

Open

Planning Committee

Agenda

6pm
Tuesday, 15th February 2022
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor C Edginton-White

Vice-Chairman: Councillor C J Barnett

Councillor J Aston

Councillor S J Chambers

Councillor P Harrison

Councillor L J Jones

Councillor C Rogers

Councillor V Caulfield

Councillor A Coleman

Councillor M J Hart

Councillor F M Oborski MBE

Councillor L Whitehouse

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 Sian Burford, Assistant Committee Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732766 or email sian.burford@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 Head of Strategic Growth 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 Head of Strategic Growth.
- 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, 15th February 2022

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 18th January 2022.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	10
6.	Land at Bigbury Lane, Wilden, Stourport-on-Severn To consider a report from the Head of Strategic Growth to determine whether the Tree Preservation Order No 482 (2021) relating to an area of woodland, on land off Bigbury Lane, Wilden, should be confirmed or not.	41
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.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	
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Part 2

Not open to the Press and Public

9.	<p>New Enforcement Case</p> <p>To receive a report from the Head of Strategic Growth on a new enforcement Case.</p>	-
10.	<p>Consideration of an Exempt Report</p> <p>To receive a report from the Head of Strategic Growth to consider what actions need to be taken following a refusal of planning permission by Planning Committee.</p>	-
11.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER

18TH JANUARY 2022 (6PM)

Present:

Councillors: C Edginton-White (Chairman), C J Barnett (Vice-Chairman), J Aston, V Caulfield, S J Chambers, P Harrison, M J Hart, L J Jones, N Martin, F M Oborski MBE, C Rogers and L Whitehouse.

Observers:

Councillors D R Sheppard and P W M Young.

PL.38 Apologies for Absence

Apologies for absence were received from Councillor A Coleman.

PL.39 Appointment of Substitutes

Councillor N Martin was a substitute for Councillor A Coleman.

PL.40 Declarations of Interests by Members

Councillor N Martin declared in relation to applications 21/0783/RG3 & 21/0784/LBC that whilst she was a Member of the Wyre Forest District Council Cabinet, she had not been involved in the promotion or preparation of the planning application for this property and would judge the matter entirely on its planning merits based on the Officer report and the information she heard at the Committee meeting.

PL.41 Minutes

Decision: The minutes of the meeting held on 18th January 2022 be confirmed as a correct record and signed by the Chairman.

PL.42 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Management Schedule No. 598 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Management Schedule No 598 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.

There being no further business the meeting ended at 7:35pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18th January 2022 - Schedule 598 Development Management

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 Planning 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: 21/0389/OUT

Site Address: Land Adjacent Keys Meadow, New Road, Far Forest, Kidderminster, Worcestershire

REFUSED for the following reason:
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<p>The application site falls outside the defined settlement boundary for Far Forest as defined in both the adopted and emerging Local Plan and has not been identified by the Parish Council as an exception site. The development of this site for residential development on this site outside the settlement boundary would not meet the policy requirement for an appropriate infill development within the settlement of Far Forest. The proposed development therefore would not constitute one of the exceptional circumstances where rural housing is permitted within the District. To approve the application in these circumstances would result in harm to the Council's strategic approach housing allocation and the overall character of the settlement being in direct conflict with Policy SAL.DPL2 of the Site Allocations and Policies Local Plan and Policies 6F, 8C and 18B of the emerging Wyre Forest Local Plan and Government advice in the National Planning Policy Framework.</p>

Application Reference: 21/0783/RG3 & 21/0784/LBC

Site Address: Former Worcester Cross Factory and Offices, Weaving Sheds & Worcester Cross, Worcester Street, Kidderminster, Worcestershire

21/0783/RG3 **APPROVED** subject following conditions:

1. A6 (standard time)
2. B1 (Materials)
3. Material Sample Panels
4. Archaeology
5. Landscaping Scheme and Implementation
6. Tree Pit Design
7. Highways – Cycle Parking
8. Highways – Delivery Management Plan
9. Highway – Travel Plan
10. Ecological Mitigation and Enhancement Measures
11. Heating provision to be ASHP with boiler back up
12. Provision of PV panels
13. To secure an on-site defibrillator
14. External lighting details

Informatives

- A. S.278 Works
- B. Provision of SuDS if possible
- C. Archaeology

21/0784/LBC **APPROVED** subject following conditions:

1. A7 (Listed Building Consent)
2. B1 (Materials)
3. Material Sample Panels
4. Archaeology
5. Detailed Heritage Matters

Application Reference: 21/1044/HOU & 21/1045/LBC

Site Address: Arley Tower, Frenchman's Street, Arley, Bewdley, DY12 1XA

21/1044/HOU **APPROVED** subject following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (Materials, approved plan)

21/1045/LBC **APPROVED** subject following conditions:

1. A7 (Listed Building)
2. A11 (Approved plans)
3. B6 (Materials, approved plan)

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

Part A Applications

Ref:	Address of Site	Recommendation	Page No.
21/0598/FUL	Land To The Rear 5 Mill Lane Blakedown Kidderminster DY10 3NQ	Approval	11
21/1162/HOU	9 Silver Birch Drive Kidderminster Worcestershire DY10 3XD	Approval	25

Part B Applications

Ref:	Address of Site	Recommendation	Page No.
21/0597/FUL	Chichester Caravans Vale Road Stourport On Severn Worcestershire DY13 8YL	Approval	29

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE****15 February 2022****PART A**

Application	21/0598/FUL	Date	14.06.2021
Reference:		Received:	
Ord Sheet:	387871 278601	Expiry	09.08.2021
		Date:	
Case Officer	Julia Mckenzie-Watts	Ward:	Wyre Forest Rural

Proposal: **Erection of 4 detached dwellinghouses with associated parking and amenity****Site Address:** **Land To The Rear , 5 Mill Lane, Blakedown, Kidderminster, DY10 3NQ****Applicant:** **Mr Carl Beddington**

Summary of Policy	CP02 CC1 UP7 UP5 CC7 CC1 CC2 Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	Approval
Reason for referral to committee	Councillor has requested the application is heard at committee Consultee objection and recommended for approval

1.0 History

- 1.1 WF.1322/78 - Erection of 4 dwellings – Refused, dismissed on appeal
- 1.2 07/0169/FULL – Erection of 4 no. dwellings with access from Mill Close : Refused
- 1.3 07/0298/FULL – Erection of 4 no. detached dwellings : Refused
- 1.4 08/0839/FULL – Erection of three detached dwellings, access and turning area:
Approved
- 1.5 13/0034/CERTP – Carrying out of development approved under planning application
08/0839/FULL (Erection of three detached dwellings, access and turning area) –
Refused, allowed on appeal.

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2.0 Consultation and Representations

- 2.1 Parish Council - Prior approval given for 3 dwellings. Request for District Councillor's referral to Planning Committee confirmed. The Parish Council does not support this application as it is regarded as over development, has an adverse visual impact on existing neighbouring houses, and fails to meet the criteria set out in the Churchill and Blakedown Neighbourhood Plan Policy CB5 -General Design Principles. The application does not meet Criteria 3, 4, 6, 8, 12 – amenity, access, backland, design (scale, density, layout), local setting. Policy CB17 – Scale & Type of New Residential Development. The application does not meet criteria 2 and 4 – access and amenity of neighbours. These Policies are supplemental to WFDC's own criteria as set out in Core Strategy CP11 and the emerging Local Plan 27a, in which we note paragraphs ii, iii, iv, and vii.
- 2.2 Highways - The proposed development is to be served by access off the turning head on Mill Close and it is understood that notice has been served on the properties affected (No. 17 & 19). The layout for 4 dwellings complies with the criteria for a Shared Private Drive in the Streetscape Design Guide therefore separate footways are not required and it is noted that the access width will be 4.8m to allow 2 vehicles to pass. The parking provision per dwelling also complies with standards and 6m turning aisle is available. It is noted that a planting strip has been added between the parking spaces for Plots 1 and 2 this planting must be maintained at a low level to ensure inter-visibility. Cycle parking is required for the 2no. bedroom bungalow however the 3 x 4no. bedroom dwellings have integral garages which can accommodate cycles and the 'Bin Collection Point' is suitably located for access by both residents and the refuse collection service. Connection to the highway is to be laid out as a dropped kerb crossover with works to be carried out by WCC contractors, Ringway Services as per the note below. It is acknowledged that the proposed site has sustainable credentials and the junction between Mill Close and Mill Lane is considered to be adequate for the scale of development proposed.
- 2.3 Countryside Manager - The application is in a location that has a few potential ecological restraints. There are no Habitats of principle importance on the site. However there are some Ivy covered trees around the perimeter and these trees have the potential to support bat species.
- Prior to commencement of works on site the applicant will need to instigate a bat assessment and or survey, the results of this can then be used to provide avoidance and mitigation measures to prevent harm to bat species. If bats are found to be affected by this application the applicant may need to apply for a Bat licence.
- The schemes lighting has potential to cause harm to bat species, on and adjacent to the site, and this will need to be considered as part of the bat assessments and surveying. A lighting design will need to be prepared in consultation with the ecologist to prevent light negatively impacting on bat habitat and features.
- 2.4 Arboricultural Officer - I am now in a position to support the application. The protected tree overhanging plot 2 isn't overhanging as much as shown on the plan and minor reduction works would be acceptable, if the future owners which to pursue this.

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I am still a little concerned by the levels and how the change in levels would impact on all the trees on the boundary. I would recommend conditions added to any approval.

