

**Open**

# **Planning Committee**

## **Agenda**

**6.00pm**  
**Tuesday, 12th April 2011**  
**The Earl Baldwin Suite**  
**Duke House, Clensmore Street, Kidderminster**



## Planning Committee

### Members of Committee:

**Chairman: Councillor S J Williams**  
**Vice-Chairman: Councillor D R Godwin**

**Councillor J-P Campion**  
**Councillor P B Harrison**  
**Councillor C D Nicholls**  
**Councillor J W Parish**  
**Councillor K J Stokes**

**Councillor H E Dyke**  
**Councillor M J Hart**  
**Councillor F M Oborski**  
**Councillor M A Salter**  
**Councillor G C Yarranton**

### 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 Ben Craddock, Assistant Committee/Scrutiny Officer, Civic Centre, Stourport-on-Severn. Telephone: 01562 732736 or email [ben.craddock@wyreforestdc.gov.uk](mailto:ben.craddock@wyreforestdc.gov.uk)

### DECLARATIONS OF INTEREST - GUIDANCE NOTE

#### Code of Conduct

Members are reminded that under the Code of Conduct it is the responsibility of individual Members to declare any personal or personal and prejudicial interest in any item on this agenda. A Member who declares a personal interest may take part in the meeting and vote, unless the interest is also prejudicial. If the interest is prejudicial, as defined in the Code, the Member must leave the room. However, Members with a prejudicial interest can still participate if a prescribed exception applies or a dispensation has been granted.

#### Section 106 of the Local Government Finance Act 1992

If any Member is two months or more in arrears with a Council Tax payment, they may not vote on any matter which might affect the calculation of the Council Tax, any limitation of it, its administration or related penalties or enforcement.

## 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, Director of Legal and Corporate Services or Director of Planning & Regulatory Services before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Director of Planning & Regulatory Services.
- 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, 12th April 2011

The Earl Baldwin Suite Duke House, Clensmore Street, Kidderminster

Part 1, Open to the press and public

<b>Agenda item</b>	<b>Subject</b>	<b>Page Number</b>
<b>1.</b>	<b>Apologies for Absence</b>	
<b>2.</b>	<b>Appointment of Substitute Members</b>  To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Legal & Corporate Services, together with the name of the Councillor for whom he/she is acting.	
<b>3.</b>	<b>Declarations of Interest</b>  In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any personal or personal and prejudicial interests in the following agenda items. Members should indicate the action they will be taking when the item is considered.  Members are also invited to make any declaration in relation to Section 106 of the Local Government Finance Act 1992.  (See guidance note on cover.)	
<b>4.</b>	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 8th March 2011.	6
<b>5.</b>	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	11
<b>6.</b>	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	66

7.	<p><b>Planning and Related Appeals</b></p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	86
8.	<p><b>Monthly Progress Report on performance against NI157 targets for determining planning applications</b></p> <p>To consider a report from the Director of Planning &amp; Regulatory Services that provides Members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).</p>	100
9.	<p><b>To consider any other business, details of which have been communicated to the Director of Legal and Corporate Services before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</b></p>	
10.	<p><b>Exclusion of the Press and Public</b></p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

11.	<p><b>To consider any other business, details of which have been communicated to the Director of Legal and Corporate Services before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</b></p>	
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**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**THE EARL BALDWIN SUITE, DUKE HOUSE, CLENSMORE STREET,  
KIDDERMINSTER**

**8TH MARCH 2011 (6.00PM)**

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**Present:**

Councillors: S J Williams (Chairman), D R Godwin (Vice-Chairman), H E Dyke, J Greener, P B Harrison, M J Hart, C D Nicholls, F M Oborski, J W Parish, M A Salter, K J Stokes, and G C Yarranton.

**Observers:**

Councillor M A W Hazlewood.

**PL.119 Apologies for Absence**

Apologies for absence were received from Councillor J-P Campion.

**PL.120 Appointment of Substitutes**

Councillor J Greener was appointed as a substitute for Councillor J-P Campion.

**PL.121 Declaration of Interests**

There were no declarations of interest.

**PL.122 Minutes**

**Decision: The minutes of the meeting held on 8th February 2011 be confirmed as a correct record and signed by the Chairman.**

**PL.123 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 483 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 483 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.**

**PL.124 Applications Pending Decision**

The Committee received a schedule of planning and related applications that were pending decision.

**Decision: The schedule be noted.**

**PL.125 Planning and Related Appeals**

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

**Decision: The details be noted.**

**PL.126 Monthly Progress Report on performance against NI 157 targets for determining planning applications**

The Committee considered a report from the Director of Planning & Regulatory Services that provided Members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).

**Decision: The report be noted.**

**PL.127 Exclusion of the Press and Public**

**Decision: 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 involved the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.**

**PL.128 Enforcement Report**

The Committee considered a report regarding an existing enforcement case, which had been previously considered by the 8th February 2011 meeting of the Committee. Since the previous meeting a planning application had been registered for the site.

**Decision: To allow the submitted planning application to be determined.**

**PL.129 Live Enforcement Cases**

The Committee considered a report which listed live enforcement cases as of the 22nd February 2011.

**Decision: That the report be noted.**

The meeting ended at 18:37.

## WYRE FOREST DISTRICT COUNCIL

### PLANNING COMMITTEE

Tuesday 8<sup>th</sup> March 2011– Schedule 483 Development Control

The schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Director of Planning and Regulatory Services, Duke House, Clensmore Street, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

#### PART A

**Application Reference:** 11/0016/FULL

**Site Address:** GORST HILL FARM, ROCK, KIDDERMINSTER, DY14 9YJ

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. Development in accordance with submitted plans and details
3. Notwithstanding any details submitted with the application, prior to the commencement of development details of the colour of the blade, nacelle and mast shall be submitted to and agreed in writing by the Local Planning Authority
4. No development shall commence until a construction methodology has been submitted to and agreed in writing by the Local Planning Authority. The methodology shall explain how run off from materials used in or excavated during the construction phase will be prevented from adversely affecting the Dick Brook Special Wildlife Site. A timescale of the proposed installation shall also be submitted as part of the methodology. The construction shall be completed in accordance with the agreed methodology and timescale unless otherwise agreed in writing.

Reason - To ensure that the mobilisation of any silt does not adversely affect the Dick Brook Special Wildlife Site.

#### NOTE

The Ministry of Defence (Defence Estates Safeguarding) wishes to be consulted and notified of the progression of planning applications and submissions relating to this proposal, to verify that it will not affect defence interests. Therefore you must tell the Ministry of Defence

- The date construction starts and ends;
- The maximum height of construction equipment; and
- The latitude and longitude of every turbine.

If the application is altered in any way the Ministry of Defence must be consulted again as even the slightest change could unacceptably affect them.

#### Reason for Approval

The proposed development comprises a wind turbine at a rural location. The local economic and wider environmental benefits of the proposed installation have been balanced against the impact upon the appearance of the countryside. In this instance it is considered that the benefits of this renewable energy development would outweigh the limited harm to landscape.

Other matters relevant to the amenity of residential neighbours together with users of the adjacent network of public footpaths and bridleways have been considered however it is considered that there is no robust reason to refuse the application.

**Application Reference:** 10/0617/FULL

**Site Address:** YEW TREE COTTAGE, GREY GREEN LANE, BEWDLEY, DY121LR

**DELEGATED APPROVAL** subject to the following conditions and no additional objections being received raising matters not previously reported to, and considered by, Planning Committee prior to the expiry of the statutory notice period.

1. A6 (Full with no reserved matters)
2. A11 (Approved Plans)
3. B6 (External materials – approved plan)
4. Hedge retention

Reason for Approval

With reference to the special circumstances of the case, the proposed extensions are considered to be of an appropriate size, scale and design in relation to the dwelling curtilage as defined, and will have no perceptible impact upon the local streetscene. The impact of the extensions upon neighbouring properties has been carefully assessed and it is considered that no undue loss of privacy or amenity would occur as a result of the development. Accordingly, the proposal is considered to be in compliance with Policy CP11 of the Adopted Wyre Forest Core Strategy, notwithstanding the conflict with Policy D.17 of the Adopted Wyre Forest District Local Plan.

**Application Reference:** 10/0732/FULL

**Site Address:** LAND ADJACENT TO UNIT 11(TKMaxx), WEAVERS WHARF, KIDDERMINSTER, DY101AA

**APPROVAL** be given subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. The approved seating shall be installed prior to any other work on site commencing
4. Samples of materials to be submitted.
5. Landscaping
6. Drainage
7. Finished floor levels
8. Flood evacuation management plan

Reason for Approval

The application has been carefully considered with respect to the principle of allowing the development and with regard to issues that include the design of the building and its relationship with adjacent units; the provision of outdoor seating within Weavers Wharf; the effect on wildlife and on the floodplain and the application is consequently judged to be acceptable and compliant with policies RT2, KTC.1 of the Adopted Wyre Forest District Local Plan, CP11, CP02, CP13, CP14 of the Adopted Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy, and Planning Policy Statements 1, 4, 9 and 25.

**Application Reference:** 11/0051/FULL

**Site Address:** HOBRO BARN, HOBRO, WOLVERLEY, KIDDERMINSTER, DY115SZ

**APPLICATION DEFERRED PENDING A SITE VISIT. APPLICATION TO BE RECONSIDERED AS A PART A) REPORT WITH A FICHE AT THE NEXT MEETING OF THE COMMITTEE.**

**Application Reference:** 11/0054/RESE

**Site Address:** FINEPOINT WAY, FINEPOINT BUSINESS PARK, OFF WALTER NASH ROAD, KIDDERMINSTER, DY117FB

**APPROVAL** subject to the following conditions:

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

Reason for Approval

The proposed development is acceptable in terms of its access, siting, design, external appearance and landscaping and is compliant with Development Plan policies, and consistent with the principles established at the time of the original Outline planning permission.

## EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

**Planning Committee**

**12/04/2011**

<b>PART A</b>		<b>Reports</b>	
<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
10/0669/LIST	HARBOROUGH COURT HARBOROUGH HALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER	APPROVAL	12
10/0670/FULL	HARBOROUGH COURT HARBOROUGH HALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER	DELEGATED APPROVAL	12
11/0051/FULL	HOBRO BARN HOBRO WOLVERLEY KIDDERMINSTER	REFUSAL	32
11/0100/FULL	JUKES STORES THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	39
11/0101/LIST	JUKES STORES THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	39
11/0122/FULL	4 AGGBOROUGH CRESCENT KIDDERMINSTER	APPROVAL	45
<b>PART B</b>		<b>Reports</b>	
<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
10/0348/FULL	BEWDLEY TENNIS CLUB STOURPORT ROAD BEWDLEY	APPROVAL	50
11/0047/FULL	NEW OAK BARN AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER	APPROVAL	54
11/0053/RESE	PLOT 1 FINEPOINT WAY FINEPOINT BUSINESS PARK OFF WALTER NASH ROAD KIDDERMINSTER	APPROVAL	58
11/0148/FULL	8 BRIDGE STREET STOURPORT-ON-SEVERN	DELEGATED APPROVAL	63

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**  
**12<sup>TH</sup> APRIL 2011**

**PART A**

**Application Reference:** 10/0669/LIST      **Date Received:** 05/11/2010  
 10/0670/FULL  
**Ord Sheet:** 388403 278780      **Expiry Date:** 31/12/2010  
**Case Officer:** Paul Wrigglesworth      **Ward:** Blakedown and Chaddesley

**Proposal:** Alterations and extensions to 3No. existing dwellings into adjacent outbuilding and the conversion of existing outbuildings to provide 1No. additional dwelling  
 (Application Reference 10/0669/LIST)

Alterations and extensions to 3No. Existing dwellings into adjacent out-buildings and the conversion of existing out-buildings to provide 1No. Additional dwelling, ancillary accommodation for Barn Cottage together with the provision of new drive access and new Bio-Disc Treatment Plant  
 (Application Reference 10/0670/FULL)

**Site Address:** HARBOROUGH COURT, HARBOROUGH HALL,  
 BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER,  
 DY103LQ

**Applicant:** Mr L Turner

<b>Summary of Policy</b>	GB.1 GB.2 G6 RB1-6 LB.1 LB.2 LB.3 LB.4 LB.5 TR17 (AWFDLP) CP11 CP03 (AWFCS) CTC19 CTC21 D39 (WCSP) QE1 QE3 QE5 (WMRSS) Design Quality SPG PPS1 PPS3 PPS5 PPS9 PPG2
<b>Reason for Referral to Committee</b>	Previously considered by Committee and deferred for further information
<b>Recommendation</b>	<b>APPROVAL (10/0669/LIST)</b> <b>DELEGATED APPROVAL</b> <b>subject to Section 106 Agreement (10/0670/FULL)</b>

THIS APPLICATION WAS DEFERRED FROM THE 11 JANUARY 2011 PLANNING COMMITTEE MEETING FOR NEGOTIATIONS REGARDING THE PROPOSED ACCESS

10/0669/LIST

10/0670/FULL

## **1.0 Site Location and Description**

- 1.1 Harborough Court is located in a Green Belt area adjacent to Harborough Hall and on the east side of the A456 Kidderminster to Birmingham Road just beyond the Blakedown village boundary. Harborough Court is a group of red brick buildings which were formerly barns/coach houses associated with Harborough Hall which is a Grade II Listed Building and as such they are curtilage listed buildings although they are now in separate ownership.
- 1.2 Three of these buildings have been converted to residential properties known as The Granary Flat, The Balcony Flat and The Barn Flat and all of them gain vehicular access from the A456 at an access point referred to as the northern access. A separate brick building formally in the ownership of The Brook, an adjoining property, forms part of the application site but this building is not listed. The application site extends to the A456 boundary where a new vehicular access is proposed.
- 1.3 It should be noted that the northern access point is the sole access point to two other more distant properties known as The Pavilion and The Cottage and that in addition The Brook, Harborough Hall and The Garden Flat (annex accommodation of Harborough Hall) can also gain vehicular access this way in addition to their main access point closer to Blakedown referred to as the southern access.

