

Open

# Planning Committee

## Agenda

6pm  
Tuesday, 19th April 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](mailto: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.

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\*Unless there are no reports in the open session

## **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 April 2016

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

<b>Agenda item</b>	<b>Subject</b>	<b>Page Number</b>
<b>1.</b>	<b>Apologies for Absence</b>	
<b>2.</b>	<b>Appointment of Substitute Members</b>  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.	
<b>3.</b>	<b>Declarations of Interests by Members</b>  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.	
<b>4.</b>	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 15th March 2016.	7
<b>5.</b>	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	11
<b>6.</b>	<b>Planning and Related Appeals</b>  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.	25
<b>7.</b>	<b>Section 106 Obligation Monitoring</b>  To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.	28

8.	<b>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.</b>	
9.	<p><b>Exclusion of the Press and Public</b></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.	<b>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.</b>	
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**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

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

**15TH MARCH 2016 (6.00 PM)**

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**Present:**

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

**Observers:**

Councillors: S Harrington, A T Hingley, N Knowles and T L Onslow.

**PL.71 Apologies for Absence**

Apologies for absence were received from Councillors: S J M Clee and M J Hart.

**PL.72 Appointment of Substitutes**

Councillor J Baker was appointed as a substitute for Councillor S J M Clee.  
Councillor I Hardiman was appointed as a substitute for Councillor M J Hart.

**PL.73 Declarations of Interests by Members**

There were no declarations of interests.

**PL.74 Minutes**

**Decision: The minutes of the meeting held on 16th February 2016 be confirmed as a correct record and signed by the Chairman.**

**PL.75 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No 541 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No 541 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.76 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 8.39 p.m.

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**15<sup>th</sup> March 2016 Schedule 541 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.

<b>Application Reference:</b> 15/0578/FULL
<b>Site Address:</b> MADINATUL ULOOM ISLAMIC COLLEGE, HEATH LANE, STONE, KIDDERMINSTER, DY10 4BS
<b>APPROVED</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A11 – Approved Plans.</li> <li>2. B6 – External Materials.</li> <li>3. Use restricted to use by the College – Not to be used as a publicly accessible mosque.</li> <li>4. No use of tannoy or other external amplified equipment.</li> <li>5. Restriction on the number of events (Graduation ceremonies; open days, etc) per year.</li> <li>6. No removal, and protection, of existing boundary hedge and tree species during the installation of the perimeter fence.</li> <li>7. Foul and Surface Water Drainage Details to be submitted and agreed in writing</li> </ol>

<b>Application Reference:</b> 15/0170/FULL
<b>Site Address:</b> KIDDERMINSTER 132KV/11KV GRID SUBSTATION, NEW ROAD/TRAM STREET, KIDDERMINSTER, DY10 1AB
<b>APPLICATION DEFERRED.</b>

**Councillor Tracey Onslow left at 7.17 pm after consideration of this item.**

<b>Application Reference:</b> 15/0240/FULL
<b>Site Address:</b> 106 AUDLEY DRIVE, KIDDERMINSTER, DY11 5NF
<b>APPLICATION DEFERRED PENDING A SITE VISIT.</b>

**Councillor Anne Hingley left at 7.42 pm after consideration of this item.**

<b>Application Reference:</b> 15/0329/FULL
<b>Site Address:</b> FORMER WOMENS ROYAL VOLUNTARY SERVICE HALL, LAND OFF LAX LANE, BEWDLEY, DY12 2DZ
<b>REFUSED FOR THE FOLLOWING REASONS:</b>  The proposed development site lies adjacent to the Bewdley Conservation Area and



is visible from designated and undesignated Heritage Assets. The proposed development by virtue of its size and mass, particularly being three storey in height, would not be compatible with and result in harm being caused to this historic environment and the surrounding area. The material circumstances and public benefits as presented do not outweigh the harm that would be caused. To allow the development in these circumstances would be contrary to Policy CP11 of the Adopted Wyre Forest Core Strategy and Policies SAL.UP6, SAL.UP7 and SAL.B2 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan, and Government advice in the National Planning Policy Framework and Planning Policy Guidance.

**Councillor Steve Harrington and Councillor Nigel Knowles left the meeting at 8.07 pm after consideration of this item.**

**Application Reference:** 13/0553/EIA

**Site Address:** LAND AT NELSON ROAD, SANDY LANE, STOURPORT-ON-SEVERN, DY13 9QB

**Delegated APPROVAL** be given, subject to:

- a) the signing of a **Section 106 Agreement** to secure the agreed ecological mitigation scheme, consisting of managed wetlands;
- b) re-consultation with the Environment Agency regarding planning conditions; and
- c) the following conditions:
  - 1. A6 (Full with no reserved matters)
  - 2. A11 (Approved plans)
  - 3. B1 (Samples and details of materials)
  - 4. Apartments for holiday let only with no permanent occupancy
  - 5. Restriction on commercial uses
  - 6. No residential holiday accommodation on ground floor
  - 7. Permanent occupancy only to apply to Manager's accommodation
  - 8. Sound insulation for holiday apartments
  - 9. Operational Site Waste Management Plan
  - 10. Surface Water drainage strategy
  - 11. Foul and Surface Water drainage
  - 12. Future maintenance of SUDs scheme
  - 13. Contaminated Land and remedial works
  - 14. Archaeological investigation and recording
  - 15. Boundary details
  - 16. Full details of flood mitigation and compensatory flood storage
  - 17. Landscape scheme and approval of species (phase by phase)
  - 18. Lighting details (temporary and permanent) across the entire site
  - 19. Provision of moorings prior to completion and occupation of holiday apartments
  - 20. Details of all retaining walls and structures
  - 21. Details of piling works
  - 22. Details of proposed dewatering during construction

