

Open

Planning Committee

Information Pack

April 2020



Wyre Forest District Council



Planning Committee Information Pack

Paper Number	Subject	Page Number
1.	Planning and Related Appeals	3
	Appendix 1 - Appeal Decision	11
2.	Section 106 Obligation Monitoring	15

WYRE FOREST DISTRICT COUNCIL

Planning Committee

23 April 2020

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
WFA1520 19/0218/ENF	APP/R1845/C/18 /3216916	Mr Robert Dyke	EASTER COTTAGE NORTHWOOD LANE HILL FARM BEWDLEY DY121AS Unauthorised two storey extension to a bungalow (Enforcement case 16/0049/ENF)	LI 12/04/2019	17/05/2019	07/06/2019	07/01/2020	

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
WFA1527 19/0207/CERT/3230693	APP/R1845/X/19	MR FINNEGAN	HARBOROUGH FARM BARN BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER Proposed side extension, porch, detached garage and changes to external fenestrations	WR 24/07/2019	28/08/2019			
WFA1528 19/0056/CERT/3227384	APP/R1845/X/19	RLS ASSOCIATES (MR & MRS R SMITH)	HODGE HILL FARM BARN (BARN 3) BIRMINGHAM ROAD KIDDERMINSTER Certificate of Lawfulness Development for existing use: Domestic use of caravan	WR 26/07/2019	30/08/2019			

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
WFA1538 19/0268/FULL	APP/R1845/W/1 9/3240865	L Bridges	55 HIGH CLERE BEWDLEY DY122EX Erection of one detached split level house with integral garage	WR 12/12/2019	16/01/2020			
WFA1539 19/0291/PIP	APP/R1845/W/1 9/3241012	Mr J McConnell	LAND AT CHURCH VIEW BEWDLEY DY122BZ Erection of 4no. Bungalows	WR 12/12/2019	16/01/2020			

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
WFA1540 19/0409/FULL	APP/R1845/D/19 /3242397	Mrs B Nichol	7 TEAL CRESCENT KIDDERMINSTER DY104ET Erection of single storey front extension including porch and extensions to existing side garage	WR 17/12/2019	21/01/2020			
WFA1541 19/0096/FULL	APP/R1845/W/1 9/3242723	SHIPLEYS	25 VICAR STREET KIDDERMINSTER DY101DA Change of use from retail (Class A1) to amusement centre (adult gaming centre) and construction of a smoking shelter to the rear	WR 16/01/2020	20/02/2020			

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
WFA1542 19/3047/PNRE	APP/R1845/W/1 9/3243405	Mr A Jordan	BARN AT HIGHFIELD FARM JENNINGS WOOD LANE HEIGHTINGTON Change of use of agricultural building to a dwellinghouse	WR 16/01/2020	20/02/2020			Allowed 07/04/2020
WFA1543 20/0030/ENF	APP/R1845/C/19 /3221145	Mr Carpenter	BLACKSTONE MEADOWS STOURPORT ROAD BEWDLEY DY121PU Unauthorised Use of Land	HE 29/01/2020	04/03/2020		27/05/2020	

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
WFA1544 19/3053/PNRE	APP/R1845/W/1 9/3243004	MRS J ROSE	OAK TREE FARM POUND GREEN ARLEY BEWDLEY DY123LG Change of use of Agricultural Building to a Dwellinghouse (C3) (Resubmission of 19/3011/PNRES)	WR 29/01/2020	04/03/2020			
WFA1545 19/0452/FULL	APP/R1845/W/1 9/32422675	MR BRYAN TALBOT	CHAPEL PADDOCK CHAPEL LANE CALLOW HILL KIDDERMINSTER Erection of two detached dwelling houses, with new vehicular access and associated works	WR 29/01/2020	04/03/2020			

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
WFA1547 18/0331/FULL	APP/R1845/W/1 9/3219966	MR & MRS CARPENTER	LAND AT BLACKSTONE MEADOW STOURPORT ROAD Erection of a temporary rural workers dwelling and agricultural buildings, with associated works	HE 29/01/2020	04/03/2020		27/05/2020	
WFA1548 19/0728/FULL	APP/R1845/W/2 0/3246529	MR JAMES HEMMINGS	4 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG Proposed conversion of garage to dwelling (C3), including rear extension and parking	WR 02/03/2020	06/04/2020			
WFA1546 20/0031/ENF	APP/R1845/C/19 /3224904	Mrs Carpenter	BLACKSTONE MEADOWS STOURPORT ROAD BEWDLEY DY121PU Unauthorised Use of Land	HE 29/01/2020	04/03/2020		27/05/2020	