## **2.0 Planning History**

- 2.1 WF 791/98 - Application for 3 dwellings with access off the Harborough Hall driveway (a fourth dwelling that originally formed part of this application was withdrawn for highway reasons) : Approved but condition 11 required driveway to be implemented before occupation
- 2.2 WF3/99 - Application to convert outbuilding into a single dwelling (fourth dwelling referred to in application WF791/98 above) and provision of visibility splay : Approved with improved visibility to the Harborough Hall access point
- 2.3 WF1100/00 - Application to remove condition 11 of WF791/98 : Refused on highway grounds
- 2.4 WF673/03 - Provision of new openings to provide vehicular access to existing courtyard and garage to residential unit : Approved
- 2.5 WF 460/05 - Conversion of outbuildings, to extend balcony flat and adjacent buildings : Withdrawn due to highway issues associated with poor visibility at the lower access point

10/0669/LIST  
10/0670/FULL

- 2.6 10/0527/FULL - Alterations and extensions to 3No. Existing dwellings into adjacent out-buildings and the conversion of existing out-buildings to provide 1No. Additional dwelling, ancillary accommodation for Barn Cottage together with the provision of new drive access and new Bio-Disc Treatment Plant :  
Withdrawn due to ownership issues

### 3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – Objection to the proposed new access, which is situated on a dangerous, derestricted, busy and fast stretch of the A456. The access would involve the loss of many trees, which would be detrimental to the visual amenities of the area. The Parish Council does not object to the proposal for the conversion of these buildings. Should this application for these 3/4 bed family homes be granted the Parish Council asks that it should be subject to a Section 106 agreement with a contribution towards the facilities at Blakedown Primary School.

No objection to the proposal for Listed Building Consent.

- 3.2 Highway Authority – No objection subject to conditions and notes. Further explanation of the requested Section 106 Agreement -

The Section 106 Agreement contribution for £2,000 is part of the mitigation package to allow the County Council to agree the departure from standards report to agree the access design. Whilst the applicant has put forward a case that the Highway Authority accepts, to agree the access which is better than that already available, it still falls below the national standard. It is not possible for the applicant to comply with the national standard due to the vertical alignment of the carriageway, but in the circumstances of betterment we can accept its non-compliance subject to the signing off of a report that details the reasons for the departure and explains what mitigation is proposed to compensate. Part of the mitigation works would be the County Council retaining £2,000 for a 5 year period which, should an accident occur that was attributed to the presence of the access would allow the County to spend the contribution on additional signs, road marking or other features installed by the Highway Authority. If in the 5 year period no incidents occur that are linked to the access then the £2,000 would be returned to the applicant.

- 3.3 Environment Agency – No consultation required
- 3.4 Natural England – No objection to the development in respect of legally protected species subject to condition securing adequate safeguards as set out in the ecological reports.
- 3.5 Conservation Officer – see Officer Comments

10/0669/LIST  
10/0670/FULL

- 3.6 Worcestershire County Council (Historic Environment and Archaeology Service) – No response
- 3.7 Worcestershire Regulatory Services (Environmental Health) – No response
- 3.8 Severn Trent Water - No response
- 3.9 Worcestershire Wildlife Trust – No response
- 3.10 Arboricultural Officer – No objection (see Officer Comments)
- 3.11 Countryside and Conservation Officer – Now have confirmation that no other protected species are to be affected and that lighting is not going to be an issue. In addition all measures contained in the report will be implemented and a licence applied for. Given that the applicant can accommodate the mitigation and the required additional work is really to fine tune we could attach a condition that would need to be fulfilled before any works commenced and prior to the application for a licence. This also needs to include post development ecological management requirements. (*Officer Comment - The applicants intend for all recommendations contained within Worcestershire Wildlife Consultancy's report to be complied with and are satisfied for this to be conditioned – this would include the need for bat boxes and a further bat survey in May 2011*).
- 3.12 Neighbour/Site Notice – Letters of strong objections received from Harborough Hall and Garden Flat raising the following concerns:
- Not sure why consulted on latest application following withdrawal of previous. I have viewed all documents at Kidderminster Town Hall although we were told that they were incomplete. Extra parking only difference I could see in the existing courtyard which would need to be accessed from my rear drive – a situation I will not allow to happen and will withdraw any rights to drive through the Courts if necessary. All previous applications to use the rear drive have been dismissed out of hand by the highway authority.
  - Lived at property for 11 years and all previous applications have been turned down
  - The proposal to create a third driveway between the 2 existing ones would mean 3 drives within about 300yards, on a blind bend, on a 60mph stretch of road. To allow more large family homes (in addition to the extended homes to the rear with at least 4 cars each) on to this stretch of road will obviously create considerably more traffic where the national speed limit applies and the visibility is very bad.
  - Owners will not reside here- looking at property from a purely financial point of view – not their priority to consider impact of converting 3 small properties into 4 large family homes- extra traffic will impact immensely on our family life and the safety of our children and animals.

10/0669/LIST  
10/0670/FULL

- Dispute average speed of 43mph of traffic survey – far in excess of this. We are constantly berated by drivers when joining the road - a third entrance where slow moving cars join fast moving cars recipe for disaster/madness.
- Dispute the statement that buildings not Listed.
- One property no more than 20 feet away (letter from Harborough Hall) – 10 feet away (letter from Garden Flat) – will seriously damage privacy- a number of windows overlook my property. Overlooking from other homes.
- Insufficient boundaries included in the application – no plans to separate my property – people could stray onto my land and gardens also make it possible for new properties to use rear drive.
- Number of near misses from rear drive. I have a young family as do my neighbours.
- Land of bank in ownership of neighbours at Brook who have not given permission for access.
- Also attached are letters received to previous applications dated January 2001, July 2003 and May 2005

Letters of support received from The Cottage and The Pavilion

- Existing access extremely dangerous, only a matter of time before there is a serious or even fatal accident- had a few near misses in 15 years we have lived here. Existing access is on the inside apex of a sharp bend, 60mph speed limit and no visibility – have to resort to winding the windows down and listening for traffic and only turn left out of drive and hug the kerb – so fast traffic can pass if pulled out inadvertently.
- If permission granted access should be closed for safety and for benefit of safety of all who reside in estate and essential services like dustbin lorries, post vans, emergency vehicles, fuel delivery vehicles and the like.
- We would want a maintenance agreement to be part of planning agreement

Letter received to be taken as broadly supportive but conditional from The Brook

- Although broadly supportive we haven't yet agreed for changes to take place to our land
- The stream running through the garden linked to pool system through Churchill and Blakedown SSSI – the watercourse is less than 30 metres away – keen to ensure adequate protection of local wildlife – The Brook's garden hosts foxes, badgers, passing deer, great crested newts, (and a variety of other listed insects mammals and birds).
- Concerns about impact of surface water on garden of The Brook – provision needs to be made for capture of surface drainage from new driveway – the Brook is in a flood zone

10/0669/LIST  
10/0670/FULL

- Low banking required as protection for garden of The Brook – vehicles will have a straight course downhill and could go down steep bank (some 10m lower) ending up where children play – would with fencing/hedging also protect privacy particularly from headlights
- What lighting is proposed for driveway? (*Officer Comment – None*)
- Require to keep pedestrian access via existing driveway so children (aged 12,11 and 9) do not need to cross busy road to walk to Blakedown
- What provision for refuse/recycling for The Brook – currently stored at north access
- We would like confirmation that proposed access and driveway is for use for all properties – this would enable closure of the dangerous north access. If north access is not closed The Brook will be surrounded by traffic – effectively becoming a traffic island – a tremendous impact on our privacy (*Officer Comment – The north access cannot be closed due to existing rights of way. However if the new access were to be constructed it is doubtful whether the north access would be used very much by vehicles in view of the access difficulties*)
- Met applicant and agent who have confirmed provision of drainage, footpath access to southern access and trees on our land will not be felled without our permission.

#### 4.0 Officer Comments

##### THE APPLICATIONS

4.1 The planning application seeks planning permission to carry out the following development to this group of curtilage listed buildings:

- Convert an existing brick built building at present a one bedroom flat known as The Granary Flat into a three bedroom house. This entails changing the lower ground floor rooms at present used as a workshop, two stores and boiler room into ground floor living accommodation. The external stairs to the first floor are proposed to be removed and the associated doorway is to become a window. Two windows and a doorway facing land in the ownership of Harborough Hall are to be bricked up (the door will remain on the outside) and bedroom windows facing Harborough Hall to the rear are to remain unchanged but these windows in the new layout will light a dressing room and en- suite and both windows will be obscure glazed.
- The Balcony Flat, a single bedroom flat opposite a courtyard from The Granary Flat is proposed to become a three bedroom house which includes converting the first floor storage loft into two extra bedrooms and a garage on the ground floor into a living room. The main changes involve bricking up a garage doorway (the door itself will remain for aesthetic reasons) facing Harborough Court, creating a glazed entrance to the lounge from a walled courtyard and two skylights to the roof.

10/0669/LIST  
10/0670/FULL

- The Barn Flat is a two bedroom converted house at the present time. It is proposed to extend this into the adjoining barn to provide a new kitchen on the ground floor and a bedroom above. With internal alterations this would become a three bedroom property to be known as Barn Cottage. The external changes are limited to changes to the existing barn door entrances on either side of the building.
- Converting an existing free standing building formerly in the ownership of an existing adjacent property known as The Brook into ancillary accommodation for Barn Cottage. As stated, this building is not curtilage listed.
- Converting an existing barn/garage storage area into a new four bedroom dwelling to be called The Courtyard House. This involves two new openings on the west side of the building.
- Converting a range of outbuildings into garages, providing overflow car parking spaces and subdividing areas into residential curtilages.
- Provision of a new treatment sewage plant on the west side of Barn Flat to replace an old sewage system closer to Brook Cottage.

4.2 In addition to the works described above it is proposed to create a new access road with new entrance and visibility splays to the A456 Birmingham Road. This new access road is proposed to link in with an existing access road which at present serves other residential properties beyond Harborough Court as already described.

4.3 The Listed building application seeks consent for the alterations to the buildings themselves and for boundary walls where these abut the buildings

#### BACKGROUND

4.4 The history of this site is relevant to understanding the current application and this has been set out below in the words of the applicant's agent in the planning submission:

*"The complex was originally in the same ownership as its close neighbour Harborough Hall and exists as a courtyard of barns which have been partially converted into residential units. The Granary Flat (1 bed), the Balcony Flat (1 bed), The Barn Cottage (2 bed). The remainder of the complex exists as garaging, outbuildings and general storage, together with one small detached barn standing forward of the courtyard which was originally not included as a part of the group, being in the ownership of the adjacent property 'The Brook'.*

*The three properties are currently let and occupied but the whole complex, whilst structurally sound, is in need of considerable care and attention to stop it falling into disrepair.*

10/0669/LIST  
10/0670/FULL

*Whilst Harborough Hall itself enjoyed and still enjoys its own access onto the A456 to the south of the barn complex, the properties at the court utilise the unsatisfactory northern access to the north of The Brook. This access also serves 2no houses situated behind Harborough Hall, The Cottage and The Pavilion, The Brook itself has rights to use either access.*

*In 1998 and 1999 we obtained Planning Approvals under WF.791/98 and WF.3/99 to remodel and extend the 3 existing properties into adjoining elements of the barn complex, The Granary House increasing from 1-bed to 3-bed, The Balcony House increasing from 1-bed to 3-bed, The Barn Cottage increasing from 2-bed to 3-bed, and a new dwelling 'The Courtyard House' being formed from the remaining area of outbuildings and having 4-bedrooms.*

*Because of the poor nature of the northern access, these Applications and Approvals proposed a new driveway linking the barn complex to the road-end of the existing southern access to Harborough Hall and the second Application, WF.3/99 which dealt with the new 'Courtyard House' included an increased visibility splay provision.*

*Harborough Hall itself had been lived in by our Client's Father, Mr Laurence Turner, but it was sold separately from the barns shortly after the Planning Permissions were achieved. The family retained the barn complex intending to carry out the development as the Planning Approval.*

*Unfortunately after the sale of the Hall went through, it became apparent that our Client's Solicitors had not retained rights over the end of the existing Southern Drive which had been sold with the Hall and which was required for the new drive to connect to, to give access onto the A456.*

*Despite further negotiations, the new owners of the Hall refused to grant access rights to this stretch of drive, effectively rendering the two Planning Permissions unproceedable.*

*Various alternative approaches were looked at, including omitting the new dwelling but extending others, but as all involved increased floor areas, bedroom numbers and potential traffic movements, their access via the substandard northern access understandably rendered them unacceptable.*

*The project lay dormant for several years, until in 2006 our Client entered into discussions with his neighbour at 'The Brook' to see if it would be possible to provide a new driveway from the barn complex down towards the road, to link up with the existing drive to The Brook from the Harborough Hall Southern access (which property still had rights over this access), and to gain a new access onto the A456 midway between the existing southern and northern accesses.*

10/0669/LIST  
10/0670/FULL

*The advantage of this proposal was that access could be provided to the improved and extended properties at Harborough Court, to reactivate the refurbishment of the barn complex, whilst also giving the other properties currently using the northern access, The Cottage, The Pavilion and The Brook use of the better and safer new access.*

*The new access could be provided with agreed visibility splays and radii etc and would represent a much improved gain in terms of Highway safety, and the northern access would become little-used.*

*The occupiers of The Cottage, The Pavilion and The Brook were all very much in favour of being able to access their properties in a safe manner and long and meticulous negotiations were carried out by both ourselves and Halcrow with the Highways Agency to agree the acceptability of the proposal.*

*Whilst the detail of the proposed access and visibility splays achieved slightly less than the Highways Agency standards, they represented such an improvement over the existing accesses, both south and particularly north, that Agreement for 'Departure from Standards, was obtained under 45330 and 45331 in July 2007.*

*It appeared that the submission of a new Planning Application would be imminent, however our Client and his neighbour at The Brook, Mr Sykes, needed to reach agreement over ownership and Application site boundaries etc, again complicated somewhat by The Brook's owner being in the process of selling that property which resulted in further delays.*

*In anticipation of an impending Planning Application, considerable additional works were commissioned and obtained, including Archaeological Building Recording in 2004, Bat Survey in 2008 and full Tree Survey and Landscape Proposals in 2007.*

*Our Client and Mr Sykes have now reached an agreement and the proposed Application site has been increased to allow the proposed new drive to run along the top of the bank previously in the ownership of The Brook, rather than cutting in front of the Barn Cottage. The increase in Application site has also allowed the small freestanding barn forward of the Barn Cottage to be included in the proposed development and suggested as ancillary accommodation (garden room, office etc) to Barn Cottage".*

#### CONSIDERATIONS

- 4.5 The main issues in determining this application are considered to be:
1. The principle of converting the barns
  2. The creation of a new access drive and the effect on the Green Belt and character of the area.
  3. The effect on the amenity of adjacent properties

10/0669/LIST

10/0670/FULL

4. Listed Building Consent considerations
5. Highway Safety issues
6. Ecological Issues
7. Other issues

#### THE PRINCIPLE OF CONVERTING THE BARN

- 4.6 The site lies within a Green Belt area where the conversion of existing rural buildings is acceptable provided that the work is compliant with the rural buildings conversion policies RB.1 – RB.6 in the Adopted Wyre Forest District Local Plan.
- 4.7 These buildings are substantial traditional red brick buildings and are consequently of a type which lend themselves to conversion. Policy RB.2 emphasises a clear preference for business or commercial uses over residential uses. However, after taking account of the fact that three of the buildings are already in residential use and that there are residential uses adjacent, business uses are not at all appropriate to this location.
- 4.8 The buildings are considered to be substantial and they are also of a size appropriate for residential conversion. A structural report shows that the buildings are structurally sound and that they can be converted without any significant rebuilding works. The scheme submitted deals sensitively with retaining their character, setting and appearance of these buildings with very few new openings in the existing fabric of the buildings. The proposal is therefore in my view compliant with Paragraphs i) to iv) of Policy RB 1.
- 4.9 Policy RB.1 v) requires a satisfactory access which will be examined in more detail below but from a highway safety point of view the highway authority finds the proposed arrangements acceptable subject to conditions.
- 4.10 Policy RB.1 vi) deals with the dispersal of activity and the effect on the local economy but this is not relevant to this application and likewise neither is RB1 vii) as the barns to be converted to dwellings are not domestic outbuildings. Policy RB.3 is not applicable either since there is no existing farming activity or other nearby incompatible uses that could disturb future occupants of the barn conversions.