23. Detailed Assessment of Groundwater conditions across and adjacent to the site
24. Tree survey and subsequent tree retention in line with survey
25. Tree protection measures
26. Site clearance to avoid nesting season
27. Construction Environmental Management Plan for each phase of the development
28. Removal and control of Japanese Knotweed
29. Acoustic screening during construction
30. Details of construction compound
31. Restriction on hours of delivery and construction
32. No delivery or construction vehicles via Llewellyn Close
33. No stock piling of construction materials on site
34. Gate to Llewellyn Close only to be used in emergency
35. Method Statement for breakthrough to River Severn
36. Details of Marina walls
37. Impervious base for fuel storage facilities
38. Wheel cleaning and dust suppression facilities during construction
39. Pollution control strategy during construction (Contamination and silt)
40. Ventilation and extraction equipment details
41. Temporary rerouting of public footpath during construction
42. Surfacing of public footpaths
43. Control use of access track – restricted to Canal and River Trust and Environment Agency
44. Landscape Management Plan (5 years)
45. Surface Water Treatment
46. Details of paving system for overflow car park
47. Design of cycle parking facilities
48. Travel Plan
49. Pre commencement bat, reptile and otter surveys
50. Welcome pack in respect ecological and biodiversity “dos and don’ts”
51. Flood Evacuation Plan
52. Any additional drainage and flooding related conditions as agreed following re-consultation with the Environment Agency.

**Application Reference:** 15/0664/FULL

**Site Address:** AMBLESIDE, CHURCH LANE, BEWDLEY, DY12 2UH

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to be agreed
4. Drainage details to be submitted and agreed

**EXECUTIVE SUMMARY TO REPORT OF  
DEVELOPMENT MANAGER**

**Planning Committee**

**19/04/2016**

**PART A Report**

<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
15/0240/FULL	106 AUDLEY DRIVE KIDDERMINSTER	APPROVAL	12

**PART B Reports**

<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
15/0713/FULL	WEST MIDLANDS SAFARI PARK SPRING GROVE KIDDERMINSTER ROAD BEWDLEY	APPROVAL	18
16/9003/NMA	LAND AT SILVERWOODS ESTATE ROAD KIDDERMINSTER	APPROVAL	22

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**19<sup>TH</sup> APRIL 2016**

**PART A**

<b>Application Reference:</b>	15/0240/FULL	<b>Date Received:</b>	28/04/2015
<b>Ord Sheet:</b>	381313 277637	<b>Expiry Date:</b>	23/06/2015
<b>Case Officer:</b>	John Baggott	<b>Ward:</b>	Franche & Habberly North

**Proposal:** Change of use from Retail Shop (A1) to Hot Food Takeaway (A5)

**Site Address:** 106 AUDLEY DRIVE, KIDDERMINSTER, DY11 5NF

**Applicant:** Mr J Mattu

<b>Summary of Policy</b>	CP03, CP09 (CS) SAL.GPB3, SAL.CC1, SAL.CC2 (SAAPLP)
<b>Reason for Referral to Committee</b>	Previously considered by Committee and deferred for a site visit/further information
<b>Recommendation</b>	<b>APPROVAL</b>

THIS APPLICATION WAS DEFERRED FROM THE 15 MARCH 2016 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

**1.0 Site Location and Description**

- 1.1 The application premises are located at the western end of a small two storey parade of shops, with private flats above, within this otherwise residential estate road. Immediately to the front of the shops is a roughly triangular area of hardstanding which is highways land and provides no formal parking to serve the shops, but does appear to provide a means of vehicular access from the public highway to the fronts of the properties at 108-114 (even only) Audley Drive.
- 1.2 The premises are currently vacant, as too is the adjacent similar sized retail unit. A double unit to the east side of the parade is occupied by a small general convenience store.
- 1.3 Immediately visible when entering Audley Drive from the south, via Beaufort Avenue, this parade of shops occupies a location on the outside of a bend in the road. To the west of the parade of shops is a small area of grassed amenity land, which features a public footpath which provides a direct link through to the main arterial estate road, Coningsby Drive.

15/0240/FULL

## 2.0 Planning History

- 2.1 There is no planning history of relevance to this particular retail unit.
- 2.2 However, Members are advised that a separate planning application, for a change of use to (A5) Hot Food Takeaway has recently been submitted in respect of the above mentioned adjacent vacant retail unit (known as 104 Audley Drive). This application is currently the subject of neighbour notification and consultation.

## 3.0 Consultations and Representations

- 3.1 Kidderminster Town Council – The application was originally submitted prior to the establishment of the Town Council.
- 3.2 Highway Authority – No objections.

