

Open

Planning Committee

Agenda

6pm
Tuesday, 16th January 2018
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor S J Williams
Vice-Chairman: Councillor J R Desmond

Councillor J Aston
Councillor M J Hart
Councillor N Martin
Councillor C Rogers
Councillor J D Smith

Councillor J A Hart
Councillor D Little
Councillor F M Oborski MBE
Councillor J A Shaw
Councillor R Wilson

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

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

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

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

*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: 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: 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, 16th January 2018

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 21 st November 2017.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	13
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.	62
7.	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.	

8.	Exclusion of the Press and Public To consider passing the following resolution: “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”.	
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Part 2

Not open to the Press and Public

9.	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.	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER

21ST NOVEMBER 2017 (6 PM)

Present:

Councillors: S J Williams (Chairman), J R Desmond (Vice-Chairman), J Aston, J A Hart, M J Hart, D Little, N Martin, F M Oborski MBE, C Rogers, J A Shaw, J D Smith and R Wilson.

Observers:

Councillor: I Hardiman.

PL.36 Apologies for Absence

There were no apologies for absence.

PL.37 Appointment of Substitutes

No substitutes were appointed.

PL.38 Declarations of Interests by Members

There were no declarations of interests.

PL.39 Minutes

Decision: The minutes of the meeting held on 19th September 2017 be confirmed as a correct record and signed by the Chairman.

PL.40 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 559 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No 559 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.

Councillors F Oborski and I Hardiman left the meeting at 7.18 PM during this item.

PL.41 Planning and Related Appeals

The Committee received details of the position with regard to planning and related appeals, still being processed, together with particulars of appeals that had been determined since the date of the last meeting.

Decision: The details be noted.

PL.42 Section 106 Obligation Monitoring

The Committee considered a report from the Corporate Director: Economic Prosperity & Place that gave details of the most current Section 106 Obligations which required monitoring.

Decision: The details be noted.

PL.43 Land along Honeybrook Valley, Off Bridgnorth road, Kidderminster, DY11 5RP

The committee considered a report to determine whether the Tree Preservation Order No 415 (2017) relating to two woodland groups along Honeybrook Valley should be confirmed or not.

Decision:

That the Tree Preservation Order, which includes 2 woodland groups of mixed species (W1 & W2), should not be confirmed as the two woodland blocks are currently not under threat and the making of the order would hamper good woodland management in the future.

There being no further business, the meeting ended at 7.23 PM

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

21st November 2017 Schedule 559 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: 17/0534/FULL

Site address: BROCKENCOTE HALL COUNTRY HOUSE HOTEL,
BROCKENCOTE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4PY

REFUSED for the following reasons:

- (1) The proposed marquee represents inappropriate development within the Green Belt and would be harmful to its rural character, appearance and openness. The nature of the proposal would result in increased harm over and above the previously approved scheme. The very special circumstances put forward are not considered to clearly outweigh the harm arising from the inappropriate development. The proposal is therefore considered contrary to Chapter 9 of the National Planning Policy Framework 2012 and policy SAL.UP1 of the Wyre Forest Sites Allocations and Local Policies Plan, adopted July 2013.
- (2) The proposed marquee would result in an overly prominent form of development which would visually detract from the appearance of the application site and views into and out of the Chaddesley Corbett Conservation Area and result in harm being caused to the setting of the Grade I Listed St. Cassian's Church. Such harm is considered to be greater than the previously approved scheme. Whilst the impact is deemed to result in less than substantial harm to the designated heritage assets this impact is not out weighed by any public benefits of the proposal. The proposal is therefore deemed to be contrary to Chapter 12 of the National Planning Policy Framework 2012, policy SAL.UP6 of the Site Allocations and Policies Local Plan adopted July 2013 and policy CC8 of the Chaddesley Corbett Neighbourhood Plan 2014 – 2026, adopted September 2014.
- (3) The usage of the proposed marquee will result in levels of noise and disturbance which will have a serious adverse impact on the residential amenity of properties surrounding the site. It is not considered that an adequate mitigation strategy can be achieved that will adequately protect the amenity of surrounding residential properties. The proposal is therefore contrary to the core planning principles and paragraph 123 of the National Planning Policy Framework, along with the Noise Policy Statement for England.
- (4) The proposed marquee will result in high levels of light spill, increasing the prominence of the structure particularly at night. The proposal would therefore cause significant harm to the character of the landscape and this countryside setting and be contrary to Policy CP12 of the Adopted Wyre Forest Core Strategy and paragraph 109 of the National Planning Policy Framework.

Application Reference: 17/0205/OUTL

Site Address: FORMER LEA CASTLE HOSPITAL, PARK GATE ROAD,
KIDDERMINSTER, DY10 3PT

Delegated authority to APPROVE subject to:

a) the signing of a **Section 106 Agreement** to secure:

- 15% Affordable Housing on site (with potential for 20%);
- On-site formal and informal open space and children's play area equipment (to include a NEAP, LEAPs and LAPs), and its future management and maintenance;
- Commuted sum payment towards Education;
- Commuted sum payment towards improvement of GP facilities;
- On-site woodland and biodiversity enhancements and future maintenance and management;
- On-site playing pitch enhancements to include new changing facilities;
- On-site SuDS management and maintenance;
- Personal Travel Planning at £200 per dwelling (payable to the County Council).

b) the following conditions:

1. A1 (Standard Outline)
2. A2 (Standard Outline – Reserved Matters)
3. A3 (Submission of Reserved Matters)
4. A5 (Submission of Phasing of Plans)
5. A11 (Approved Plans)
6. Limitation on floorspace for B1 (employment) and A1/A3/D1 (retail/care/community use, as per submitted details)
7. Construction Method Statement to be submitted and approved
8. Details of children's play are equipment to be submitted
9. B1 (samples/details of materials)
10. Details of walls, fences and other means of enclosure to be submitted
11. Details of existing and proposed levels to be submitted
12. Details of hard and soft landscaping to be submitted
13. Details of landscape management plan to be submitted
14. Details of woodland management plan to be submitted
15. Details of Foul and Surface Water drainage to be submitted
16. Details of SuDS management plan to be submitted
17. Submission of water environment protection plan to be submitted
18. Programme or archaeological ground investigation to be submitted
19. Contaminated Land Survey and investigation to be undertaken and submitted and agreed in writing including proposed remediation.
20. Fully specified engineering details for junction and access improvements to be submitted and agreed
21. Restriction of construction traffic access to Park gate Road access only
22. Prohibition of waiting order at The Crescent prior to first occupation
23. Bus access strategy to be agreed prior to commencement
24. Submission of updated Travel Plan

25. Submission of Construction Environmental Management Plan (CEMP) prior to commencement
26. Tree protection details to be submitted for each phase of the development
27. Details of temporary and permanent lighting to be submitted and agreed
28. No site clearance without the presence of a suitably qualified Ecologist
29. Details of proposed temporary re-routing of PRoW to be agreed
30. Submission of Habitat and Landscape Management Plan
31. Air Quality

Councillors F Oborski and I Hardiman left the meeting at this point (7.18 PM)

Application Reference: 17/0001/OUTL

Site Address: ALTON WORKS, LONG BANK, BEWDLEY, DY12 2UL

DELGATED APPROVAL subject to:

- a) the signing of a **Section 106 Agreement**;
- b) a “no objection” response from the Highway Authority;
and
- c) the following conditions:
 1. A1 (Standard outline)
 2. A2 (Standard outline – reserved matters)
 3. A3 (Submission of reserved matters)
 4. A5 (Scope of outline permission – 21 units, including 2 bungalows : maximum height 2 storey)
 5. B1 (Samples/details of materials)
 6. B11 (Details of enclosure)
 7. B13 (Levels details)
 8. C2 (Retention of existing trees)
 9. C3 (Tree protection during construction)
 10. C6 (Landscaping – small scheme)
 11. C8 (Landscape implementation)
 12. Contaminated land
 13. Details of Noise Mitigation
 14. Low NOx Boilers
 15. Electric Vehicle Charging Points
 16. SuDS Drainage
 17. E2 (Foul and surface water)
 18. Highway conditions
 19. Ecological Enhancement Scheme
 20. Lighting scheme to be submitted

Notes

- A. SN2 (Section 106 Agreement)
- B. Highways
- C. Severn Trent Water - Drainage

Application Reference: 17/0200/FULL

Site Address: LAND AT MILL STREET, KIDDERMINSTER, DY11 6XB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. Finished floor levels of the ground floor)
5. Scheme of foul drainage
6. Scheme of surface water drainage
7. J1 (Removal of permitted development – residential)
8. Programme of Historic Building recording to be submitted
9. Site investigation and post investigation assessment to be completed
10. Access, turning and parking
11. Secure parking for cycles
12. Measures for scheme of remediation
13. Validation report to be produced
14. Land contamination investigation

Notes

- A. Contact Environment Agency regarding flood risk
- B. Contact Highway Authority regarding keeping the highway clear
- C. Contact the Highway Authority regarding the laying of private apparatus
- D. Contact the Highway Authority regarding the carrying out of work on the publicly maintained highway

Application Reference: 17/0325/S106

Site Address: DEASLAND FARM, DEASLAND LANE, HEIGHTINGTON, BEWDLEY, DY12 2XQ

DELEGATED APPROVAL be given to the Solicitor of the Council in consultation with the Development Manager to vary the Section 106 Agreement associated with WF.0642/98 to exclude Deasland Farm from the agreement.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

16/01/2018

PART A Report

Ref.	Address of Site	Recommendation	Page No.
17/0511/OUTL	LAND OFF SPENNELLS VALLEY ROAD KIDDERMINSTER	DELEGATED APPROVAL	14

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
17/0638/FULL	SHIRE HOUSE, GROVE FARM BARNS DOWLES BEWDLEY	APPROVAL	29
17/0653/FULL	13 FRANCHE ROAD WOLVERLEY KIDDERMINSTER	APPROVAL	34
17/0660/ADVE	1 COMBERTON PLACE KIDDERMINSTER	APPROVAL	39
17/0661/RESE	STOURPORT ON SEVERN HIGH SCHOOL MINSTER ROAD STOURPORT-ON-SEVERN	APPROVAL	42
17/0662/RESE	CHICHESTER CARAVANS VALE ROAD STOURPORT-ON-SEVERN	APPROVAL	45
17/0732/REGS3	WYRE FOREST DISTRICT COUNCIL GREEN STREET DEPOT GREEN STREET KIDDERMINSTER	APPROVAL	51
17/0737/ADVE	ROUNABOUT AT JUNCTION OF FREDERICK ROAD/ WORCESTER ROAD/ EASTER PARK HOO FARM KIDDERMINSTER	APPROVAL	60

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
16TH JANUARY 2018

PART A

Application Reference:	17/0511/OUTL	Date Received:	11/08/2017
Ord Sheet:	383699 275055	Expiry Date:	10/11/2017
Case Officer:	Sarah Lawson	Ward:	Aggborough & Spennells

Proposal: Development of up to 45 residential dwellings (Use Class C3) with associated access, car parking, landscaping, open space and other associated works at land off Spennells Valley Road, Kidderminster

Site Address: LAND OFF SPENNELLS VALLEY ROAD, KIDDERMINSTER, DY101XJ

Applicant: VICTORIA PLC

Summary of Policy	DS01, CP01, CP02, CP03, CP04, CP05, CP07, CP11, CP12, CP13 and CP14 (CS) SAL.PFSD1, SAL.DPL1, SAL.DPL3, SAL.CC1, SAL.CC6, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP7, SAL.UP9 (SAAPLP) 5A, 6B, 6C, 8B and 15C (Emerging LP) Paragraphs 6-17 inc; Sections 1, 4, 6, 7, 8, 10, 11 (NPPF)
Reason for Referral to Committee	'Major' planning application Statutory or non-statutory Consultee has objected and the application is recommended for approval Application involving proposed Section 106 obligation
Recommendation	DELEGATED APPROVAL subject to a Section 106 Agreement

1.0 Site Location and Description

1.1 The application site comprises 2.2 ha of greenfield land at the corner of Spennells Valley Road and A449 Chester Road South. The site is adjacent to the south west edge of Kidderminster Golf Course. Although greenfield land, the site is not within the West Midlands Green Belt. Apart from at both northern corners of the site, and to the south east corner, the site is within Flood Zone 2.