10/0669/LIST  
10/0670/FULL

- 4.11 Policy RB4 is concerned with ensuring that residential curtilages and other operational space around the buildings do not have a detrimental impact on the character of the countryside or the setting of the buildings. The existing curtilages are quite arbitrary at the present time and the proposal in the immediate vicinity of the barns involves making these more definitive by creating walled gardens within an existing courtyard for the existing properties. The proposed new dwelling, The Courtyard House, would utilise part of an existing courtyard on the other side of the barns which would be subdivided with a wall and would also provide a small terrace for the Balcony House. The Conservation Officer is satisfied that the proposed walls do not harm the appearance of the barns and that they have no effect on the setting of the Listed Building. Policy RB4 also requires operational space to be kept separate from that of nearby incompatible activities (which does not apply here) and that extensive new access roads and service areas should be avoided to safeguard the environment and the buildings to be converted. It is however true that the access roads and access are extensive and that the proposal does not comply with this policy in this respect. This will be considered in more detail under the next heading.
- 4.12 Policy RB.5 is not applicable since no new buildings are proposed and with regards to RB6, the Countryside and Conservation Officer is satisfied with the proposal subject to conditions including the provision of bat roost boxes which the applicants have already proposed.
- 4.13 In conclusion with the proviso regarding the impact of the new driveway/access the development is compatible with the barn conversion policies. However, the driveway areas would still be acceptable in terms of Green Belt Policy GB.1 if there are very special circumstances to justify it, and this is considered to be the case and is explained below.

#### THE CREATION OF A NEW ACCESS DRIVE AND THE EFFECT ON THE GREEN BELT AND CHARACTER OF THE AREA

- 4.14 Clearly the proposal does require the construction of a new access road. This will run along and at its closest point will be within 4 metres of the rear boundary of an adjacent property known as The Brook for approximately 60 metres. The new access road is then proposed to turn through 90 degrees to run parallel to the A456 for approximately 60 metres before turning again to cross the existing access track to The Brook. Beyond this, a new access is proposed to the A456 which will involve the removal of part of a substantial embankment, the removal of trees and the creation of visibility splays.
- 4.15 These applications were considered at the Committee Meeting held on the 11<sup>th</sup> January 2011. A decision on the applications was deferred at that meeting in order to allow negotiations to take place to ascertain the possibility of the proposed development gaining access via the new access road to the existing southern access to Harborough Hall instead of introducing a completely new access point to the A456 Birmingham Road.

10/0669/LIST

10/0670/FULL

- 4.16 The applicant has written to the owner of Harborough Hall, and offered a substantial sum of money for the use of the main access point serving Harborough Hall (and Brook Cottage). However, the owner has responded and confirmed that the offer is not acceptable and that the land is not for sale.
- 4.17 Two other matters have arisen since the last meeting.
- 4.18 Firstly, the owner of Harborough Hall has, according to the applicant, now imposed a weight limit of 2 tonnes on the use of the northern access (the access serving the existing barns and a few other properties) which *“puts in jeopardy deliveries of oil, emptying of septic tanks and general deliveries (the owner) has turned back deliveries and is allegedly threatening to place gates to block the route. The users are exasperated and are now threatening legal advice ...”*
- 4.19 Secondly, the following comments have been received from the Highway Authority with regards to the use of the southern access point for the proposed development:
- “It also has constrained visibility looking north due to the embankment. I would be concerned that whilst this doesn't introduce another access which may be considered advantageous, that the access can only be improved to a limited splay due to the existing vertical alignment of the carriageway and on comparing the proposed access against an improvement of the existing I would consider that the new access would offer better visibility splays than could be achieved at the existing southern access and reflecting on members concerns if improvements were to be made they would result in a similarly intensive engineering operation and in order to achieve an agreement for the reduced visibility splays a departure from standards process will have to be commenced and appropriate mitigation provided”.*
- 4.20 Without the owners agreement access cannot be gained from the existing southern access. Consequently the applications now fall to be judged one way or the other on the basis of the original submission for a new access point and this is addressed below.
- 4.21 A visual impact assessment was submitted as part of the original application by a landscape architect. This report amongst other things notes that the new access will not be visible from any community, public, commercial facility or public open space. The impact on various receptors is however assessed and these are identified as Harborough Hall, Brook House, a bus stop on the A456, a house in the distance on Harborough Hill, the public footpath on the A456 and the A456 itself.

10/0669/LIST  
10/0670/FULL

- 4.22 The report concludes that the impact on all of these receptors is low with the exception of the house in the distance which is negligible/low and views from the footpath which is medium. It must also be noted though that in the report there is an assumption that there is betterment for the occupiers of The Brook and that they would be unlikely to object which is the case although as can be seen they do have some concerns. The report also makes recommendations to provide additional boundary planting to create further enclosure and concludes:

*“This report has identified the very limited visual impacts of the proposed development which are largely the footpath and road from the A456 and some heavily filter and almost totally obscured views from a small number of dwellings.*

*The minor adverse visual impacts of the proposed development are of a very local significance only and are considered to be negligible following mitigation and the formation of the access will be assimilated into the appearance of the landscape once mitigation has established after a short period of time. The suggested mitigation measures will enhance local landscape character and integrate the development into the contextual setting with no long term impacts which will improve the range of habitat present and improve highway safety making the overall scheme beneficial.*

*The replacement of these trees identified for felling currently at the end of their Safe Useful Life Expectancy (SULE) will allow the development to proceed, whilst enabling compensatory planting to be undertaken to ensure tree coverage is maintained for the future. New tree planting enhances and augment the landscape for future generations and as they develop and mature they will eventually replace the existing landscape elements and by careful selection will reinforce/strengthen the local landscape character.*

*It is considered that in granting an approval the landscape proposed is implemented as a condition of any approval; that the visibility splays formed are maintained under cultivation licence so that the residents’ visibility is assured.”*

10/0669/LIST  
10/0670/FULL

4.23 The Council's Arboricultural Officer has stated that:

*"From looking at the plans for the proposed new access at Harborough Hall, all seems to be in accordance with the site visit we had, in which I was in agreement with.*

*Although there are a few trees removed to facilitate the proposed new access road, I do not feel these are of a huge importance to the local landscape and there is ample replacement planting to mitigate for the loss.*

*I therefore have no objections to the proposals and am happy with the proposed landscaping scheme".*

4.24 There is no doubt that the access works to the A456 are substantial in that a high bank will need to be punctured to facilitate vehicular access and visibility splays will need to be hewn out of the rock on either side. It will no doubt look quite raw when they are first undertaken and in my view they will have a visual impact particularly before it is softened by nature and the landscaping works. However the impact will be limited to a short section of road which is not readily apparent from the surrounding landscape. In any event any visual harm is in my view clearly outweighed by the significant benefits of providing a safer access to the Birmingham Road.

4.25 If there were not very special circumstances the application would be recommended for refusal for failing to comply with Policy RB.4 as identified earlier, as extensive access work is required. However, the creation of a new access point is considered to be essential on grounds of highway safety and this is considered to be a very special circumstance. This is because the existing northern access which is the only access to the three properties at the application site and the only access to two others (The Pavilion and The Cottage) is in my view one of the most dangerous access points in the Wyre Forest District area. The visibility is so poor in both directions that a right turn is far too risky a manoeuvre to attempt to negotiate and a left turn, as the occupier of The Cottage correctly state, is best achieved with the driver's side window down in order that on coming traffic can be sensed by hearing. The introduction of an additional dwelling and the enlargement of existing dwellings as proposed in this application will undoubtedly generate additional traffic and the comments of the objectors have been carefully considered but to place the traffic on a safer access is far better than for a lesser number of vehicles to carry on using the northern access. It should also be noted that The Brook will also benefit as the new access should enjoy better visibility than the existing southern access.

10/0669/LIST

10/0670/FULL

#### THE EFFECT ON THE AMENITY OF ADJACENT PROPERTIES

- 4.26 It is accepted that the rear of the Granary Flat is situated adjacent to the rear of Harborough Hall and that the side of The Granary Flat is on the boundary with Harborough Hall. Similarly the side of the Balcony Flat is located on the garden boundary, as is the side elevation of the proposed new dwelling conversion to be called The Courtyard House. However, The Granary Flat is being converted at ground floor level with no windows facing towards Harborough Hall and bedroom windows to the rear on the floor above this will become en-suite windows and side windows at this level and a door will be bricked up. The net effect will potentially be an improvement in terms of overlooking.
- 4.27 The conversion of the Balcony Flat to the Balcony House will result in no new additional openings facing directly towards Harborough Hall grounds, other than a skylight to a landing window although an existing lounge window which directly overlooks the grounds will become a kitchen window. The new Courtyard House will utilise existing openings facing towards the grounds of Harborough Hall which will it is accepted be used far more intensively. However these are located 10 metres away from the boundary which is considered to be an acceptable distance and Harborough Hall has a large private amenity area that is unaffected by this development. The alterations to the Barn Flat and ancillary accommodation are further away and of less consequence. There may be other disturbances arising from increased noise from family activity and from an increase in traffic and vehicular activity and these have been carefully considered but I am not persuaded that these amount to grounds for refusal. These comments also apply to the effects on The Garden Flat at Harborough Hall.
- 4.28 The Brook is further away and located at a lower level. The alterations to the Barns will not in my view have an impact on this property. The ancillary accommodation to Barn Cottage will however be closer. This will have an office/ play room or guest suite in the single room on the first floor. The closest window will be at least 10 metres to the boundary and this is considered to be acceptable. The access road will run along the rear boundary of the property at a higher level than The Brook. The landscaping plans show a new hedgerow to be planted along this boundary with trees at the point where the access road turns. I understand that the applicant has also agreed to a small mound to help protect the garden from cars leaving the drive and dropping over into the garden of The Brook and particularly where the access road runs downhill. The applicant's agent has confirmed this to be the case. No lighting is proposed for the access drive and this can be conditioned. With respect to the noise from the driveway I do not consider this to be an issue in view of the separation distances and especially against the high background noise levels from the A456. The applicant's have also agreed to a footpath link along the old access track to the existing south access to ensure that the occupiers of this property will not lose their footpath link to Blakedown.

10/0669/LIST  
10/0670/FULL

#### LISTED BUILDING CONSENT CONSIDERATIONS

- 4.29 The Council's Conservation Officer has been consulted on the application and has stated that:

*"This application was the subject of initial pre-application discussions, and the submitted drawings are reflective of those discussions.*

*I am of the view that the proposed works will not detrimentally affect the character or appearance of the barns, and in some instances, will act to assist in removing unsympathetic features, such as external staircases.*

*I therefore will support the proposals, subject to the following conditions:*

- i that all new facing materials be submitted to and approved in writing;*
- ii that 1:10 sections and profiles of all new windows and roof-lights be submitted and approved in writing;*
- iii that the position, style, material, and colour of all external pipe-work, including svps, rainwater goods, flues and other associated vents, etc, are submitted to and approved in writing;*
- iv that details of all boundary treatments and ground surface treatments are submitted to and approved in writing;*
- v that details of blocking up of all aeration holes be submitted and approved in writing;*

*All to be submitted to the Local Planning Authority and approved therein prior to the commencement of works on site".*

- 4.30 I agree with these comments and would add that the development will secure the long term visual contribution that these buildings add to the setting of the Listed Building and the surrounding environment. The proposal is compliant with the Listed Building policies of the Local Plan.

#### HIGHWAY SAFETY ISSUES

- 4.31 The access works have been the subject of extensive discussions over the years with both the Highways Agency and more recently following the de-trunking of the road with the County Highway Authority. The Highway Authority take the view that although the proposed new access does not meet their full specification the access is a betterment in terms of highway safety and have no objections to the development subject to conditions, notes and a Section 106 contribution of £2,000 towards accident remedial measures which the applicant has agreed to.
- 4.32 Again, I would refer Members to paragraph 4.19 which explains the preference for the new access to serve the proposed development rather than use of the existing southern access due to better visibility.

10/0669/LIST  
10/0670/FULL

#### ECOLOGICAL ISSUES

- 4.33 Worcestershire Wildlife Consultancy has undertaken a protected species survey assessment and bat activity survey and this shows that brown long eared bats are using two of the buildings and common pipestrelle bats are emerging from a third. The report points out the legal requirements and that no work can commence on two of the barns until a licence is issued, that a mitigation method statement be produced and bat roosts be provided. No evidence of badgers was found and there were no obvious implications for great crested newts, reptiles or birds.
- 4.34 As can be seen above, the Council's Countryside and Conservation Officer is satisfied with the proposal subject to conditions.
- 4.35 The views of Natural England are awaited although they had no objections to the similar application 10/0527 subject to conditions.

#### OTHER ISSUES

- 4.36 Notwithstanding the comments of the Parish Council there are no other contributions required under the provisions of the Council's Planning Obligations Supplementary Planning Document.