Whilst the change of use proposed will increase the number of trips associated with the site it is considered that this will not create a situation where the result of this will create safety of capacity concern and under the tests of the NPPF a severe impact cannot be demonstrated. The proposal is in a local shopping parade which a significant residential catchment surrounding it which maximizes the opportunity to access the site on foot, any trips by car are considered to be pass and whilst these may wait on the carriageway this is a short duration stay on a road which serves as a local access road. Consequently whilst this proposal will increase trips they are unlikely to be car based trips and what car trips that do occur are considered to not create an unacceptable situation. I do not require any conditions to assist in controlling this development.

- 3.3 Worcestershire Regulatory Services (WRS) – No objections, subject to installation of extraction equipment as submitted and the associated plans and elevations.
- 3.4 Crime Prevention Design Advisor (West Mercia Police) – No objections.
- 3.5 Neighbour/Site Notice – In total, 31 letters of objection have been received against the proposed development from local residents. The grounds for objection can be summarised as follows:
- Resulting litter dropped by customers;
  - Adverse impact upon family pets attracted to litter;
  - Noise, particularly late in the evening, from customers and vehicles calling at the premises;
  - Noise and nuisance caused by delivery vehicles;
  - Lack of off-street parking for customers and employees;

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- Congestion on the public highway;
- Increased on-street parking and impact upon highway safety due to road layout and nearby junctions;
- Potential for attraction of vermin, associated with littering;
- Potential for anti-social gathering and behaviour, particularly in the evenings;
- Devaluation of neighbouring properties  
(Officer Comment: *This is not a material planning consideration*);
- Impact upon existing hot food takeaway in terms of competition  
(Officer Comment: *This is not a material planning consideration*);
- In appropriate opening hours proposed within a residential area;
- Concerns regarding impact on health due to fumes.

#### 4.0 Officer Comments

- 4.1 As previously stated, the application premises is a currently vacant retail (A1) unit located at the end of a small parade of shops within this otherwise residential road. The parade of shops sits facing out onto the triangular area of hardstanding, and there is no immediate vehicular parking to specifically serve the premises.
- 4.2 The application proposes a change of use of the ground floor unit to a hot food takeaway (A5 use). The occupation of the flat directly above, which is accessed via an external staircase to the rear, is in no way associated with the proposed change of use.
- 4.3 No alterations to the shop front are proposed, with the existing centrally located doorway and full height glazing to be retained. Internally, at the front of house, would be a fryer and service area, with associated kitchen and storage located at towards the rear.
- 4.4 Internally, new associated extraction equipment is proposed to handle cooking fumes, which includes an external flue, to be mounted on the exposed end wall of the unit. This flue would be of galvanised metal appearance, along with a cowl, and would extend up to a minimum of 1.0m above the roof of the flat above. There is a side facing obscure glazed window at first floor level on this side elevation which is understood to serve the bathroom of the first floor flat above. The proposed flue would be sited 1 metre to the side of this window, as recommended by Worcestershire Regulatory Services (WRS).
- 4.5 The applicants propose opening times of 08:00 to 22:00, Monday to Saturday, and 12:00 to 22:00 on Sunday. There has been no objection to such proposed opening hours from WRS.

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- 4.6 Policy SAL.GPB3 “Protecting and Enhancing Local Retail Services” of the Site Allocations and Policies Local Plan (SAAPLP) provides support for retaining and protecting existing convenience retail uses in neighbourhood centres, with Audley Drive being such a designated neighbourhood Centre. The reasoned justification which accompanies the policy recognises that: *“The loss of convenience retail facilities in a settlement or neighbourhood can have a serious impact upon people’s quality of life and potentially harm the overall vitality of the community”*. And goes on to state that: *“... proposals that would result in a significant loss of facilities could also have a serious impact upon the vitality and viability of that centre as a whole due to their role in providing a range of facilities for the surrounding area”*.
- 4.7 Whilst the above policy, and the supporting text, are of relevance it is the case that the proposed change of use relates to a vacant retail unit (formerly occupied by a Newsagent) and would not, therefore, replace an existing functioning retail outlet. Furthermore, as described above, the end two units of this parade of shops is occupied by a convenience retail store, which would not be detrimentally impacted upon by the proposed change of use.
- 4.8 It is the case that local parades of shops such as this have been the subject to much change over the years as peoples shopping habits have changed and the range of products that small convenience shops can stock is restricted. There are numerous examples, both within the district and far beyond, where similar parades of shops have seen significant change, and in many cases extended levels of vacancy, with often once thriving little centres now shuttered-up and in decline. There is no easy answer to this type of situation.
- 4.9 Policy SAL.CC1 of the SAAPLP states that: *“Proposals which would lead to the deterioration of highway safety will not be allowed”*, whilst Policy SAL.CC2 calls for suitable levels of car parking to serve development, as required. The nature of hot food takeaways is that they tend to attract transient customers, who will park on the public highway for a short space of time. This already appears to be the case, for vehicle borne customers of the existing convenience store within this parade of shops.
- 4.10 As summarised in paragraph 3.5 above, the application has been subject to a significant number of objections, primarily from near neighbours and residents of Audley Drive and beyond. The nature of the objections raised are not unusual for such a use, particularly within a predominantly residential estate such as this, and Officers can appreciate that matters such as perceived levels of noise, fumes and increased levels of on-street car parking by customers of the proposed hot food takeaway are a real concern to local residents.