2.5 Severn Trent – no objection subject to the inclusion of a condition

2.6 WRS (Contaminated Land) – No comments in relation to contaminated land

2.7 North Worcestershire Water Management - To my knowledge this site is not at risk of flooding from any source. As the site is currently a back garden, the development will increase the amount of surface water being generated on the site. This extra volume should be kept on site, in order to avoid increasing flood risk elsewhere. No information has been submitted regarding the discharge of surface water, other than that on the application form it has been ticked that discharge will be made to the surface water sewer. It is the Council's policy that all developments fully explore the use of SuDS for the disposal of surface water and in line with the hierarchy included in the Building Regulations, discharge via infiltration would need to be ruled out first before an attenuated discharge to the surface water sewer would be considered. I believe that it is likely that this site will be suitable for infiltration drainage; according to this website: <http://www.landis.org.uk/soilscapes/index.cfm> the soils in the vicinity of the site are classed as Soilscape 10: Freely draining slightly acid sandy soils. On site permeability testing would be required to confirm infiltration is possible. If infiltration drainage is not possible then an alternative form of surface water disposal will need to be proposed, with appropriate attenuation to ensure that the development will not result in an increased amount of water leaving the site. We require all development to use a 100 year return period plus an appropriate allowance for climate change, to ensure that the development does not increase flood risk elsewhere. Where possible we would like accesses, car parking areas and driveways to be paved permeably. The Council has a SuDS guidance document which can be found here: <https://www.wyreforestdc.gov.uk/media/suzknvr4/wyre-forest-suds-design-evaluation.pdf>

I note that the application form does not detail that the properties will connect to the foul sewer system. A non mains drainage solution for this location would not be acceptable. A connection to the foul sewer system will need to be approved by Severn Trent Water. I understand they have been consulted upon this application already.

I note the proposal includes a diversion of the surface water and foul sewer that discharges via the site to ensure that these assets are accessible for future maintenance and are not located underneath the new dwellings. The proposed diversion will require Severn Trent Water's permission. I understand from the remarks made in the design and access statement that preliminary discussions have been had.

I regret that the applicant has not taken on board my pre-application advice to include information regarding the intended drainage methods in the planning application. As the selection of the surface water drainage methods can have knock-on effects, I believe it is advisable that this gets done in the early stages of the development. Having this information also assists the assessment of the potential impact of this application and provide us with the confidence that the development can be drained responsibly, without increasing the flood risk to others.

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If you are nevertheless minded to approve this application before the requested information becomes available, then I would request that the a detailed surface water drainage condition gets attached.

2.8 WRS (Noise) - The proposed development site is in close proximity to the railway line to the south east. Therefore a condition is to be added to ensure that the applicant will submit a noise assessment for comments and approval in line with BS8233:2014, together with any necessary noise mitigation measures to ensure that both external and internal noise levels meet the recommendations of the standard.

2.9 Crime Risk Officer– no objections

2.10 Neighbour/Site Notice Representations

12 objections and 1 neutral comment received

Incorrect information contained in the tree statement by B.J.Unwin

The developer's statements attached to the planning application, and the plan on page 19, highlights areas which are close to existing properties and states 'respect existing dwellings with respectable offset distances'.

The plans as submitted totally disregard this for numbers 14 and 16 Mill Close. Furthermore, one questions why the owners of number 29 Wannerton Road had the opportunity to agree with the developer that a bungalow would be put at the south end of the site and the guarantee that the roof line would not be higher than 29 Wannerton Road? How can this be acceptable before any other owners of properties on the site boundary had been contacted?

The proposal does not support the Local Plan in regards to biodiversity.

The very minor amendment to the design proposed does not answer the points raised. overall, the proposal leads to over development and significantly impacts neighbouring properties including but not limited to: loss of privacy, loss of light, overlooking, access implications. It also fails to meet the criteria set out in the Churchill and Blakedown Neighbourhood Plan Policy CB5.

The land we feel will become over developed causing a great deal of vehicle activity across the top of our land at No 17. The access is very narrow and could easily cause a build-up of traffic across the top of our drive when larger vehicles try to access or leave the site. This narrow access does not seem to accommodate a footpath for pedestrians.

We have previously objected to the size and position of the houses on plots 1 and 2 and although the plans have been amended very slightly the amendments do not make any significant difference to the impact the houses will have on our property at 14 Mill Close, nor that of our neighbour at 16. The distance from our boundary has been increased very slightly to just under two metres which we still consider unacceptable. The roof design could also be amended to reduce the impact on our home. The request that consideration be given to positioning a bungalow(s) on plots 1 and 2 has been ignored. Objection to the plans has been made by the Blakedown and

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Churchill Parish Council but these objections have been ignored. The development is not in line with the local planning requirements and the stated need for bungalows in the village, not more four bedroom detached houses. The plans as submitted will result in over development of what has essentially been a garden. There is already limited width in Mill Close for parked cars and for the houses on the development site the provision for visitor parking is inadequate. Access to the site for emergency and utility service vehicles is very narrow and there is in very little provision for pedestrians.

I should like to object to this proposal. To my mind, the proposal should be regarded as over development of what is basically a former garden plot. It would have an adverse visual impact on existing neighbouring houses, and fails to meet the criteria set out in the Churchill and Blakedown Neighbourhood Plan Policy CB5 -General Design Principles. The application does not meet Criteria 3, 4, 6, 8, 12 - amenity, access, backland, design (scale, density, layout), local setting. Policy CB17 - Scale & Type of New Residential Development. The application does not meet criteria 2 and 4 - access and amenity of neighbours. These Policies are supplemental to WFDC's own criteria as set out in Core Strategy CP11 and the emerging Local Plan 27a, in which we note paragraphs ii, iii, iv, and vii. On that basis, I should like to suggest that there are sufficient policy grounds to reject this application.

Loss of privacy and overbearing, loss of light, flood risk, out of keeping with the character of the area, affect local Ecology

3.0 Site Location and Description

- 3.1 The 0.20 hectare application site is located in the village of Blakedown and occupies an area of land at the bottom of the garden of No. 5 Mill Close which is also known as The Rectory. The land originally formed part of the residential curtilage of the Vicarage when the building was approved in 1957, it has now been fenced off to form a separate piece of land. The site falls from east to west by approximately three metres.
- 3.2 The land is overgrown and lies adjacent to residential properties located in Mill Lane (number 5). Mill Close numbers 12, 14, 16 and 19), and Wannerton Road (numbers 29 and 46). Vehicular access is proposed to be gained via a private drive from the cul-de-sac turning head of Mill Close. This access approach is in separate ownership and it is understood that Notice has been served on the appropriate third parties.
- 3.3 The site contains a number of unprotected trees, however there are trees immediately adjacent to the development site which are protected by a Tree Preservation Order. There are two underground service pipes which run through the site from the eastern boundary and divert south through the site, continuing past the south boundary of the site into Wannerton Road.
- 3.4 Permission was granted for the erection of three dwellings that were considered to be more contemporary in style than those situated nearby in Mill Lane, Wannerton Road and Mill Close. It was considered at the time that the site is visually more closely related to properties in Mill Close but the development would have the ambience of a separate entity albeit joined by a private drive to that estate road. In these circumstances he could see no need to repeat the same house types or layout as the

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properties in Mill Close and to do so would result in a less interesting form of development and possibly even a more invasive form of development in terms of distances between properties.

- 3.3 In 2013 a certificate application (13/0034/CERTP) was submitted to gain agreement that works had commenced on site. The Council refused the application as it felt that the works that had been carried out were di minimus in nature and therefore did not constitute implementation of the 2008 Planning consent, however the certificate was allowed on appeal.
- 3.4 Therefore, in light of the allowed appeal in relation to the 2013 certificate application, there is an extant permission on the site and a realistic fallback position available for the erection of three detached dwellings accessed off Mill Close and these could be erected on the site at any time subject to the discharge of the remainder of the planning conditions attached to the approval.
- 3.5 The use of the site for residential development has already been approved and implemented. Therefore, the current application is solely to gain approval for an increased number of dwellings to the approved 2008 application. The current application seeks for 3 dwellings and a single bungalow rather than the extant permission which was for 3 large detached two storey dwellings.

4.0 Officer Comments

- 4.1 The National Planning Policy Framework (the Framework) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways. Also, to ensure sustainable development is pursued in a positive way, the decision taking should apply a presumption in favour of sustainable development which means approving development proposals that accord with an up-to-date development plan without delay.

PRINCIPLE OF DEVELOPMENT

- 4.2 Paragraph 70 of the National Planning Policy Framework states that 'small and medium sized sites can make an important contribution to meeting the housing requirement in an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should (amongst other things): support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.
- 4.3 The application site lies within an area allocated for residential on the Adopted Policies Map and is accessible to local shops, schools and Blakedown Train Station. The site has a previous permission for residential development which is extant and can be completed. The addition of a single bungalow on the site does not change the 'in principle' consideration.

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DESIGN/DENSITY/LAYOUT

- 4.4 Policy CP11 of the Adopted Core Strategy, Policy SAL.UP7 of the Adopted Site Allocations and Policies Local Plan, Emerging Policy 27A and Paragraph 130 of the Framework all require good design and for new developments to integrate well with the existing development and to add to the overall quality of an area.
- 4.5 Section 12 of the NPPF sets out how to achieve well-designed places and states that the creation of high quality buildings and places is fundamental to what the planning and development process should involve.
- 4.6 The Adopted Supplementary Planning Document on Design sets out how small scale developments (1-9 homes) are predominantly driven by the context and character of their surroundings. The design should respond to the context, creating better places and making a positive addition to how the places function wherever possible. The design should fit into or help establish the place. The Council would expect new development proposals to consider how will the proposal fit in with the existing scale, density, building line, eaves and ridge heights and elevational detailing of both the immediate property and the wider surroundings. Policy CB5 of the Churchill and Blakedown Neighbourhood Plan sets out how new development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of traditional and high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.
- 4.7 The proposed development consists of the following:
- 1no. two bedroom bungalow apartments
 - 3no. four bedroom detached houses with attached garages.