### 5.0 Conclusions and Recommendations

- 5.1 Following deferral of these applications, negotiations to serve the proposed development from the existing southern access onto the A456 have resulted in a clear statement that this is not an option. The consideration of the applications therefore must be on the basis of the submitted plans.
- 5.2 The conversion of the barns is considered to be acceptable in terms of their impact on the fabric of these curtilage listed buildings and that the development will help to maintain them into the future. There is no significant harm to the setting of this listed building, or impacts on neighbouring amenity so serious to warrant refusal of the application for planning permission. In terms of Green Belt policies the development is judged to be compliant because although there will be significant highway works there are very special circumstances applicable in the form of a safer access for the existing properties.
- 5.3 It is recommended that application **10/0669/LIST** be **APPROVED** subject to the following conditions:
1. A7 (Listed Building/Conservation Area Consent)
  2. A11 (Approved plans)
  3. All new facing materials be submitted to and approved in writing;
  4. 1:10 sections and profiles of all new windows and roof-lights be submitted and approved in writing;

10/0669/LIST  
10/0670/FULL

5. Details of position, style, material, and colour of all external pipe-work, including svps, rainwater goods, flues and other associated vents, etc, be submitted for approval in writing;
6. Details of all boundary wall treatments and ground surface treatments are submitted to and approved in writing;
7. Details of blocking up of all aeration holes be submitted and approved in writing
8. No demolition of any part of buildings to be converted

Reason for Approval

The application has been carefully considered in terms of the impact on the character and appearance of these curtilage listed buildings and on Harborough Hall a Grade II Listed Building and the development is judged to be acceptable and compliant with Policies LB.1 LB.2 LB.3 LB.5 of the Adopted Wyre Forest District Local Plan.

- 5.4 It is recommended that **delegated** authority be given to **APPROVE** application **10/0670/FULL** subject to:
- a) the signing of a **Section 106 Agreement** to secure the following:
    - financial contribution of £2,000 for accident remedial measures and
  - b) the following conditions:
    1. A6 (Full with no reserved matters)
    2. A11 (Approved plans)
    3. All new facing materials be submitted to and approved in writing
    4. 1:10 sections and profiles of all new windows and roof-lights be submitted and approved in writing
    5. Details of position, style, material, and colour of all external pipe-work, including svps, rainwater goods, flues and other associated vents, etc, be submitted for approval in writing
    6. Details of all boundary wall treatments and ground surface treatments are submitted to and approved in writing
    7. Details of blocking up of all aeration holes be submitted and approved in writing
    8. No demolition of any part of buildings to be converted
    9. Removal of permitted development rights (Part 1 Classes A B D E G and H and Part 2 Classes A and C)
    10. Obscure glazing to en-suite and dressing room
    11. Details of any alterations to the garage buildings shall be submitted to and approved in writing by the Local Planning Authority before any work on site commences
    12. Additional bat survey and mitigation methodology statement to be submitted

10/0669/LIST  
10/0670/FULL

13. Bat boxes
14. Details of sewage plant
15. No lighting for driveway
16. Details of new post and rail fencing to The Brook and details of earth mounding
17. Surface water treatment
18. No trees to be removed other than those shown to be removed
19. Pedestrian access to southern access
20. Implementation of landscaping proposals
21. Before any other works are commenced the access to be carried out in accordance with specifications to be agreed in writing.
22. On-site car parking to be provided

Notes

- A. Mud on highway
- B. Section 278 Agreement
- C. Visibility splays
- D. Complying with the relevant laws and requirements for licences as advised by Natural England

Reason for Approval

The application has been carefully considered in terms of Green Belt policy, the re-use of rural buildings , the effect on the character and appearance of these curtilage listed buildings and on Harborough Hall a Grade II Listed Building; with respect to impact on neighbouring amenity; with regards to visual amenity of the area; the effect on the ecology of the area; highway safety issues and the scheme is considered to be acceptable and compliant with the above mentioned policies in the Development Plan.

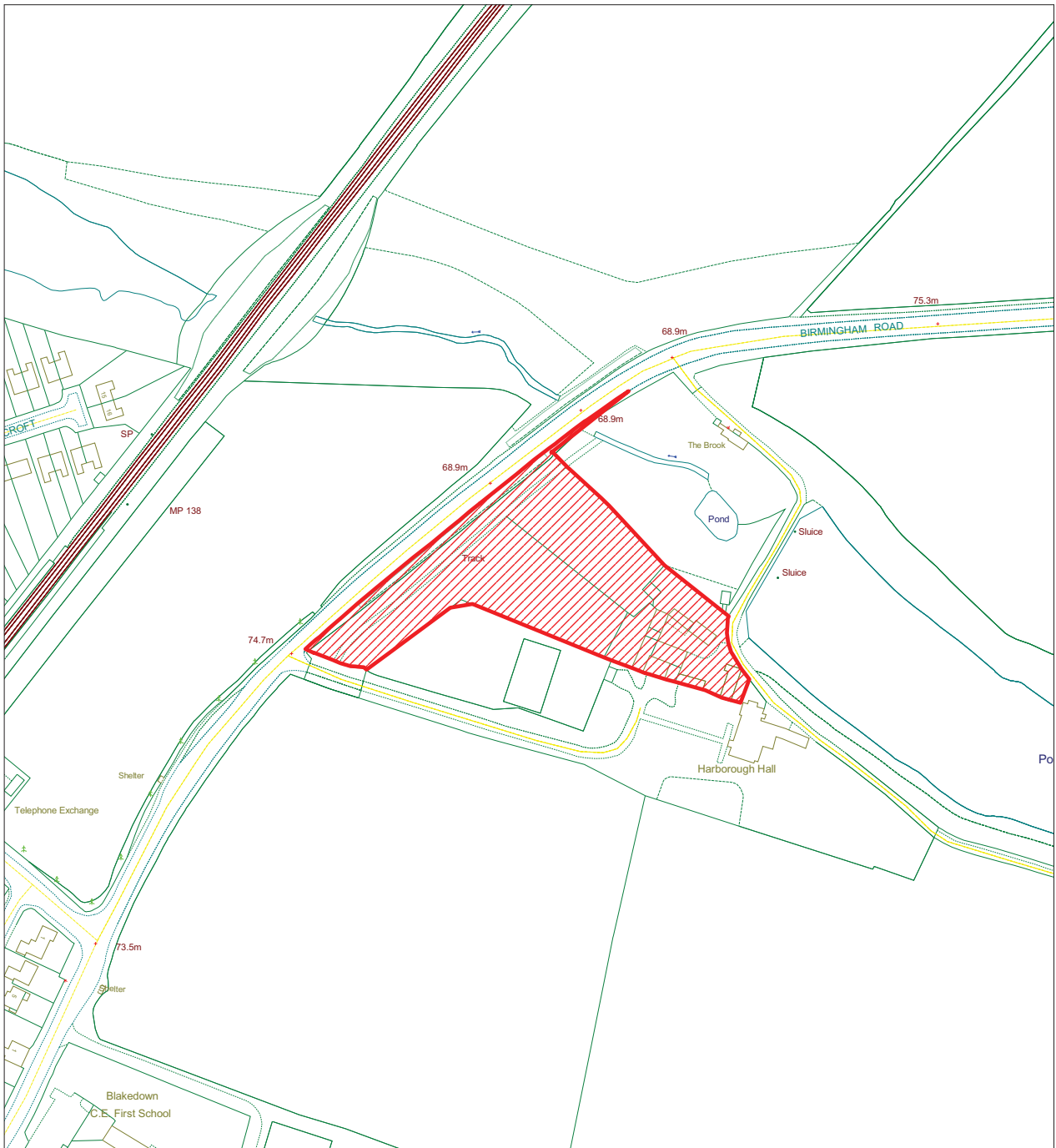
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## Wyre Forest District Council

PLANNING AND REGULATORY SERVICES DIRECTORATE

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## Agenda Item No. 5

**Application Reference:** 11/0051/FULL      **Date Received:** 01/02/2011  
**Ord Sheet:** 381085 280922      **Expiry Date:** 29/03/2011  
**Case Officer:** Stuart Allum      **Ward:** Wolverley

**Proposal:** Single storey extension

**Site Address:** HOBRO BARN, HOBRO, WOLVERLEY, KIDDERMINSTER,  
DY115SZ

**Applicant:** Mr J Payne

<b>Summary of Policy</b>	GB.1, GB.2, GB.6, RB.1(ii), RB.6, D.17 (AWFDLP) CP11, CP12 (AWFCS) D.16, D.39 (WCSP) Design Quality SPG PPS2
<b>Reason for Referral to Committee</b>	Councillor request for application to be considered by Committee Previously considered by Committee and deferred for a site visit
<b>Recommendation</b>	<b>REFUSAL</b>

THIS APPLICATION WAS DEFERRED FROM THE 8 MARCH 2011 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

### 1.0 Site Location and Description

- 1.1 Hobro Barn is a detached three-bedroom residential conversion accessed from Bodenham Lane, Wolverley, in the Green Belt/Landscape Protection Area.
- 1.2 The footprint of the property is located adjacent to the northern boundary of the domestic curtilage, close to the vehicular access, which also serves two neighbouring dwellings.
- 1.3 This is a rural location characterised by a gently rolling landscape, generous rolling landscape, generous tree cover and small pools.

### 2.0 Planning History

- 2.1 WF.792/00 – Conversion of barn to dwelling : Approved 17/10/00
- 2.2 WF.1080/02 – Detached double garage : Refused 18/12/02; Allowed on Appeal 14/07/03

11/0051/FULL

2.3 WF.1237/03 – Conservatory to side of barn : Refused 13/01/04; Dismissed on Appeal 13/10/04

2.4 10/0496/FULL – Single storey extension : Refused 21/10/10

### 3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council – Recommend refusal, not in accordance with Barn (conversion) Policy

3.2 Highway Authority – No Objection

3.3 Worcestershire County Council (Public Path Orders Officer) – Views awaited

3.4 Conservation Officer and Policy and Regeneration (joint views) – The proposal is for an extension to a rural building, which was previously converted for residential use. Saved Local Plan Policy RB.5 identifies that extensions to dwellings created through the re-use and adaptation of rural buildings will not be permitted. As the dwelling in question was created through the re-use of a rural building, this application is contrary to Policy RB.5 of the Adopted Local Plan.

Policy RB.5 seeks to retain the character and historic nature of the Districts rural areas by restricting further extensions to rural buildings that have been converted and essentially 'lost' their original use

The applicant has argued that the Core Strategy, through Policy CP05, supports adaptable housing to meet the needs of the elderly and infirm and they suggest that this policy should apply to existing houses as well as to new. Although not disagreeing with this assertion, it is considered that this should not extend to extensions for rural buildings as this is contrary to a long standing saved policy of the Local Plan (RB.5)

Furthermore, CP05 is clear in that it provides support for *“innovative housing schemes which assist older people to live securely and independently in sustainable locations with access to local services.”* Rural buildings that have been converted for residential use are in their very nature un-sustainable and have more limited access to local services. Therefore, it is considered that the proposal would actually be contrary to Policy CP05 of the Core Strategy. In reviewing this particular application, the site is located approximately 2 miles away from the nearest local amenities, which are located in Wolverley.

Overall it is considered that Policy RB.5 provides a strong policy position by not allowing further extensions to already converted rural buildings, which is what is being proposed in this instance.

As this proposal directly conflicts with the policies, both national and local, we feel that there is no option but to recommend refusal.

11/0051/FULL

3.5 Ramblers Association – We do not see that Wolverley and Cookley FP531 will be materially affected and hence have no objection.

3.6 Neighbour/Site Notice – No representations received

#### 4.0 Officer Comments

4.1 This is a resubmission following the refusal of an identical proposal under the scheme of delegation on 21 October 2010. The reasons for refusal were as follows:

*'1. The application site lies within an area designated as part of the West Midlands Green Belt; the proposed development is considered inappropriate in this location as it would harm the openness of the Green Belt. The proposal is contrary to Policy GB.1 of the Adopted Wyre Forest District Local Plan, Policy D.39 of the Worcestershire County Structure Plan and the guidance of PPG2. There are no very special circumstances to justify why these policies should be overridden.*

*2. The proposed extension, when viewed cumulatively with the previously approved detached garage at close quarters, fails to demonstrate visual subservience in relation to the original dwelling. The resulting overall effect would therefore be to overwhelm the visual integrity of the original building. This is contrary to CP12 of the Wyre Forest District Local Development Framework Core Strategy, Policy D.17 of the Adopted Wyre Forest District Local Plan and guidance in the Adopted Supplementary Planning Guidance on Design'.*

4.2 The original agricultural building was converted to residential use following approval in 2000. The basis of that approval was that the size of the building was considered suitable for residential use without the need for extensions. Subsequently however, a detached double garage was erected, having been allowed on Appeal following the Council's refusal of the application. Since these previous permissions, the current Local Plan was adopted in 2004, which of particular additional relevance incorporated Policy RB.5.