Appeal Decision

Site visit made on 12 March 2020

by **R Morgan MCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7 April 2020

Appeal Ref: APP/R1845/W/19/3243405

Barn at Highfield Farm, Jennings Wood Lane, Bewdley, Worcestershire DY12 2YQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- The appeal is made by Mr Andrew Jordan against the decision of Wyre Forest District Council.
- The application Ref 19/3047/PNRES, dated 14 September 2019, was refused by notice dated 8 November 2019.
- The development proposed is the change of use of an agricultural building to a dwellinghouse (Class C3).

Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 3, Class Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) for the change of use of an agricultural building to a dwellinghouse at the Barn at Highfield Farm, Jennings Wood Lane, Bewdley, Worcestershire DY12 2YQ, in accordance with the details submitted pursuant to Article 3(1) and Schedule 2, Part 3, Paragraph Q.2 (1) of the GPDO through application Ref 19/3047/PNRES, dated 14 September 2019. The approval is subject to the condition that the development must be completed within a period of 3 years from the date of this decision in accordance with Paragraph Q.2 (3) of the GPDO and subject to the following additional condition:
 1. The development hereby permitted shall be carried out in accordance with drawing nos: 18-370-1; 18-370-2 rev P5; 18-370-3 rev P2 and 18-370-4.

Main Issues

2. The main issues are:
 - whether the building operations required to convert the building would fall within the provisions of paragraph Q.1. of Schedule 2, Part 3, Class Q of the GPDO, such that the proposal would be permitted development; and
 - If the proposal is permitted development under paragraph Q.1., whether the design and external appearance of the building would be acceptable.

Reasons

Extent of building operations necessary

3. Class Q(b) of the GPDO permits development consisting of a change of use of a building and any land within its curtilage from use as an agricultural building to a dwellinghouse, together with building operations reasonably necessary to convert the building. However, there are a number of circumstances where such development is not permitted, which are listed in paragraph Q.1.
4. Criterion (i)(i)(aa) of paragraph Q.1 excludes proposals from being permitted development where they would require building operations, other than the installation or replacement of windows, doors, roofs, or exterior walls, to the extent reasonably necessary for the building to function as a dwellinghouse.
5. In this case, the Council considers that the extent of work required to allow the building to function as a dwelling would go beyond that permitted under paragraph Q.1(i)(i)(aa). There is no disagreement that the proposal meets the other provisions of paragraph Q.1.
6. The appeal relates to a large metal framed agricultural building with two full length, open sided lean-to elements on either side of the building. The main part of the barn is formed of blockwork to the lower parts and corrugated metal sheeting on the upper parts of the walls. The roof is formed of asbestos panels.
7. The proposal involves the conversion of the main barn and the retention of both lean-to elements. A structural survey report was submitted with the application which concludes that the structures are in good condition and the building is capable of conversion. The structural survey report indicates that the steel frame and blockwork would require only limited, localised repair and replacement. Also, that the purlins and roof sheets are in good condition. Due to its asbestos construction, the roof would need to be replaced, but this would be necessary for the building to function as a dwellinghouse, and is therefore allowed under paragraph Q.1.(i)(i)(aa).
8. The structural survey notes that the metal cladding above the block work is in good condition although there are areas with indentations and damage. In its conclusions and recommendations, the structural survey assumed that all the sheeting would be replaced as part of the conversion. However, the surveyor has subsequently confirmed that the sheeting could be retained and repainted, with the need for replacement limited to the panel on the north west elevation which has some cosmetic damage. The surveyor has confirmed that the replacement of the metal sheets would not cause any structural issues.
9. Having regard to the findings of the structural survey and the subsequent clarification provided by the surveyor, I am satisfied that overall the works required to convert the building would not need to be excessive. A significant proportion of the existing building, including the steel frame, blockwork, purlins and much of the metal sheeting would be retained.
10. I note the planning officer's comments that the scheme would introduce a first floor structure and stairway together with insulation to the internal walls

and floor. However the Planning Practice Guidance¹ notes that internal works are not generally development, and that for the building to function as a dwelling it may be appropriate internal structural works, including to allow for the insertion of an upper floor or internal walls, which are not prohibited by Class Q.

11. The works required would therefore be within the scope of those reasonably necessary for the building to function as a dwellinghouse, and as such, the proposal would meet all the requirements of paragraph Q.1.