Each four bedroom house is to be provided with three car parking spaces, plus the garage space where applicable, whilst the bungalow will have two car parking spaces. All plots will have timber cycle sheds 2.4m x 1.2m within the rear garden (details of which are to be submitted as requested by Highways). High quality block paving has been introduced and low level planting between the front car parking spaces of Plots 1 and 2 to soften the large area of hardstanding that was shown on the initial submitted plans.

- 4.8 The approved 2008 scheme gained consent for three large detached properties each with a large footprints in comparison with the properties in Wannerton Road and Mill Close. The majority of the accommodation was at ground floor level with some additional bedrooms above, each had either a single or double attached garage with additional parking to the front. The dwelling closest to the properties in Mill Close was directly behind number 14 albeit the nearest point was a single storey projection attached to the side of the two storey element of the house. The plot adjacent to number 29 Wannerton Road and number 19 Mill Close was a sprawling property with a mixture of single and two storey elements.

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- 4.9 The southern parcel of the development (plots 3 and 4) has been reworked from the 2008 approval in order to create a greater offset distance between the house and bungalow and the gable of number 19 Mill Close. The proposed bungalow to Plot 4 has been positioned to the south of the site, sensitively responding to the neighbouring properties at number 19 Mill Close but also numbers 29 and 46 Wannerton Road as the site is at a higher level than Wannerton Road. The rear of the bungalow would face number 29 Wannerton Road with a 7m separation distance to the boundary, which is far more separation space than the 2008 approval and therefore due to this distance and the nature of the property from the ground floor windows would overlooking will be minimal on the rear amenity of this property. Similarly there would be an 8m separation distance between the front of the bungalow and the rear fence boundary with number 19 Mill Close,
- 4.10 Plot 3 which is a two storey detached dual aspect unit corner property has been carefully positioned to frame the entrance onto the site, whilst Plots 1 and 2 have been positioned to maximise their distance from existing dwellings on Mill Close, reducing their impact on the existing dwellings.
- 4.11 The agent has set out how the proposals offer locally inspired materials, combined with a soft contemporary architectural vernacular. The choice of buff brickwork reflects the varied range of finishing materials within the local area, referencing the larger dwellings along Mill Lane to the north and Wannerton Road to the south of the site. The material palette adds aesthetic value and provides a legible scheme, with key locations being signified with subtle material changes including buff stack brick bonding and extruding brick details, adding depth and detail the street scene, enhancing the character of the local architectural vernacular. Other architectural details incorporated include recessed windows, simple window profiles, flat entrance canopies, clipped eaves and slate roof tiles. The proposals also reference the existing dwellings along Mill Close, including gable frontages and horizontal banding, which have been subtly adapted to suite this contemporary residential scheme. In order to ensure that the proposed materials are suitable for use on the site, a condition will be added requesting the submission and approval of all materials to be used on the development.
- 4.12 The application site appears as a separate entity albeit joined by a private drive to that estate road and in these circumstances, as with the previous approval I see no need to repeat the same house types or layout as the properties in Mill Close and to do so would result in a less interesting form of development and possibly even a more invasive form of development in terms of distances between properties.
- 4.13 The proposed development density reflects that of the local area (21 units per hectare) and allows for the existing site constraints to be accommodated whilst providing adequate level of amenity and parking for the development and therefore would not represent overdevelopment. I am satisfied that the development has an acceptable design that would reflect the scale and appearance of the housing in the surrounding area and I therefore consider that the development would be in accordance with Policy CP11 of the adopted Core Strategy, Policy SAL.UP7 of the adopted Site Allocations and Policies Local Plan, the National Design Guide and paragraph 127 of the Framework.

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IMPACT ON ADJACENT RESIDENTIAL PROPERTY

- 4.14 The majority of objections raised relate to the impact the plots 1 and 2 would have on the occupiers of numbers 14 and 16 Mill Close and the Parish have also raised this as a concern and the fact that the proposal would materially harm the living conditions of the occupiers of neighbouring properties. Concern has also been raised in that the application would not comply with Policy CB5 of the Churchill and Blakedown Neighbourhood Plan which sets out how new development proposals should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced.
- 4.15 The site is slightly lower than Mill close, however due to concerns raised by neighbours, Plots 1 and 2 have been moved 1 metre further away from the boundary with numbers 14 and 16 Mill Close, the house types have been narrowed in width by 450mm, reduced in length by 225mm and the eaves lowered by 150mm which has allowed the overall height of the dwellings to be reduced by more than 200mm in order to further reduce any impact on these properties. The main impact in terms of massing is the effect of Plot 2 insofar as it relates to the rear of two dwellings at number 14 and 16 Mill Close. It is acknowledged that numbers 14 and 16 would partly face the blank side wall of plot 2 (apart from an obscurely glazed en-suite window) but the separation distance has been increased. The distance between the rear wall of number 14 and the side elevation of plot 2 is now approximately 14.7m and approximately 14.6m from the rear of number 16 and the side of plot 2. This distance is in excess of the typical distanced required of 12.5m to a blank gable wall.
- 4.16 Within the site, plots 3 would have a separation distance of 10.9m to the boundary with number 29 Wannerton Road and the corner of plot 3 to the corner of number 29 would be approximately 20 metres. In terms of the relationship between Plot 3 and number 19 Mill Close, the house has been designed so that the only first floor windows that would directly look towards the front garden of this property would be a landing window and an obscurely glazed en-suite.
- 4.17 The current design and layout has demonstrated that a suitable arrangement of dwellings can be achieved whilst providing adequate separation distances of more than the common separation distances of 12.5 for two storey dwellings between the rear facing windows and gable ends of Plots 1 and 2 and the properties in Mill Close and the relationship between the rear of plot 3 and the rear of number 29 and the front of Plot 3 and the front of Number 19 Mill Close. The proposed houses and single bungalow would all have an acceptable internal size and layout and would provide adequate gardens that would be useable and private.
- 4.18 The design of the dwellings and bungalow would respond in a positive way to the local character as the traditional and high quality materials and the architectural detailing of the other properties in the vicinity have been carefully considered. The proposals demonstrate consideration of height, scale and massing in order to ensure that the new development will add value to the distinctive character of the area as required by Policy CB5 of the Churchill and Blakedown Neighbourhood plan.

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- 4.19 The development in my view accords with Policy CB5 of the Churchill and Blakedown Neighbourhood plan, Policy CP11 of the Adopted Core Strategy, Policy SAL.UP7 of the Adopted Site Allocations and Policies Local Plan and Emerging Policy 27A which amongst other matters seeks to prevent serious detrimental impact to neighbouring properties.

HIGHWAY ISSUES

- 4.20 This application like the previous one has resulted in a large number of objections from neighbouring property with regard to the extra traffic that will be generated.
- 4.21 The layout for 4 dwellings complies with the criteria for a Shared Private Drive in the Streetscape Design Guide therefore separate footways are not required and it is noted that the access width will be 4.8m to allow 2 vehicles to pass. The parking provision per dwelling also complies with standards and 6m turning aisle is available. It is noted that a planting strip has been added between the parking spaces for Plots 1 and 2 this planting must be maintained at a low level to ensure inter-visibility. Cycle parking is required for the 2no. bedroom bungalow however the 3 x 4no. bedroom dwellings have integral garages which can accommodate cycles and the 'Bin Collection Point' is suitably located for access by both residents and the refuse collection service. Connection to the highway is to be laid out as a dropped kerb crossover with works to be carried out by WCC contractors, Ringway Services as per the note below. It is acknowledged that the proposed site has sustainable credentials and the junction between Mill Close and Mill Lane is considered to be adequate for the scale of development proposed
- 4.22 The Highway Authority has considered the matter and is of the view that the development is acceptable. In this regard and I would agree with this view. Although the development will no doubt generate more traffic the additional trips involved should not constitute a serious problem for the capacity of Mill Close and should not have a serious impact on neighbouring property either in terms of congestion or noise.

TREES

- 4.23 Concern was initially raised by the Council's Arboricultural officer who had concerns over the protected pines in the rear garden of number 29 Wannerton Road and how much useable space would be available to the future occupier of plot 2 due to the location of a large, protected trees which it was thought to be overhanging the rear garden of plot 2. A site visit was undertaken, and the Arboricultural Officer is happy that the location of the tree does not overhang as much as initially thought and minor reduction works by the future occupier would be acceptable if the owners wanted to pursue this. There is therefore a no objection response to the application subject to the inclusion of conditions relating to the need for the submission of a detailed landscaping plan, the submission of a watching brief for the connection of the new underground pipe, no change in levels within the root protection areas of any of the retained trees, all information within the submitted Tree Protection Plan to be adhered to and a site meeting once all of the ground protection and protective fencing has been installed. I concur with the Tree Officer that concerns raised by neighbours have been investigated and can be overcome by the imposition of planning conditions.

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DRAINAGE

- 4.24 Policies CP02 of the Adopted Core Strategy, Policy SAL.CC7 of the Adopted Site Allocations and Policies Local Plan and Policy CB5 of the Chuchill and Blakedown Neighbourhood Plan (point 17) encourage the use of Sustainable Drainage Systems. SuDS provide a way of managing rainwater by mimicking natural drainage. It is North Worcestershire Managements policy that all new developments consider the use of SuDS, for all new major development as this is a national requirement.
- 2.25 NWWM have commented that no information has been submitted with the application in relation to the intended drainage methods to be used on the site and the selection of the surface water drainage methods can have knock-on effects and therefore it is advisable that this considered in the early stages of the development. Having this information also assists the assessment of the potential impact of this application and provide us with the confidence that the development can be drained responsibly, without increasing the flood risk to others.
- 2.26 The agent has been made aware of the concerns raised and has confirmed that details will be provided as part of any conditions imposed. The fact that an approved development is extant adds to this, the additional property will not result in any additional surface water issues, there is sufficient space to accommodate the drainage requirements based on a suitably design scheme.
- 2.27 Whilst the addition of a condition rather than having the information upfront is not the preferred option, the inclusion of the suggested condition will ensure that the details are submitted to NWWM for agreement prior to the commencement of any works taking place on the site in order to ascertain that the development can be drained properly.