1.2 The site is in a sustainable location, being 1.5km from Kidderminster town centre with good access to public transport and closer local services within approximately 800m e.g education, retail, employment, sports pitch, play area and nature reserve.

17/0511/OUTL

- 1.3 The site has an open central area that is a disused football and cricket pitch, last used as formal playing fields in 2003, surrounded by mature trees many of which have Tree Preservation Orders (TPOs).
- 1.4 The site has previously had planning permission for a hotel, pub/restaurant, indoor/outdoor bowling facilities and access (08/1044/FULL). Subsequent to this under application reference 13/0120/OUTL, the principle of the redevelopment of the site for the Wyre Forest Leisure Centre was supported however, not progressed formally.

2.0 Planning History

- 2.1 WF.0154/05 – Full: Erection of 50 bedroom hotel with integral restaurant together with associated access, car parking and landscaping works : Withdrawn
- 2.2 07/1165/FULL – Erection of hotel (C1), public house/restaurant (A3), indoor/outdoor bowling facility (D2), access, car parking, landscaping and associated works : Withdrawn
- 2.3 08/1044/FULL – Erection of a hotel (C1); public house/restaurant (A4); indoor and outdoor bowling facility (D2), access, car parking, landscaping and associated works : Approved 29.2.12
- 2.4 13/0120/OUTL - Outline Application for a new Leisure Centre and associated works with some matters reserved : resolution to grant permission (not formally granted)

3.0 Consultations and Representations

- 3.1 Kidderminster Town Council – Recommend refusal. Access needs to be off the island and not via Spennells Valley Road
- 3.2 Highway Authority – No objection, subject to conditions.
This application is submitted in outline form with approval sought for use and access arrangements only. However, the indicative layout as detailed in the Design and Access Statement can be refined at a later stage in readiness for the reserved matters application.

S106 contributions are sought in the form of :

- £20,000 to provide improvements to 2 bus stops on A449 and Chester Road South which shall include but not be limited to bus shelter, Kassel kerbs, timetabling information, bus stop flagpole and any ancillary engineering works.
- £1,500 prior to commencement of the development to provide uncontrolled pedestrian crossing

17/0511/OUTL

- 3.3 Environment Agency (EA) – No objection to the proposed development. The proposed development is located within Flood Zone 2 of the adjacent Hoo Brook (Main River) based on our indicative Flood Map for Planning, which in this location is informed by generalised J-flow modelling. We would normally provide flood risk standing advice for this application. However, new flood modelling carried out to support the application has shown the development site is affected by the 1% plus climate change event. For this reason we are now providing a more detailed response.

This proposal is for 45 dwellings and as a major development we would require more detailed modelling to support a site specific Flood Risk Assessment (FRA). We note that the applicant has commissioned BWB consultants to produce a FRA with hydraulic modelling of the Hoo Brook using the relevant central and upper-central climate change allowances (35% and 70% respectively). With reference to a previous flood map challenge (2013), which was successful, the current methodology is deemed fit for planning purposes.

Model results show the brook spilling over the right bank and into the site during the 1 in 100 year plus 35% and 70% climate change events. Depths and flood extents in the 1% plus a 35% allowance are relatively small - usually below 100mm and only affect the southernmost area of the site. Using a sequential approach the applicant has allocated this space as an attenuation area and all dwellings will be outside the affected extent.

SEQUENTIAL TEST

Paragraph 101 of the National Planning Policy Framework requires decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. It states that 'Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'.

We note that a Sequential test has been carried out. Providing you are satisfied on the Sequential Test we would make the following comments on the FRA:

FLOOD RISK MITIGATION

Without any action / mitigation the access route into the development site would flood during the design 1% plus climate change (35%) flood event. For this reason the consultant has proposed a mitigation strategy involving reworking the existing topography to raise the development on the northern and eastern sides where the dwellings will be located. Access roads will also be elevated. This will constrain the flood route to the southeast boundary of the site. Modelling pre and post construction scenarios show that this measure would effectively isolate flooding to this area leaving a dry route for vehicular and pedestrian access in design flood events. No adverse impacts on flood depths or extents were shown elsewhere, based on the modelling, upstream or downstream of the proposal.

17/0511/OUTL

The FRA evidence suggests the flood volume displaced from these works (calculated at 120m³) will be contained within the development site in the newly 'flooded area'. For this reason, in this instance, we would not seek any further evidence or work regarding floodplain compensation.

To account for climate change uncertainty the potential risks of a 70% uplift have been considered in the FRA. Ground works are proposed (raising the land where properties will sit) to create a suitable platform. Finished floor levels of 32.85m AOD are proposed which is 0.31m higher than peak levels from this event and significantly higher than the 1% plus 35% flood event.

Although the ground level raising could displace flood water during the greater events (1 in 1000 year) the land being raised is located outside of the 1% plus climate change (35%) flood event. Therefore, we would not seek further floodplain compensation in this instance.

- 3.4 Arboricultural Officer – No objections to the proposed development of the site
- 3.5 Countryside Conservation Officer – No objection to the scheme subject to three conditions to secure:-
- An appropriate landscaping scheme including green areas planted with native plant and tree species and a future management plan
 - The addition of a few bat and bird roosting and nesting features into the proposed buildings
 - A lighting scheme that restricts light spill away from biodiversity mitigation features and neighbouring areas of green infrastructure
- 3.6 Spatial Planning Manager - The application site is 2.2 hectares in size located at the corner of Spennells Valley Road and A449 Chester Road South. The site is adjacent to the south west edge of Kidderminster Golf Course. Although the site is greenfield it is not located within the Green Belt. Virtually the whole site is within flood zone 2. The application site is in a sustainable location approximately 1.5km from Kidderminster town centre and has good access to public transport and closer local services within approximately 800m e.g education, retail, employment, sports pitch, play area and nature reserve. The site has an open central area that is a disused football and cricket pitch, last used as formal playing fields in 2003, surrounded by mature trees many of which have TPO's. The proposal is for up to 45 dwellings with associated access off Spennells Valley Road by means of a ghost island priority junction. The site has previously had planning permission for a hotel, pub/restaurant, indoor/outdoor bowling facilities and access. In 2013 an application for a leisure centre on the site was not determined but was supported by WFDC Officers.

17/0511/OUTL

THE PRINCIPLE OF DEVELOPMENT

A Local Plan Review is currently being undertaken by Wyre Forest District Council. The Council recently consulted on the Preferred Options of the emerging Local Plan (15th June 2017 until 14th August 2017) and will be working towards the pre-submission document, therefore some weight can be given to the emerging Local Plan (see paragraph 216 of NPPF), as it is progressing to pre-submission stage.

The emerging Local Plan proposes to allocate the Victoria Carpets site for residential use for up to 45 dwellings as the site is in a sustainable location within Kidderminster which is the strategic centre of the District. This is shown in Policy 30 – Kidderminster Town Allocations in the emerging Local Plan. The reasoned justification for this policy explains how the former Victoria Carpets Sportsground is located off the Spennells Valley Road. *“This development will need to mitigate for potential flooding from the adjoining Hoo Brook as well as issues with surface water flooding.”*

CONCLUSION

From a policy perspective we would support the Victoria Carpets site being developed as a sustainable location within Kidderminster, the strategic centre, for residential use but would wish to see a higher percentage of affordable dwellings on site. This is because policies in both the adopted plan (CP04) and the emerging Local Plan (Policy 8B) state that affordable housing provision should be a minimum of 30%. It is understood that additional information has been requested in terms of a viability assessment. This additional information will need to be considered against adopted Policy CP04 and emerging Local Plan Policy 8B when the information becomes available. Existing trees as detailed in the planning application should be retained to minimise impact of the development on the surrounding area. The development will need to mitigate for potential flooding from the adjoining Hoo Brook as well as surface water flooding.

- 3.7 Severn Trent Water – No objection subject to a condition to secure drainage plans for the disposal of foul and surface water flows.
- 3.8 North Worcestershire Water Management (NWWM) - No objection subject to conditions and an informative.
- 3.9 Campaign to Protect Rural England (CPRE) - This appears to be a redundant sports facility. As such, it is for the applicant to prove it is redundant (surplus to requirements), according to SAL.UP4. Having not been used since 2003, its redundant status seems evident, but perhaps the council should ask the applicant to confirm that they have not had applications to use it, which they have refused.

17/0511/OUTL

Subject to this being resolved, I would now tend to support this application, as tending to take development pressure away from countryside and particularly Green Belt sites.

(Officer Comment – Notwithstanding the fact that the grounds are in private ownership, the applicant confirms that there have been no applications to use the grounds since becoming redundant).

- 3.10 Worcestershire Regulatory Services (WRS) – No objections subject to conditions
- 3.11 Disability Action Wyre Forest (DAWF) – No comments received.
- 3.12 West Mercia Police Designing Out Crime Officer – No objection to this land been used for residential development.

I note that where possible rear gardens back on to each other this is good in that it reduces the opportunity for crime.

Of concern to me, the indicative plan shows that some of the properties will be terraced houses. How will residents gain access to the back gardens. By introducing footpaths to the rear of properties it negates the good design mentioned above.

I have marked on the plan the properties that give me cause for concern. Careful thought needs to be given to how access can be gained to the rear of those properties without increasing the opportunity for crime.

- 3.13 Strategic Housing Manager - The justification for a 24% affordable housing provision, instead of the desired 30% is accepted. Regarding the split, we are happy to accept a tenure split based on the emerging policy 65% social rent, 35% shared ownership and support a property mix that predominately delivers 2 bed houses to meet the need for family housing in the area. Although this is an outline application, the viability was based on the following mix of affordable housing:

	Social Rent	Shared Ownership	Total
1 bed houses	2		2
2 bed houses	4	3	7
3 bed houses	1	1	2
Total	7	4	11

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Given that this is an outline application, I would suggest that the s106 requires delivery of 24% or 11 units (whichever is the greater) as a minimum on this site to secure the affordable numbers. There are over 200 households registered on the Waiting list in the area and we need to mitigate against the possibility that detailed planning comes back proposing a lower density development with fewer units. Any changes to the property mix will require negotiation and approval by the Council.

3.14 Neighbour/Site Notice and Press Notice - The application has generated 7 representations from third parties all in the form of objections. The grounds for objection are summarised as follows:

- There is already an issue with the volume of traffic around Spennells estate/the island by Homebase/Heronswood Road and Chester Road South. This will become worse.
- No reference to the Way Leave rights
- Noise and pollution
- Flooding and drainage issues
- Green Belt land is being sacrificed in Kidderminster.

(Officer Comment - The site is not located within the Green Belt).

- Low cost housing will not enhance the area
 - Concerns regarding raising land levels
- (Officer Comment - Raising land levels would be outside of the 1% plus climate change (35%) flood event)*

- The site is allocated as a outdoor sports facility
- No mention of consultation with Sport England to reconcile loss of a sports facility

(Officer Comment - The site was previously used as sports pitch for employees of Victoria Carpets; however this use ceased in 2003. Policy SAL.UP4 of the Site Allocations and Policies Local Plan (2013) allocates the site as an 'Outdoor Sports Facility' however the site is in private ownership and is not used as a sports facility. Notwithstanding the current allocation, the planning history of the site confirms that permission has been granted (or resolution to grant received) for two different development proposals since 2012. The principle of developing the site has therefore previously been accepted).

