Public Open Space to be secured for developments of 5 or more units. As detailed plans are not provided at this stage the exact amount will depend on the number and size of dwellings proposed under any subsequent Reserved Matters application. However it is anticipated that this will be in the region of £3,000 to £6,000 if the maximum number of units are developed. The Parks and Open Spaces Manager has indicated the desire to utilise any contributions towards the provision of furniture at the Stourport High Street Public Open Space. The exact details of this will be discussed in further detail as part of the drafting of any Section 106 obligation, which will form part of the sale of the land, once the planning permission is issued.

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5.0 Conclusions and Recommendations

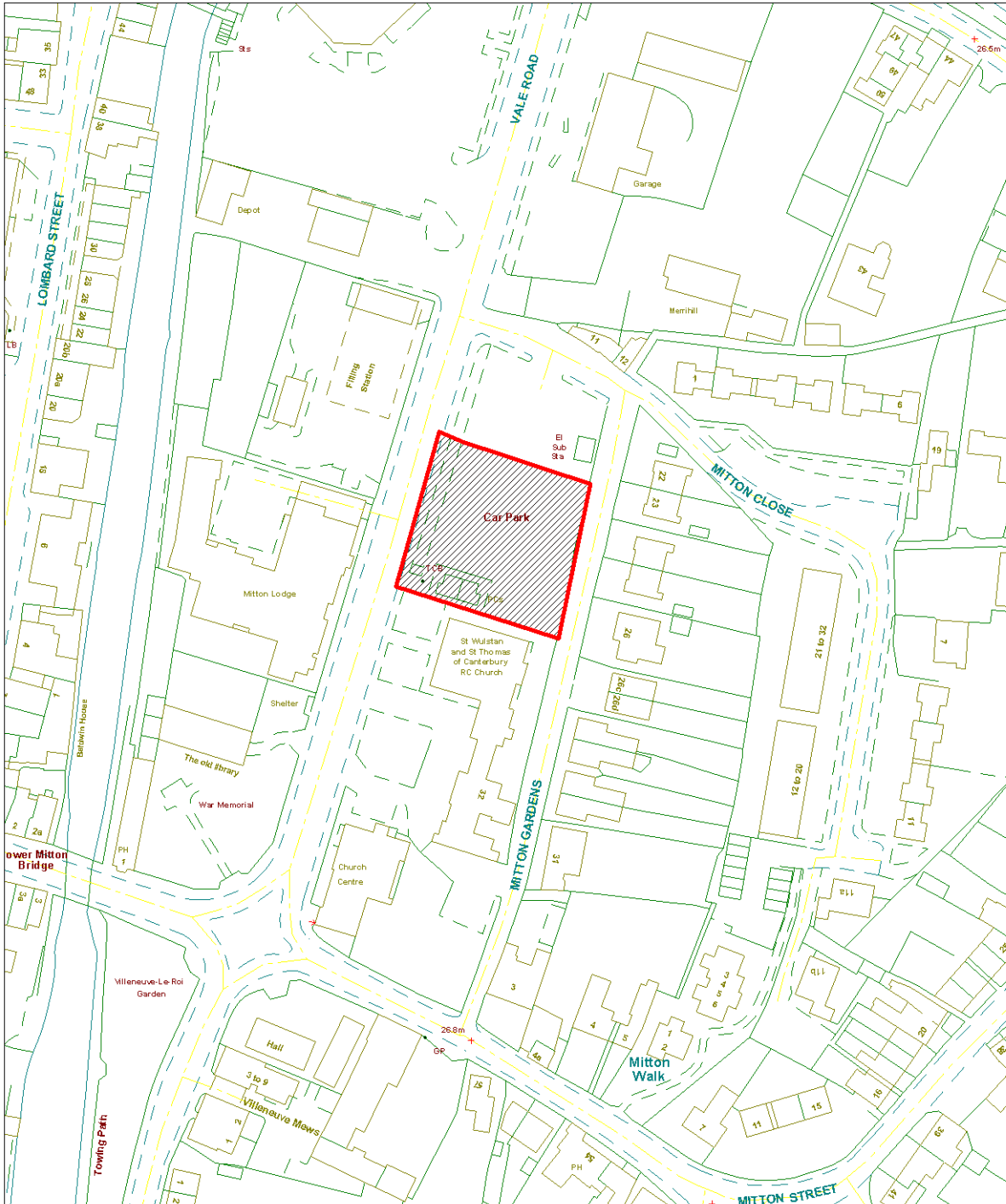
5.1 The development of this piece of previously developed land within the urban area of Stourport-on-Severn is acceptable in principle. Adequate justification has been provided for the reduction in the amount of car parking spaces and the number to be retained. Vehicular access can be provided directly off Vale Road to the satisfaction of the Highway Authority. Sufficient information has been provided to give confidence that the number of dwellings proposed can be provided without causing harm to neighbours' amenity or the overall character and appearance of the area.