4.3 Policy RB.5 of the Adopted Wyre Forest District Local Plan makes it very clear that proposals for the extension of dwellings created through the re-use and adaptation of rural buildings (such as the application property) will not be permitted. In this regard Members are advised that in 2004 an appeal against the Council's decision to refuse permission for a conservatory in exactly the same position as the extension proposed was dismissed by the Planning Inspectorate (WF.1237/03). The Inspector concluded that the conservatory as proposed at that time was contrary to PPG2, Policies 38 and 39 of the County Structure Plan and Policies GB.1, GB.2, GB.6, D.5, D.17 and RB.5 of the Local Plan, and specifically commented that:

11/0051/FULL

*“The thrust of local plan policy as it relates to rural buildings is that such buildings must be suitable for re-use without extension. I would expect the Council to mount a robust defence of its policies to resist such proposals.”*

- 4.4 Members are advised that the dimensions of the previously refused (and dismissed on Appeal) conservatory were 4m x 3.4m x 3m (high). The current application proposes an extension of 5m x 5.7m (maximum) x 5.2m (high). Clearly, that which is now proposed exceeds the dimensions of that which has previously been refused and dismissed on Appeal.
- 4.5 Officers' concern in respect of this current application as with the previous is that the proposed development would result in further incremental encroachment, beyond the footprint of the original building, which would harm the openness of the Green Belt. That would be contrary to the purpose of including land in the Green Belt, which is to maintain the openness in perpetuity. The extension would also be contrary to Policy RB.5 in that it proposes an extension to a dwelling which has been created by converting a rural building.
- 4.6 The grant of planning permission for the re-use of rural buildings in the Green Belt is regarded by the Council as exceptional circumstances by virtue of the fact that the buildings exist. Policy RB.1(ii) of the Adopted Wyre Forest District Local Plan seeks to ensure that such buildings are capable of being re-used without extension. In this case, the built form has already been extended by the provision of a double garage, as granted on Appeal in 2003 (i.e. predating the adoption of Policies RB.1 and RB.5).
- 4.7 A further addition, taken together with the aforementioned garage, would represent a disproportionate increase to the original building, contrary to the aims and objectives of national guidance and policies of the development plan. On this basis, the proposal constitutes inappropriate development, which Planning Policy Guidance Note No.2 (Green Belts) advises is, by definition, harmful to the Green Belt. This is further reinforced via the Council's own Local Plan Green Belt policies. Furthermore, the extension would be contrary to Local Plan Policy RB.5. The Inspector's decision in respect of the previous conservatory proposal must also be a material consideration.
- 4.8 In view of this conclusion, it is necessary to consider whether there are any very special circumstances, which will not exist unless the applicant can show that the harm resulting from inappropriateness is clearly outweighed by other substantial and overriding benefits.
- 4.9 In this regard the applicant has submitted a detailed supporting statement and NHS Consultant's letter providing evidence of claimed 'very special circumstances'. The letter as submitted is extremely detailed and contains personal information relating to the applicant's health which Officers do not consider appropriate to reproduce in full within a public document such as this report. However, the final summary paragraph is produced in part, as follows:

11/0051/FULL

*“Mr Payne has (medical condition). His illness is likely to put increasing demands on him physically and in particular he is likely to have less energy and tire more easily over coming months. It is difficult to predict exactly what stage he will need one level accommodation, but to benefit from an extension to his barn, he would need this done in the very near future.”*

- 4.10 The supporting statement as submitted follows on from the concluding paragraph of the NHS Consultant’s letter, and states that:

*“The layout of the existing dwelling does not lend itself to internal conversion, which would meet (the applicant’s) needs. The re-configuration of existing space on the ground floor has been contemplated. The study is a habitable room at the east end of the ground floor which was considered for conversion but this does not meet the space standards for disability bedroom accommodation, particularly in view of the need for a double bed with sufficient surrounding space to cater for the probable need for wheelchair access. The garage would offer sufficient space but is separated by several metres from the main house. An extension is therefore the only solution.”*

- 4.11 The applicant’s supporting statement goes onto make reference to the Adopted Core Strategy, and in particular to Policy CP03 “*Delivering Mixed Communities*” and the supporting text. The matters raised, and the Policy position, have already been addressed in this report under paragraph 3.4 via the comments of the Conservation Officer and the Policy and Regeneration Manager.

- 4.12 Whilst Officers have every sympathy with the applicant, despite the claims made Officers are not convinced that alternatives to what is currently being proposed have been explored in sufficient detail. The conversion of the study, for instance, might be appropriate with a more modest and more sympathetic extension. Similarly, the conversion of the garage could be achieved with a modest link to the main dwelling. However, such schemes have not been submitted for proposal and Members must consider the current scheme as submitted.

- 4.13 Again, whilst being sympathetic to the applicant’s condition, this does not, in Officers’ opinion, amount to very special circumstances sufficient enough to outweigh the harm, by definition, of the proposed extension to the openness of the Green Belt. Furthermore, the proposed extension would be contrary to Policy RB.5 of the adopted Local Plan.

- 4.14 With regard to issues of amenity and privacy, the rights enjoyed by the neighbouring properties under the provisions of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 have been balanced against the scope of the development in that context. No potential breach has been identified.

11/0051/FULL

- 4.15 The application raises no specific concerns regarding potential impact on the amenity or privacy of neighbours and there are no objections in respect of highway safety. However, and notwithstanding the information shown on the submitted site location plan, this application does not include any proposed works in the public highway, including the provision of 'passing places'. Revised plans confirming this are being sought.

## 5.0 Conclusions and Recommendations

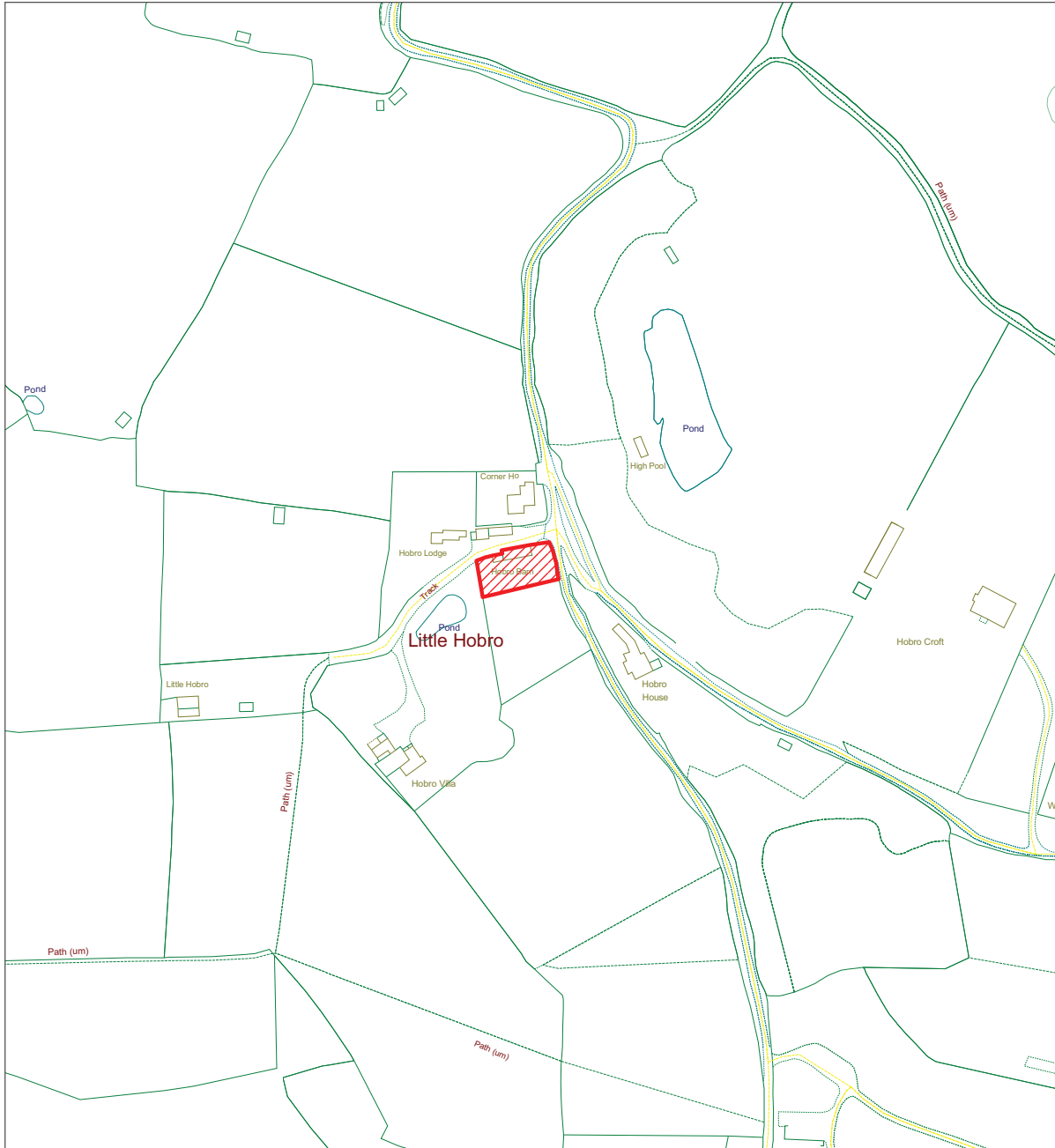
- 5.1 Whilst being mindful of the personal circumstances of the applicant, Officers are not satisfied that sufficient consideration has been made to make better use of existing accommodation at the property. The extension as proposed would be contrary to Green Belt and Rural Buildings policies in particular. Officers have considered the circumstances as presented but do not consider that they amount to being 'very special circumstances', sufficient enough to outweigh the harm to the Green Belt.
- 5.2 Consideration of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 has been given both in terms of the potential impact of the development on the amenity and privacy of neighbouring properties, as well as the rights of the applicant.
- 5.3 In consideration of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998, both in terms of the potential impact of the development on the amenity and privacy of neighbouring properties and the rights of the application, it is recommended that this application be **REFUSED** for the following reasons:
1. The application site lies within an area designated as part of the West Midlands Green Belt; the proposed development consists of an extension to the dwelling which has been created through the re-use of a rural building and is considered inappropriate in this location as it would harm the openness of the Green Belt. The proposal is contrary to Policies GB.1 and RB.5 of the Adopted Wyre Forest District Local Plan, Policy D.39 of the Worcestershire County Structure Plan and the guidance of PPG2. There are no very special circumstances to justify why these policies should be overridden.
  2. The proposed extension, when viewed cumulatively with the previously approved detached garage at close quarters, fails to demonstrate visual subservience in relation to the original dwelling and would extend a dwelling which has previously been created via the conversion of a former rural building. The resulting overall effect would therefore be to overwhelm the visual integrity of the original building. This is contrary to Policies D.17 and RB.5 of the Adopted Wyre Forest District Local Plan, Policy CP11 of the Adopted Wyre Forest Core Strategy and guidance in the Adopted Supplementary Planning Guidance on Design.

Date:- 08 March 2011

OS sheet:- SO8180NW

Scale:- 1:2500

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## Wyre Forest District Council

PLANNING AND REGULATORY SERVICES DIRECTORATE

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## Agenda Item No. 5

**Application Reference:** 11/0100/FULL      **Date Received:** 23/02/2011  
11/0101/LIST  
**Ord Sheet:** 389260 273692      **Expiry Date:** 20/04/2011  
**Case Officer:** Stuart Allum      **Ward:** Blakedown and  
Chaddesley

**Proposal:** Internal alterations to change tea room / restaurant area: change of use from retail to kitchen area, erection of new store room extension and new windows / doors / canopy (Application ref. 11/0100/FULL)

Internal alterations including removing walls to change tea room / restaurant area, new entrance, internal walls, store extensions and new doors / windows / front canopy (Application ref. 11/0101/LIST)

**Site Address:** JUKES STORES, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY104SA

**Applicant:** Mr B Adams

<b>Summary of Policy</b>	GB1, LB1, LB2, LB3, CA1, CA3 (AWFDLP) DS04 (AWFCS) CTC19, CTC20, D39 (WCSP) QE5 (RSS) PPS1, PPG2, PPS5
<b>Reason for Referral to Committee</b>	Third party has registered to speak at Committee
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 Jukes Village Stores is located centrally in Chaddesley Corbett village, within the Green Belt and the Conservation Area. The site lies adjacent to residential properties and other shops. Part of the building (containing the shop and post office) is Listed at Grade II. The existing tearoom element is located in a former dwelling and is not listed.
- 1.2 The proposal is to enlarge the existing tearoom and relocate the kitchen to a more central rear position on the floor plan. This involves the re-organisation at various internal and external openings, the provision of an additional entrance door on the front elevation and the provision of a rear store room extension.
- 1.3 The tearoom does not operate under any 'hours' restrictions at present, though the intention with this proposal is to operate from 0730 hours to 2300 hours Mondays to Saturdays inclusive and from 0900 hours to 1600 hours Sundays and Bank Holidays.

11/0100/FULL

11/0101/LIST

## 2.0 Planning History

- 2.1 WF1015/04 – Replacement shop door and rear first floor window : internal alterations : Approved
- 2.2 WF.1137/04 – Change of use of ground floor of the cottage to tea room; change of use of first floor of the cottage and first and second floors of the Post Office to single domestic flat : Approved
- 2.3 WF.1023/05 – Internal alterations to form toilets in association with adjacent tea room : Approved

## 3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – Objects to the application. *“This property is a listed building in a Conservation Area. It is also situated adjacent to residential properties. The property has very limited car parking space (3 spaces) at the rear of the garden area. It is believed that extending the opening hours and turning a tea shop into a restaurant open until 11.00 p.m. in the evening would have a detrimental impact on adjacent properties, and a significant anti-social impact on the village of Chaddesley Corbett. There are also environmental pollution issues to consider such as noise and smell.*

*The Parish Council believes this is inappropriate use of a Listed Building in an area of the village which is already heavily congested and accommodates two public houses, the village shop and tea room, hairdressers and beautician, a florist and butcher’s shop.”*

- 3.2 Highway Authority – No objections
- 3.3 Conservation Officer – No objections
- 3.4 Worcestershire Regulatory Services (Environmental Health) – No objections
- 3.5 Severn Trent Water Ltd – Views awaited
- 3.6 Crime Risk Advisor – Views awaited
- 3.7 Neighbour/Site Notice : 7 letters of objection received, the main points are summarised below:
- Noise and smell nuisance from new kitchen
  - Extended opening hours – extra noise and disturbance nuisance will affect privacy, particularly from rear patio area
  - Overlooking from kitchen

11/0100/FULL

11/0101/LIST

- Lack of appropriate parking in this already overcrowded street, and negative effect on fabric of Fishers Lane – will be chaos on Thursday, Friday and Saturday nights particularly
- Design of proposed new front door
- Village need vibrant and viable businesses but this should be balanced against residential enjoyment which is in danger of being compromised.

1 letter of support which is summarised below:

- The property can open until 23:00 at present, and evening events already take place on a regular basis.
- The internal works to create better space not more tables
- The existing kitchen is too small
- The business will retain the shop and post office. Additional entrance is only for security at night time
- The business employs 8 local adults and 11 local under 18's at weekends.
- Without the applicant the village would not have a Post Office, shop or tea room
- The facility is vital to elderly especially with bus services being withdrawn.

#### **4.0 Officer Comments**

4.1 The starting point for the determination of this application is the location of the site within the Green Belt as an existing use contained within an existing building the proposal can therefore be regarded as appropriate in that context.