Design and external appearance

12. The proposal constitutes permitted development under Class Q(b), subject to the prior approval of certain matters which are listed in paragraph Q.2.(1) and include the design or external appearance of the building (criterion (f)).
13. The appearance of the building is functional, reflecting its agricultural origins and the history of its subsequent use. Other than the insertion of windows and doors in the main structure, minimal alterations are proposed to the external appearance of the building, so it would retain its agricultural character. This would be an appropriate design response in this context.
14. Minimal changes are proposed to the lean-to elements on both sides of the building, other than repair and repainting. On the side of the barn closest to the existing road access, the lean-to is covered by roof panels and the side walls are formed of blockwork with timber boarding above. This part of the building is proposed to be used as a car port. Its appearance would reflect its past and proposed function as an area for covered outdoor storage.
15. On the other side of the building, only the remnants of the former covered storage area remain, now consisting of the steel frame, hardstanding and a section of blockwork wall. The frame is proposed to be retained with minimal alteration. I acknowledge that it is not particularly attractive and would be an unusual feature in a domestic setting. However, it is already there and is part of the history of the building, and there is no clear justification for its removal.
16. I conclude that the design and external appearance of the building, which would strongly reflect its previous use, would be acceptable.

Conditions

17. Paragraph Q.2(3) of the GPDO specifies that development under Class Q(b) must be completed within a period of 3 years starting with the prior approval date. To ensure certainty and clarity, it is necessary to impose a condition setting out the approved plans.
18. The Council has not suggested any additional conditions and I agree that none are required. Information regarding non-mains drainage has been provided which the appellant has been made aware of.

¹ Paragraph 105 reference ID 13-105-20180615

Conclusion

19. For the reasons set out above, I conclude that the proposal constitutes permitted development. The appeal is allowed and prior approval is granted.

R Morgan

INSPECTOR

SECTION 106 OBLIGATION MONITORING

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

This list only records applications dating back to 2010 and should Members wish to see records relating to applications before then, they are available on request. Members are advised that S106 Agreements will only appear as 'completed' once the relevant planning application has been determined.

Application Number	Site	Provisions	Triggers for Compliance	Performance
19/0603/FULL	Land at Silverwoods Way Kidderminster	Highway contributions towards bus stop £12,000 and community transport £10,000		Draft in circulation
19/0565/FULL	Land on the corner of Harold Davies Drive and Dunley Road Stourport on Severn	<ul style="list-style-type: none"> • Financial contribution towards bus stop infrastructure £22,500 and • tree planting on adjacent council owned open space £600 		Completed 13.03.20

Application Number	Site	Provisions	Triggers for Compliance	Performance
19/0521/FULL	Former school at Comberton Road Kidderminster	<ul style="list-style-type: none"> • Affordable Housing – 9 units based on affordable rent tenure; 6 x two bed units and 3 x three bed units • Public Open Space contribution of £58,104.00 • Contribution of £21,850 towards Healthcare provision • Contribution of £164,708.00 towards Education provision • Contribution of £21,950.00 for management of wet woodland 		Draft in circulation

Application Number	Site	Provisions	Triggers for Compliance	Performance
19/0484/FULL	Land off Mayflower Close Stourport on Severn	<ul style="list-style-type: none"> Public Open Space contribution of £10,000 		Completed 8.1.20
19/0366/FUL	The Musketeer Avon Road Kidderminster	Public Open space contribution Affordable housing contribution		Completed 7.4.20
19/0150/FULL	Former Midland Industrial Plastics Site, Steatite Way Stourport on Severn	<ul style="list-style-type: none"> Affordable Housing – 14 units based on affordable rent tenure; 8 x two bed units and 6 x three bed units Highway contribution – A contribution of £10,000 is required to improve the 2 nearest bus stops to provide Kassell kerbs 	Various triggers for % affordable housing based on % General market occupied Prior to first occupation	Completed 12.12.19
18/0529/FULL	Former Sion Hill Middle School Sion Hill Kidderminster	<ul style="list-style-type: none"> Highway contribution of £22,000 towards improvement of 3 bus stops 	Prior to commencement of development	Completed 4.6.19