OTHER ISSUES

- 4.28 Following concerns raised with regards to ecology, the Councils Countryside Manager has requested that a bat survey is undertaken prior to the commencement of works on site and also further details on proposed lighting to be submitted if bats are found on the site.
- 4.29 As the proposed development site is in close proximity to the railway line to the south east, Worcestershire Regulatory Service Noise team have requested that a condition is added to any approval which requires the submission of a noise assessment in line with BS8233:2014, together with any necessary noise mitigation measures to ensure that both external and internal noise levels meet the recommendations of the standard. No other objections have been raised in terms of noise.
- 4.30 A condition is to be added requiring the installation of a defibrillator on the site, details of the location of this are to be agreed by a condition.
- 4.31 No information has been submitted in terms of the provision of sustainable forms of energy and heating and therefore conditions will be added to allow the applicant to submit a full sustainability and energy statement in order to allow the consideration of alternative provision for the development.

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5.0 Conclusions and Recommendations

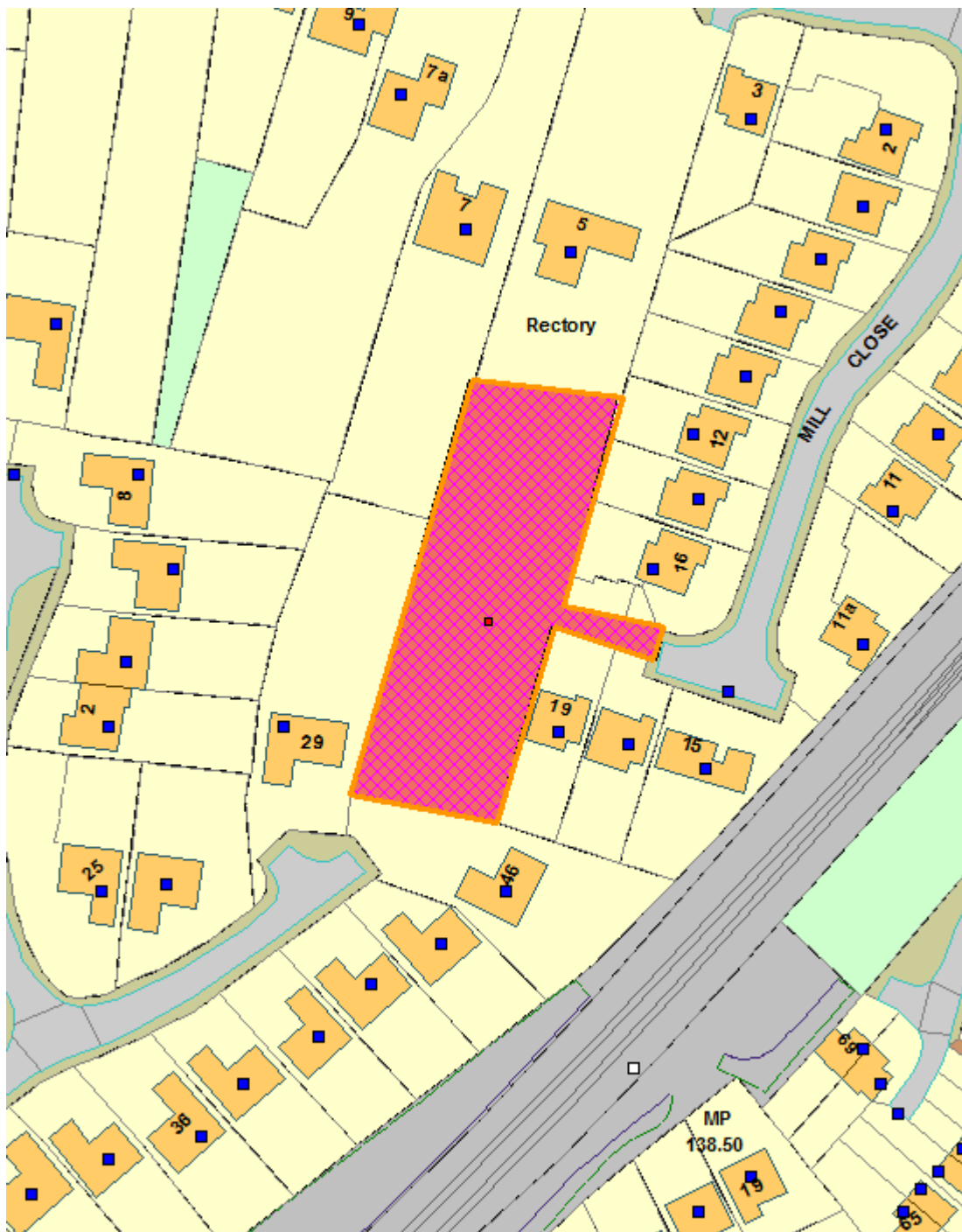
- 5.1 Developments such as this which would result in built development where there is none at present are usually controversial and unwanted by existing residents, however, as has been set out in the report the principal of development has been approved on the site and three properties could be built under the extant consent. It is acknowledged that the change of the site layout from the 2008 approval to the current application would see the two dwellings on plots 1 and 2 brought closer to the rear of the dwellings in Mill Close, however, as has been set out above the separation distances between the rear wall of these properties and the side of the new dwellings is considered to be adequate and there would be no side facing windows that would cause any overlooking. Plot 3 has been designed so that all first floor windows are not to habitable rooms (apart from the bedroom with a corner window but this faces the entrance road) and therefore overlooking of the amenity areas of the properties in Mill Close would be minimal, the garden length and separation distance between the rear elevation and 29 Wannerton Road is also considered to be acceptable. The provision of a Plot 4 which is a bungalow has been designed to minimise the impact on the properties in Mill Close and Wannerton Road to the side and rear due to its single storey nature.
- 5.2 The increase in the number of dwellings conforms with planning policy and guidance and amendments have been made to the scheme to take into account concerns raised by local residents. The proposed design of the properties takes reference from the wider local area with materials and detailing to create an interesting contemporary development which will result in a separate entity albeit joined by a private drive to Mill Close and therefore I agree with the case officer who approved the 2008 development that I can see no need to repeat the same house types or layout as the properties in Mill Close.
- 5.3 The application has been carefully considered with regards to the impact on the character of the area, the layout, design and density of proposed dwellings; the impact of the development on trees and Ecology, drainage, noise and impact on neighbouring property and with regards to car parking and highway safety issues and after considering these matters and others that have been raised by consultees the proposal is judged to be acceptable and in accordance with policies in the Development Plan.
- 5.4 Accordingly it is recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. B1 (Samples/details of materials)
 3. B13 (Levels details)
 4. Submission of drainage plans
 5. Prior to commencement Suds details to be submitted and approved in writing by LPA.
 6. All drainage works to be carried out in accordance with the approved details.
 7. Development to take place in accordance with Tree Protection Plan (by Jim Unwin)
 8. No change in ground levels within the RPA's of any of the retained trees.

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9. Watching brief for the connection of the new underground pipe
10. Landscaping – small scheme
11. Landscape implementation
12. Prior to first occupation, submission of a scheme of noise mitigation measures F5 (Construction site noise/vibration)
13. Obscure glazing to all side facing first floor bathroom/toilet ensuite windows
14. Access and parking
15. Cycle parking information to be submitted
16. Electric vehicle charging points to be provided
17. CEMP to be submitted and approved in writing
18. Submission of bat survey prior to commencement
19. Submission of external lighting scheme prior to commencement
20. Noise Survey and implementation of recommendations
21. Prior to first occupation of the dwellings, installation of defibrillator.
22. Submission of sustainability and energy statement to be submitted

Notes

- A Highway
- B Severn Trent
- C Refuse provision



Economic Prosperity and Place Directorate

Land To The Rear 5 Mill Lane Blakedown Kidderminster DY10 3NQ

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PART A

Application Reference:	21/1162/HOU	Date Received:	15.12.2021
Ord Sheet:	385214 276282	Expiry Date:	01.03.2022
Case Officer	Rosalyn Vaux-Harvey	Ward:	Offmore And Comberton

Proposal: Retrospective application for outbuilding

Site Address: 9 Silver Birch Drive, Kidderminster, Worcestershire, DY10 3XD,

Applicant: Mr Malcolm Baldwin

Summary of Policy	CP11 UP7 UP8 CC2 Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	Approval
Reason for referral to committee	Requested by a Local Councillor

1.0 History

21/1162/HOU - Retrospective application for outbuilding

2.0 Consultations and Representation.

2.1 Town Council- No Comments received

2.2 Highways Authority - It is noted that the application is retrospective. The proposed site is located at the end of Silver Birch Drive which is a cul-de-sac and the area where the proposed shed is located was previously grassed therefore there is no reduction in parking on the site and No Objection from Highways. It is also noted that parking takes place on street in this location, labelled as 'our parking' which is acceptable on the basis that there is no obstruction to the turning head.

2.3 Neighbour/Site Notice Representations.

One neighbour response received:

Please can you confirm that planning permission will be for this building to be used for storage as per the application. Our concern is that it will become a workshop etc... overtime. We have replaced and heightened our fences since construction of this commenced as it was significantly higher than the previous fence. We do not object to its construction, however, would request its use be limited to storage to prevent nuisance noise etc.