4.0 Officer Comments

OVERVIEW

4.1 The application as submitted is an outline application will all matters reserved except for access. The proposal is for up to 45 dwellings with the associated access off Spennells Valley Road. Although the application refers to matters of car parking, landscaping, open space, and other associated works; the application is submitted in outline form and therefore only the principle of residential development and the point of access are for consideration at this stage.

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- 4.2 The illustrative plan shows that the development would be served by one central primary road off the Spennells Valley Road, with four secondary roads serving the majority of dwellings. The secondary roads would not provide a vehicular route beyond the site. The net development area proposed is 1.49ha of the 2.2ha site. With up to 45 dwellings proposed, the average density across the site will be around 30 dwellings per hectare. As shown by the illustrative plan, this would leave significant green areas to deliver public open space, in line with Local Plan policy.
- 4.3 The application was originally submitted with a proposal of 13% affordable housing. Following independent assessment by the Council's Consultant, this figure has been agreed at 24%. A range of 2 - 5 bed homes are proposed within the indicative layout.
- 4.4 The application, whilst submitted in Outline form, has been accompanied by a suite of supporting documents to supplement the proposed plans which are listed as follows:
- Access plan
 - Viability Assessment and associated documents
 - Illustrative Masterplan
 - Arboricultural Assessment
 - Bat Survey
 - Ecological appraisal
 - Flood Risk Assessment
 - Heads of Terms
 - Planning Statement
 - Residential Travel Plan;
 - Site Location Plan
 - Statement of Community engagement
 - Transport Statement
 - Noise Assessment
 - Arboricultural Impact Assessment
- 4.5 The matters for consideration in determining this application are set out below:-
- Planning policy and the principle of the development
 - Highway and Access
 - Flooding and Drainage
 - Amenity
 - Trees
 - Ecology and Biodiversity
 - Other Issues including Affordable Housing; Open Space; Education

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PLANNING POLICY AND THE PRINCIPLE OF THE DEVELOPMENT

4.6 At the heart of the National Planning Policy Framework (NPPF) lies the presumption in favour of sustainable development, which should be seen as the so-called “*golden thread*” running through both plan-making and decision-taking. Paragraph 14 of the NPPF states that for decision-taking this means:

- “*approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly or demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted”.*

4.7 Paragraph 12 of the NPPF makes it perfectly clear that it (the NPPF):
“*...does not change the status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.*”

EMERGING LOCAL PLAN

4.8 A Local Plan Review is currently being undertaken by Wyre Forest District Council. The Council recently consulted on the Preferred Options of the emerging Local Plan (15th June 2017 until 14th August 2017) and will be working towards the pre-submission document, therefore some weight can be given to the emerging Local Plan (see paragraph 216 of NPPF), as it is progressing to pre-submission stage.

4.9 The emerging Local Plan proposes to allocate the site for residential use for up to 45 dwellings as the site is in a sustainable location within Kidderminster which is the strategic centre of the District. This is shown in Policy 30 – Kidderminster Town Allocations in the emerging Local Plan.

LOSS OF A PLAYING FIELD

4.10 At the time of considering the previous application for a Leisure Centre on the site (2013), the Case Officer reported that the site had not been used for 10 years (the site was previously used as sports pitch for Victoria Carpets) and would appear to require investment to return it to a fit for purpose facility. Given the time of non-use over and above the position in 2013, its loss would not have a direct impact on the current stock of available playing field provision. In addition, the evidence available suggests that the owners of this site are highly unlikely to pursue a re use of the site for pitch sport, especially as the Council has recently deemed that alternative use of this site is acceptable (planning permission for hotel and restaurant, and also support for a leisure centre).

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- 4.11 At the time of the last application, Sport England commented that they understood the site to be playing field provision until the use of the land for sport ceased in 2003. Since that time, a further 4 years have passed and the agent has confirmed that there have been no applications to bring the site back into its former use. The safeguarding policy SAL.UP4 restricts the loss of facilities included in the Wyre Forest District Open Space, Sport and Recreation Assessment (October 2008) and the Wyre Forest District Playing Pitch Strategy (2012). Whilst the site has an allocation it is not included in either of these documents as a site let alone a site for retention. On this basis the site is not a safeguarded sports pitch and there is no requirement to consult Sport England under the relevant planning legislation.

GREEN BELT

- 4.12 The site lies in close proximity to Kidderminster Town Centre and other built development. The site is therefore not designated as Green Belt land.
- 4.13 On the basis of the above, it is not considered that there is any issue of principle relating to the proposals. Subject to other material considerations, the development is considered acceptable in principle.

HIGHWAYS AND ACCESS

- 4.14 As previously stated, despite the Outline nature of the planning application, details of the access to the site have been shown as being via a ghost island priority junction on Spennells Valley Road. Members should not that given the 'all matters reserved' nature of this outline application, these details are purely to demonstrate that a suitable access can be achieved in principle.
- 4.15 A submitted Travel Plan has been submitted that sets out that access for cyclists would also be included.
- 4.16 On the basis of the above, the Highway Authority raise no objection to the proposed residential development subject to conditions. The development is considered to accord with Policy CP03 of the Core Strategy and Policies SAL.CC1 and SAL.CC2 of the SAAPLP, as well as the requirements of paragraph 32 of the NPPF.

FLOODING AND DRAINAGE

- 4.17 The proposed development is located within Flood Zone 2 of the adjacent Hoo Brook (Main River), as defined by the Environment Agency's Flood Risk Map.
- 4.18 Where the modelling results have identified areas of the site that are at risk of flooding, these areas have been allocated by the applicant as an attenuation area and all dwellings will be outside the affected extent.

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- 4.19 The scheme will include an appropriate mitigation strategy to meet sustainable drainage principles. It is proposed that the access road and eastern edge of the development be raised above the 1 in 100 year allowance for climate change flood level. To mitigate flood risk from surface water running off the golf course and into the site along the northern boundary, it is proposed that a conveyance ditch be created to route water around the development. All rainwater which falls on the site will be captured within the surface water drainage network and routed towards a detention basin to the south east of the development.
- 4.20 No adverse impacts on flood depths or extents were shown elsewhere, based on the modelling, upstream or downstream of the proposal. The FRA evidence suggests the flood volume displaced from these works (calculated at 120m³) will be contained within the development site in the newly 'flooded area'. For this reason, in this instance, the EA are not seeking any further evidence or work regarding floodplain compensation.
- 4.21 Finished floor levels of 32.85m AOD are proposed which is 0.31m higher than peak levels from this event and significantly higher than the 1% plus 35% flood event.
- 4.22 On the basis of the above, the EA and NWWM have no objection to the proposed development.
- 4.23 In consideration of the above, the application to accord with Policy CP02 of the Adopted Core Strategy and Policy SAL.CC7 of the SAAPLP (both entitled "Water Management") , as well as being in accordance with the guidance set out within the NPPF.

AMENITY

- 4.24 No objections have been raised regarding the amenities of the occupiers of neighbouring properties. The nearest residential properties would be over 30m from the front of the site. On the basis of the indicative layout, private rear gardens would be outward facing, increasing the separation to facing properties further. On this basis, it is considered that an acceptable layout that would not adversely impact upon neighbour amenity could be achieved.
- 4.25 In terms of internal layout and spacing between proposed dwellings, this would be assessed at reserved matters stage however, given that the plan indicates a generous amount of space between dwellings, it is considered this too could be achieved.
- 4.26 The detailed design of the dwellings will be submitted for consideration at reserved matters stage.

TREES

- 4.27 The site accommodates a TPO which comprises 20 individual trees and 5 groups of trees. The majority of the protected trees are sited around the periphery of the site along the western and southern boundaries.

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- 4.28 The application is accompanied by an Arboricultural Impact Assessment which has appraised the quality of 77 individual trees and 12 groups of trees, which includes trees beyond the site
- 4.29 The indicative layout of the site shows that the layout will, through its design, retain and incorporate the majority of the existing individual trees by virtue of their positions around the boundaries of the site.
- 4.30 Of the 20 individual TPO trees within the site, only one Horse Chestnut has been identified for removal. The structural condition of the tree was identified as being in a poor condition and of a low quality. Removal of the tree will serve to allow for the access to the development in accordance with submitted layout.
- 4.31 The Arboricultural Officer was involved with pre application discussions regarding the development proposals. Any concerns raised prior to the submission of the application have been addressed within the Arboricultural Impact Assessment (AIA). On the basis of the submitted design and the details set out within the AIA, no objection to the scheme is raised.

ECOLOGY AND BIODIVERSITY

- 4.32 The majority of the site comprises the amenity grassland of the former sports pitches and is of a low ecological interest apart from supplying a habitat for invertebrates and/or foraging area for birds.
- 4.33 The woodland is still developing and although it adds to the diversity of the site, it is not of any great ecological interest in a wider context. As such, there do not appear to be any obvious and immediate implications for any development in relation to the botanical interest of the site.
- 4.34 The trees on the site have a low suitability for roosting bats however, a single large oak in the southern secondary woodland has at least one hole that could provide a roosting site. The survey therefore recommends that a minimum of one survey be undertaken on the tree in order to establish whether bats are using the tree as a roosting site.
- 4.35 Aside from the above mentioned species, there do not appear to be any other obvious and immediate issues with regards to the likelihood for protected species. The applicant will be made aware that in the unlikely event that any of the protected species referred to in the Ecological survey are found on site during the works, these should cease and an ecologist consulted.
- 4.36 The Countryside Conservation Officer raises no objection to the scheme subject to conditions.

PLANNING OBLIGATIONS

- 4.37 The application was submitted with the proposed provision of 13% affordable housing on the site which does not accord with the aspirations of the Council's Local Plan which seeks up to 30%.

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- 4.38 Following assessment by the Council's Consultant, it has been determined and accepted that a 24% provision is to be provided. The overall tenure and mix is yet to be determined however the mix is likely to be 65/35 (social rent/shared ownership).
- 4.39 In addition there will be a requirement to pay £20,000 for the improvements to 2 bus stops on A449 and Chester Road South and £1,500 for the provision of an uncontrolled pedestrian crossing on Chester Road South.
- 4.40 The County Council Education Authority has confirmed that there are surplus places at both Secondary and Primary level and, as such, no contributions are required. Public Open Space contributions are required based on the tariff set out in the Planning Obligations SPD, which should realise a contribution of approximately £40,000.
- 4.41 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Planning Practice Guidance advises that "Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body". On this occasion the combination of financial contributions required as part of the development and the potential New Homes Bonus that would be received add additional weight in favour of the development.

OTHER COMMENTS

- 4.42 One neighbour comment refers to the loss of Green Belt land. To clarify, the site is not with the West Midlands Green Belt, and therefore assessment against local and national Green Belt policy is not applicable.
- 4.43 All other comments raised by consultees shall be drawn to the attention of the applicant by way of an informative on the decision notice.