Application Number	Site	Provisions	Triggers for Compliance	Performance
18/0447/FULL	Land to the North of Baldwin Road (formerly Units 1-4) Baldwin Road Stourport on Severn	<ul style="list-style-type: none"> Affordable Housing Public Open Space contribution 		
18/0446/FULL	Site Parcel P Former British Sugar Site Land off Stourport Road Kidderminster	<ul style="list-style-type: none"> Public Open Space contribution of £56,651.40 Affordable Housing (7 units) 	Prior to first occupation	Completed 30.4.19
18/0306/FULL	The Old Grammar School The Village Chaddesley Corbett	<ul style="list-style-type: none"> Affordable Housing 		Draft agreement in circulation
18/0285/OUTL	Churchfields Business Park Unit 38 Churchfields Kidderminster	<ul style="list-style-type: none"> Affordable Housing (18 units) 	From commencement of development	Completed 5.6.19
18/0163/FULL	Land off Stourbridge Road (adj. Hurcott Lane) Kidderminster	<ul style="list-style-type: none"> Education contribution of £373,356 Public Open Space contribution of £101,714 Highway contributions of <ul style="list-style-type: none"> £20,000 for Bus Stop Provision £4,905 for Promotion of Speed Limit Extension £18,200 for Personal Travel Planning Affordable Housing 	<ul style="list-style-type: none"> Occupation of 1/3 of dwellings Prior to 1st occupation Prior to commencement 	Agreement completed 9 th August 2018

Application Number	Site	Provisions	Triggers for Compliance	Performance
18/0160/FULL	Land North of Baldwin Road Stourport on Severn	<ul style="list-style-type: none"> • A total of 5 units to be affordable, comprising 3 social rent units and 2 as intermediate units. • A off-site public open space financial contribution of £19,174.32 towards the project defined as the Circular route at Stourport Riverside, which would create a new 1.5m wide footpath around the northern and western perimeter of the meadows off Severn Way including a link to Moorhall Nature reserve. 	<p>Occupation of 50% of general market dwellings</p> <p>Prior to first occupation</p>	Completed 28.11.19

Application Number	Site	Provisions	Triggers for Compliance	Performance
18/0034/FULL	Stourport Road Kidderminster	Highways contribution of £15,405 to provide traffic signals on Stourport Road so that the approach from the Emergency Services Hub can have its own 'green wave' to enable clear passage and to provide a Traffic Regulation Order to protect the access for the emergency vehicles	Prior to commencement	Agreement completed 18 th July 2018
17/0780/FULL	Blakebrook School Bewdley Road Kidderminster	<ul style="list-style-type: none"> Public Open Space of £19,174.32 Biodiversity contribution of £5,000 	First occupation	Completed 26 th March 2018
17/0511/OUTL	Land off Spennells Valley Road Kidderminster	<ul style="list-style-type: none"> Public Open Space contribution based on bedspaces Contribution of £20,000 towards creation of bus stops £1500 towards pedestrian crossing Affordable Housing 29.8% 	<p>First occupation</p> <p>Prior to commencement</p> <p>Prior to commencement</p>	Completed 1 st May 2018

Application Number	Site	Provisions	Triggers for Compliance	Performance
17/0325/S106	Deasland Farm Deasland Lane Heightington	Variation of S.106 agreement associated with Planning Permission WF.0642/98 to allow Deasland Farmhouse to be separated from the farm holding and removal of agricultural tie		Agreement completed 10.7.18
17/0269/FULL	Kidderminster Market Auction Site Market Place Kidderminster	Public Open Space contribution of £6,682		Agreement completed 23.10.17

Application Number	Site	Provisions	Triggers for Compliance	Performance
17/0205/OUTL	Former Lea Castle Hospital Park Gate Road Kidderminster	<p>Up to £194,237 contribution towards existing GP surgeries -final amount determined by reference to number of dwellings</p> <p>Education</p> <p><i>Primary Level</i> £2,476 per open market 2 or 3 bed dwelling; £3,714 per open market 4 or more bed dwelling; £990 per open market 2 or more bed flat.</p> <p><i>Secondary Level</i> £3,230 per open market 2 or 3 bed dwelling; £4,845 per open market 4 or more bed dwelling; £1,292 per open market 2 or more bed flat.</p> <p>Calculated by reference to the number of dwellings in each phase</p> <p>Refurbishment of sports changing facilities</p> <p>Affordable housing 15% minimum, 20% maximum</p>	Various stages of phased development-see agreement for further details	Agreement completed 27.6.19