#### **LISTED BUILDING AND CONSERVATION AREA ISSUES**

4.2 In respect of the works relating to the physical changes to the Grade II Listed section of the building have been thoroughly scrutinised by the Consultant Conservation Officer and found to be satisfactory. They involve internal works to remove walls and the existing kitchen to create a larger seating area for the tea room/restaurant, along with blocking up an existing door and changing an existing door and window to a single set of French doors. A new wall is proposed to create the kitchen in the existing shop display area/seating area, along with a new doorway. An additional wall is also proposed to create a new entrance hallway. Externally apart from the new and amended openings mentioned above. An external store is proposed to the rear and a new door with canopy to the frontage of the building to create a separate entrance to the tea room. The changes to the Listed Building are considered to be appropriate and would not harm its integrity or setting. The minimal external works to the rear are considered acceptable as the character and appearance of the Conservation Area would be preserved.

In respect of the additional entrance and canopy to the front elevation, this would be inserted in the 'non-listed' part of the building and would help provide some detailing in an otherwise large frontage.

11/0100/FULL

11/0101/LIST

This element is considered acceptable and again preserves the character and appearance of the Conservation Area.

#### HIGHWAYS ISSUES

- 4.3 The views of the neighbouring properties are clear on this aspect of the proposal in that they feel that there is a lack of parking for the use. It is clear in the application that no additional commercial footprint is being created by this proposal, apart from the external store) it is purely a re-organisation of the existing building. Parking may be limited and whilst there is great sympathy with the residents this proposal does not result in the requirement for additional parking. Given its existing position within the Village it is not considered that the number of vehicles will increase that will result in a significant deterioration of highway safety over and above the existing situation. The Highway Authority has considered this application and has issued a 'no objection' response.

#### NEIGHBOUR AMENITY ISSUES

- 4.4 As noted above the property sits adjacent to existing residential properties. The majority of concern lies with the perceived noise and disturbance associated with the extended opening hours. Whilst hours have been indicated within this application, the property operates at present with no restriction on opening hours and could legitimately, in planning terms, open now at any time. The hours proposed have been considered by Environmental Health who has raised no objections. I feel that the noise associated with people coming and going will not be substantially more than is already experienced in this Village environment given its position by other commercial premises including the The Swan Hotel. Whilst the emphasis may increase towards a restaurant rather than tea room, there is no change of use required in this respect as they fall within the same use class.
- 4.5 The changes to windows and doors do not create opportunities, over and above what exists at present, to overlook the rear gardens of adjoining residential properties. Whilst it is appreciated that the commercial will be sited closer to The Old Bakery it is considered that internal noise associated with the use as a kitchen will not increase substantially to that which exists at present. No external flues or vents are shown on the rear elevation, as such there will be no additional external mechanical noises associated with this venture. Any additional flues or vents will require separate planning permission and listed building consent. With regard to issues of neighbour amenity and privacy, the rights enjoyed by the neighbouring properties under the provisions of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 have been balanced against the scope and scale of the proposal in that context. No breach has been identified which is also the case in relation to the appropriate planning policies.

#### OTHER ISSUES

- 4.6 The viability of the Village as a functioning commercial entity is a consideration in this case. The proposal will allow an existing business to

continue provide vitality to village and retain local businesses and allow it them to thrive.

## **5.0 Conclusions and Recommendations**

5.1 No specific permission is required to incorporate a restaurant into an existing tearoom. Overall, this could be achieved at this site without creating an unacceptable impact upon the amenity or privacy of neighbouring properties or the wider interests of the Conservation Area or Green Belt. Accordingly, and in consideration of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998, application reference **11/0100/FULL** is recommended for **APPROVAL** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. External materials to reflect approval plans and submitted application form
4. No takeaway

Note – No approval is given for any new external flues or vents which will require separate planning permission and listed building consent.

### Reason for Approval

The proposal is considered to be appropriate development in the Green Belt and capable of being assimilated into its surroundings without creating a serious adverse effect upon the amenity or privacy of the neighbouring residential properties. The character and appearance of the Grade II Listed Building and the Conservation Area would be preserved. Accordingly, the policies listed above are considered to have been satisfied.

5.2 Application reference **11/0101/LIST** is also recommended for **APPROVAL** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. External materials to reflect approval plans and submitted application form

Note – No approval is given for any new external flues or vents which will require separate planning permission and listed building consent.

### Reason for Approval

The proposal is considered to be appropriate development in the Green Belt and capable of being assimilated into its surroundings without creating a serious adverse effect upon the amenity or privacy of the neighbouring residential properties. The character and appearance of the Grade II Listed Building and the Conservation Area would be preserved. Accordingly, the policies listed above are considered to have been satisfied.

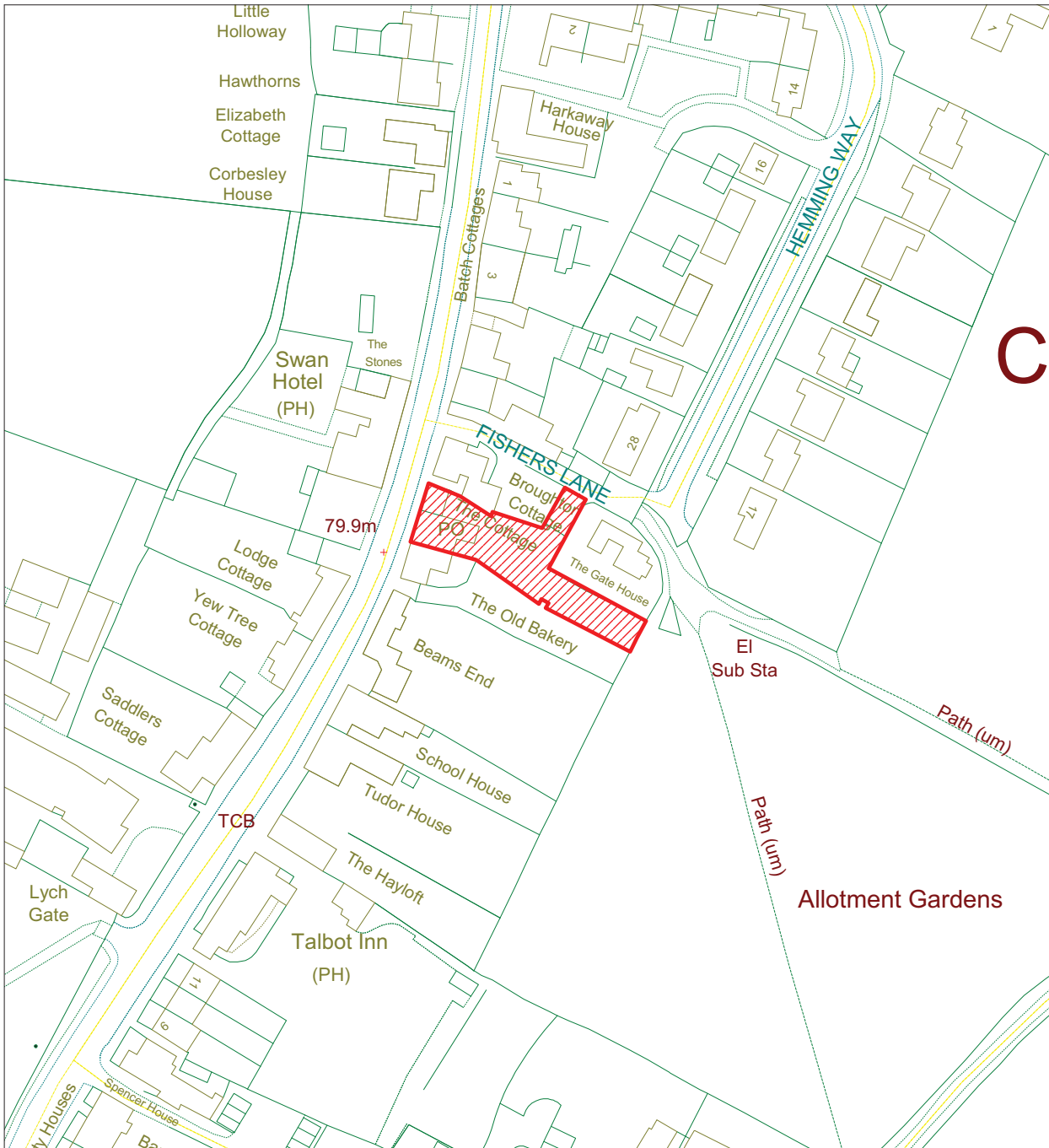
Date:- 30 March 2011

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## Wyre Forest District Council

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## Agenda Item No. 5

**Application Reference:** 11/0122/FULL      **Date Received:** 03/03/2011  
**Ord Sheet:** 383402 275408      **Expiry Date:** 28/04/2011  
**Case Officer:** Julia McKenzie-      **Ward:** Aggborough and  
Watts      Spennells

**Proposal:** Rear two storey extension with tiled pitched roof(resubmission of withdrawn application 11/0023/Full)

**Site Address:** 4 AGGBOROUGH CRESCENT, KIDDERMINSTER, DY101LG

**Applicant:** Mr J Green

<b>Summary of Policy</b>	D.17 ,CP11, CP03, Design Guide, PPS1
<b>Reason for Referral to Committee</b>	Third party has registered to speak
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 Number 4 Aggborough Crescent is a semi detached property located in a residential area accessed off Hoo Road, Kidderminster.
- 1.2 It is proposed to erect a two storey rear extension at the property in order to enlarge the existing living accommodation in the form of new kitchen, additional bedroom and bathroom.

### 2.0 Planning History

- 2.1 11/0023/FULL rear two storey extension with tiled pitched roof – withdrawn 03/03/11

### 3.0 Consultations and Representations

- 3.2 Highway Authority – no objection
- 3.3 Environmental Health – site is within 250m of Highfield Quarry Landfill site.
- 3.4 Neighbour/Site Notice – 2 letters of objection have been received from the occupiers of the neighbouring properties on either side of the application property.

The objections raised are summarised as follows:

- Whilst acknowledging that the proposal complies with technical requirements of the 45 degree code, the inclusion of the first floor extension will impact on daylight to the rear of the property.
- Inappropriate design not in keeping with the area.

11/0122/FULL

- Visually dominant extension creating an imbalance with the adjoining property.
- Loss of privacy and outlook.
- Overlooking from new rear facing windows.
- Poor quality of plans as submitted.
- Plans do not indicate height of proposed extension  
(Officer comment: whilst no height is annotated on the plans, the drawings are to a recognised scale and as such the height can be ascertained).
- Insufficient detail regarding proposed finishes and door and window locations  
(Officer comment: details of finished materials are controlled via standard planning condition. As previously stated, the drawings are to a recognised scale and as such the location of doors and windows is clearly indicated).
- The site is visible from publicly accessible land.
- Potential creation of a precedent for similar future proposals.

#### 4.0 Officer Comments

- 4.1 The application proposes the erection of a two storey rear extension at the property in order to enlarge the current living accommodation. It is proposed to erect a ground floor extension with first floor above and a pitch over a 1.4m ground floor side section of the proposal in order to minimise the impact on the neighbouring property. The extension would measure 4m x 7.4 m to within 0.8m of the boundary with number 5. It would measure 4m x 6m at first floor level to a maximum height of 7.6m to the top of the roof.
- 4.2 Members are advised that a previous application at the site was withdrawn due to the impact that the proposed first floor element would have on the attached neighbouring property in terms of infringement of the 45 degree rule. The application now before Members has sought to overcome any such infringement.
- 4.3 Policy D.17 of the Wyre Forest District Local requires that residential extensions should be in scale and in keeping with the form, materials and detailing of the original building, be subservient to and not overwhelm the original building, which should retain its visual dominance, harmonise with the existing landscape or townscape and not create incongruous features and not have a serious adverse effect on the amenity of neighbouring residents or occupiers. The adopted Supplementary Planning Guidance document on Design Quality includes a section on householder extensions and supports the view that extensions should be visually subservient and should ideally be positioned to the rear or side of properties where the effect of the new building is less likely to impact on the street scene.

11/0122/FULL

- 4.4 The current application consists of a rear extension incorporating a first floor element which would satisfy the 45 degree rule at ground floor level when measured from the original ground floor opening at the attached neighbour's property at number 5 Aggborough Crescent. The Council's guidance leaflet relating to the 45 degree rule states that 'where the neighbouring property has a conservatory or similar immediately adjacent to the boundary, the 45 degree line is drawn at the centre of the original opening'. When taking this into account, the proposed extension would infringe the 45 degree line by a 1.1m end section; however when the 25 degree tilt is calculated (as referred to within the Council's guidance leaflet) there would be no infringement and as a result the proposal would satisfy the 45 degree rule.
- 4.5 Circumstances at each site vary including orientation and the distance between the affected window and the extension the 45 degree code needs to be applied carefully and flexibly and as such in terms of impact on the adjacent neighbouring property at number 3, the two windows in the rear of their own two storey side extension would be unaffected by the proposal. A single storey extension also exists on the site and the neighbour has raised concerns over the impact that the bulk of the extension may have on light to this room. There is a large French window which faces sideways towards the boundary, however this is considered to be a secondary light source as there is a further large window to the rear of the extension which would be unaffected by the proposal. The 25 degree tilt has been calculated in this situation and it would not be infringed.
- 4.6 The erection of the rear extension would see the need to relocate a ground and first floor side window due to the amended internal room arrangements at the property. However, both windows would provide light to a WC at ground floor and en-suite above and would be top hung and obscurely glazed. A condition attached to the approval will ensure that these windows remain as such in order to minimise any impact on the neighbouring property.
- 4.7 The design of the extension is acceptable in terms of how it relates to the original property and the surrounding area. It is to be constructed in matching materials and as such would create an aesthetically pleasing addition to the property.