5.0 Conclusions and Recommendations

- 5.1 It is therefore recommended that the application be granted **delegated** authority to **APPROVE**, subject to
- a) the signing of a **Section 106 Agreement** to secure:
- 24% Affordable Housing on site

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- £20,000 for the improvements to 2 bus stops on A449 and Chester Road South which shall include but not be limited to bus shelter, Kassel kerbs, timetabling information, bus stop flagpole and any ancillary engineering works
- £1500 for the provision of an uncontrolled pedestrian crossing on Chester Road South
- Public Open Space contributions

b) the following conditions:

1. A1 (Standard Outline)
2. A2 (Standard Outline – Reserved Matters)
3. A3 (Submission of Reserved Matters)
4. A5 (Scope of outline permission - Access from Spennells Valley Road)
5. A11 (Approved Plans)
6. Construction of the vehicular access shown in the approved plan to be submitted (to include the provision of the pedestrian crossing)
7. Provision of visibility splays in accordance with the details approved by the Highway Authority
8. Implementation and Monitoring of the of the Residential Travel Plan in accordance with the regime set out in the Plan
9. B1 (samples/details of materials)
10. Details of walls, fences and other means of enclosure to be submitted
11. Details of existing and proposed levels to be submitted
12. Details of hard and soft landscaping to be submitted
13. Details of landscape management plan to be submitted
14. Details of finished floor levels
15. Details of Surface Water drainage to be submitted
16. Flood Management Plan to be submitted
17. Details of SuDS management plan to be submitted
18. Details of foul and surface water flows to be submitted
19. Submission of details to demonstrate that noise levels in external amenity areas will not exceed 50dB LAeq
20. Reporting of any unexpected contamination
21. Tree protection details to be submitted
22. Landscaping scheme
23. Bat and bird roosting and nesting features
24. A lighting scheme to restrict light spill



Economic Prosperity and Place Directorate

Land off Spennells Valley Road

Kidderminster

DY10 1XJ



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

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
16TH JANUARY 2018

PART B

Application Reference:	17/0638/FULL	Date Received:	13/10/2017
Ord Sheet:	377384 276229	Expiry Date:	08/12/2017
Case Officer:	Julia McKenzie-Watts	Ward:	Bewdley & Rock

Proposal: Erection of a garage and storage building, with guest accommodation/office over

Site Address: SHIRE HOUSE, GROVE FARM BARNs, DOWLES, BEWDLEY, DY122LQ

Applicant: MR N SAVAGE

Summary of Policy	CP11, CP14 (CS) SAL.CC1, SAL.CC2, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP11 (SAAPLP Design Guidance SPD Sections 7,11, 12 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Shire House is located within a development of four converted barns and a farmhouse accessed via a 200 metre driveway off Drymill Lane in Bewdley.
- 1.2 Following amendments to the original scheme the current application seeks approval for the erection of a detached double garage

2.0 Planning History

- 2.1 WF.1078/03 - Conversion of agricultural building to four dwellings with associated access and parking : Approved 09/12/03

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3.0 Consultations and Representations

3.1 Bewdley Town Council – Recommend refusal on the following grounds:

- It contravenes existing policy regarding the erection of a building within the curtilage of a converted rural building, as per advice provided by the Conservation Officer;
- The impact and layout within the rural setting would set a precedent and conflict with said policy.

3.2 Highway Authority – No objections

3.3 Conservation Officer – Recommend refusal. This property was converted as stated in the design and access statement under planning permission WF 1078-2003. At that time the local plan Policy CRB.9 stated:

*Conversion of traditional agricultural and other traditional rural buildings, should not have a significant adverse effect on the authenticity and character of those buildings or their settings by virtue of any factor which might include:-
vi) cluttering the curtilage with inappropriate ancillary development and carrying out inappropriate external alterations; in certain instances, the District Council will attach a condition to the planning consent, limiting or removing certain permitted development rights within the proposed external curtilage of a building.*

Under Condition 13 of WF 1078-2003 permitted development rights were withdrawn, one assumes to deter the type of application which has now been received.

Whilst the definition of cluttered is open to interpretation my concerns are that if ancillary accommodation is permitted for this converted rural building then that would set a precedent for other similar development(s) on this farmstead site, and that would lead to cluttering the original farm curtilage with new ancillary buildings.

The current policy SAL.UP11 at i) does not permit the addition of new buildings within the curtilage of a re-used or adapted rural building.

It appears to me that Policy SAL.UP11 is not satisfied and thus the application is contrary to policy and should be refused

3.4 Neighbour/Site Notice – No representations received

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4.0 Officer Comments

- 4.1 Planning permission is sought for the construction of a detached double garage within the residential curtilage of the above property. The initial submission showed a triple garage measuring 4.85m in height, 10m in width and 5m in depth with office / guest accommodation above and three dormer windows. The revised proposal shows a mono pitch garage 3.85m at the highest point sloping down to 3.55m, 5.8m in length and 4.8m in depth. The garage would be timber framed with horizontal timber panels to match the colour (conservation/ sage green) of the timber joinery on Shire House. Furthermore, the revised scheme has omitted the office and quest accommodation within the roof space and the associated dormer windows in response of Officer's initial concerns about scale.

PRINCIPLE OF DEVELOPMENT

- 4.2 Shire House is a residential property created through the conversion of a rural building and as such Policies SAL.UP8 and SAL.UP11 of the Site Allocations and Policies Local Plan are relevant to considering the principle of the proposed development. Policy SAL.UP8 refers directly to the addition of curtilage buildings to an existing residential property and is supportive of curtilage buildings where they would meet the following criteria:
- i. Accord with the 45 degree code as set out within the Council's Adopted Design Quality SPG (2004).
 - ii. Be in scale and keeping with the form, materials, architectural characteristics and detailing of the original building.
 - iii. Be subservient to and not overwhelm the original building, which should retain its visual dominance.
 - iv. Harmonise with the existing landscape or townscape and not create incongruous features.
- 4.3 In addition to the above policy consideration, Policy SAL.UP11 also carries weight as it relates specifically to development affecting a former rural building. Whilst I acknowledge the view taken by the Conservation Officer in respect of the relevance of Policy SAL.UP11 of the Site Allocations and Policies Local Plan, for the reasons already set out above I consider Policy SAL.UP8 to be of more relevance. Whilst Policy SAL.UP11 would clearly resist the addition of a garage at the point of first conversion of any rural building the policy does not make the same preclusion with regards to subsequent development. The policy precludes extensions to properties created through the conversion of a rural building however does not expressly resist the provision of new curtilage buildings. On this basis I consider that there is 'in principle' support for a new curtilage building provided that the criteria detailed above can be met.

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SCALE, SITING & DESING

- 4.4 The Conservation Officer recommends refusal of the application on the basis that the barn was converted in 2003 under the Local Plan Policy in place at that time. CRB.9 stated that *'Conversion of traditional agricultural and other traditional rural buildings, should not have a significant adverse effect on the authenticity and character of those buildings or their settings by virtue of any factor which might include:-*
- vi) cluttering the curtilage with inappropriate ancillary development and carrying out inappropriate external alterations; in certain instances, the District Council will attach a condition to the planning consent, limiting or removing certain permitted development rights within the proposed external curtilage of a building.'*
- 4.5 The Conservation Officer states that condition 13 of the approval (WF.1078/03) removed permitted development rights which he assumes was to deter the type of application which has now been received. He also has concerns that whilst the definition of cluttered is open to interpretation, if ancillary accommodation is permitted for this converted rural building then that would set a precedent for other similar development(s) on this farmstead site, and that would lead to cluttering the original farm curtilage with new ancillary buildings. He concludes that the current Policy SAL.UP11 at i) does not permit the addition of new buildings within the curtilage of a re-used or adapted rural building and therefore the policy is not satisfied and thus the application is contrary to policy and should be refused.
- 4.6 It is the opinion of the officer that the removal of permitted development rights as in this case is not to deter this type of application, but to ensure that the Local Planning Authority has control over the site for the future and that each application submitted is dealt with on a case by case basis on its own merits and therefore approving this garage would not in my view set a precedent. The initial submission showed a far larger garage with accommodation and dormer windows above, however the Council has liaised with the agent to achieve a greatly reduced size of the garage. The revised scheme is for a double garage with mono pitch roof 1m lower than the original scheme. It will be screened by the existing laurel hedging around the site; this hedge will be conditioned to remain in situ.
- 4.7 Given that no objection to the design or materials proposed has been received and bearing in mind that they would match the adjacent property Shire House, I can see no reason why these elements of the proposal should be considered harmful.

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5.0 Conclusions and Recommendations

- 5.1 The design and location of the double garage is acceptable in terms of its impact on the surrounding area / adjacent properties. Despite the objections raised by the Council's Conservation Officer and Bewdley Town Council it is not considered that the application can be refused as the reduced size of the garage would be considered to be acceptable when viewed in the context of the application site and adjacent barns / farmhouse and, as such, accords with policy.
- 5.2 It is recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B3 (Finishing materials to match)
 4. Retention of hedge to a height of 4m

Application Reference:	17/0653/FULL	Date Received:	16/10/2017
Ord Sheet:	382658 279114	Expiry Date:	11/12/2017
Case Officer:	Kate Whitfield	Ward:	Wyre Forest Rural

Proposal: Two storey rear extension and single storey front extension.

Site Address: 13 FRANCHE ROAD, WOLVERLEY, KIDDERMINSTER, DY115TP

Applicant: MR LEE HAZELWOOD

Summary of Policy	CP11 (CS) SAL.CC1, SAL.CC2, SAL.UP7, SAL.UP8 (SAAPLP) Design Guidance SPD
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application refers to a detached three bedroom dwelling within the village of Wolverley. The property lies within a residential area of the village and is surrounded by other residential properties. On the eastern side lies a semi-detached property and to the west a detached bungalow.

2.0 Planning History

2.1 There is no relevant planning history on this site.

3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council : ORIGINAL PLANS - Recommend refusal. This is inappropriate development, the scale is excessive and too large and it is not compliant with the 45 degree code with both adjacent properties. Also concerns with the front extension bringing it in front of the building line and other properties.

3.2 Highway Authority – No objection. The proposed development will result in a 4no bedroom dwelling which will require 3 parking spaces in line with County standards and there is sufficient space on the frontage for these spaces to be provided. Any corresponding dropped kerb works will need to be carried out by Worcestershire County Council contractors Ringway.

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3.3 Neighbour/Site Notice – In relation to the initial plans submitted with the application three public representations were received. No further comments were received in relation to the amended plans submitted during the course of the application. In summary the following points are made in the representations :

- The front extension would be out of keeping in this local area.
- The size of the proposed two storey extension is totally out of scale with the neighbouring properties.
- The proposal breaches the 45 degree code in relation to the impact on the neighbouring properties and will impact on their light.
- Surrounding properties will be adversely affected with a reduced outlook and skyline.
- The extension will affect the privacy of surrounding properties.
- The driveway space indicated in the application supporting statement is incorrect.
- There are errors on the plans relating to the number of the house. (Officer Comment : *These errors were corrected during the course of the application*).

4.0 Officer Comments

4.1 The application seeks permission for the following additions to the property :

- A single storey front extension measuring a maximum of 1.3 metres deep. This will run over almost the full width of the dwelling and will have a lean-to roof. The existing lounge is also being converted to an integral garage.
- A part first floor and part two storey rear extension to provide a larger dining room and kitchen on the ground floor and a larger bedroom '3' and a new bedroom '4' on the first floor.
The bulk of the extension will be built over an existing 'L' shaped flat roofed rear extension attached to the eastern half of the property. The rear wall of the new extension will extend back by around an additional 0.5 metres further than this existing extension.
- A single storey rear extension on the western half of the property. This will be 4 metres deep with a 4 metre high lean-to roof.

4.2 The main issues to consider are:

- The appearance and design of the extensions.
- The impact on residential amenity.
- Highways Impacts

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THE APPEARANCE AND DESIGN OF THE EXTENSIONS

- 4.3 It is acknowledged that the extension will bring the front building line slightly forward of the neighbouring properties, however, the frontage of buildings along this section of Franche Road is not consistent, with properties to the west also being set slightly further forward. There is a wide variety in the design of properties along the road and it is not considered that the proposed, relatively small extension to the front of the property will result in any negative impact on the appearance of the property or its setting in the street scene.
- 4.4 As originally designed, it is agreed that the proposed rear extension, would have been an inappropriate addition to the dwelling. The pitched roof over the extension was shown to around a metre higher than the main roof. Policy SAL.UP8 of the Sites Allocations and Policies Local Plan states that residential extensions should be subservient to and not overwhelm the original building, which should retain its visual dominance. The original design and bulk of the rear extension was considered to be contrary to this policy.
- 4.5 However, amended plans were received during the course of the application which reduced the height of the roof and altered the profile from a pitched to a hipped roof. The roof height is now equal to the height of the main roof on the host dwelling and its visual bulk and massing significantly reduced. The design of this element is now considered to be acceptable.
- 4.6 Whilst appearing as a large addition the actual footprint of the dwelling will not significantly increase and the removal of the dated flat roofed rear extensions should result in some improvement to the appearance of the property. The extensions are to be constructed from brick to match the host dwelling and the entire property is to be re-roofed in tiles to match surrounding properties. Overall the additions are considered to integrate well with the host property and accord with Policies SAL.UP7 and SAL.UP8 of the Site Allocation and Policies Local Plan.