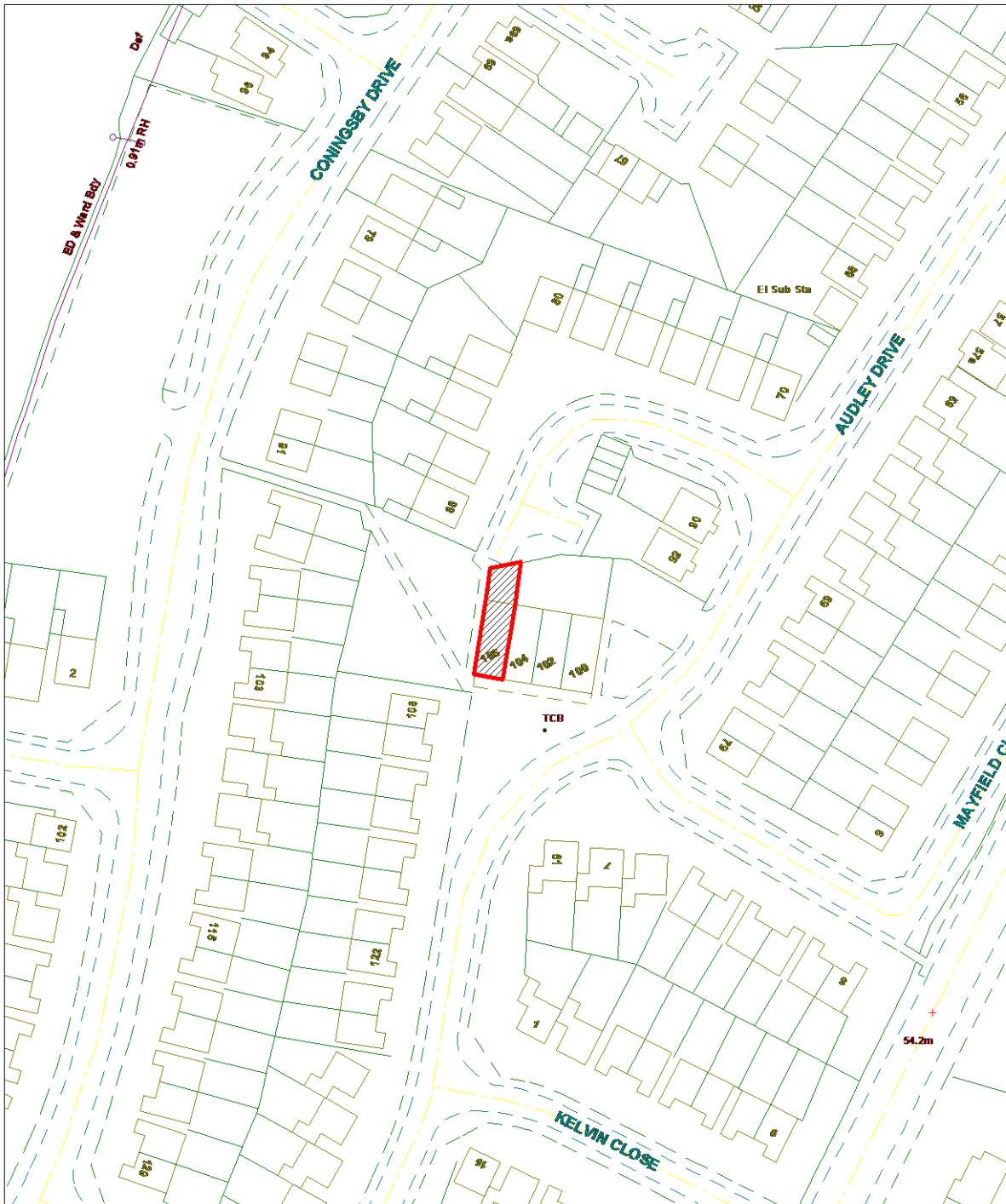
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- 4.11 That said, as identified above, no objections have been raised by either WRS or the Highway Authority, and as such Officers would not be able to substantiated reasons to resist the application on such grounds. It is worth pausing at this juncture, as it is the case that for many of the objectors the issue of highway safety and on-street parking, etc, were grounds that they were under the impression that the Highway Authority were also raising objections to. However, it is the case that an initial objection response has since been withdrawn and superseded by the no objection response as reported under Paragraph 3.2 of the report.
- 4.12 Some of the other concerns expressed by local residents could be loosely categorised as “by-products” of the proposed change of use, such as dropping of litter; noise and nuisance from customers; potential anti-social behaviour; etc. That is not to down-play the relevance or importance of such matters to objectors, and such matters are understood. The requirement to install a litter bin outside the premises is a reasonable requirement, and could be conditioned, however that would not necessarily guarantee it would be used by customers. No objections have been raised by the Crime Prevention Design Advisor (West Mercia Police) to the proposal. Any resulting anti-social behaviour would be a matter for the Police, should it occur.