## 5.0 Conclusions and Recommendations

- 5.1 I have considered the applicant's rights in consideration of Articles 1 & 8 of the Human Rights Act 1998 both in terms of the applicant and the neighbours. However, it is considered that the proposal would be acceptable development in the locality and no harm would result to the surrounding area.
- 5.2 Overall the proposal satisfies the 45 degree rule and the design. The extension complies with the local plan and core strategy policies and it is recommended that the application be **APPROVED** subject to the following conditions:

11/0122/FULL

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Materials)
4. J7 (Windows in the east elevation facing number 3)

NOTE

A) D2 (Landfill gas)

Reason for Approval

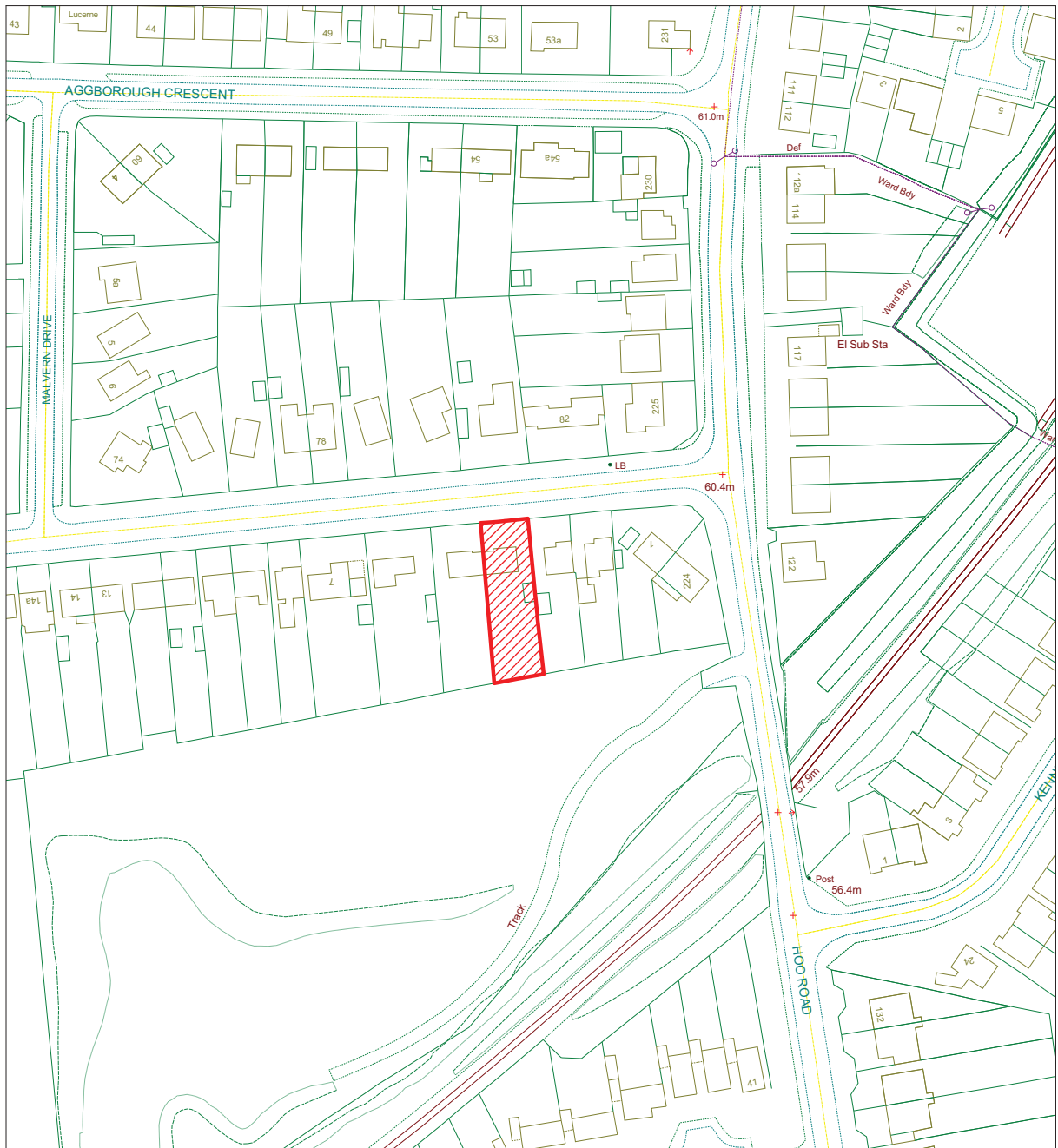
The proposed extension is considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with the policies listed above.

Date:- 30 March 2011

OS sheet:- SO8375SW

Scale:- 1:1250

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**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**  
**12<sup>TH</sup> APRIL 2011**

**PART B**

<b>Application Reference:</b>	10/0348/FULL	<b>Date Received:</b>	16/06/2010
<b>Ord Sheet:</b>	379111 275214	<b>Expiry Date:</b>	11/08/2010
<b>Case Officer:</b>	Stuart Allum	<b>Ward:</b>	Wribbenhall

**Proposal:** Erection of floodlights on to three tennis courts

**Site Address:** BEWDLEY TENNIS CLUB, STOURPORT ROAD, BEWDLEY, DY121BD

**Applicant:** BEWDLEY TENNIS CLUB

<b>Summary of Policy</b>	D.10, D.11, D.18, NR.11, NR.12, NC.4, NC.7, LR.8, LR.11 (AWFDLP) CP02, CP11, CP12, CP13, CP14 (AWFCS)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

1.1 Bewdley Tennis Club is located adjacent to the east bank of the River Severn, in an allocated residential area. Vehicular access to the clubhouse and courts is from Stourport Road. The site is bounded to the south west by the riverside footpath, and to the north west and south east by residential dwellings.

1.2 The application relates to the provision of twelve 6.7 metre high lighting columns for the three tennis courts closest to the river which are located on a level 1.5 metres lower than the other four courts to the north. These three courts can only be used during daylight hours at present. Other existing courts closer to Stourport Road are already illuminated following previous approvals, as summarised under paragraphs 2.3 and 2.4 of this report.

**2.0 Planning History**

2.1 WF.1187/80 – Floodlights : Approved

2.2 WF.900/89 (outline) – 11 Dwelling houses : Approved

10/0348/FULL

- 2.3 WF.287/93 – Erection of floodlights for 2 tennis courts : Approved
- 2.4 WF.580/99 - Replace 4 existing floodlights by 8 floodlights : Approved
- 2.5 WF.803/00 – Erection of 3m high practise wall with 1m mesh fence on top and construction of rebound area : Approved
- 2.6 09/0429/FULL – Erection of floodlights onto 3 tennis courts : Withdrawn

### 3.0 Consultations and Representations

- 3.1 Bewdley Town Council – Object to the application. *“The height of the proposed floodlights at 6.7 metres is obtrusive and an unwelcome visual distraction in this otherwise attractive area of Bewdley/Wribbenhall being sited so close to the riverside along which there is an important pedestrian route.*

*The floodlights will also detract from the pleasant view from across the river from the cricket ground and Gardeners Meadow area, as by virtue of their height they will be incapable of being properly screened by soft landscaping and trees. Inherently, the structures are of an unappealing industrial style design which are not compatible with their proposed location.*

*Notwithstanding the attempts to direct the light away from nearby residential properties in Acacia Avenue, and despite it being difficult to comprehend from the information given as to intensity of light etc., there is a sufficient risk that such additional powerful lighting will be detrimental to the amenity of these adjoining properties.*

*The Tennis Club already has courts which have the benefit of floodlighting and, on balance, to the natural environment and the amenity of householders nearby, such should not be increased.”*

- 3.2 Environment Agency – No objections subject to advisory notes
- 3.3 Countryside and Conservation Officer – Following the submission of a protected species survey, this development will not demonstrate any detectable negative impact on biodiversity – particularly bat foraging and commuting. However, mitigation conditions recommended:
  - 1. No play after 10.00 pm
  - 2. Landscaping plan for boundary with river corridor
- 3.4 The Ramblers’ Association – No objections
- 3.5 Worcestershire Regulatory Services (Environmental Health) – The additional ‘vertical plane’ information confirms that the luminance relative to the nearest residential property is at a level below 1 lux. A condition to maintain this is therefore recommended, as is a condition to ensure that there is no play after 10.00 p.m.

10/0348/FULL

3.6 Worcestershire Wildlife Trust – No comments received

3.7 Neighbour/Site Notice : Two letters of objection received (both from the same source) raising the following issues:

*“Our house backs directly onto the tennis courts that are to be floodlit. We will be affected not only by the light pollution but also by the constant visual effect of the floodlight stanchions, all of which will be clearly visible from our rear living room and garden. We note that several of the lights are directed towards our property and, despite any shading, will therefore light the rear of our house and the garden. This together with the shouts of the players, which currently we hear in the daytime, will cause both visual and auditory pollution and adversely affect our lives. We have very little light pollution at present and the area to the rear of our property is a haven for bats. We often sit on our terrace in the summer evenings watching them swoop over. We can only assume that the proposed lighting will prevent this. We therefore wish to formally object to the planning application.”*

#### 4.0 Officer Comments

4.1 The material planning considerations to be taken into account in the determination of this application area:

- 1) Visual amenity in terms of the surroundings
- 2) Neighbour amenity (residential properties bound the site)
- 3) Biodiversity (particularly bats, a European Protected Species)

#### VISUAL AMENITY

4.2 The lighting columns as proposed are to be fabricated from 89mm diameter steel with a 90° curve at the top to accommodate the light source within a box ‘shroud’ which is designed to contain light spillage. Although 12 of these columns are specified around the 3 courts in question, their combined effect upon local visual amenity and views into the site would be minimal, and comparable with the existing court lighting, which incorporates 18 columns and 24 lamps of similar height and design to those proposed. The design, layout and orientation of the proposed lighting scheme is considered to be sympathetic to the riverside character of this residential area, and would be capable of use without creating an unacceptable adverse impact upon the amenity of neighbouring dwellings.

#### NEIGHBOUR AMENITY

4.3 With regard to issues of amenity and privacy, the rights enjoyed by the neighbouring properties under the provisions of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 have been balanced against the scope and scale of the proposal in that context. No breach has been identified, which is also the case in relation to the appropriate planning policies. This view has been influenced by the fact that the tennis courts already exist.

10/0348/FULL

- 4.4 Additional information was requested from the installer, to ensure that the proposed lighting would not impinge upon the amenity of the closest residential neighbours to an unacceptable degree. These details of vertical plane calculations have been scrutinised by Worcestershire Regulatory Services (Environmental Health) and found to be sound in terms of the likely impact. Regarding noise, the regulation of player conduct is a matter for the club. In the event of alleged excesses in this regard, the matter could be investigated by Worcestershire Regulatory Services as a potential statutory nuisance.

#### BIODIVERSITY

- 4.5 The summary of the commissioned 'bat report' makes it clear that subject to some mitigation (see the Countryside and Conservation Officer's comments above) the proposal would not prevent a significant threat to foraging or commuting bats in the riverside environment. *"Some light spillage onto the adjacent hedgerows will be expected along with some increase in light levels towards the river. However, these levels are thought to be very low after the topography, surrounding vegetation and mitigation proposals are taken into consideration. In addition, the duration of time that the floodlights will impact upon foraging or commuting bats is low with extensive dark periods remaining from 22.00 onwards."*

### 5.0 Conclusions and Recommendations

- 5.1 The evidence, and additional information supplied by the applicant is sufficient to persuade your Officers that no additional or undue harm or nuisance beyond that which may be created by the existing courts and lighting would emanate from this proposal in relation to any material interests, including neighbour amenity. As such, the proposal is considered to meet the requirements of the appropriate policies and other guidance.
- 5.2 In consideration of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998, it is therefore recommended that this application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
  2. A11 (Approved plans)
  3. No play after 10 p.m. on any day
  4. Landscaping plan to be submitted
  5. Approved landscaping implementation
  6. Light level at rear elevation of neighbouring properties not to exceed 1 lux.

#### Reason for Approval

The design, layout and orientation of the proposed lighting scheme is considered to be sympathetic to the riverside character of this residential area, and would be capable of use without creating an unacceptable adverse impact upon the amenity of neighbouring dwellings or the habitat of foraging/commuting bats, a European protected species. This is considered to be in conformity with the policies listed above.

## Agenda Item No. 5

**Application Reference:** 11/0047/FULL      **Date Received:** 31/01/2011  
**Ord Sheet:** 384629 280463      **Expiry Date:** 28/03/2011  
**Case Officer:** Stuart Allum      **Ward:** Cookley

**Proposal:** Extension to existing Stable Block to form 2 No. additional Stables and demolition of existing Dutch Barn

**Site Address:** NEW OAK BARN, AUSTCLIFFE ROAD, COOKLEY, KIDDERMINSTER, DY103UP

**Applicant:** MR D BORASTON

<b>Summary of Policy</b>	GB.1, GB.3, GB.6, D.18, CA.6, TR.17 (AWFDLP) CP11, CP12, CP03, DS04, CP02 (AWFCS) D39, RST1 (WCSP) QE1, QE3, QE5 (WMRSS)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The application site is located in the Green Belt on the eastern edge of Cookley's residential area. Vehicular access is gained from Austcliffe Road by way of the original agricultural access, and a reinstated access further to the west.
- 1.2 The site is part of an existing paddock outside the 'domestic' curtilage formed as part of the now largely complete conversion of the adjacent barn to residential use. To the west, the site is closely bounded by existing residential properties, those in Staite Drive, to the south-west, being at a significantly higher level.
- 1.3 The proposal is to erect an extension to the existing timber stable building approved in February 2010. This is, again, for the private use of the applicants and would effectively increase the number of loose boxes from 3 to 5. This development is accompanied by a proposal to demolish the existing barn building on the opposite side of the site, which is of modern construction and now surplus to requirements.

### 2.0 Planning History

- 2.1 09/0043/FULL – Conversion of barn to dwelling : Approved
- 2.2 09/0688/FULL – Stable Block : Approved

11/0047/FULL

2.3 10/0129/FULL - Repositioning of existing manege : Approved

### 3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council – Recommend Refusal; in Green Belt, no mention of foul waste disposal, proposed development seems excessive for a personal use.

3.2 Highway Authority – No objections

3.3 Worcestershire Regulatory Services (Environmental Health) – No adverse comments

3.4 Countryside and Conservation Officer – No biodiversity interest, therefore no objections.

3.4 Neighbour/Site Notice – No representations received

### 4.0 Officer Comments

4.1 As this site lies within the West Midlands Green Belt, the starting point in the determination of this application is the appropriateness or otherwise of the development in that context.

4.2 Policy GB.1 of the Adopted Wyre Forest District Local Plan indicates that development which provides essential facilities for outdoor sport or recreation may be regarded as appropriate development in the Green Belt, subject to not harming the openness of such designated areas.

4.3 In this case, the site chosen for the proposed extension has a close spatial relationship with existing buildings on the site, and would be readily identifiable with the built form of the surroundings. As such, it would be difficult to claim that the proposed building would harm Green Belt openness or visual amenity in the wider sense. Furthermore, the proposed demolition of the exiting modern barn would tend to enhance Green Belt openness, in compensation for the ‘new build’.