Application Number	Site	Provisions	Triggers for Compliance	Performance
17/0168/FULL	Doveleys Worcester Road Clent	S.106 agreement required to prevent the previously approved Planning Permission being implemented		Agreement completed 18.7.17
17/0102/FULL	1 and 2 Barretts Farm Cottage Rectory Lane Rock	S.106 agreement required to prevent any further work under the previously approved and implemented Planning Permission 10/0434/FULL		Agreement completed 20.4.17
17/0090/FULL	Barrow Hill Farm Bournes Green Kidderminster	S.106 agreement required to ensure that existing property must be demolished within 3 months of the occupation of the new property		Agreement completed 22.5.17

Application Number	Site	Provisions	Triggers for Compliance	Performance
17/0006/S106	Land off Mill Lane Stourport on Severn	Variation of S.106 agreement attached to WF.472/98 to allow a financial contribution in lieu of on-site provision of play area		Agreement finalised. Just resolving land transfer documents.
17/0001/OUTL	Alton Works Long Bank Bewdley	<ul style="list-style-type: none"> Public Open Space contribution of £23,242 Education contribution of £48,282 Affordable Housing 		Draft agreement in circulation
16/0740/S106	14-36 (evens) Gala Drive Stourport on Severn	Variation of S.106 attached to Planning Permission 10/0321/OUTL to define and amend disposal and mortgage exclusion clause		Agreement completed 23.10.17
16/0688/FULL	Rifle Range Community Centre Dowles Road Kidderminster	<ul style="list-style-type: none"> Public Open Space contribution of £3,384 Affordable Housing – to be secured by condition 		Agreement completed 22.6.17
16/0480/S106	Tesco Stores Ltd Castle Road Kidderminster	Variation of existing S106 regarding car parking management		Draft being finalised

Application Number	Site	Provisions	Triggers for Compliance	Performance
16/0096/FULL	Eagles Nest Coningsby Drive Kidderminster	£10,000 to provide new bus shelter	First occupation	Agreement completed 2.3.17
16/0089/FULL	Corner of Castle Road and Park Lane Kidderminster	Public Open Space contribution of £6,878 towards St George's Park 'Bandstand' project'	Prior to first occupation	Agreement completed 19.4.16

Application Number	Site	Provisions	Triggers for Compliance	Performance
16/0003/OUTL	Land South of Stourbridge Road Kidderminster	<ul style="list-style-type: none"> • Education contribution (exact figure will depend upon number and mix of houses) • £20,000 contribution towards bus shelter provision • Open Space contribution (exact figure will depend upon number and mix of houses) • 30% Affordable Housing • Biodiversity enhancements 		Application refused by Committee
15/0623/OUTL	Former Midland Industrial Plastics Site Steatite Way Stourport on Severn	<ul style="list-style-type: none"> • Affordable Housing – 14 units based on affordable rent tenure; 8 x two bed units and 6 x three bed units • Highway contribution – A contribution of £10,000 is required to improve the 2 nearest bus stops to provide Kassell kerbs 		New application now submitted
15/0480/FULL	The Beeches Ribbesford Bewdley	To prevent the implementation of Planning Permission 11/0246/FULL and/or 14/0259/FULL as well as this permission	Commencement of development	Agreement completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
15/0429/FULL	Units 1-4 Baldwin Road Stourport on Severn	<ul style="list-style-type: none"> • 30% Affordable Housing provision. 3 units (1 x 2 bed and 2 x 3 bed) • Public Open Space provision - £7,614.84 	<ul style="list-style-type: none"> • Prior to occupation of general market dwellings 	Agreement completed
15/0305/OUTL	Site of Former Sion Hill Middle School Sion Hill Kidderminster	<p>Public Open Space : Will be based on the following calculation:</p> <ul style="list-style-type: none"> - Number of childbed spaces – 24 x £20.47 <p>There is 50% for affordable housing units.</p>	Prior to first occupation	Application withdrawn