5.2 It is therefore recommended that **APPROVAL** be given subject to:

- a) the signing of a **Section 106 Agreement** for contributions towards Public Open Space as part of the contract of sale, and
- b) the following conditions:
 - 1. A1 (Standard outline)
 - 2. A2 (Standard outline – reserved matters)
 - 3. A3 (Submission of reserved matters)
 - 4. A5 (Maximum of 6 residential units, single point of access)
 - 5. A11 (Approved plans)
 - 6. A12 (No Approval of Layout)
 - 7. B1 (Samples/details of materials)
 - 8. B12 (Erection of fences/walls)
 - 9. C3 (Tree protection during construction)
 - 10. C6 (Landscaping – small scheme)
 - 11. C8 (Landscape implementation)
 - 12. Contaminated Land
 - 13. E2 (Foul and surface water)
 - 14. F5 (Construction site noise/vibration)
 - 15. J1 (Removal of permitted development – residential)
 - 16. J9 (Open plan frontages)
 - 17. Details of layout of parking spaces to be provided.

Notes

- A SN2 (Section 106 Agreement)
- B SN1 (Removal of permitted development rights)
- C SN6 (No felling – TPO)
- D Alteration of highway to provide new or amend vehicle crossover



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

Vale Road Car Park
Stourport on Severn, DY13 9AB



Date:- 01 December 2015 Scale:- 1:1250 OS Sheet:- SO8171SW Crown Copyright 100018317 2014
 Wyre Forest House, Finepoint Way, Kiddeminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
19TH JANUARY 2016

PART B

Application Reference:	15/0607/RESE	Date Received:	30/11/2015
Ord Sheet:	383288 277231	Expiry Date:	25/01/2016
Case Officer:	Paul Round	Ward:	Broadwaters

Proposal: Reserved matters application for residential developments (up to 5No units) following outline approval granted under application 15/0090/OUTL

Site Address: BROAD STREET CARPARK, BROAD STREET, KIDDERMINSTER, DY102LZ

Applicant: WARREN DEVELOPMENTS (MR D WARREN)

Summary of Policy	DS01, DS02, CP02, CP03, CP11 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP7, SAL.UP9 (SAAPLP) KCA.PFSD1, KCA.CC1, KCA.CC2, KCA.UP1, KCA.Ch1 (KCAAP) Churchfields Masterplan SPD Planning Obligations SPD Design Guidance SPD Paragraph 14, Sections 6, 7 (NPPF) Planning Practice Guidance
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site forms a public pay and display car park on Broad Street, Kidderminster. The car park is situated close to the Horsefair shopping area, and was originally constructed on the site of the former community centre to replace the loss of car parking as a result of development by Wyre Forest Community Housing. The site is bounded to the north, south and east by residential properties, to the west (opposite) by industrial buildings and children’s playground to the north-west.

1.2 The site is allocated as car parking within the Adopted Kidderminster Central Area Action Plan and is also falls within the Churchfields Masterplan boundary.

15/0607/RESE

- 1.3 The site obtained outline planning permission for five houses in April 2015. This application forms the Reserved Matters application following this approval, providing the details for the five units proposed.
- 1.4 Although the site has been sold, this is subject to contract and at this current time the Council is still the owner of the site. The application is therefore presented to Committee for determination.

2.0 Planning History

- 2.1 WF/0924/03 - Erection of two storey houses and flats and three storey flats and car parking, relocation of Local Authority car park (total number of residential units = 27). Demolition of shop : Approved 09.12.2003
- 2.2 15/0090/OUTL - Residential Development (up to 5No. Units) (All Matters Reserved) : Approved 24.04.2015

3.0 Consultations and Representations

- 3.1 Highway Authority – No objections subject to conditions
- 3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The application provides detail on the reserved matters of layout, external appearance, scale, access and landscaping. These will be dealt with in turn.