THE IMPACT ON RESIDENTIAL AMENITY

- 4.7 Policy SAL.UP8 states that residential extensions should not have a serious adverse effect on the amenity of neighbouring properties.
- 4.8 The bulk of the two storey extension will be on the eastern half of the property and concerns have been raised in relation to the potential impact on the light to the neighbouring dwelling on this side, in particular its rear conservatory. This has been taken into account, however, in this case it is not considered that there would be adequate grounds for refusal.

17/0653/FULL

- 4.9 The neighbouring semi-detached house on this side has its own flat roofed single garage which separates the main house from the application site. The main house itself also extends back slightly further than the existing host dwelling, the proposed rear extension bringing the rear elevations of the respective properties roughly into line. Therefore it is considered that the proposal does accord with the 45 degree code and in respect of this neighbouring property there should be no serious adverse impact on its light or outlook.
- 4.10 The neighbouring bungalow on western side has a window in the side elevation and a rear conservatory. The extension on this side will be single storey, the plans stating that in terms of scale it would meet the criteria of 'permitted development'. Whilst there may be some overshadowing of the side windows in the neighbouring property it is considered that the impact will not be significantly greater than, for example, if a fence was erected along the boundary, and not sufficiently detrimental to justify refusal of this element.
- 4.11 Concerns have been raised in relation to the impact of the scale of the extension on other surrounding properties. It is acknowledged that the proposal represents a large addition to the dwelling and therefore the concerns are recognised. However, it is considered that the size of the rear garden is large enough to accommodate the addition and the separation distances to other neighbouring properties will be sufficient to prevent any overriding detrimental impact.
- 4.12 Overall, therefore, the proposal is deemed to be acceptable and comply with Policy SAL.UP8 in terms of its impact on residential amenity.

HIGHWAYS IMPACT

- 4.13 The Highway Authority has advised that there are no objections to the proposal, providing a condition is added to ensure that three parking spaces are provided at the front of the property, in order to comply with the interim parking standards for a four bedroom house. Concerns have been raised that the front driveway after the extension will not be long enough to accommodate three spaces. However, the Highway Authority has confirmed that the length requirement for a parking space is 4.8 metres, and that this can be provided across the driveway of the property. It is therefore considered that the proposal is compliant with Policy SAL.CC2 of the Sites Allocations and Policies Local Plan in this respect.

5.0 Conclusions and Recommendations

- 5.1 The siting, scale, design and materials of the proposed extensions to the dwelling are considered acceptable and will not detract from the appearance of the property and its setting in the street scene. In addition the proposal will not have any serious adverse effect on the residential amenity of neighbouring properties or upon highway safety. The proposal is therefore deemed to comply with the relevant development plan policies.

17/0653/FULL

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

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Brickwork to match existing dwelling
4. Construction of parking spaces prior to extensions being brought into use and their permanent retention.

Application Reference:	17/0660/ADVE	Date Received:	18/10/2017
Ord Sheet:	383715 276303	Expiry Date:	13/12/2017
Case Officer:	Kate Whitfield	Ward:	Aggborough & Spennells

Proposal: Freestanding internally illuminated 48 sheet advertising hoarding

Site Address: 1 COMBERTON PLACE, KIDDERMINSTER, DY101QR

Applicant: SPACE OUTFOOR LTD (MR H THOMAS)

Summary of Policy	SAL.UP10 (SAAPLP)
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 refers to a Council owned piece of land located adjacent to the entrance to Kidderminster Railway Station and in front of 1 Comberton Place, a building occupied by a printing business.
- 1.2 An existing advertising hoarding board is in place which advertises the Severn Valley Railway and faces onto Station Approach. It is proposed to erect a similar scale hoarding against the back of this, facing down Comberton Hill.

2.0 Planning History

- 2.1 07/0840/ADVE - Display of 1 no illuminated fascia sign, 3 no non-illuminated fascia signs, 1 no internally illuminated projecting sign and 1 no free standing sign board : Approved 5.10.07
- 2.2 14/0233/ADVE – 2 No. Non Illuminated Signs : Approved 29.5.14

3.0 Consultations and Representations

- 3.1 Kidderminster Town Council – No objection and approve the application.
- 3.2 Highway Authority – No objection.

17/0660/ADVE

3.3 Conservation Officer - No objection.

The proposed hoarding replaces another existing hoarding which is situated some 20 metres from the Coal Yard Offices; undesignated heritage asset LLSVR001 and 30 metres from the Railway Bell Hotel; undesignated heritage asset LLK98.

At these distances the hoarding, which although undoubtedly eye-catching and a potential distraction for motorists at a particularly busy junction, will have little impact on heritage assets.

3.4 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The application seeks consent for a new, internally illuminated advertising hoarding measuring 3.05 metres high and 6.10 metres wide. The advertisement will be placed on top of a 2 metre high timber clad supporting structure.

4.2 In accordance with the National Planning Policy Framework advertisements should be subject to control only in the interests of amenity and public safety, taking into account the cumulative impacts. Policy SAL.UP10 in the Site Allocations and Policies Local Plan document also relates to these areas.

IMPACT ON VISUAL AMENITY

4.3 Policy SAL.UP10 states that advertisement hoardings should only be allowed within towns in the following locations :

- Vacant plots in large commercial or industrial areas.
- To provide temporary screening around sites undergoing development.
- Around long-term eyesores where alternative screening is not possible.

This policy guidance reflects the fact that such large advertisement hoardings would normally be resisted, due to the potential negative impact on visual amenity.

4.4 However, in this case a similar sized advertisement hoarding board has been in place in this location for a number of years and sat 'back to back' with the similar sized board which faces onto the train station approach. This previous signage had been removed at the date of this application, exposing the back of the remaining board, a view which generally detracts from the visual amenity of the area and appears fairly unsightly.

17/0660/ADVE

- 4.5 Given this history on the site it is considered that the installation of a new advertisement is appropriate. It will screen the back of the adjacent board and can be argued to be in compliance with Policy SAL.UP10 of the Site Allocations and Policies Local Plan.
- 4.6 The key difference in terms of this new advertisement is that it will be internally illuminated. However, Comberton Hill is a well lit and busy road in and out of Kidderminster town centre. The illumination will be static and will not directly face onto any properties lying on the opposite side of the road. Within this context the proposed illumination for the sign is considered to be acceptable in terms of its impact on the visual amenity of the area.

PUBLIC SAFETY

- 4.7 The Highway Authority has raised no objections from a highway safety perspective and is satisfied that the location of the signs will safeguard the pedestrian environment and not cause any undue obstruction or hazard to drivers. Therefore it is deemed that the proposal will not be detrimental to public safety.

5.0 Conclusions and Recommendations

- 5.1 On balance, taking into account the context of the site and surrounding development, the proposed signage is considered to be acceptable and accord with national guidance on the control of advertisements and the relevant Core Strategy and Local Plan policies.
- 5.2 It is recommended that the application be **APPROVED** subject to the following conditions:
1. L1 (Standard advertisement conditions)
 2. Consent granted for 5 year period

Application Reference:	17/0661/RESE	Date Received:	19/10/2017
Ord Sheet:	381322 272406	Expiry Date:	18/01/2018
Case Officer:	Helen Hawkes	Ward:	Mitton

Proposal: New Maths and English classroom block (reserved matters following permission 15/0583/OUTL, to address appearance, landscaping, scale and the disposal of foul and storm water from site)

Site Address: STOURPORT ON SEVERN HIGH SCHOOL, MINSTER ROAD, STOURPORT-ON-SEVERN, DY138AX

Applicant: MR C KING

Summary of Policy	CP11 (CS) SAL.UP7, SAL.UP9 (SAAPLP) Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Stourport High School is located to the northern edge of Stourport, being bounded by Kingsway, Windermere Way and Minster Road. Residential properties sit to the south east corner of the site. This application relates to part of the overall site to the northern boundary, where currently temporary classrooms are located.
- 1.2 The site is within the Green Belt, although set within the school grounds.
- 1.3 The application follows the outline permission and seeks approval for the appearance, scale and landscaping as reserved matters.

2.0 Planning History

- 2.1 15/0583/OUTL - Outline application for new two storey 6th form block and two storey classroom teaching block to replace temporary classrooms (Layout to be agreed with all other matters reserved) : Approved 05.02.16
- 2.2 16/0420/RESE - New two storey 6th form block and two storey classroom teaching block (reserved matters following outline permission 15/0583/OUTL, to address access, appearance, landscaping and scale) : Approved 05.10.16

17/0661/RESE

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No objections
- 3.2 Highway Authority – No objections
- 3.3 Worcestershire Regulatory Services – No objections
- 3.4 North Worcestershire Water Management – No objections
- 3.5 Severn Trent Water Ltd – No objection subject to condition
- 3.6 Neighbour/Site Notice – No representations received

4.0 Officer Comments

- 4.1 Outline planning permission was granted in 2016 for a sixth form block and two storey classroom. Whilst the sixth form block has been the subject of a reserved matters approval (16/0420/RESE) and has been completed, the classroom element was not addressed at that time. This application seeks for the approval of the details reserved for the two storey classroom block.

APPEARANCE AND SCALE

- 4.2 The building at two storeys in height is as anticipated in the outline and as such the flat roofed block provides the quantum of building with the minimal amount of visual impact. As such the scale of the building is acceptable.
- 4.3 The building is designed in typical education form, which adequately reflects the character of the surrounding school buildings. To enliven the elevations, elements of brickwork, cedar cladding and red and grey insulated panelling are shown which give the building a modern feel. When viewed alongside the grey louvres and window design the building works as a whole and provides an acceptable approach to its appearance.

LANDSCAPING

- 4.4 Given the restricted position within the overall school site, there is limited opportunity for landscaping. However, the design of the building provides two recessed areas where landscaping is proposed. This is an acceptable approach to landscaping which responds well to the surrounding locality. The species proposed are appropriate to the circumstances of the site's usage and still provide an effective landscape design. On this basis landscaping is also judged to be acceptable.

17/0661/RESE

OTHER MATTERS

- 4.5 Due to the reserved matters nature of the application, the primary conditions required have been attached to the outline permission. Additional conditions, over and above the standard conditions, are only required where there is necessity arising from those matters reserved, On this occasion there are no additional conditions required, due to the comprehensive approach to conditions in the outline permission.

5.0 Conclusions and Recommendations

- 5.1 This reserved matters application for appearance, scale and landscaping has been fully considered and those matters have been found to be acceptable. The proposal provides a high quality design of a scale that is acceptable given the building's location and includes adequate landscaping. The proposal is therefore compliant with the Development Plan and national policy as set out in the National Planning Policy Framework.
- 5.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A4 (Reserved matters only)
 2. A11 (Approved plans)

Application Reference: 17/0662/RESE	Date Received: 20/10/2017
Ord Sheet: 381331 271620	Expiry Date: 19/01/2018
Case Officer: Sarah Lawson	Ward: Mitton

Proposal: 28 no. dwellings and associated works - reserved matters submission of appearance, scale and landscaping following outline permission 14/0027/OUTL

Site Address: CHICHESTER CARAVANS, VALE ROAD, STOURPORT-ON-SEVERN DY13 8YL

Applicant: CHICHESTER CARAVANS

Summary of Policy	DS01, DS03, CP01, CP02, CP03, CP04, CP05, CP11, CP13, CP14, CP15 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9 (SAAPLP) Paragraph 14 and Sections 4, 6, 7, 10, 11, 12 (NPPF)
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The site forms the Chichester Caravan sales site which fronts Vale Road and Gilgal on the outskirts of Stourport-on-Severn Town Centre. Within the area there are a range of single storey buildings associated with the use of the site. A residential property called 'Merrihill', which was historically part of the original garage complex, lies to the rear of the site. The Lidl foodstore is situated opposite the site.