## 5.0 Conclusions and Recommendations

- 5.1 The application proposes the change of use of a vacant retail unit within a small parade of shops, to a hot food takeaway. In principle, such a change of use is considered appropriate and supportable.
- 5.2 The objections raised by local residents, which have been summarised above, are understood and only to be expected with such a form of development, in such a predominantly residential area. That said, in the absence of objections from the key consultees, namely the Highway Authority and WRS, despite the level of local opposition, Officers feel that they are unable to substantiate a robust and defensible reason for refusal for this application.
- 5.3 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
  2. A11 (Approved plans)
  3. Installation of extraction equipment in full accordance with submitted and agreed details
  4. Hours of trading restricted to 08:00 to 22:00 (Monday to Saturday) and 12:00 to 22:00 (Sunday)
  5. Restriction on deliveries (not before 07:30 nor after 21:00, Monday to Saturday) and at no time on a Sunday
  6. Provision of new litter bin to the front of the premises





ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**106 Audley Drive  
Kidderminster, DY11 5NF**

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WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**19<sup>TH</sup> APRIL 2016**

**PART B**

<b>Application Reference:</b>	15/0713/FULL	<b>Date Received:</b>	16/12/2015
<b>Ord Sheet:</b>	379880 275306	<b>Expiry Date:</b>	16/03/2016
<b>Case Officer:</b>	Paul Round	<b>Ward:</b>	Wribbenhall & Arley

**Proposal:** Change of use of land to Wildlife Park and erection of 3.6m high perimeter fencing

**Site Address:** WEST MIDLANDS SAFARI PARK, SPRING GROVE, KIDDERMINSTER ROAD, BEWDLEY, DY12 1LJ

**Applicant:** WEST MIDLANDS SAFARI PARK

<b>Summary of Policy</b>	CP10, CP11, CP12 (CS) SAL.GPB5, SAL.UP1, SAL.UP6, SAL.UP7, SAL.UP9 (SAAPLP) Paragraphs 7, 9 (NPPF) Planning Practice Guidance
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 The site forms agricultural land situated to the west of the animal reserve associated with the West Midlands Safari Park in Bewdley. The land is bounded to the north, south and east by the Safari Park and land to the west by residential properties at Spring Grove Farm Barns.
- 1.2 The site is within the Green Belt and is protected by a Tree Preservation Order. Spring Grove Farm Barns are Grade II Listed Buildings.
- 1.3 The proposal seeks for the change of use of this agricultural land to extend the existing Safari Wildlife Park and the erection of security fencing.

**2.0 Planning History**

- 2.1 None for this particular site.

15/0713/FULL

### 3.0 Consultations and Representations

The original submission attracted a number of objections from local residents and the Town Council. The applicants have subsequently submitted revised plans and additional information. The responses reported below are those received following a further consultation period.

- 3.1 Bewdley Town Council – Town Councillors approved the revised plans submitted by West Midlands Safari Park, subject to compliance with the conditions recommended.
- 3.2 Conservation Officer – The parcel of land is in an elevated position immediately to the east of Spring Grove Farm. The Barn and stables to east of Spring Grove Farmhouse (but not the farmhouse itself) are Grade II listed buildings.

The proposed fence is utilitarian in character and matches the remainder of the perimeter fencing surrounding the Safari Park.

Whilst the fence is, when seen against a backdrop of vegetation quite inconspicuous it is much more visible when viewed in silhouette, as could be the case when viewed from Spring Grove Farm or in views across the valley towards the farm. Without any photomontages looking east to illustrate the impact of the proposed fence I think it is safe to assume that there could be “less than substantial harm” caused to the setting of the listed buildings if it is erected.

The fence is required to maintain the security of the Safari Park perimeter and it is clearly in the public’s interest that they are protected from the wild and dangerous animals within.

Thus I consider that any less than harmful impacts on the setting of the listed farm barns will be outweighed by the public benefits of erecting this fence. Paragraph 134 of the NPPF is thus satisfied and I have no objections.

- 3.3 Arboricultural Officer – No objections to revised plans
- 3.4 Neighbour/Site Notice – Three comments received on the revised plans:
- We are happy with the revised plans...plus as stated, the gate & track are removed we have no further issues

15/0713/FULL

- I note the comments from the applicant as to the use of the land as grazing of Asian reserve animal (we take this to be herbivores – not carnivores); would not wish the vehicle route for the safari drive extending into the new field, that is closer to our properties. Whilst it is good to see the eco barrier to the north east edge of the land, there is one element regarding fence line which I think could be made by the applicant, which will have little impact on their usage but which would very much improve the new high fence line setting.
- Apart from the exception who I know has asked for the fence line to be pushed back a bit, unless you hear separately I believe all other residents are happy with it as proposed. I think it is very fair and they have listened. So as long as they deliver on it I certainly don't have an issue