LAYOUT

- 4.2 The proposed site plan shows five properties arranged as a terrace of three and a pair of semi-detached properties. This follows the indicative layout submitted with the outline application. It is considered that this approach is acceptable and follows the grain of development within the locality. The dwellings have been positioned so as to allow for parking to the fronts of the properties but without prejudicing the amenity of neighbouring properties. The properties have a minimum of 13m garden, which provides ample distance between the proposed properties and existing residences to the rear. The layout as proposed is therefore acceptable and accords with the Council's adopted design policies and guidance.

15/0607/RESE

SCALE AND EXTERNAL APPEARANCE

- 4.3 The submitted drawings show brick and tile two storey properties. The front elevations replicate the rhythm of fenestration that already exists within the streetscene, with the elevations broken up by ground floor window headers and pitched roof canopies above the doors. To the rear a single storey projection is proposed to maximise floor space, with windows serving both ground and first floors. There are no side facing windows proposed. The internal layout is identical for all properties consisting of three bedrooms and a bathroom at first floor and a kitchen, lounge/dining room and WC at ground floor. The scale and external appearance of the properties as proposed is also acceptable in the context of the surrounding area.

ACCESS

- 4.4 Access to the properties is shown via individual driveways directly from Broad Street. Driveways will be approximately 11m long being able to accommodate two vehicles in a tandem parking arrangement. Within the rear gardens the proposal shows the provision of secure cycle storage in line with County Council standards. The Highway Authority has confirmed the acceptability of the access and parking arrangements and raises no objections to the scheme. It is therefore considered that access is acceptable and will not lead to a deterioration of highway safety. The highway conditions as recommended have already been imposed on the outline permission and as such do not need to be repeated.

LANDSCAPING

- 4.5 The rear gardens are shown to be grassed and planting beds are indicated to the front breaking up the parking areas. These beds are proposed to be planted with ground cover plants of a mixture of Cotoneaster, Cherry Laurel and Spirea. These species and the approach to landscaping is acceptable in the context of the surrounding area and is accepted on that basis.

5.0 Conclusions and Recommendations

- 5.1 The reserved matters of layout, external appearance, scale, access and landscaping have been fully considered and found acceptable. The scheme is therefore in accordance with development plan policies and will result in harm to interests of acknowledged importance.
- 5.2 I therefore recommend **APPROVAL** subject to the following conditions:
1. A4 (Reserved matters only)
 2. A11 (Approved plans)

WYRE FOREST DISTRICT COUNCIL

Planning Committee

19 January 2016

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
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			
WFA1453 15/0113/FULL	APP/R1845/W/1 5/3032552	Mr M Richardson	CRUNDALLS COTTAGE CRUNDALLS LANE BEWDLEY DY121NB Retrospective application to seek retention of extensions to property	WR 16/07/2015	20/08/2015			Dismissed 04/12/2015

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
WFA1455 14/0548/FULL	APP/R1845/W/1 5/3053080	CONCEPT FLOORING CO	CONCEPT FLOORING CO 33 HOLMAN STREET KIDDERMINSTER Erection of one bungalow and one detached house on site of 33 Holman Street, Kidderminster, DY11 6QY	WR 15/09/2015	20/10/2015			
WFA1457 15/3053/PNRE	APP/R1845/W/1 5/3136851	Mr A Taylor	AGRICULTURAL BUILDING AT BROCKENCOTE HOUSE FARM Change of use of Agricultural Building to Dwellinghouse	WR 27/10/2015	01/12/2015			

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
WFA1458 14/0661/OUTL5	APP/R1845/W/1 5/3133945	Callow Oils Ltd	LAND AT STATION YARD OFF LYNWOOD DRIVE BLAKEDOWN Outline application with access and layout to be determined for up to 16 residential dwellings and provision of parking	HE 16/11/2015	21/12/2015			
WFA1459 15/0667/ENF	APP/R1845/C/15 /3136640	Mr D Matthews	GREEN ACRES THE HOLLOWAY CHADDESLEY CORBETT Erection of new residential dwelling (Enforcement Case 15/0097/ENF)	WR 25/11/2015	30/12/2015			