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3.0 Site Location and Description

- 3.1 The retrospective application relates to an outbuilding/shed which is forward of the principal elevation of the host property, due to its location in relation to the host dwelling permitted development regulations do not apply and therefore requires determination under a householder planning application.
- 3.2 The host property is a three bedroomed semi-detached house situated on a cul-de-sac on Silver Birch Drive in Offmore, Kidderminster. The property benefits from a single storey rear extension and porch approved in 2000 to provide an additional bedroom and increase the number of bedrooms from two to three.
- 3.3 The property benefits from a garage and there is adequate off-street parking to the front of the property for at least two vehicles with a provision of additional parking on the front grassed area if required.

4.0 Officer Comments

4.1 The main considerations in the assessment of this application are;

- The impact of the proposals on the character and appearance of the property.
- Impact on Residential Amenity
- Impact on off street parking

DESIGN AND IMPACT ON LOCAL CHARACTER

- 4.2 The outbuilding/shed is located on at the front of the property on land within the residential curtilage which was previously used as a grassed lawn area and an extension of the front garden of the host property. The applicants have advised that the shed will be used to house the owner's motorbike.
- 4.3 The outbuilding/shed is measured at 3 metres x 3 metres and 2 metres in height it is currently made up of galvanised steel which the applicants are proposing to timber clad to enable the structure to blend into the existing streetscene.
- 4.4 A planting scheme has also been submitted which includes the incorporation of trees in front of the structure and existing fencing to disguise the shed from the roadside.
- 4.5 It is concluded that the inclusion of cladding and the planting scheme will allow the building to blend into the existing streetscene and therefore accord with policies SAL.UP7 & UP8 of The Site Allocations and Policies Local Plan and Policy CP11 of the Adopted Core Strategy.

HIGHWAYS

- 4.6 The outbuilding will not impact on the previous parking arrangements for the property. The adopted County parking standards state that for a three-bedroom property then there must be adequate off-street parking within the curtilage for two cars. The property benefits from a driveway and adequate off-street parking for at least two cars. The area where the shed is now located was previously a grassed lawn area and does

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not benefit from a dropped kerb. It is understood that this area was not used for regular parking for the property.

4.7 The Highway Authority have been consulted on the retrospective application and they have confirmed that they have no objection to the application.

4.8 On this basis I am satisfied that the provision of the shed will not result in additional parking requirements or result in displacement of parking. As such, the existing situation will not alter the existing parking arrangements for the property and the proposals are in accordance with the Parking Standards as set out in the Worcestershire County Highways Design Guide. Therefore, the proposal complies with Policies SAL.CC1 and SAL.CC2 of the Site Allocations and Policies Local Plan

4.9 OTHER MATTERS

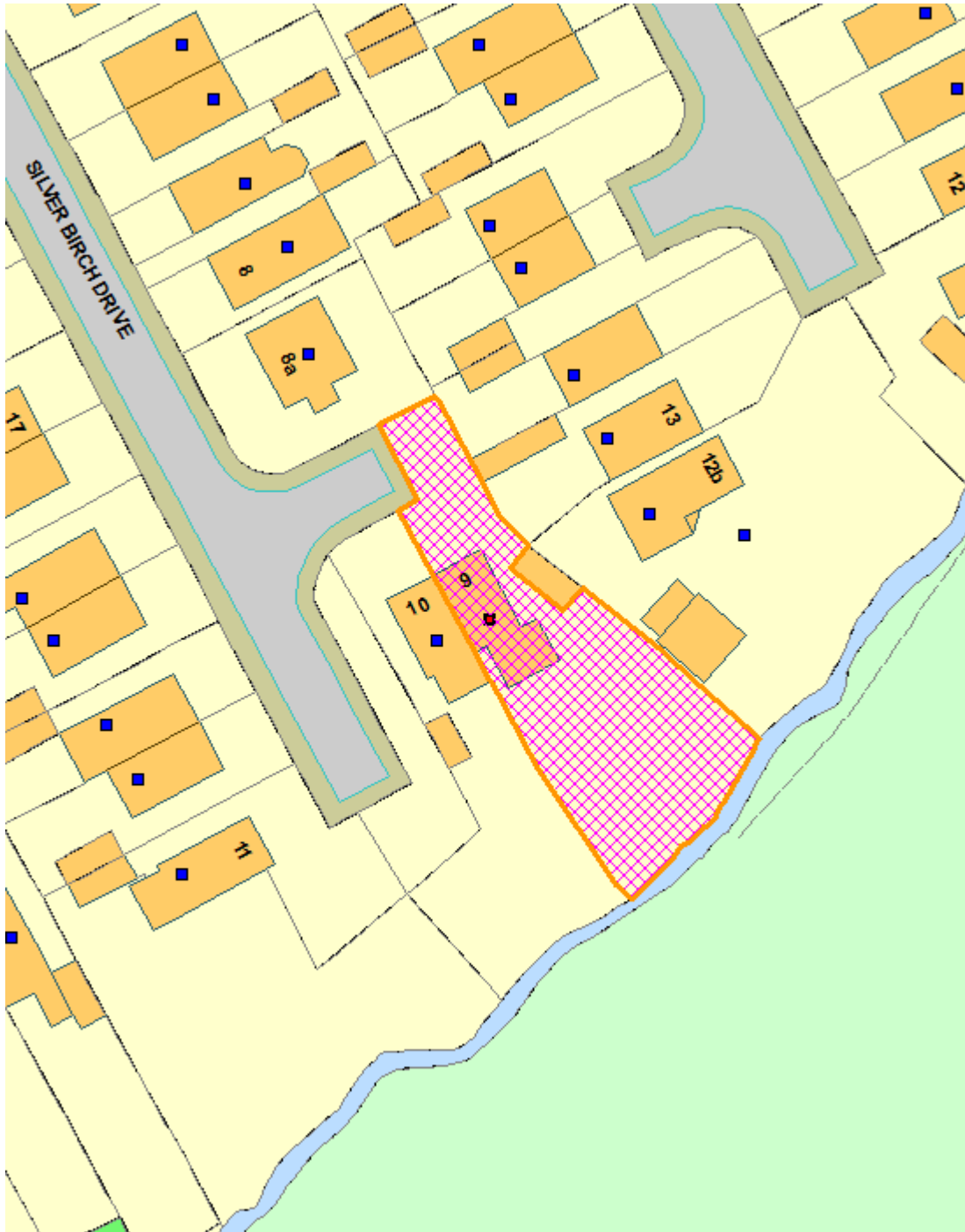
Comments were raised regarding the purpose of the outbuilding/shed and concerns that it will be used as a workshop over time, the applicants have confirmed that the purpose is for storage to house the owner's motorbike. The Applicant has the ability to use the building in connection with the domestic use of the property. A condition can be imposed to limit the use of the building to prevent any trade/commercial use taking place.

5.0 Conclusion and Recommendations

5.1 The siting, scale, design, proposed materials and landscaping of the outbuilding are considered acceptable and will not detract from the appearance of the property or its setting in the street scene. In addition, the proposal will not have any serious adverse effect on the residential amenity of neighbouring properties including the off-street parking. The proposal is considered to be in accordance with the requirements of Policy CP11 of the Adopted Core Strategy and policies SAL.CC1 SAL.CC2, SAL.UP7 and SAL.UP8. of the Site Allocations and Policies Local Plan.

5.2 I therefore recommend **APPROVAL** subject to the followings conditions;

1. A6
2. A11
3. Cladding of elevations
4. No business use



Economic Prosperity and Place Directorate

9 Silver Birch Drive Kidderminster Worcestershire DY10 3XD

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PART B

Application Reference:	21/0597/FUL	Date Received:	11.06.2021
Ord Sheet:	381332 271620	Expiry Date:	10.09.2021
Case Officer	Julia Mckenzie-Watts	Ward:	Mitton

Proposal: Demolition of former Chichester Caravans buildings, development of 33 No. apartments across three new build blocks

Site Address: Chichester Caravans, Vale Road, Stourport On Severn, Worcestershire, DY13 8YL,

Applicant: MR M FEENEY

Summary of Policy	DS01 DS03 CP01 CP02 CP04 CP05 CP11 CP13 PFSD1 DPL1 CC1 CC2 CC7 UP3 UP6 UP7 UP9 Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	Approval
Reason for referral to committee	MAJOR PLANNING APPLICATION

1.0 History

- 1.1 13/0455/OUTL – Residential Development : Withdrawn
- 1.2 14/0027/OUTL -Outline Application for 28No. Residential houses and apartments (Access and Layout to be determined) : Approved 23.10.14
- 1.3 17/0662/RESE - 28 no. dwellings and associated works - reserved matters submission of appearance, scale and landscaping following outline permission 14/0027/OUTL. Approved 18/01/18

2.0 Consultation and Representation

- 2.1 Stourport Town Council Recommend approval subject to highways reporting a ‘no objection’
- 2.2 Highway Authority - The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted, the Highway Authority concludes that there are no justifiable grounds on which an objection could be maintained, and that it has no objection subject to conditions.

This recommendation is made following further review of Technical Note 01 – Transport Statement Addendum (2956-01-TN01) which was submitted by the applicant in response to the previous highway’s advice and all other highways

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evidence submitted by the applicant both prior to and after receipt of that document. Note has also been taken of the planning history of the site, most pertinently 14/0027/OUT and 17/0662/RESE.

Design of Site Access

On the assumption that the applicant was seeking adoption of the site access as public highway the Authority identified two concerns with the proposed design.