- 1.2 The area is allocated for residential purposes on the Proposals Map within the Adopted Wyre Forest District Site Allocations and Policies Local Plan. It lies close to the Staffordshire and Worcestershire Canal Conservation Area, Stourport No.2 Conservation Area and the Gilgal Conservation Area. A Common Lime tree is situated to the front of the site which is covered by a Tree Preservation Order.

- 1.3 This reserved matters application is submitted following outline approval granted in 2014 under application 14/0027/OUTL for 28 residential units on the site.

17/0662/RESE

2.0 Planning History

- 2.1 13/0455/OUTL – Residential Development : Withdrawn
- 2.2 14/0027/OUTL - Outline Application for 28No. Residential houses and apartments (Access and Layout to be determined) : Approved 23.10.14

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited
- 3.2 Highway Authority – Access and layout were determined at the Outline stage (14/0027) and there is nothing in the reserved matters that the Highways Authority wishes to comment on. The previous Highways conditions still stand.
- 3.3 Arboricultural Officer – final comments to be reported verbally to committee
- 3.4 Canal and River Trust – No comments to make
- 3.5 Conservation Officer – No objection. The applicant has not submitted the supporting documentation one would expect with an application of this nature, however the previous application 14/0027/OUTL did contain this and reviewing the Outline and Reserved Matters schemes they do appear almost identical.

The present site boundary is clearly visible on maps from 1884 onwards. The site remained undeveloped until the late 1950's when a petrol filling station was built. Prior to that it had been agricultural land (as evidenced by the 1839 Tithe map) and then allotment plots.

The site sits outside but adjacent to The Staffordshire and Worcestershire Canal and Gilgal Conservation Areas.

Application 14/0027/OUTL included verified views in document No: V3D 131002 which provided pictorial depictions of the impact of the buildings in views from key points near to the application site.

That document was very helpful as it demonstrated that whilst the impact of the proposed development from the bridge crossing the Staffordshire and Worcestershire Canal will be quite significant, the retention of a tree screen will reduce the impact on views from the canal itself, whilst the wire-line taken from the bridge crossing the River Stour suggests that the impact on views from the roads within the Gilgal Conservation Area will be negligible.

Also within the 14/0027/OUTL the applicants demonstrated that they had considered the impact of a development on this scale on the adjacent Conservation Areas via their landscape assessment.

17/0662/RESE

The “Heritage Statement” provided with 14/0027/OUTL was contained within the Design and Access Statement. Although the impact analysis was rather limited, there is in reality little direct visual relationship (inter-visibility) between the site and the adjacent Conservation Areas. Thus the level of assessment submitted could be deemed proportionate to the impact on these heritage assets.

Whilst the development proposed within this application will alter the view from the canal bridge, it can be reasonably argued that a well detailed new building on the application site will enhance views from the Conservation Area at that point, in accord with Policy SAL.UP6 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. The visual impact on views towards and from the Gilgal and Stourport No.2 Conservation Areas is negligible and should be discounted.

3.6 Neighbour/Site Notice and Press Notice – 15 neighbours were consulted; one response received commenting:-

- Concern regarding plots 2 - 4 looking into Merrihill

4.0 Officer Comments

OVERVIEW

4.1 The application follows outline approval given under reference 14/0027/OUTL for 28 dwellings, dealing with those matters reserved for future consideration namely scale, appearance and landscaping. Members will be aware that the principle of development on this site has been established through the outline permission and cannot be revisited by this application which deals with the detail only. The reserved matters will be considered in turn by this report.

APPEARANCE AND SCALE

4.2 The scale of each constituent block of the proposed development has been considered. In the case of the largest of the 3 blocks, this would comprise 13 of the 28 units, one of which would be a two storey dwelling. This would be situated on the southern end of the largest block and measure 7.9m in height to the ridge with a pitched, gable end roof. The adjoining units would be set within a 3 storey building with front facing Juliet balconies at first and second floor. The main building would stand at 11m to the ridge and a further 0.5m to the ridge of the pyramid hipped roof at the northern end of the building. The appearance of the building would be modern, with brick detail up to a height of 3m and rendered elements above and to the projecting elements in the centre of the building. The adjacent block in the development would be of a similar detailed design and scale, although taking the form of an ‘L’ shape and introducing front and rear facing dormers to the east facing plots, 23-25.

17/0662/RESE

- 4.3 Finally the separate terrace of 3 dwellings would be of a brick and tile construction attaining a maximum height of 7.75m above ground level.
- 4.4 When viewed as a whole it is noted that the development to face Gilgal has been designed to replicate the dormer elements where possible. Across the scheme the proposed corbelling to the 3 dwellings facing Gilgal and the quoining to the 2 main structures within the scheme serve to add visual interest to the development when viewed in the context of Vale Road. It is noted the 'Mitton Lodge' further south along Vale Road is similar in appearance with brick and rendered elements as proposed. The three storey nature of the scheme is also representative of this nearby development and is duly considered acceptable.
- 4.5 Despite the indicated height of the 3 proposed blocks of development, the outline consent secures submission of the finished floor levels in order to prevent a vast discrepancy between the approved height of the buildings and those on the adjacent land.
- 4.6 A black 1.2m high ball top metal railing has been annotated for construction at the back of the footpath. It is noted however that there is a noticeable change in levels from the junction of Gilgal and Vale Road and that the outline consent restricted the erection of fences, gates or walls forward of any front wall fronting the highway. The imposition of the condition has been clearly stated, in order to maintain an open plan layout and to ensure that the open spaces are maintained. This is considered necessary given the elevated nature of the site in this location. On this basis, this detailed design contravenes the outline condition and will be removed. This will be reported on the Addenda and Corrections sheet.
- 4.7 The effect of Condition 5 of the Outline consent removes future occupiers' ability to carry out certain works without planning permission. This includes rear extensions. This will serve to ensure that the depth of the rear gardens cannot be unreasonably reduced by such an extension without prior consent from the Local Planning Authority.

LANDSCAPING

- 4.8 The front gardens of the block to the south of the development would be served by a boundary hedge and new tree planting. The Arboricultural Officer is satisfied with the principle of the landscaping scheme but wished to see more variety in the trees proposed and confirmation of the number of plants proposed to ensure the correct density. The details of the revised planting scheme will be reported on the Addenda and Corrections sheet. A lawned area to the rear of units 2-4 and 17-19 is proposed which is welcomed by the Arboricultural Officer.

ACCESS

- 4.9 The principle of providing access to a development of 28 units off Vale Road was agreed as part of the original outline permission. This application provides the detail of the access as well as the driveway and parking areas.

17/0662/RESE

- 4.10 It is noted that the report for the outline application referred to the provision of 37 parking spaces (to include 9 spaces for additional cars and visitors) and that this was adequate provision for the proposed scheme. It is noted however that the approved plan shows only 29 spaces and outline consent was granted on this basis. Having referred to the Highway Authority on this matter, it is deemed that despite any perceived shortfall from the outline consent, at the time of the approval of the application, the parking standard had been met and therefore there is no requirement to increase the parking provision for the development. The Highway Authority therefore raises no objection to the provision of 29 spaces and the imposition of the relevant conditions at outline stage will be carried forward alongside this reserved matters application.

LAYOUT

- 4.11 The layout was submitted and considered with the outline application. It was considered that the development would not impact upon the nearby Conservation Areas; the Staffordshire and Worcestershire Canal Conservation Area and the Gilgal Conservation Area and the Stourport No.2 Conservation Area.
- 4.12 The proximity of nearby residential property 'Merrihill', was considered at outline stage with respect to the prospects of overlooking from the development. It is also noted that an objection from a nearby occupier has been made on this basis. Having now considered the detailed scheme, the closest habitable room of the development would be 22.5m away from 'Merrihill' and therefore exceed the minimum of 20m referred to at outline stage. On this basis, the layout and duly residential amenity is confirmed to be acceptable. The right of way is also referred to in the objection. The land referred to lies outside of the application red line boundary and therefore development would have no bearing on the respondent's right of way.

PLANNING OBLIGATIONS

- 4.13 The applicant has accepted the requirement for the provision of affordable housing and the required contributions for public open space and education facilities at outline application stage in line with the Wyre Forest District Council Planning Obligations Supplementary Planning Document.

OTHER MATTERS

- 4.14 A number of conditions were already imposed on the outline planning permission; any reserved matters permission is an adjunct to, and it does not replace the original outline. As such conditions on reserved matters permission should not duplicate the outline permission and should only detail the matters that have been raised as part of the detailed consideration.

17/0662/RESE

5.0 Conclusions and Recommendations

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

1. A4 (Reserved matters only)
2. A11 (Approved plans)

Application Reference:	17/0732/REGS3	Date Received:	29/11/2017
Ord Sheet:	383105 275911	Expiry Date:	24/01/2018
Case Officer:	Paul Round	Ward:	Blakebrook & Habberley South

Proposal: Demolition of existing frontage block and creation of new car park and landscaping. Refurbishment of existing locally listed buildings to create new Customer Contact Centre, Refurbishment of existing single storey storage building to create 5 light industrial units and rationalisation and resurfacing of existing Waste Transfer Facility including alterations to existing vehicular access points

Site Address: WYRE FOREST DISTRICT COUNCIL, GREEN STREET DEPOT, GREEN STREET, KIDDERMINSTER, DY101HA

Applicant: WYRE FOREST DISTRICT COUNCIL

Summary of Policy	CP02, CP03, CP08, CP11 (CS) SAL.GPB1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP6, SAL.UP7 (SAAP) KCA.GPB5, KCA.CC1, KCA.CC2, KCA.UP1, KCA.HP1, KCA.HP3 (KCAAP) The Green Street Conservation Area Character Appraisal and Management Plan of February 2012 Design Quality SPD National Planning Policy Framework 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 planning application relates to the site of Wyre Forest District Council depot, which forms a 1.2 ha site located off Green Street on the edge of Kidderminster Town Centre. The site contains a number of buildings that form the operational offices, stores and outside storage for the depot, including garage and MOT station.
- 1.2 The site is partially within the Green Street Conservation Area, with the substantive frontage buildings being locally listed. It is also partially in Flood Zone 2, with the entire site being susceptible to surface water flooding.
- 1.3 The proposal seeks for the re-development of the site. This will include the redevelopment of the locally listed buildings to create office and customer areas, the conversion of existing store to industrial units and the consolidation of the existing depot operations.

17/0732/REGS3

2.0 Planning History

2.1 Extensive but not of relevance to this application

3.0 Consultations and Representations

3.1 Kidderminster Town Council – Views awaited

3.2 Highway Authority – Views awaited

3.3 Environment Agency – Views awaited

3.4 Conservation Officer - This scheme has been the subject of a considerable pre-application discussion process and the submitted proposals reflect the outcome of that process.

The application documentation provides details of the significance of the two undesignated heritage assets included on the Local Heritage List for Kidderminster at ref: K438 which form the main components of the scheme. These are described as:

Former Pump House and associated structures Council Depot Green Street DY10 1HA Pumping Station for the sewage and waterworks, Green Street, 1872, by Thomas Dod Baker and early 20th century building adjacent.

The application site is contained within the Kidderminster Green Street Conservation Area, a designated heritage asset and the documentation provides details of the significance that also.