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
WFA1460 15/0405/FULL	APP/R1845/W/1 8/3138636	Mr J Kelly	LAND AT LONG BANK BEWDLEY	WR 01/12/2015	05/01/2016			
			Proposed Agricultural Building					
WFA1461 15/0403/FULL	APP/R1845/D/15 /3140332	Mr & Mrs Evans	COURT FARMHOUSE WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER	WR 21/12/2015	25/01/2016			
			Erection of an extension to a dwelling (existing pool building to be demolished)					

Appeal Decision

Site visit made on 20 October 2015

by Y Wright BSc (Hons) DipTP MSc DMS MRTPI

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

Decision date: 04 December 2015

Appeal Ref: APP/R1845/W/15/3032552

Crundalls Cottage, Crundalls Lane, Bewdley, Worcestershire DY12 1NB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr M Richardson against Wyre Forest District Council.
 - The application Ref 15/0113/FULL, is dated 24 February 2015.
 - The development proposed is domestic extensions.
-

Decision

1. The appeal is dismissed and planning permission for domestic extensions at Crundalls Cottage, Crundalls Lane, Bewdley, Worcestershire DY12 1NB is refused.

Procedural Matters

2. Although the application was considered by the Council's Planning Committee on 14 April 2015 no decision notice has been issued. The Council states that at the Committee it was resolved to refuse the application on the grounds that the extensions would form disproportionate additions which would constitute inappropriate development within the Green Belt and would have a detrimental impact on character and appearance.
3. There is planning permission for a single storey side extension to the dwelling for the provision of a garage, utility room and WC (Council ref: 12/0655/FULL), granted on 21 February 2013.

Main Issues

4. The appeal property is located within the West Midlands Green Belt and the development has already been carried out. The main issues in determining this appeal are therefore:
 - Whether it is inappropriate development for the purposes of the National Planning Policy Framework and development plan policy;
 - The effect on the openness of the Green Belt;
 - The effect on the character and appearance of the property and the surrounding area; and
 - If it is inappropriate development whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other

considerations so as to amount to the very special circumstances necessary to justify the development.

Reasons

Whether inappropriate development

5. Paragraph 89 of the National Planning Policy Framework (the Framework) indicates that, except for a small number of exceptions, the construction of new buildings within the Green Belt should be regarded as inappropriate. An exception to this is where an extension or alteration to a building does not result in disproportionate additions over and above the size of the original building.
6. Having regard to the evidence before me on the dimensions of the development, it is clear that this far exceeds the size of the original dwelling. Whilst I accept that there are no definitions of what 'disproportionate additions' means within the Framework or Wyre Forest District Council Site Allocations and Policies Local Plan 2013 (LP), I consider that the extensions are substantially larger than the original building and are therefore disproportionate.
7. Consequently, the development is inappropriate development in the Green Belt. The Framework states that this is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. I regard this harm as substantial. The development also does not comply with LP Policy SAL.UP1 which accords with the Framework in seeking to protect the Green Belt from inappropriate development.

Openness of the Green Belt

8. Openness is an essential characteristic of the Green Belt. It is clear from the evidence before me that the bulk of the original dwelling has been substantially increased by additional extensions. Consequently this has reduced openness the openness of the Green Belt resulting in material harm. As openness is one of the key attributes of the Green Belt, I find this harm is significant and, taken together with the harm arising from inappropriate development, carries substantial weight in accordance with paragraph 88 of the Framework. In addition the development is contrary to LP Policy SAL.UP1 in this regard.

Character and appearance

9. The appeal site is a detached one and a half storey dwelling situated along a quiet rural lane, within a small group of 1 and 2 storey predominantly detached brick built traditional dwellings. The appeal property sits within a large plot with a significant garden pond adjacent to the south. There are open fields to the rear of the property and a detached dwelling, equestrian facilities and trees to the front. The appeal property is set back from the lane with a large driveway, parking area and garden to the front.
10. Both the Framework and LP Policies SAL.UP7 and SAL.UP8 seek development that is of good design. For residential properties Policy SAL.UP8 states that extensions should generally be subservient to the original building to retain its visual dominance, scale and character.