These were:

- Risk of conflict between traffic turning right into the site and others waiting to exit.
- Significant encroachment by refuse HGVs into adjacent traffic lanes whilst turning right to and from the site.

In response, the applicant submitted an amended design. This included an island of over-runnable hatched markings aiming to channel exiting cars at the give-way line into a position that would not interfere with the swept paths of vehicles entering the site from Vale Road.

The Highway Authority concluded that:

- The over-runnable solution would be unsafe because pedestrians crossing the hatched area could mistakenly believe it provided a safe refuge when, in fact, it could be overrun, especially by large vehicles.
- Track plots of the revised design also showed greater encroachment by refuse and other HGVs into adjacent traffic lanes when compared to the previous design.

The applicant has now clarified that, except for the junction bell mouth, there is no intention to seek adoption of the site access as highway. As the refuse stores are proposed to be located within 25m of the highway, refuse could be collected from the kerbside of Vale Road, preferably at off peak times, or a private contractor using a smaller vehicle could enter the site to collect direct from the stores. In the light of this the highway authority advises that the layout is acceptable, subject to the submission of a detailed drawing including a tactile paving dropped crossing of the bell mouth as part of the S278 works. This will be secured by condition.

Pedestrian movement across Vale Road

In addition to the above, the Highway Authority also had reservations regarding pedestrians and resident's safety while crossing the Vale Road. Therefore, it was requested that the applicant consider providing a signalised crossing facility across Vale Road between Gilgal and Mitton Street. However, following further review on the previous submitted information the Highway Authority are now content that no LTN1/95 pedestrian crossing assessment is required. This is due to comparatively low levels of pedestrian trips that would be generated by the development (less than 100 two-way daily movements) as well Personal Injury Collision data in the locality being good. Following additional review, the highway authority is content that there has been no increase in the accident rate in the vicinity of the site since previous permissions were granted and no new accident patterns which would justify additional obligations in this case.

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- 2.3 Conservation Officer – No objection in principle, the development is unlikely to have any adverse impact on the conservation areas that surround the site. However, the applicant is requested to provide additional detail as part of the heritage statement'

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, a fact identified in the applicant's heritage statement. The statement is erroneous in not indicating that the canal conservation area continues to the north of the site and indeed this is the closest point to the area, and where the buildings proposed are likely to have the most impact.

In my opinion from my knowledge of the site the visual impact of the proposed development from the bridge crossing the Staffordshire and Worcestershire Canal could be quite significant. Had the applicant retained a tree screen on the boundary this would reduce the impact on views from the canal itself, however the proposed buildings sit close to the Gilgal and with no tree screening.

I suggest that the impact on views from the roads within the Gilgal Conservation Area will be negligible.

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.

The visual impact on views towards and from the Gilgal and Stourport No.2 Conservation Areas is negligible and should be discounted.

- 2.4 Housing Enabling Officer – No objections, I am happy to support this planning application for 33 affordable rent apartments, 6 of which will be to M2 disability standards and will therefore help to create a sustainable community

- 2.5 Arboricultural Officer – No objections subject to conditions.

I am happy to see the proposed building line moved outside the RPA and given that there is significant hard standing in this location, it is unlikely that there are too many roots in this area. However, the removal of the hard standing within the RPA will need to be carried out by hand and an Arboricultural Method Statement (AMS) showing how this is to be undertaken is necessary as a pre-start condition. There should also be a condition for a Tree Protection Plan for the lime as it is a protected tree and will need to be protected during the construction phase of the development. There are no other trees directly impacted by the development. As a prominent site, landscaping is vital to improve the streetscene. So, I am pleased to see this has been considered and a satisfactory landscaping plan has been submitted.

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2.6 Planning Policy Officer The application site is a previously developed site and is allocated primarily for residential use (SAL.DPL1). The site is in an urban area and is a sustainable location. The proposal is a mix of 1 and 2 bed units and all are proposed affordable. The proposed development complies with adopted policies in The Core strategy and The Site Allocations and Policies Local Plan. It also complies with policies in the Local Plan currently at examination stage.

2.7 North Worcestershire Water Management – No Objections subject to condition.

Following a national modelling exercise parts of this site are thought to be at risk of surface water flooding. I however support the conclusion in the drainage statement that this modelled flood risk is linked to the current topography of the site and as this development will see a decrease in impermeable area, I believe that the modelled surface water flood risk would not be an issue for the proposed development.

In line with the Council's policy the use of SuDS is considered. Due to an extensive layer of made ground the use of infiltration SuDS has been ruled out and an attenuated discharge to the surface water sewer is proposed. The proposed drainage scheme would limit the discharge rate leaving the site to 5 l/s up to the 1 in 100 year + 40% climate change allowance event by using a vortex control and an underground attenuation tank. The proposed discharge rate is a considerable improvement compared to the current situation (estimated to be 42 l/s).

The development is shown to stay a suitable distance away from the two large public sewers included on the Severn Trent Water sewer map. In addition to the public sewers shown on the STW map I am aware that there is a private sewer serving Vale Road car park and the public road south of the site (between the site and the car park). This private sewer should I believe benefit from a level of protection also. I would like to ask whether a drainage survey has been undertaken that has identified this asset, and how this asset will be protected?

The drainage statement currently misses an assessment that demonstrates that the proposed surface water drainage design provides sufficient treatment prior to the discharge to the surface sewer network. For this assessment the simple index approach set out in CIRIA's SuDS manual can be utilised.

I believe there would be no reason to withhold approval of this application on flood risk or water management grounds.

2.8 Worcestershire Regulatory Services (Noise) – No Objections subject to a condition requiring the recommendations made in the Noise Impact Assessment (including the report 1012864-05-AM-20210221-ENVIRONMENTAL_NOISE-REV_1_ISSUED-843947) with trickle ventilation to be implemented as previously agreed.

2.9 Worcestershire Regulatory Services (Contamination) – No Objections subject to condition.

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The site is 0.37 Ha, occupied by a caravan and accessories sales facility. Previous land uses include allotments followed by a garage & petrol station; underground fuel tanks are still believed to be present on site (southern portion) The site is underlain by river terrace deposits overlying wildmoor sandstone. The Environment Agency has classified the sandstone as a principle aquifer. The site lies within a Zone III of a groundwater source protection zone. The phase II report consist of two sets of intrusive investigation, one from 2013 the other from 2021. The 2013 ground investigations consisted of – 10 boreholes, 4 installed with combined gas and ground water monitoring installations. 3 rounds of ground gas & water level monitoring were undertaken. Chemical testing of 9 soil samples was undertaken for TPH, PAH, BTEX, MTBE & metals and one groundwater sample analysed for TPH, BTEX, & PAH 3 rounds of ground gas monitoring were undertaken. No elevated level of CO₂ or Methane were detected, ground water was encountered in one borehole.

The January 2021 intrusive works consisted of – 6 boreholes, 2 installed with combined gas and ground water monitoring installations. 3 rounds of ground gas monitoring were undertaken, no elevated level of CO₂ or Methane were detected. No ground water was encountered. 8 soil sample were taken and analysed for asbestos TPH, PAH and metals Report conclusion No ground gas risks were identified, the site was assessed as having a characteristic situation 1 category in line with CIRIA C665 methodology 'Assessing risks posed by hazardous ground gases in buildings' No controlled water risks were identified. The reports comment - The need to excavate and properly dispose of hydrocarbon impacted material from around the pipework and tank excavations cannot be fully discounted. They also state Polyaromatic hydrocarbons and asbestos identified on site near soil surface present a risk to human health. Risk to potable water supply pipes needs to be assessed.

Following the review, clarification / additional information is required as presently, it is considered that the current data and assessment is insufficient to satisfactorily characterise risks to human health and controlled water for this site. However this can be dealt with through an appropriate tiered condition, which will establish the risks and provide a n appropriate remediation strategy.

- 2.9 Worcestershire Regulatory Services (Air Quality) - Due to the proximity and number of nearby residential receptors the Site is considered to have a low to medium risk of impacts with regards to dust soiling and PM₁₀ concentrations. Following the implementation of appropriate mitigation measures impacts associated with the construction of the development the impacts would be reduced to insignificant. Please find below our standard recommendations for developments of this size to mitigate the cumulative impact on local air quality from all development and assist in alleviating any general pollution creep:

Air Quality

The National Planning Policy Framework (NPPF) Paragraph 181 states: 'Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.'

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It is recommended that the applicant incorporate mitigation measures as part of the development to minimise impact from the development on local areas of poor air quality and assist in alleviating pollution creep arising in the general area.

Secure Cycle Parking

It is recommended that secure cycle parking facilities are incorporated into the design of commercial developments and domestic plots without sufficient exterior space to allow for secure cycle storage. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be provided.

Electric Vehicle Charging - Domestic Development

The provision of more sustainable transport modes will help to reduce CO₂, NO_x and particulate emissions from transport. In order to make the properties ready for EV charging point installation, appropriate cable provision and isolation switches must be in place so that future occupiers are able to easily fit the necessary socket for electrical vehicles to be charged in the garage, driveway or allocated car parking space. For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational at commencement of development.

Low Emission Boilers

Boiler NO_x emissions from building heating systems contribute to background NO_x concentrations and the following condition is recommended to alleviate impact from new buildings.

2.10 Crime Risk Manager - No objection to this application.

The flats will have to have access control into them. A regular feature of access control (and one discouraged by the police) is to fit a trades person button.

Whilst I appreciate the applicant is not applying for Secure by Design it is worth quoting paragraph 32.1 which is concerned with mail delivery to buildings containing multiple dwellings.