IMPACT ON THE UNDESIGNATED HERITAGE ASSETS

The proposals involve the comprehensive remodelling of the undesignated former pumping station buildings both internally and externally including the provision of roof-lights, the replacement of later attached structures and re-fenestration.

The Green Street Conservation Area Character Appraisal and Management Plan identifies these buildings as *“representative of the growing status and responsibility of the corporation [of Kidderminster]; they are good examples of civic buildings”*.

A comparison between the existing and proposed north elevations (which face Green Street) for example serves to illustrate that the historic character and significance of the buildings will be retained and better revealed by the proposed works.

Key to the success of these proposals will, I believe, be the retention of much of the historic detailing such that the buildings remain legible as individual structures of local interest, both architecturally and historically.

17/0732/REGS3

This approach has already been well tried and tested within Kidderminster on several designated heritage assets including The Piano Building, The Museum of Carpet and Slingfield Mill.

Whilst the alterations to both buildings are substantial their retention and re-use as civic buildings will serve to ensure that they are maintained in viable use for the foreseeable future.

The proposed works present no harmful impacts on the significance of these buildings and thus are in compliance with WFDC Policy SAL.UP6.

IMPACT ON DESIGNATED HERITAGE ASSET

The Green Street Conservation Area Character Appraisal and Management Plan of February 2012 at 4.4.4.describes the pumping stations as follows:

“Either side of the south end of Green Street (Pump Street was formerly part of Green Street) lies a complex of municipal structures that forms a distinct character area. Green Street curves sharply to the west following an historic property/field boundary that is clearly delineated on historic maps. The old Pumping Station (water and sewage) was erected in 1872; it is an imposing and massive, fortress-like, red brick structure with prominent stone quoins and banded detailing in contrasting brickwork, all under dentilled string courses. Nearby is a yellow/white brick ancillary structure of the early 20th century and on the other side of Green Street is the charming red brick and terracotta, new pumping station of 1905.....Opposite, the “furniture centre” retains elements of the Castle Motor Company’s garage and premises”.

At present the site is somewhat blighted by the modern two storey office building set between the former pumping station buildings and Green Street, and which serves to isolate the former pumping stations from their historic neighbours: the Castle Motor Works and the 1905 Pumping Station.

The office building appears incongruous in its heritage setting: both in terms of its design and materials it fails to contribute positively to the distinct pumping stations character area or the wider Green Street Conservation Area. The demolition of this building offers positive enhancement to the Conservation Area at this location.

Not all of the modern buildings on the site are to be demolished: those comprising the Vehicle Store and Storage buildings (Blocks D and E) are to be remodelled as workshop units for rent. These blocks are in complete contrast to the historic pumping station buildings and in their present state they detract overall from the appearance of the Conservation Area, particularly as viewed from the ring road to the south east. However I agree with the observation made in the Design and Access Statement that *“the rationalisation of waste operations to maximise efficiency will have a positive impact on the site, improving the tired existing buildings and providing opportunities for local small businesses”.*

17/0732/REGS3

The elevations as illustrated on drawing 1704/P401 indicate a level of enhancement to the Conservation Area which is to be welcomed.

Overall, I consider that there will be no appreciable harm to the significance of the Conservation Area by the implementation of the proposals contained within this application. The impact of the development will be to enhance the Conservation Area to a measurable degree in terms of the overall appearance of the site as viewed from the ring road to the south east and from Green Street to the north. This is in compliance with the P (LBCA) A 1990 and WFDC Policy SAL.UP6.

- 3.5 Worcestershire County Council Archive & Archaeology Service – No objections. With regard to the potential for heritage assets of archaeological interest to be present, the development site is located outside the historic core of the town, in an area of former marshland that was initially partially reclaimed and drained in connection with the construction of a pumping station for the Kidderminster Corporation Sewage Works, which is first depicted on the 1st edition Ordnance Survey map of 1884/85. The remaining areas of marshland have subsequently been drained and built over since that date.

Given the peripheral nature of the site in relation to the historic core and its subsequent use as a sewage pumping station it is not considered likely that heritage assets of archaeological interest will survive within the development area, while any palaeoenvironmental deposits associated with the former marsh, if present, are likely to be buried at depth and would not be affected by the relatively shallow groundworks required as part of the resurfacing works. They may also have potentially been contaminated by effluent during the operational phase of the sewage works.

Consequently, we consider it unlikely that significant heritage assets of archaeological interest will be present within the development area and that they would be adversely impacted upon by the proposed scheme. On this basis we have no further comments or recommendations for conditions to make.

- 3.6 West Mercia Police Designing Out Crime Officer – No objections to this application.

The depot has a history of burglaries and theft from motor vehicles.

With the removal of the block at the front of the depot it is difficult to judge what effect this will have on crime. I believe that the majority of offences were in relation to this building.

I advise that any refurbishment of the buildings should take security into account and good external security will be very important.

17/0732/REGS3

There have been sneak in thefts in the past, therefore internal security is as important as external. There should be some form of internal access control on the council offices to stop access into the private area through the double doors and through the interview rooms.

The other issue to consider is theft from motor vehicles left on the site. Whilst not a particular problem at this site the theft of fuel from vehicles at other council depots has been an issue.

The best way of preventing this is by creating a secure site with good perimeter security. If this can't be done a secondary measure is the use of CCTV to cover where vehicles are parked and the relocated fuel pump.

- 3.7 Worcestershire Regulatory Services - No adverse comments to make in relation to contaminated land.

The demolition and refurbishment will increase the number of car parking places from 16 to 72 plus 3 disability spaces, the cumulative impacts on air quality from individual sites in local areas should be determined (NPPF paragraph 124). As an alternative to undertaking an AQA the applicant can adopt mitigation measures which are aligned with County LTP Policies and may be incorporated as part of the development. This will assist in alleviating pollution creep arising in the general area. Suggested conditions in respect of vehicle charging points and cycle parking.

- 3.8 Countryside Conservation Officer – No objection subject to conditions. An appropriate assessment has been carried out, the recommendations should be followed and incorporated into suitable conditions.

- 3.9 North Worcestershire Water Management – Views awaited

- 3.10 Severn Trent Water – Views awaited.

- 3.11 Neighbour/Site Notice/Press Notice - No representations received at the time of writing report (consultation expires 03.01.2018).

4.0 Officer Comments

- 4.1 The proposed redevelopment is essentially split into three distinct parts, which are taken together as part of the whole project.

17/0732/REGS3

- 4.2 Firstly, the redevelopment of the ‘front block’. This involves removal of the modern extension fronting onto Green Street and the weigh bridge. The locally listed buildings are to be retained, currently in use as offices and storage, and converted to provide offices and customer services hub as part of the Council’s function. Essentially in planning terms, the exact nature of the function is not necessarily important as consideration of the use falling within B1a (offices) use class. On this basis the internal spaces, although shown for specific areas within the application, must be given consideration purely on the basis of the use class. Parking is provided to the front and rear of these two buildings, with access from Green Street.
- 4.3 Secondly, the existing waste transfer station, operational vehicle parking and garage will be reorganised and consolidated along the southern and western boundaries with direct access from Island Drive. These again will continue to be Council’s functions.
- 4.4 Finally, the existing storage buildings located to the boundary of the eastern boundary will be converted to 5 light industrial units as a separate enterprise and access will be from Green Street.

PRINCIPLE OF DEVELOPMENT AND POLICY CONTEXT

- 4.5 Policies of the Adopted Wyre Forest Core Strategy and Adopted Wyre Forest Site Allocations and Policies Local Plan provide support for development and expansion of an economic offer on existing industrial/commercial sites. Indeed the National Planning Policy Framework provides further support for such an approach. In specific terms the Adopted Kidderminster Central Area Action Plan provides Policy KCA.HP3 for the ‘Green Street Depot’ allowing for redevelopment of the depot for compatible uses within the Heritage Procession allocation, which include B1a (Offices) and B1c (Light industrial units). The policy includes general design principles to guide development specifically requiring the retention of the local listed buildings, and provision of frontage development amongst other things.
- 4.6 The proposal falls fully square behind the development policies, being entirely consistent with all layers of policy documents. Based on paragraph 14 of the National Planning Policy Framework the development is sustainable development and should be approved without delay, unless specific matters indicate that development should be restricted. The proposal is therefore acceptable in principle and it falls to consider the detailed aspects of the proposal.

HERITAGE ASSETS

- 4.7 The development has to be considered in the context of the non-designated heritage assets of the Locally Listed former Pump house and associated buildings, and the designate heritage asset of the Green Street Conservation Area. Consideration needs to be given to the ‘special regard’ that needs to be given to the preservation and enhancement of Conservation Areas as set out in legalisation.

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- 4.8 The comments of the Conservation Officer are instrumental in this consideration. The comments reported in full at paragraph 3.4, provide full support for the scheme giving great weight to the re-use of the non-designated heritage assets and providing them with an optimum use. In addition there is enhancement to the setting of the Conservation Area through the removal of the modern extension and the revealing of the significance of the Locally Listed Buildings.
- 4.9 Overall the scheme provides no identifiable harm to non-designated or to designated heritage assets. On this basis the scheme is compliant with heritage policies of the Development Plan and the National Planning Policy Framework.

HIGHWAY ACCESS AND PARKING

- 4.10 Access to the development utilises existing access points off Green Street and off Island Drive. A separate pedestrian access will be provided onto Green Street to allow public access to the frontage buildings. As these accesses exist there is no adverse impact on the highway network. The waste transfer station and operational traffic associated with the Council Depot will retain the separate access from Island Drive.
- 4.11 Existing car parking is limited. Car parking for the proposed scheme provides 33 employee & customer spaces (including 3 disabled spaces) to the front of the development with 27 employee spaces to the rear of the frontage blocks. Within the operational Depot, there are 14 car parking spaces along with 19 spaces for council vehicles and 7 MOT bays. The proposed light industrial units provide 15 spaces for the five units. The County Council's Interim Parking Standards, takes the Government's stand point on commercial parking, leaving the number of allocation down to the individual operators to decide how they deal operationally with car parking. The County Council wish to ensure that there is no displacement onto the surrounding roads, and as such require justification for the approach. On this occasion the parking provision is a betterment on the existing situation and adequately deals with the parking requirements for all uses proposed.
- 4.12 The final views of the Highway Authority are awaited. It is therefore concluded that subject to a 'no objection' response, there will be no adverse impact on highway safety and that the road network can accommodate the development

FLUVIAL AND SURFACE WATER FLOODING

- 4.13 The site is partially in Flood Zone 2 and at risk from surface water flooding. The application has been accompanied by a flood risk assessment and drainage strategy. The document concludes that the proposed strategy of drainage and permeable surface treatment will result in not additional risk either to the site or other areas.

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- 4.14 North Worcestershire Water Management has provided comment on the current documentation and sought further clarification. The views of the Environment Agency are still awaited. Whilst it is viewed that the principle of draining the site and protecting it from flood risk can be achieved the detail has yet to be agreed. Subject to a no objection response from the Environment Agency and North Worcestershire Water Management the development is considered to be acceptable from drainage and flood risk perspectives.

DESIGN AND APPEARANCE

- 4.15 The design and appearance of the converted buildings has been carefully considered. In particular the heritage assets are proposed to receive sensitive treatment through maintaining openings, and modern glazed elements. Where an extension is required to the former pump house, it has been designed in a simplistic way so as not to compete with the design quality of the historic building, and being sited to the rear of the building results in no perceivable impacts from the frontage of Green Street.
- 4.16 The proposed industrial units are formed by refurbishing and re-cladding the existing buildings. The units take on a modern feel and appear fit for their intended purpose. The design fits well in the context of the overall site.
- 4.17 The approach to design has been thoughtfully arrived at, providing a high quality design that sits comfortably in the historic context of the surrounding built environment. Due regard has been given to the context of the site and the operational needs of each building. This approach is in accordance with the design policies of the development plan and the National Planning Policy Framework.