11. The appellant has drawn attention to another property within the District and in the Green Belt where the Council has permitted domestic extensions (Ref: 15/0002/FULL). However I do not have full details of this case before me including whether it was inappropriate development or whether very special circumstances applied. As such I cannot be sure that the scheme is directly comparable. In any case I must consider this appeal on its own merits.
12. On my site visit I saw that the 2 storey extensions extend from the main front elevation of the original dwelling out to the side boundary and back beyond the original rear elevation, to form a large L shaped side and rear addition. Furthermore the extensions are the same ridge height as the original dwelling with no apparent visual differentiation between them. I note that the appellant agrees that this is the case, but nevertheless states that the development has resulted in significant improvements to the visual appearance of the original property. The dwelling is set well back on its plot and its height and scale is comparable to the neighbouring dwellings. In addition, traditional materials have been used for construction. I also note that the original dwelling was part rendered and white render has been applied to all elevations.
13. Visually the appeal property has kept some of the original design features of the host dwelling, most notably the small dormer windows within the roof, and overall is not unattractive. Although visible from the adjacent lane, due most notably to the white render, the contrast between the adjacent brick built properties is neither unpleasant nor unduly intrusive within the streetscene.
14. Taking all the above into account, whilst I accept that the development is not subservient to the original dwelling, I consider that its design does not specifically cause harm and instead results in a neutral impact on the character and appearance of the property and the surrounding area. As such I conclude that the development is not contrary to the general thrust of LP Policies SAL.UP7 and SAL.UP8 and the Framework. However as I find the impact is neutral I can only give this minimal weight within my decision.

Other considerations

15. The appellant states that a conservatory on the southern side elevation of the property and a detached garage, both of which have already been demolished, should be taken into account when considering the impact of the size of the development. However I am assessing the site based on current circumstances and therefore give this minimal weight. Furthermore I saw on my site visit that a timber shed has been erected on part of the former garage site.
16. The appellant has drawn attention to his ability to exercise permitted development rights under the Town and Country Planning (General Permitted Development Order) (England) 2015 (GPDO) to extend the house. However the detailed extent of these rights has not been clearly justified by specific reference to the relevant parts of the GPDO, except where reference has been made to Class E. However, even if the rights exist to the extent claimed by the appellant, it is far from clear from the evidence before me, that these rights would all be exercised. I also consider that the same applies to the extant planning permission. Under Class E detached outbuildings within the curtilage of the property would be allowed, but I do not consider that this represents an alternative to the development and afford this little weight.

17. Consequently it has not been clearly demonstrated to me that, if this appeal is dismissed, it is certain that the development would be replaced by extensions that would have a similar or more adverse effect, even though I acknowledge that it is possible that the appellant might seek to build something. Due to this level of uncertainty I am not convinced that a condition restricting permitted development rights would be effective in removing the harm and therefore give this minimal weight.
18. Whilst I note there are no objections from neighbours this does not mean that the development is acceptable. As regards concerns about the handling of the planning application the appellant would need to raise this with the Council in the first instance. I confirm in this respect that I have had regard only to the planning merits of the proposal. I have also considered the appellant's desire to provide additional living space within the dwelling. However these matters only have limited weight.

Planning Balance

19. I have found that the development is inappropriate and reduces the openness of the Green Belt which carries substantial weight in accordance with paragraph 88 of the Framework. Whilst I have found an absence of harm on character and appearance the resultant neutral effect has minimal weight. In terms of other considerations, even taken together these have little weight.
20. I therefore conclude that the harm by reason of inappropriateness and the effect on openness would not be clearly outweighed and therefore very special circumstances do not exist to justify inappropriate development in the Green Belt. The development is therefore contrary to the relevant provisions of the Framework and the Local Plan.

Conclusion

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

Y. Wright

INSPECTOR

SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
15/0480/FULL	The Beeches Ribbesford Bewdley	<ul style="list-style-type: none"> To prevent the implementation of Planning Permission 11/0246/FULL and/or 14/0259/FULL as well as this permission 	Commencement of development	Agreement completed
15/0429/FULL	Units 1-4 Baldwin Road Stourport on Severn	<ul style="list-style-type: none"> 30% Affordable Housing provision. 3 units (1 x 2 bed and 2 x 3 bed) Public Open Space provision - £7,614.84 	<ul style="list-style-type: none"> Prior to occupation of general market dwellings 	Draft with applicant's solicitors