‘32.1 There are increasing crime problems associated with the delivery of post to buildings containing multiple dwellings or bedrooms. Therefore mail delivery that compromises the security of residential areas of a multi-occupied building in order to deliver individually to each residence is not permitted. Facilities should be provided that enable mail to be delivered to safe and secure areas.....’

In respect of ‘Block Two’, there is reception area on the ground floor that could be used for mail boxes. Fitting access control on the door to the stairs would then protect the first and second floors. Regarding ‘Block three’ there is no provision for separate mail boxes and I feel this could create a problem with crime. Consideration should be given to creating an area around the stairs where mail boxes could be situated. Access control can then be put on the internal doors leading to each landing. I appreciate the issues involved in this but I do think it would substantially improve security.

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- 2.11 Stourport Civic Society - Stourport-on-Severn Civic Society welcomes attempts to develop this much-neglected site however, we feel, this is not an appropriate development. The developers do not see traffic issues as a major problem but their figures do not take account of the number of "near-misses" on this hazardous stretch of road. Access to the site is going to be difficult. No concern has been expressed about air pollution which will be high given the volume of traffic. This is not a suitable site for a residential development. We would like to see the site developed but commercial use would be much more appropriate. We are opposed to residential development on this site.
- 2.12 Severn Trent - Severn Trent - No objections to the proposals subject to the inclusion of a drainage condition. Severn Trent Water advise that there is a public 300mm foul sewer and a public 600mm surface water sewer located within this site.
- 2.13 Neighbour/Site Notice Representations 84 Neighbours consulted, 6 objections, 1 neutral comment and 2 supportive comments
- Concern with another exit onto Vale Road so close to a major junction as there are issues with traffic adjoining the junction and general flow.
 - One parking space per flat puts further pressure on local residents. Limiting the number of parking places at a residential development does not mean the tenants will simply abandon their cars for a bike or public transport.
 - 33 households having access directly onto the already busy Vale Road is ridiculous.
 - Concern over the safety of school children who cross at junction, no traffic lights or safety measures in place.
 - The site access is too close to the congested junction with Gilgal which often becomes dangerous at off peak times due to speeding in approach to it. It is not uncommon, in off peak periods, to see high power cars approach the junction at in excess of 30mph and accelerate through the junction with the consequential squeal of tyres.
 - Could the applicant investigate the possibility of accessing the site off Mitton Close?
 - While the comprehensive information provided by the applicant deals with the value of cycling and the range they consider reasonable, it does not consider the speed of Vale Road. Nor does it consider pedestrian access other than stating that there are circa 2m footpaths on both sides of the road
 - Pollution: there is nothing in the application documents that addresses pollution build up at the Vale Road, Gilgal junction. As this is one of the known pressure

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points in Stourport pollution build up at peak times must be considerable. Since the monitoring of pollution in Stourport has ceased in recent years it is not possible to use up to date records to assess this issue.

- The design of the street elevations, although superior to some recently submitted, seems rather bland and lacking in articulation. Could the developer be encouraged to introduce some soldier lintel and header sill courses to break up the mass of plain brickwork
- The proposed development includes 1-2 bedroom flats with no outdoor space and the assumption of 2-3 persons per flat, if the flats are for families where do the children go to be active or get fresh air?
- The proposed development addresses a need for housing but it does so without any consideration for the individuals who may wind up living there. Which is a recipe for creating an environment that will breed anti-social behaviour. Surely, the developer would still be able to earn a reasonable profit with slightly fewer, larger, flats with better design that people might actually want to live in

3.0 Site Location and Description

- 3.1 The site forms the former 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.
- 3.2 The area is allocated for residential purposes on the Proposals Map with the Adopted Wyre Forest 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.
- 3.3 Planning permission has previously been approved on this site but never implemented. The application is submitted by the Bromsgrove District Housing Trust for the development of 33 affordable apartments across three separate blocks.

4.0 Officer Comments

PRINCIPLE OF DEVELOPMENT

- 4.1 The site was originally established as a garage in the 1960's and has latterly been used for caravan sales. It is not allocated as a specific site within the Adopted Wyre Forest Site Allocations and Policies Local Plan or the emerging Local Plan, but is included within the wider allocation for residential purposes. Policy SAL.DPL1 and the emerging Policies 6B and 6D allows for residential development "*on previously*

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developed sites with areas allocated for residential development on the Policies Map in the urban area...of Stourport...” Given the previously developed nature of the site, the principle of residential development on the site is acceptable.

ACCESS AND PARKING

- 4.3 The site has two existing accesses, although the southern access is now redundant. The proposal seeks to modify the existing northern access to create the main access with associated footway leading to a rear car parking area.
- 4.4 Concerns have been expressed over highway safety aspects of the scheme due to the high volume and speed of vehicles that use Vale Road and the location of the access in close proximity to the transition with Gilgal. The nature of Vale Road and traffic movement have been fully considered as part of this and previous approvals. When taking into account the previous use of the site, the previous approval and design of the new access road, it is considered that the scheme is acceptable in highway terms. The Highway Authority has confirmed this view with a no objection response, which is detailed above.
- 4.5 The proposal shows 45 car parking spaces to the rear of the development, for the 33, 1 and 2 bed units. This gives adequate provision for the scheme and given the proximity of the Vale Road public car park it is accepted that parking levels are appropriate in this context.

SITING AND DESIGN

- 4.6 The dwellings have been located in three blocks in a linear form facing onto Vale Road and wrapping around the corner into Gilgal. This will provide an acceptable frontage to the street scene in line with the Design Policies of the Adopted Wyre Forest Site Allocations and Policies Local Plan and the Council’s Design SPD. Space is provided to the rear for car parking in a way that is acceptable and could not be considered as an overdevelopment of the site.
- 4.7 The site is positioned outside but close to a number of Conservation Areas. The Staffordshire and Worcestershire Canal Conservation Area lies to the north, the Gilgal Conservation Area lies to the east and the Stourport No.2 Conservation Area lies to the south. The visual impact on these areas has been fully considered. The form of the buildings are considered acceptable and I would agree with the Conservation Officer that the proposed development will not adversely impact on these designated heritage assets. It is considered that with the careful use of materials that the development will result in an enhancement of views out of the conservation areas in contrast to the existing situation. Where any harm is considered to exist, this is on a minor scale and can be outweighed by the public benefits of the development of the site, in particular the provision of a 100% affordable scheme.

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- 4.8 The closest dwelling is 'Merrihill' that is situated to the south-east of the site and faces north. There are habitable room windows contained within the front elevation, however given the minimum distance of 20m from this property and acceptability of the development when taking into account the 45 degree code, it is considered that there will be no significant loss of amenity to this property. The windows that face onto this property have been amended to include obscure glazing to remove any opportunity for overlooking from the new dwellings. As such it is concluded that no adverse loss of amenity will occur.
- 4.9 A Common Lime tree is situated within the development site. The accompanying Arboricultural Assessment has adequately shown that the position of the properties will not adversely affect the tree and subject to minor tree works the development can be constructed without damage to the tree. Conditions will need to be applied to ensure that the tree is protected during construction works.
- 4.10 The design of the properties include, brick, render and pitched tiled roofs. The design proposed is a suitable in its location mixing will well with the modern commercial development that site directly opposite and the more traditional properties that lie within Gilgal. The overall impact of the design creates a feature development that brings together modern and traditional styles. It is considered that additional consideration needs to be given the exact materials to be used as part of the scheme in order to ensure a high quality built environment. Such matters can be considered through a suitably worded condition.
- 4.11 Taking all matters into consideration it is concluded that the layout and design of the proposal is acceptable and accords with the relevant policies of the Local Plan.

OTHER MATTERS

- 4.12 Worcestershire Regulatory Services have considered the scheme in respect of contaminated land, air quality and noise. No objections have been provided subject to suitable conditions relating to mitigation.
- 4.13 Foul and surface water drainage can be adequately provided within the site. North Worcestershire Water Management and Severn Trent Water are satisfied that satisfactory drainage can be provided, with more detailed schemes being provided through suitable conditions.
- 4.14 The Applicant's have agreed to provide a defibrillator as a result of the scheme. The precise details and location will be agreed through appropriate conditions.
- 4.15 The Applicant development seeks to use of Mechanical Ventilation with Heat Recovery throughout the scheme. They state that *"this offers a balanced low energy ventilation solution for new dwellings and re-uses up to 95 % of the heat that would otherwise have been lost. This significantly reduces the heating demand of the dwellings."* The dwellings will be heated through Worcester Greenstar 2000 25kW gas boilers which have a Nox Emission of 35 mg/kWh and ErP rating of 93%. The Applicant states that these boilers when *"...coupled with the MVHR system and full cavity wall insulation we have designed the system for persons moving into affordable homes, that meet a balance between the environment and being affordable for persons of lower income, a 100% electric solution with issues with rising supplier costs means we must work to*

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alleviate fuel poverty and offer a choice of services. This system has been designed to use the most efficient boilers available to provide hot water and heating and has been carefully researched and considered by Applicant and the team.” It is not considered that adequate consideration has been given to sustainable forms of heating and energy. Whilst it is accepted that a compromise is often needed, this needs to be fully justified. As such it is considered that conditions are imposed to allow the Applicant to submit a full sustainability and energy statement and consider alternative provision across the development.

S.106 AGREEMENT

- 4.16 As an affordable housing scheme there is no requirement for education contributions for the development. The only contributions that are required are in respect of Public Open Space for £6,391.44 which will be spent on Stourport Riverside for the masterplan project.
- 4.17 The affordable housing level and mix has been agreed with the Housing Enabling Officer, providing 21 no. 1 bed and 12 no. 2 bed flats. The affordable housing provision will be secured through an appropriate condition which will allow a Local Lettings Plan to be agreed.