#### **4.0 Officer Comments**

- 4.1 The proposed change of use and fencing is considered to be appropriate development within the Green Belt as it will preserve its openness and not compromise the purposes of including land within it. As such the principle of development in this Green Belt location is acceptable.
- 4.2 The fencing proposed replicates that surrounding the existing Safari Park to meet the requirements of the Zoo Licence. This chainlink fencing is approximately 3.6m in height and incorporates an overhang at the highest point. The proposed fence line will adjoin the current fence at the southern part of the field, and follows a line which meets the current fence line at the northern part of the field, specially chosen to avoid protected trees. The position and appearance of the fence is considered to be acceptable in this context replicating the visual appearance of the existing Safari Park fencing.
- 4.3 The revised plans now include a landscape buffer between the fence line and the residential properties. This will be used as an ecological barrier with smaller low growing native trees including, Blackthorn, Gorse, Hawthorn, Holly, Hazel and Field Maple. This will provide a visual break between the fence line and land associated with the residential properties and limit any potential harm through loss of amenity. In addition the Safari Park has confirmed that the land will only be used by grazing animals, and not for any other. On the basis of the revised plans and the additional information provided I am satisfied that the current proposal will not result in any adverse harm.
- 4.4 The current submission removes any access gates or driveway through the land to the reserves area. As such there is no issue in respect of highways or neighbour amenity through increased traffic.

15/0713/FULL

**5.0 Conclusions and Recommendations**

5.1 The proposal as now submitted is appropriate development in the Green Belt and will not result in harm to neighbours amenity, heritage assets or protected trees.

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

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Landscape planting
4. Use of land for grazing animals only

<b>Application Reference:</b> 16/9003/NMA	<b>Date Received:</b> 04/03/2016
<b>Ord Sheet:</b> 382089 274479	<b>Expiry Date:</b> 01/04/2016
<b>Case Officer:</b> Paul Round	<b>Ward:</b> Foley Park & Hoobrook

**Proposal:** Non-Material Amendment to Planning Permission  
15/0015/RESE (Changes to car parking and servicing layout;  
internal re-configuration and changes to elevations)

**Site Address:** LAND AT SILVERWOODS ESTATE ROAD, KIDDERMINSTER

**Applicant:** Places for People Leisure Management

<b>Summary of Policy</b>	CP03, CP11 (CS) SAL.CC2, SAL.UP7, SAL.SK2 (SAAPLP) Section 7 (NPPF) Planning Practice Guidance - Design
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>APPROVAL</b>

## 1.0 Site Location and Description

- 1.1 The site forms land within the District Council’s ownership inside the former British Sugar Site now known as Silverwoods. The site is currently being developed by Places for People Leisure Management to provide a new leisure centre.
- 1.2 Reserved matters approval for the leisure centre was granted on 20<sup>th</sup> April 2015 following outline approval on 9<sup>th</sup> May 2014. The construction phase is well underway and it is anticipated that it will be ready for opening in the summer.
- 1.3 During the construction phase it has been necessary for the scheme to be amended to meet operational and construction demands. This application for a non-material amendment is submitted in order to amend the approved drawings to align with the ‘as built’ situation.

## 2.0 Planning History

- 2.1 14/0095/FULL - Outline Application for a New Leisure Centre and Associated Works with some Matters Reserved : Approved 09.05.14
- 2.2 15/0015/RESE - Construction of leisure centre with associated parking, service area and external floodlit sports pitches with boundary fencing; reserved matters approval for appearance, layout and landscaping following outline consent ref. 14/0095/OUTL : Approved 20.04.15

16/9003/NMA

### **3.0 Consultations and Representations**

3.1 Highway Authority – No objection

### **4.0 Officer Comments**

4.1 This application seeks for amendments to the previously approved reserved matters application. The main changes are outlined and commented upon in the following paragraphs.

#### **SITE LAYOUT**

4.2 The reserved matters layout showed 180 car parking spaces, 9 disabled spaces and 18 cycle spaces. Modifications to the site layout have been required to reflect vehicular tracking, detailed landscaping proposals, the need to accommodate an electricity substation and improved serving arrangements has resulted in minor alterations to the layout. These changes have given the Applicant an opportunity to revisit the parking provision in line with the latest Government guidance. The current layout proposes to reduce the parking provision by 9 spaces to 171 car spaces and introduces 9 motorcycle spaces. The provision for disabled and cycle spaces remain unchanged. The parking provision has been found acceptable by the Highway Authority. The changes to the site layout now shown are acceptable.

#### **INTERNAL LAYOUT AND ROOF**

4.3 There are a number of inconsequential changes to the internal layout. The main difference on the ground floor is the movement of the sauna, steam room and first aid area from the side of the main pool to the end of the pool immediately adjoining the plant room. Changes to the pool and chemical stores have resulted in additional changes to the rear stairwell. The shape of the building around the pool area has altered to a simple rectangle through minor alterations in the size of this part of the building. As a result on the changes on the ground floor, the first floor sees a change to the rear stairwell and access corridor. The roof plan is amended to take account of the changes. Overall the changes internally and to the footprint of the building are minor and do not alter the acceptability of the proposal as originally approved.