Agenda Item No. 7

Application Number	Site	Provisions	Triggers for Compliance	Performance
15/0380/FULL	Kidderminster Market Auctions Comberton Place Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution - Will be based on the following calculation: <ul style="list-style-type: none"> - Number of childbed spaces : 24 x £21.08 = £2,276.62 • Biodiversity contribution (most likely to be met on site) 	<ul style="list-style-type: none"> • Prior to first occupation 	Awaiting finalisation of affordable housing details
15/0305/OUTL	Site of Former Sion Hill Middle School Sion Hill Kidderminster	<ul style="list-style-type: none"> • Public Open Space : Will be based on the following calculation: <ul style="list-style-type: none"> - Number of childbed spaces – 24 x £20.47 There is 50% for affordable housing units. 	<ul style="list-style-type: none"> • Prior to first occupation 	Draft agreement with applicant's solicitors

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<ul style="list-style-type: none"> • Education Contributions : Will be based on the following <ul style="list-style-type: none"> - 1 bed dwelling of any type = £0 - 2 bed house = £2119 - 3 bed house = £2119 - 4+ bed house = £3179 - 2+ bed flats/apartments = £848 - Affordable Housing = £0 (To be payable to one of the following: <ul style="list-style-type: none"> - Wolverley Sebright Primary School - St Oswald's C of E Primary School - Wolverley High School) • Affordable Housing - Total 9 units (19.5%) - 79% / 21.5% in favour of Social Rented <ul style="list-style-type: none"> - 1 bed social rented = 28.5% - 2 bed social rented = 36% - 2 bed shared ownership = 21.5% - 3 bed social rented = 14% Highway Contribution of £22,000 for bus shelters 	<ul style="list-style-type: none"> • Prior to first occupation • Prior to occupation of one third of GMD • Commencement of development 	

Agenda Item No. 7

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0591/FULL/ OUT	West Midland Safari Park Spring Grove Bewdley	<ul style="list-style-type: none"> • Highway Contribution of £87,000 to provide additional Sunday bus services on Sundays and Bank Holidays routing between Kidderminster Railway Station and Bewdley Town Centre. (This should be paid prior to the commencement of development) 		Draft with applicants solicitors & County Council for approval
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 	<p>Agreement signed and completed.</p> <p>Development not commenced</p>

Agenda Item No. 7

Application Number	Site	Provisions	Triggers for Compliance	Performance
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 	Agreement signed and 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 	Agreement signed and completed
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 	<p>Agreement signed and completed.</p> <p>No commencement on site</p>

Agenda Item No. 7

Application Number	Site	Provisions	Triggers for Compliance	Performance
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 	Agreement signed and 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 	<p>Agreement signed and completed.</p> <p>Triggers not reached to date</p>
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 but unsigned

Agenda Item No. 7

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 	Agreement signed and 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 	<p>Agreement signed and completed.</p> <p>No occupation to date</p>
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 		Agreement signed and completed
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 applicant's solicitors and remains unsigned

Agenda Item No. 7

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 signed and 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 signed and 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 signed and completed
13/0186/FULL	Former Sutton Arms Sutton Park Road	<ul style="list-style-type: none"> • Variation to education contributions 		Agreement signed and completed

Agenda Item No. 7

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 signed and 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 signed and completed
12/0321/FULL	Unit 2 Greenacres Lane Bewdley	Provision of a dry access across third party land (two plots)		Agreement signed and completed
12/0507/FULL	Land off Clensmore Street Churchfields Kidderminster	Supplemental agreement to confirm the terms of the original apply to the new application		Agreement signed and completed
12/0690/FULL	5 and 6 Church Street Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £2,542.80 		Agreement signed and 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 proof of title

Agenda Item No. 7

Application Number	Site	Provisions	Triggers for Compliance	Performance
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 signed and 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 signed and 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		Agreement signed and 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	<ul style="list-style-type: none"> (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 		Agreement signed and completed
11/0471/FULL	Clent Avenue, Kidderminster	<ul style="list-style-type: none"> • Open space contribution of £2,023.92 		Agreement signed and 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>	<p>Agreement signed and completed.</p> <p>Phase 1 triggers met and payments received</p>

Agenda Item No. 7

Application Number	Site	Provisions	Triggers for Compliance	Performance
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 signed and 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 	Agreement signed and 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 	Agreement signed and completed