OTHER MATTERS

- 4.18 An ecological report has been undertaken giving particular consideration to protected species. The report concludes that there are little matters of concern across the whole of the site, but advocates the enhancement of opportunity for bat roosts through provision of bat boxes within the development. This can be secured by way of suitably worded condition.
- 4.19 Worcestershire Regulatory Services has recommended conditions for cycle storage and vehicle charging points. Whilst the cycle spaces are a requirement as part of the County's Parking Standards, there is no specific policy requiring electric vehicle charging points. As such it is matter for the development team to consider the appropriateness of the request. This is being considered and any update on the decision will be reported via the Addenda and Corrections sheet.
- 4.20 As this application is submitted under the General Regulations 1992, the permission can only be given for the benefit of the Council; a condition is therefore recommended on that basis.

17/0732/REGS3

5.0 Conclusions and Recommendations

- 5.1 The proposed scheme is supported by the Development Plan and the National Planning Policy Framework being acceptable in principle. The details of the development have been fully considered against the backdrop of this historic environment, the highway network and the surrounding water/drainage environment. There are no matters that would prevent this high quality designed scheme from receiving an approval in line with the requirements of the National Planning Policy Framework.
- 5.2 It is therefore recommended that the application be given **delegated APPROVAL** subject to a 'no objection' response from the Highway Authority, North Worcestershire Water Management and the Environment Agency, and the following conditions:
1. A6 (Full with no reserved matters)
 2. Permission for Wyre Forest District Council only
 3. A11 (Approved plans)
 4. B1 (Samples/details of materials)
 5. Details of windows and doors
 6. Bat Survey
 7. Bat Boxes/Mitigation
 8. Highways
 9. Foul drainage
 10. Surface water drainage

Application Reference:	17/0737/ADVE	Date Received:	29/11/2017
Ord Sheet:	383162 274865	Expiry Date:	24/01/2018
Case Officer:	Julia McKenzie-Watts	Ward:	Foley Park & Hoobrook

Proposal: Sponsorship signs (non-illuminated)

Site Address: ROUNABOUT AT JUNCTION OF FREDERICK ROAD/WORCESTER ROAD/EASTER PARK, HOO FARM, KIDDERMINSTER, DY101HB

Applicant: WYRE FOREST DISTRICT COUNCIL

Summary of Policy	CP11 (CS) SAL.UP7, SAL.UP10 (SAAPLP) Guidance Notes on the Sponsorship of Environmental Enhancement Schemes on the Highway Network (WCC)
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 is a roundabout at the junction of Worcester Road (A449) and the entrances to Hoo Farm Industrial Estate and Easter Park.

2.0 Planning History

2.1 09/0560/ADVE - Four signs situated on road traffic island (for Smart Auto Body Coat) : Refused 16.02.11.

2.2 12/0452/ADVE – 4 freestanding post mounted signs with coloured graphic and text detail to front, powder coated to reverse : Approved 22.08.12

3.0 Consultations and Representations

3.1 Highway Authority – No objection. The proposed signage which is a replacement of existing signage complies with the current policy and guidance for the 'Sponsorship of environmental enhancement schemes on the highway network' therefore there is no objection from a Highways point of view. The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted and consultation responses from third parties the Highway Authority concludes that there would not be a severe impact and therefore there are no justifiable grounds on which an objection could be maintained.

17/0737/ADVE

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks permission to place four freestanding post mounted signs on the roundabout. The signs would be have a surface area of 0.49m² and a maximum height of 0.8m. Approval was given for the same signage in 2012.

4.2 In principle the signage would have no significant impact on the appearance or character of the area. Given the location of the signage the primary consideration in determining this application is the impact of any sign on highway safety. The Highway Authority has no objection to the renewal of the permission for the retention of the signs on this roundabout

4.3 The information supplied by the applicant does not contain specifics of the appearance of the proposed advertisements for the signs themselves, however all advertisements would comply with the Guidance Notes on the Sponsorship of Environmental Enhancement Schemes as provided by Worcestershire County Council.

5.0 Conclusions and Recommendations

5.1 It is recommended that this application be **APPROVED** subject to the following conditions:

1. L1 (Standard advertisement conditions)
2. L2 (Removal of rights to advertise)
3. L9 (Standard time)

Note

Approved plans

WYRE FOREST DISTRICT COUNCIL

Planning Committee

16 January 2018

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
WFA 1485 17/0398/FULL	APP/R1845/D/17 /3181927	Mr C Page	THE RETREAT LOWE LANE KIDDERMINSTER DY115QP Extension to existing building to provide toilet, sink and storage	WR 16/10/2017	20/11/2017			

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
WFA1478 16/0550/OUTL	APP/R1845/W/1 7/3173741	Gladman Developments Ltd	OFF THE LAKES ROAD BEWDLEY DY122PH Outline planning permission for up to 195 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from The Lakes Road and associated ancillary works. All matters to be reserved with the exception of the main site access off The Lakes Road (DY12 2BP).	LI 16/05/2017	20/06/2017	11/07/2017	24/10/2017 Council Chamber	

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
WFA1482 17/3020/PNRE7/3180731	APP/R1845/W/1	Mr W Rodenhurst	HONEY BROOK FARM BRIDGNORTH ROAD KIDDERMINSTER DY115RR Change of use of agricultural building to a dwellinghouse	WR 28/09/2017	02/11/2017			
WFA1483 16/0703/FULL	APP/R1845/W/1 7/3179604	Mr R Owen	FIELD 2 GLEBE LAND CHURCHILL LANE CHURCHILL KIDDERMINSTER Construction of detached 4 bed dwelling (Resubmission)	WR 02/10/2017	06/11/2017			

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
WFA1484 17/0624/ENF	APP/R1845/C/17 /3175891	Mr J Bradley	LAND AT CURSLEY LANE KIDDERMINSTER DY104LF Unauthorised change of use of land from the keeping of horses to a mixed use comprising of the keeping of horses and the stationing of 2 caravans for residential use (Enforcement Case 15/0209/ENF).	HE 04/10/2017	08/11/2017	29/11/2017		
WFA1486 17/0301/FULL	APP/R1845/D/17 /3181862	Mr & Mrs Loggie	NEW WOOD FARM NEW WOOD LANE BLAKEDOWN KIDDERMINSTER Erection of front porch and dormer window to domestic detached garage building.	WR 23/10/2017	27/11/2017		27/11/2017	Allowed

Agenda Item No. 6

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
WFA1487 17/0651/ENF	APP/R1845/C/17 /3184429	Mr & Mrs Voyce	VALE FARMHOUSE SPARUM FARM STANKLYN LANE SUMMERFIELD Unauthorised change of use from dwellinghouse to dwellinghouse, dog boarding and dog grooming establishment and erection of dog kennel building	WR 19/10/2017	23/11/2017			
WFA1488 17/0258/FULL	APP/R1845/W/1 7/3183842	Mr Molsen Manrouf	CAR PARK, THE TOLL HOUSE DUNLEY ROAD STOURPORT- ON-SEVERN Proposed car wash facility	WR 29/11/2017	03/01/2018			

Agenda Item No. 6

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
WFA1489 17/0730/ENF	APP/R1845/C/17 /3188932	Mr M Fentiman	TROUGH OFF HABBERLEY ROAD BEWDLEY DY121LD Unauthorised construction of a dwelling, domestic curtilage and associated garden building (Enforcement Case 17/0053/ENF)	WR 29/11/2017	03/01/2018			

Appeal Decision

Site visit made on 21 November 2017

by Siobhan Watson BA(Hons) MCD MRTPI

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

Decision date: 27 November 2017

Appeal Ref: APP/R1845/D/17/3181862

New Wood Farm, New Wood Lane, Blakedown, Kidderminster, DY10 3LD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Loggie against the decision of Wyre Forest District Council.
- The application Ref 17/0301/FULL, dated 4 May 2017, was refused by notice dated 11 July 2017.
- The development proposed is the erection of a front porch and dormer window to domestic detached garage building.

Decision

1. The appeal is allowed and planning permission is granted for the erection of a front porch and dormer window to domestic detached garage building at New Wood Farm, New Wood Lane, Blakedown, Kidderminster, DY10 3LD in accordance with the terms of the application, Ref 17/0301/FULL , dated 4 May 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0209/001 and 0209/002 A.
 - 3) The materials to be used in the construction of the external surfaces of the extensions shall match those used in the existing building.
 - 4) The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as New Wood Farm, New Wood Lane, Blakedown, DY10 3LD.

Procedural Matter

2. I have used the Council's description of development as it is more precise than the one on the application form.
3. The appeal proposal is for building operations. That said, I cannot ignore the fact that floorplans have been submitted which clearly show that the alterations are in association with the use of the building as a residential annexe.

Main Issues

4. The main issues are (i) the effect of the proposed development upon the character and appearance of the area; and (ii) whether the proposal would be

consistent with Policy SAL.DPL6 of the Wyre Forest Site Allocations and Policies Local Plan (2013) (LP).

Reasons

Character and Appearance

5. The dormer would occupy only a small portion of the roof-slope and its ridge would be level with the ridge of the existing building. The porch would be very small. Both of these extensions would have a dual pitched roof to match the roof of the existing building. The dormer and porch combined with the other alterations to the building, i.e., the new windows, would undoubtedly make the building look like it contains habitable accommodation. However, as it is within a residential curtilage within an existing residential area, albeit with rural surroundings, I do not consider that it would look out of place.
6. I therefore consider that the development would preserve the character and appearance of the area. Consequently, I find no conflict with LP Policy SAL.UP8 or with Policy CP11 of the Wyre Forest Core Strategy (2010). In combination, these policies, seek to ensure good design, protect local distinctiveness, and ensure that extensions are in scale and keeping with the architectural characteristics of the original building.

Policy SAL.DPL6

7. LP Policy SAL.DPL6 indicates that annex accommodation should be within an extension which is physically incorporated into the existing dwelling with a shared entrance and strong links at both ground and first floor. It also indicates that the annex should share a vehicular and pedestrian access with the main dwelling and that the annex should usually only incorporate one bedroom.
8. The proposed annex would be separate to the main house but it would be physically close. The annex would also share the same vehicular and pedestrian access as the main dwelling. However, although one bedroom is shown on the ground floor, the building would be able to accommodate more than one bedroom due to the existence of the loft and study area. I find some conflict with LP Policy SAL.DPL6 as the proposal does not meet all its criteria.
9. That said, there are other material considerations to take into account. The proposal would utilize an existing building which would be in accordance with Paragraph 17 of the Framework which encourages the reuse of existing resources, including the conversion of existing buildings. There would be an environmental benefit in re-using the existing building as opposed to building an extension to the house.
10. Furthermore, a lawful development certificate has already been issued for "*Alterations to existing outbuilding in association with conversion to ancillary living accommodation.*" The existence of this certificate weighs in favour of the proposal.

Other Matters

11. The Council has indicated that the development would not represent inappropriate development in the Green Belt and I have no reason to disagree.

12. The garage is attached to the neighbours' property and I note concerns about noise and privacy. However, the windows would be on the side of the appellant's garden rather than the side of the neighbours', and I do not consider that an annex would generate any more noise than a domestic garage, which could also have activities occurring inside.

Conditions

13. I have considered the Council's suggested conditions in accordance with the Planning Practice Guidance. In addition to the standard implementation condition, it is necessary, in the interests of precision, to define the plans with which the scheme should accord. In the interests of visual amenity I have imposed a condition in relation to materials. I have also imposed a condition to tie the annex to the dwelling in order to secure that the building not used as a separate dwelling.

Conclusion

14. I have found that the proposal would be acceptable in respect of its appearance. Whilst I have found some conflict with LP Policy SAL.DPL6, there are other material considerations which outweigh the conflict with the development plan. Therefore, I allow the appeal subject to the conditions above.

Siobhan Watson

INSPECTOR