16/9003/NMA

#### ELEVATIONS

- 4.4 The elevations differ marginally to that already approved. The current plans show the changes to pool area to the west elevation; these are minor and due to the design of the building are not readily obvious as changes to the approved design. The plans also show the introduction of grey ventilation louvres for the sports hall on the east and west elevations. The main entrance on the south elevation shows an increased amount of glazing at ground and first floor and moved the position of the 'signage zone'. One glazing area is omitted on the feature drum as a result of the changes to the internal layout and an additional vertical signage zone is introduced. To the north elevation, the timber cladding is extended and additional brickwork below and rainwater pipes introduced. The brick plinth on all elevations is now shown as blue brick. The changes do not alter the quality of design as originally approved and are considered minor in the context of the development as a whole.

#### 5.0 Conclusions and Recommendations

- 5.1 The amendments as submitted have been as a result of changes to reflect the detailed design and construction stages and to ensure that all aspects of the design accord with specific operational requirements and strategies. The changes are acceptable and do not result in movement away from the quality of design originally approved. When taken in the context of the development as a whole, it is considered that proposed changes can be treated as a non-material amendment to the approved scheme and can be approved.
- 5.2 It is therefore recommended that the application be **APPROVED**.



**WYRE FOREST DISTRICT COUNCIL**

**Planning Committee**

**19 April 2016**

**PLANNING AND ENFORCEMENT APPEALS**

<b>Appeal and Application Number</b>	<b>Planning Inspectorate Reference</b>	<b>Appellant</b>	<b>Site (Proposal)</b>	<b>Form of Appeal and Start Date</b>	<b>Written Reps. or Statement Required By</b>	<b>Proof of Evidence required by</b>	<b>Public Inquiry, Hearing or Site Visit date</b>	<b>Decision</b>
WFA1440 14/0060/HHED	APP/HH/14/1380	Mr D Scriven	NEW HOUSE FARM BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER High Hedge Complaint	WR  04/08/2014	08/09/2014			

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
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			
WFA1460 15/0405/FULL	APP/R1845/W/1 8/3138636	Mr J Kelly	LAND AT LONG BANK BEWDLEY  Proposed Agricultural Building	WR  01/12/2015	05/01/2016			

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
WFA1462 15/0558/FULL	APP/R1845/D/16 /3144109	Mr J Wenlock	TANNERSHILL BARN HOP POLE LANE BEWDLEY DY122LD  Proposed detached garage	WR 15/02/2016	21/03/2016			

# 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
16/0096/FULL	Eagles Nest Coningsby Drive Kidderminster	Public Open Space contribution of £13,265 to be used at White Wickets Park for the ‘Outdoor Gym’ project		Awaiting title details from applicant’s solicitors
16/0089/FULL	Corner of Castle Road and Park Lane Kidderminster	Public Open Space contribution of £6,878 towards St George’s Park ‘Bandstand’ project’	Prior to first occupation	Agreement out for signature
15/0480/FULL	The Beeches Ribbesford Bewdley	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

**Agenda Item No. 7**

Application Number	Site	Provisions	Triggers for Compliance	Performance
15/0429/FULL	Units 1-4 Baldwin Road Stourport on Severn	<ul style="list-style-type: none"> <li>• 30% Affordable Housing provision. 3 units (1 x 2 bed and 2 x 3 bed)</li> <li>• Public Open Space provision - £7,614.84</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to occupation of general market dwellings</li> </ul>	Agreement out for signature
15/0380/FULL	Kidderminster Market Auctions Comberton Place Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space contribution - Will be based on the following calculation:               <ul style="list-style-type: none"> <li>- Number of childbed spaces : 24 x £21.08 = £2,276.62</li> </ul> </li> <li>• Biodiversity contribution (most likely to be met on site)</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to first occupation</li> </ul>	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"> <li>• Public Open Space : Will be based on the following calculation:               <ul style="list-style-type: none"> <li>- Number of childbed spaces – 24 x £20.47</li> </ul>               There is 50% for affordable housing units.             </li> </ul>	<ul style="list-style-type: none"> <li>• Prior to first occupation</li> </ul>	Draft agreement with applicant's solicitors

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0591/FULL/ OUT	West Midland Safari Park Spring Grove Bewdley	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)		Agreement out for signature
14/0358/FULL	Land adjacent 29 Mitton Street Stourport on Severn	<ul style="list-style-type: none"> <li>• Education contribution of £43,656,00</li> <li>• Public Open Space provision of £6,877.92 (allocation of funds to be confirmed)</li> </ul>	<ul style="list-style-type: none"> <li>• First residential occupation</li> <li>• First residential occupation</li> </ul>	<p>Agreement signed and completed.</p> <p>Development not commenced</p>

**Agenda Item No. 7**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
14/0105/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> <li>• Education contribution of £9,810</li> <li>• Open Space provision of £2,862.72</li> </ul>	<ul style="list-style-type: none"> <li>• Commencement of development</li> <li>• First residential occupation</li> </ul>	Agreement signed and completed
14/0056/FULL	Land at Sebright Road Wolverley	Open Space provision of £6,679.68	First residential occupation	Agreement signed and completed
14/0027/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> <li>• Education Contribution of £48,069 – to be used at Stourport Primary School / Stourport High School</li> <li>• Public Open Space Contribution of £11,450.88 – to be used at Riverside, Stourport</li> <li>• 30% Affordable Housing Provision – 8 units (4 Social Rent / 4 Shared Ownership) 1 No. House and 7 No. Apartments.</li> </ul>	<ul style="list-style-type: none"> <li>• First residential occupation</li> <li>• First residential occupation</li> </ul>	<p>Agreement signed and completed.</p> <p>No commencement on site</p>