5.0 Conclusion and Recommendations

5.1 The scheme provides sustainable development on previously developed land within an area allocated for residential development. The development can be provided without resulting in an overdevelopment of the site, causing an adverse impact on neighbours or highway safety. The proposal provides good design that will not adversely impact on heritage matters and provides the redevelopment of a vacant site within a prominent location of the Town.

5.2 I therefore recommend **Delegated APPROVAL** subject to;

- a. A S.106 agreement to secure public open space contributions; and
- b. The following conditions;
 - 1. A6 (Standard Time)
 - 2. Affordable Housing Scheme Only
 - 3. B1 (Materials)
 - 4. B11 (Levels)
 - 5. B13 (Means of Enclosure)
 - 6. Highway Engineering Details
 - 7. Cycle Parking
 - 8. Electric Vehicle Charging Points
 - 9. CEMP
 - 10. Residential Welcome Pack
 - 11. Arboricultural Method Statement
 - 12. Landscaping Implementation
 - 13. Surface Water Drainage

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- 14.Noise Mitigation Implementation
- 15.Contamination Tiered Condition
- 16.Details of heating system to be submitted to be sustainable source of heat or if justified low NOx Boilers.

Notes

- A. S.106
- B. Highways
- C. Surface Water Drainage

WYRE FOREST DISTRICT COUNCIL
PLANNING COMMITTEE
FEBRUARY 2022

Tree Preservation Order on land at Bigbury Lane, Wilden, Stourport on Severn.

OPEN	
RESPONSIBLE OFFICER:	Head of Strategic Growth
CONTACT OFFICER:	Alvan Kingston 2548 Alvan.Kingston@wyreforest.gov.uk
APPENDICES:	Location Map.

1.0 PURPOSE OF REPORT

- 1.1 To determine whether the Tree Preservation Order No 482 (2021) relating to an area of woodland, on land off Bigbury Lane, Wilden, should be confirmed or not.

2.0 RECOMMENDATION

- 2.1 **That the Tree Preservation Order be confirmed with the following modifications: TPO to only include:**

Area of woodland around 1.4 hectares in size.

As the woodland contributes to the amenity of the locality and is considered worthy of protection.

- 2.2 **For the reasons given in this report around 0.5 hectares of woodland, on the western edge, is removed from the TPO.**

3.0 BACKGROUND

- 3.1 On 27 September 2021, the Council were consulted by the Camping and Caravanning Club regarding a proposed Certificated Site on lane off Bigbury Lane. If certificated by the Club, the landowner would have been permitted to accommodate a maximum of 5 caravans/motorhomes onsite at any one time, plus up to 10 tents.
- 3.2 The site in question is known to have a moderate size area of secondary woodland, which provides a significant public amenity and ecological importance to the local area.
- 3.3 As a result, Officers decided it prudent to make a new Tree Preservation Order to prevent felling works to accommodate the proposed new caravan and camping site. The order was subsequently served on 29th October 2021.

TPO0482

4.0 OFFICER COMMENTS

4.1 One objection has been received from a consultant working on behalf of the site owner.

4.2 The grounds for the objection are summarised below:

- *The area of habitat present within the site boundary contains a mosaic of habitats. These habitats comprise mostly of secondary woodland interspersed with 'acid grassland' and heathland scrub species. Several areas of bare sandy ground and 'lichen heath' habitat can also be found.*
- *The woodland will be under management to increase the biodiversity value by favouring the areas of acidic grassland and heathland communities and actively selecting trees to be removed.*
- *Secondary broadleaf woodland is a young woodland habitat and within this particular land parcel contain no ancient or trees of landscape value. The majority of the wooded landscape contains scrub species and young natural regeneration.*
- *My client has accepted plans for the management of the land parcel to enhance biodiversity and restore the acid grassland habitats present. CRC Ecology Ltd has been commissioned to produce a management plan to meet both the restoration and enhancement of this valuable habitat, noted as a 'Local Biodiversity Action Plan' habitat. To do this will require the management of the secondary woodland by thinning and removal of a selection of trees. It is expected that woodland cover will remain along boundary features and be enhanced by further planting of scrub species as well as native broadleaf species.*
- *Should a TPO be placed upon the parcel of land noted it would jeopardise the future management and enhancement of the key habitat features present.*
- *The woodland will be managed to include regular felling operations*

4.3 Officers agree that the site does have indicators of acid grassland, heathland scrub and lichen heath on the western edge of the woodland, and, that these habitat types are rare and in need of preservation.

4.4 Officers feel that pulling the western edge of the woodland back by up to a maximum of 35 metres, removing around 0.5 hectares of woodland from the TPO, will allow the planned conservation management works to take place, without the need for formal approval from the Council for tree felling.

4.5 This action would reduce the size of the protected woodland from around 1.9 hectares to 1.4 hectares, which is ample to provide the public amenity and ecological benefits envisaged when the provisional TPO was made.

TPO0482

5.0 FINANCIAL IMPLICATIONS

5.1 There are no financial implications arising directly as a result of this report.

6.0 LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal and policy implications arising directly as a result of this report.

7.0 CONCLUSION

7.1 Officers consider that the objections and representations have been fully considered and that the Tree Preservation Order should be confirmed with modification due to the reasons given above.

8.0 CONSULTEES

8.1 None

9.0 BACKGROUND PAPERS

9.1 Tree Preservation Order No. 482 & Plan showing the proposed modification.

SO826725

TPO 482



Wyre Forest
District Council

Economic Prosperity and Place Directorate

**WYRE FOREST DISTRICT COUNCIL (Land at Bigbury
Lane, Wilden, Stourport on Severn)
Tree Preservation Order 2021**



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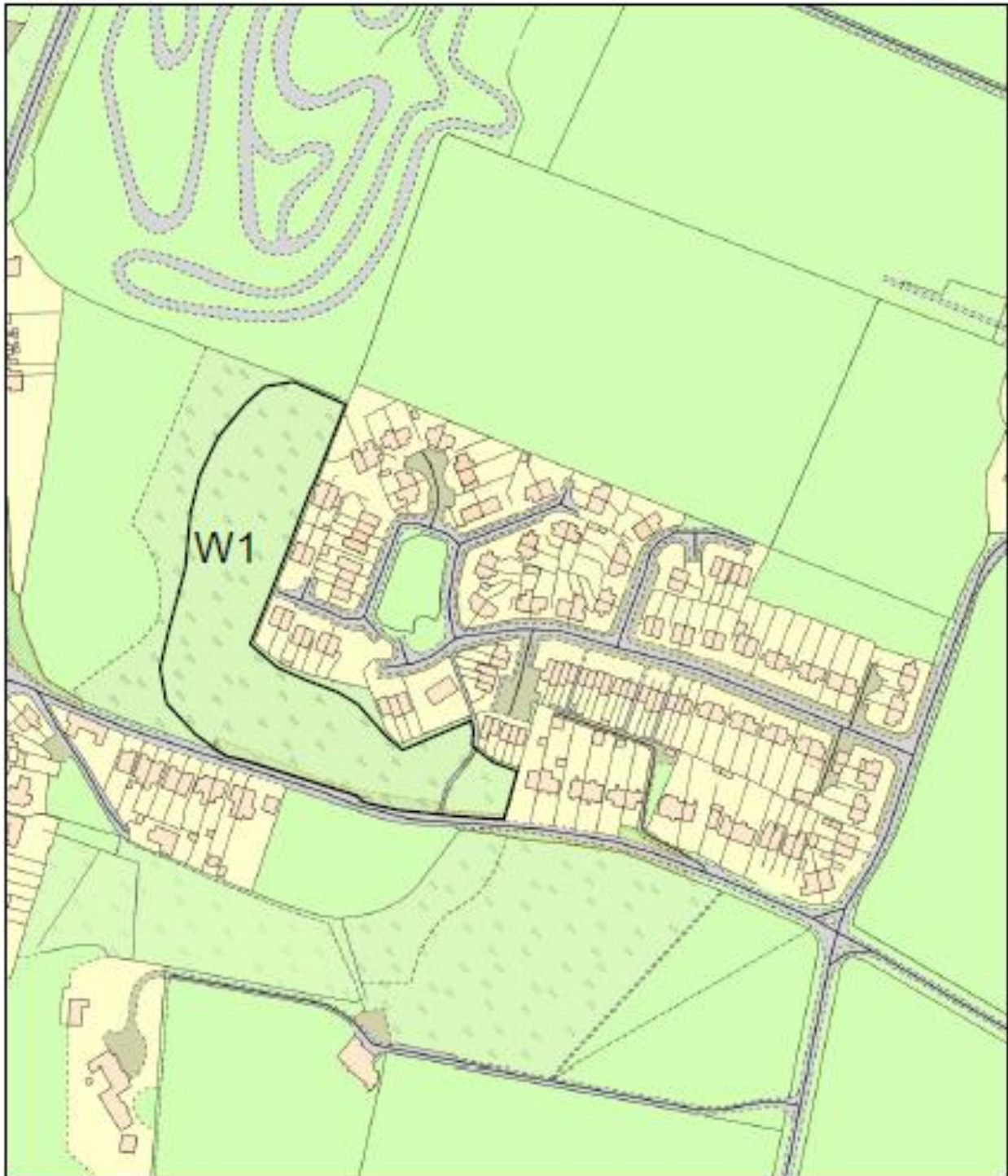
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Wyre Forest House, Finespoint Way, Kidderminster DY11 7WF Telephone: 01562 732028, Fax: 01562 732558

SO826725

MODIFICATION

TPO 482



Wyre Forest
District Council

Economic Prosperity and Place Directorate



**WYRE FOREST DISTRICT COUNCIL (Land at Bigbury
Lane, Wilden, Stourport on Severn)
Tree Preservation Order 2021**

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