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0591/FULL/OUT	West Midland Safari Park Spring Grove Bewdley	Highway Contribution of £87,000 to provide additional Sunday bus services on Sundays and Bank Holidays routing between Kidderminster Railway Station and Bewdley Town Centre.	Prior to the commencement of development	Agreement completed 19.4.16
14/0358/FULL	Land adjacent 29 Mitton Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £43,656.00 • Public Open Space provision of £6,877.92 (allocation of funds to be confirmed) 	<ul style="list-style-type: none"> • First residential occupation • First residential occupation 	Agreement signed and completed.
14/0105/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> • Education contribution of £9,810 • Open Space provision of £2,862.72 	<ul style="list-style-type: none"> • Commencement of development • First residential occupation 	Agreement signed and completed
14/0056/FULL	Land at Sebright Road Wolverley	Open Space provision of £6,679.68	First residential occupation	Agreement signed and completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
14/0027/OUTL	Chichester Caravans Vale Road Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £48,069 – to be used at Stourport Primary School / Stourport High School • Public Open Space Contribution of £11,450.88 – to be used at Riverside, Stourport • 30% Affordable Housing Provision – 8 units (4 Social Rent / 4 Shared Ownership) 1 No. House and 7 No. Apartments. 	<ul style="list-style-type: none"> • First residential occupation • First residential occupation 	Agreement signed and completed.
13/0657/FULL	Former Garage Site Off Orchard Close Rock	Open Space provision of £1,908.48	First residential occupation	Agreement signed and completed
13/0645/FULL	Land adjacent to Upton Road Kidderminster	Open Space provision of £2,385.60	First residential occupation	Agreement signed and completed.

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0573/FULL	Coopers Arms Canterbury Road Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Open space provision of £4,294.08 	<ul style="list-style-type: none"> • Commencement of development • First residential occupation 	Agreement signed and completed
13/0494/FULL	Reilloc Chain Stourport Road Kidderminster	Public Open Space contribution of £13,896 (The agreement should replicate the agreement previously agreed under reference 13/0049/FULL)	First residential occupation	Agreement signed and completed.
13/0465/FULL	Stadium Close Aggborough Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £6,202.56 • Transport contribution – To be confirmed 		Agreement signed and completed
13/0082/FULL	Riverside Building Former Carpets of Worth Site Severn Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £9,810 • Public Open Space contribution of £2,316 • Affordable Housing – 3 no. dwellings 		Draft with applicant's solicitors and remains unsigned

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0208/FULL	Corner of Castle Road and Park Lane Kidderminster	<ul style="list-style-type: none"> • Education contribution of £16,952 • Highway contribution of £3,660 for Traffic Regulation Order • Public Open Space contribution of £3,816.96 	Phased occupation/sale of properties	Agreement signed and completed
13/0299/FULL	Former Garage Site Bredon Avenue Kidderminster	Public Open Space contribution of £1,192.80	First occupation	Agreement signed and completed
13/0282/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> • Education contribution of £24,525 • Public Open Space contribution of £4,771.20 	Completion	Agreement signed and completed
13/0186/FULL	Former Sutton Arms Sutton Park Road	Variation to education contributions	First occupation	Agreement signed and completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0193/FULL	78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Public Open Space contribution of £1,908.48 • Affordable Housing – at 30% resulting in 4 no. of the 13 no. Units being for affordable housing 	First occupation	Agreement signed and completed
13/0049/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> • Public Open Space Contribution of £13,896 • Affordable housing 	First occupation	Agreement signed and completed
12/0321/FULL	Unit 2 Greenacres Lane Bewdley	Provision of a dry access across third party land (two plots)	Prior to occupation	Agreement signed and completed
12/0507/FULL	Land off Clensmore Street Churchfields Kidderminster	Supplemental agreement to confirm the terms of the original apply to the new application		Agreement signed and completed
12/0690/FULL	5 and 6 Church Street Kidderminster	Education Contribution of £2,542.80	First occupation	Agreement signed and completed
12/0447/FULL	Six Acres Castle Hill Lane Wolverley	An obligation not to carry out any further work in respect of the planning permission issued under 11/0345/Full		Awaiting proof of title

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0667/FULL	British Red Cross Society Redcross House Park Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £3,390.40 • Open Space contribution of £2,779.20 	First occupation	Agreement signed and completed
12/0644/S106	Primary Care Centre Hume Street Kidderminster	Variation to allow a Community Transport contribution to replace already agreed public transport contribution		Draft out for agreement
12/0623/FULL	Land adjacent 7 Hartlebury Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £15,696 • Open Space contribution of £2,316 	First occupation	Agreement signed and completed
12/0433/FULL	Caunsall Farm 100 Caunsall Road Caunsall	Revocation of Secretary of State's decision dated 19 March 1979 which allowed a retail shop	Development implemented	Agreement signed and completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	(i) a minimum of 12% affordable housing; (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West; (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal) (iv) up to £35k towards public realm	Phased triggers	Agreement signed and completed
11/0471/FULL	Clent Avenue, Kidderminster	Open space contribution of £2,023.92	First occupation	Agreement signed and completed

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

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