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<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
13/0657/FULL	Former Garage Site Off Orchard Close Rock	Open Space provision of £1,908.48	First residential occupation	Agreement signed and completed
13/0645/FULL	Land adjacent to Upton Road Kidderminster	Open Space provision of £2,385.60	First residential occupation	Agreement signed and completed.  Triggers not reached to date
13/0574/FULL	17-26 Vicar Street Kidderminster	<ul style="list-style-type: none"> <li>• Education Contribution of £2,544 (Foley Park Community Primary School and Baxter College)</li> <li>• Public Open Space Contribution of £1,431.36 to be spent at St Georges Park</li> <li>• Affordable Housing Contribution of £140,000 to be spent across Wyre Forest</li> </ul>		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"> <li>• Education contribution of £12,714</li> <li>• Open space provision of £4,294.08</li> </ul>	<ul style="list-style-type: none"> <li>• Commencement of development</li> <li>• First residential occupation</li> </ul>	Agreement signed and completed
13/0494/FULL	Reilloc Chain Stourport Road Kidderminster	Public Open Space contribution of £13,896 (The agreement should replicate the agreement previously agreed under reference 13/0049/FULL)	First residential occupation	Agreement signed and completed.  No occupation to date
13/0465/FULL	Stadium Close Aggborough Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space contribution of £6,202.56</li> <li>• Transport contribution – To be confirmed</li> </ul>		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"> <li>• Education contribution of £9,810</li> <li>• Public Open Space contribution of £2,316</li> <li>• Affordable Housing – 3 no. dwellings</li> </ul>		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"> <li>• Education contribution of £16,952</li> <li>• Highway contribution of £3,660 for Traffic Regulation Order</li> <li>• Public Open Space contribution of £3,816.96</li> </ul>		Agreement signed and completed
13/0299/FULL	Former Garage Site Bredon Avenue Kidderminster	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"> <li>• Education contribution of £24,525</li> <li>• Public Open Space contribution of £4,771.20</li> </ul>		Agreement signed and completed
13/0186/FULL	Former Sutton Arms Sutton Park Road	Variation to education contributions		Agreement signed and completed

**Agenda Item No. 7**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
13/0193/FULL	78 Mill Street Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £12,714</li> <li>• Public Open Space contribution of £1,908.48</li> <li>• Affordable Housing – at 30% resulting in 4 no. of the 13 no. Units being for affordable housing</li> </ul>		Agreement signed and completed
13/0049/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space Contribution of £13,896</li> <li>• Affordable housing</li> </ul>		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	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"> <li>• Education contribution of £3,390.40</li> <li>• Open Space contribution of £2,779.20</li> </ul>		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"> <li>• Education contribution of £15,696</li> <li>• Open Space contribution of £2,316</li> </ul>		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"> <li>• Education contribution of £2,460</li> <li>• Public Open Space contribution of £1,349.28</li> </ul>	Commencement of development	Draft with applicants

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	(i) a minimum of 12% affordable housing; (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West; (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal) (iv) up to £35k towards public realm		Agreement signed and completed
11/0471/FULL	Clent Avenue, Kidderminster	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"> <li>• Affordable housing 22% (49 units – 17 shared ownership / 32 social rented)</li> <li>• Education - £150 000</li> <li>• AQMA - £29 000 (towards</li> <li>• Appropriate traffic management scheme to reduce emissions)</li> <li>• Sustainable Transport - £35 000 (towards refurbishing Limekiln bridge)</li> <li>• Highway Improvements - £284 000 (as indicated in Churchfields Masterplan including but not limited to improving bus services 9/9a)</li> <li>• Open Space £200 000</li> </ul>	<p>Prior to occupation of one third general market dwellings in phase 1 and 50% in phase 2</p> <p>1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p> <p>Commencement of development</p> <p>Commencement of development</p> <p>1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p> <p>On site: 5 years after landscaping completed &amp; maintained</p> <p>Offsite: 1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p>	<p>Agreement signed and completed.</p> <p>Phase 1 triggers met and payments received</p>

**Agenda Item No. 7**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> <li>• Public open space contribution of £3055.92</li> <li>• Sustainable transport contribution of £90.00</li> </ul>	Commencement of development	Agreement signed and completed
10/0347/FULL	Hume Street, Kidderminster	<ul style="list-style-type: none"> <li>• Bus Service contribution £58,000</li> <li>• Highways contribution £22,000</li> </ul>	<ul style="list-style-type: none"> <li>• Commencement of Development</li> <li>• First occupation</li> </ul>	Agreement signed and completed
10/0165/FULL	Rear of 78 Mill Street Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution</li> <li>• Public Open Space contribution</li> </ul>	<ul style="list-style-type: none"> <li>• First dwelling to be occupied</li> </ul>	Agreement signed and completed