4.4 Policy GB3 of the Adopted Wyre Forest District Local Plan also makes it clear that the provisions of ancillary buildings required for the purposes of outdoor sport and recreation in the Green Belt should be treated as a ‘very special circumstance’ and justified as such. Accordingly, the applicant has provided a comprehensive statement to explain the background to the application, and the need for the development. In the interests of clarity, the majority of the statement as submitted is reproduced as follows:

*“I write to outline the reasons I need the proposed stables as applied for along with the legitimate reasons for not being able to use the existing storage barn as stables.*

11/0047/FULL

*In order for me to make the existing building fronting the road into fully functional stables I would need to execute the following:*

- 1. Remove existing floors – some have sandstone and some low grade concrete.*
- 2. Replace floors with adequate drainage and new sloping concrete.*
- 3. Move internal structural walls so that each stable can be at least 12 x 12, As a rule of thumb a stable that measures 12' x 10' is suitable for a pony, and a 12' x 12' is suitable for horses up to around 16.2h which mine are just under being 16.1h.*
- 4. Increase the headroom of the entrance doors to at least 7ft high as this is the requirement for horses of my size. This would mean raising the whole roof.*
- 5. The roof should overhang the front of the boxes by a minimum of around 3', this will keep the horses dry when it's raining and also provide shade during the summer. The roof on this building does not have any overhang so a new larger roof would be required.*
- 6. I would need to have additional windows by the doors. This is for light and ventilation.*
- 7. Door ways would have to have the original blue bricks removed as to make room for top opening doors – I would NOT be happy to do this as that is such a lovely feature of the building.*
- 8. If this building was converted to stables I would then need to build a secure brick building for my £3,000 poo picking up machine, my husband's driving vehicles that add up to a value of £3,000 and other machinery that add up to about £6,000 that we use around the farm. (I take great pride in cleaning manure from fields so that they are kept clean and looking nice, I take it to the local farmer) and we just wander where we could build such a big building.*

*The horses were originally stabled in the barn that we have now converted into a dwelling, and not in the barn as above.*

*These two extra stables that are needed will complement the overall appearance of the property as I will be able to store bedding and mucking out equipment when not being used as a stable.*

*The existing Dutch barn that we have previously used for hay storage is built from asbestos material and it has taken a beating with the bad weather that we have had the last couple of years to it will need replacing this year anyway. This is why we decided that it would be better to remove it completely, thus opening the space and improving the appearance of the property.*

*If I were to convert this existing Dutch barn to stables I will need to put in a concrete floor and sides – remove the front ... in fact it would mean building a whole new building of a totally different design and I feel it would be an eye saw and not within keeping of the present stables, which we have taken great pride in building.*

11/0047/FULL

*However if this is what the council would prefer then we would have no alternative to put up an agricultural building/Dutch barn to use as internal stables, it would in fact give us more stables than we needed – which does seem a waste.”*

- 4.5 Officers are of the opinion that the combination of factors involved, including the number of horses, and the practical difficulties in housing them all in the existing buildings on site, amount to ‘very special circumstances’ in the case. Such a sequential determination process of the relevant facts of the case results in the proposal being accepted as appropriate development in the Green Belt in this instance. Furthermore, the removal of an existing structure on site (i.e. the Dutch Barn) will be of overall benefit to the visual appearance of the site and the area.
- 4.7 Regarding issues of amenity and privacy, the rights enjoyed by the neighbouring properties under the provisions of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 have been balanced against the scope and scale of the proposal in that context. No potential breach has been identified, which is also the case in relation to the appropriate planning policy.

## 5.0 Conclusions and Recommendations

- 5.1 This proposal meets the requirement of the appropriate policies and other guidance. It is recommended that this application be **APPROVED** subject to the following conditions:-
1. A6 (Full with no reserved matters)
  2. A11 (Approved plans)
  3. External materials as approved plan
  4. Stables – no commercial use
  5. Existing barn to be demolished before work commences on stable extension
  6. Materials to be delivered through east vehicular access

### Reason for Approval

The proposal is considered to be appropriate development in the Green Belt because the stable extension is sited and designed in such a way that the openness and visual amenity of the Green Belt would not be harmed. The size, scale and character of the development has also been justified as a ‘very special circumstance’ in the context of the circumstances of the applicants and the existing buildings on site. The development is also acceptable in terms of neighbour amenity and highways safety. Accordingly, the provisions of the policies listed above are considered to have been satisfied.

## Agenda Item No. 5

**Application Reference:** 11/0053/RESE      **Date Received:** 02/02/2011  
**Ord Sheet:** 381472 273694      **Expiry Date:** 04/05/2011  
**Case Officer:** Paul Round      **Ward:** Lickhill

**Proposal:** Proposed Distribution Centre with three storey offices, together with ancillary serving, parking and landscaping

**Site Address:** PLOT 1, FINEPOINT WAY, FINEPOINT BUSINESS PARK, OFF WALTER NASH ROAD, KIDDERMINSTER, DY117FB

**Applicant:** HXRUK (KP DEV) LTD

<b>Summary of Policy</b>	D.4, D.10, D.11, D.15, D.16, NR.2, GB.6, TR.17 (AWFDLP) DS01, CP01, CP02, CP08, CP12, CP13, CP15 (AWFCS) D.26, D.43, T.1 (WCSP) PA1, QE3 (RSS) PPS1, Supplement to PPS1 (Climate Change), PPS4, PPS9, PPS22, PPS23, PPG13 Design Quality SPG
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The site forms a 2.45ha (6.05 acre) site located within the Finepoint business park development, which is situated on the boundary of Stourport and Kidderminster bounded by Minster Road to the east and Walter Nash Road West to the north. The site lies to the south west of the recently approved Council's Single Site offices. The site is affected by a Tree Preservation Order.
- 1.2 The site is surrounded on all sites by business development with residential development being to the north-west. The Green Belt and Landscape Protection Area lie beyond the business park to the south. The County Council have identified the landscape surrounding the business park as part of the Sandstone Estatelands landscape character type, which is described as an open, rolling landscape characterised by an ordered pattern of large, arable fields, straight roads and estate plantations. Despite the fact that this is a functional landscape, the consistent geometric pattern can convey a strong sense of visual unity.

11/0053/RESE

- 1.3 The application is submitted in reserved matters form seeking approval of siting, design, external appearance, landscaping and access for a distribution centre and associated offices along with car parking and other associated works.

## **2.0 Planning History**

- 2.1 Various applications have been submitted on the site. Those of relevance are:-
- 2.2 WF/0526/00 – Industrial Units (Outline) : Approved
- 2.3 WF/1255/04 – Variation of condition to extend period for submission of reserved matters and implementation : Approved
- 2.4 05/1245/FULL – Variation of conditions to allow phased development of the site : Approved
- 2.5 06/0530/RESE –10 Industrial Units and Access Road (Phase 1) : Approved
- 2.6 07/0875/RESE –B2 / B8 Development (City Link - Phase 2) : Approved
- 2.7 08/0912/RESE – 3 storey office development (Pure Offices - Phase 3) : Approved (not implemented – expires 11<sup>th</sup> December 2011)
- 2.8 09/0087/FULL - Variation of condition 4 of 05/1245/FULL to allow alterations to phasing of development – Approved
- 2.9 10/0254/FULL - New substation to serve future development – Approved (not implemented)
- 2.10 10/0551/RESE - Erection of new Civic Offices for Wyre Forest District Council with associated car parking (Part Phase 4) – Approved (not implemented)
- 2.11 11/0054/RESE - Proposed three storey offices, together with ancillary parking and landscaping (Part Phase 4)– Approved (not implemented)

## **3.0 Consultations and Representations**

- 3.1 Stourport-on-Severn Town Council – Defer application until Town Council's meeting in April. Request information in respect of three storey offices and restrictions on heights.
- 3.2 Highway Authority – No Objections
- 3.3 Arboricultural Officer – Views Awaited.

11/0053/RESE

- 3.4 Worcestershire Regulatory Services – Please make developer aware that site is within 250m of Brintons No 2 landfill. The site was former sewage spreading site and known contamination exists adjacent to site.
- 3.5 Countryside Conservation Officer – The site lies between the Special Wildlife Site of Vicarage Heath and Burlish Top. Revised landscaping scheme is acceptable but would wish to see any lighting conditioned in the interests of potential harm to reptiles.
- 3.6 Neighbour/Site Notice – No Comments.

#### **4.0 Officer Comments**

- 4.1 The principle of this development has been established by the outline approval, it therefore falls to consider the detail on the proposal via the Reserved Matters submission. Whilst it is appreciated that the application proposes office development, the outline application included office accommodation at the level proposed in this location. In consideration of this application I will comment on each of the Reserved Matters.

#### **MEANS OF ACCESS**

- 4.2 The access to the development will be directly off the existing access road that formed part of the Phase 1 development. As part of that phase and the original outline, the Highway Authority assessed the junction both with Walter Nash Road and with Minster Road, and judged it to be capable of accommodating the traffic involved with the whole development. As such I do not consider that there are any access issues in respect of this application

#### **SITING**

- 4.3 The proposal seeks for a 11,150 sq.m (120,000 sq.ft) building which will accommodate 1,395 sq.m (15,000 sq.ft) office accommodation associated with the 9,755 sq.m (105,000 sq.ft) distribution centre. The building as proposed measures approximately 146m x 67m, with the office element measuring approximately 30m x 15m.
- 4.4 The building will sit on the north-east side of the Finepoint site occupying the whole space reserved for plot 1. The building will face on to the estate road with the rear facing Zortech Avenue. Areas to the north and west of the plot have provided parking and services areas in a ways that do not overly dominate the site with adequate space for landscaping provided.
- 4.5 The siting of the building relates well to the remaining development and as the ‘final piece of the jigsaw’ completes a well laid out and orderly business park that will enhance the Stourport Road Corridor in line with the Council’s vision set out in the Core Strategy.

11/0053/RESE

DESIGN AND EXTERNAL APPEARANCE.

- 4.6 The main building measures approximately 15m in height with the three storey office plan occupying the northern corner being 14m in height. Whilst this will be the tallest building on the overall business park (0.5m taller than the Council's single site building), it provides a strength and identity to the extremity of the site.
- 4.7 The appearance of the building utilises a modern design with grey and silver finishes to walls and roofs. The design complements the design ethos utilised on Phases 1 and 2 and provides conformity of design in this part of the site. Whilst the building is large and stretches across the plot it provides an end and focus to the park and due to the spaces surrounding the building will not dominate or provide an overdeveloped appearance. I consider that the design and external appearance of the development is acceptable and ties in with the surrounding buildings

LANDSCAPING

- 4.8 The areas of landscaping effectively break up the service / parking areas and will give a green approach the estate road and the internal spaces of this site. Although there are only small areas of landscaping these are maximised through a detailed and carefully prepared soft landscaping plan. Substantial landscaping is proposed around the site particularly to the Zortec Avenue and Walter Nash Road East side surrounding the building. The remaining areas to the front will be treated with a hedge along with shrub and ground cover planting with 13 trees sited to the front entrance. Critically the borders of the site contain rows of protected trees, these have been considered as part of the application and ongoing discussions are being carried out between the Arboricultural Officer and the applicant's agent. The final views of the Arboricultural Officer are awaited at the time of writing.

OTHER MATTERS

- 4.9 Members will be aware of the Government's agenda for seeking energy efficient developments and that policy CP01 of the Core Strategy DPD gives a structure for decision making in this context. To support this aim the applicant has submitted an energy statement which states that:

*The development will be designed and built to meet and exceed the requirements of the Building Regulations, specifically with regard to energy efficiency. Using specialist consultants, the services will be designed and specified to minimise the running costs and impact upon the environment whilst at the same time being mindful of installation costs and rates of return. Any of the following list of measures could be used either as a combination of measures or in total to represent the equivalent of a minimum of 10% on site energy generation:*

11/0053/RESE

- *Increased Air Tightness*
- *Rainwater Harvesting*
- *PIR Lighting Control*
- *Water Conservation*
- *Low Maintenance Landscaping*
- *Materials - recycled and sustainable materials*
- *Sustainable Urban Drainage and Ecology*
- *Solar Water Heating*
- *Combined Heat and Power Production*

This approach conforms to the policy objective of sustainable development as required by national and local policy

## **5.0 Conclusions and Recommendations**

5.1 I consider that the submitted reserved matters in respect means of access, siting, design, external appearance and landscaping are acceptable.

I therefore recommend **APPROVAL** subject to the following conditions

1. A4 (Reserved Matters only)
2. A11 (Approved Plans)
3. Lighting scheme to be submitted

Note

A Landfill gas and contamination

### Reason for Approval

The proposed development is acceptable in terms of its access, siting, design, external appearance and landscaping and is compliant with development plan polices.

## Agenda Item No. 5

**Application Reference:** 11/0148/FULL      **Date Received:** 14/03/2011  
**Ord Sheet:** 380903 271177      **Expiry Date:** 09/05/2011  
**Case Officer:** Paul Round      **Ward:** Mitton

**Proposal:** Change of use to a Heritage Room and Information Point

**Site Address:** 8 BRIDGE STREET, STOURPORT-ON-SEVERN, DY138XA

**Applicant:** Stourport Forward

<b>Summary of Policy</b>	STC.4, TR.17 (AWFDLP) DS03, CP03, CP09, CP10 (AWFCS) Bridge Street Basins Link Development Brief SPD PPS1, PPS4
<b>Reason for Referral to Committee</b>	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

### 1.0 Site Location and Description

1.1 No 8 Bridge Street is a vacant retail premises which lies within the heart of Stourport Town Centre, sitting adjacent to the former Lloyds Garage and having Engine Lane to the other side. The building is included within the Local List.

1.2 The site falls within the Stourport No.1 Conservation Area and the allocated ST4 (Bridge Street Basins Link) site. The site is owned by Wyre Forest District Council.

### 2.0 Planning History

2.1 WF/0938/02 - Use of property for offices at ground and basement levels and two flats at first and second floors, internal alterations and alteration to front and side elevation : Approved 14/01/03

2.2 WF/0253/03 - Change of use of ground floor to hairdressing salon : Approved 03/06/2003

### 3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council – Views awaited

3.2 Highway Authority – No objections

3.3 British Waterways – No objections

11/0148/FULL

- 3.4 Economic Development and Tourism Manager - I support the proposal to use 8A Bridge Street, Stourport-on-Severn as a Heritage Room and Information Point.

Wyre Forest District Council and Stourport Forward have been working in partnership on a range of projects to raise the profile of both the town and the historic Canal Basins and the proposal is one of a number of ongoing initiatives.

It is considered that the Heritage Room will complement Stourport Forward's existing Heritage Rooms located within the Canal Basin area and at York Street. The Information Point will provide a much needed location to house and distribute visitor information about attractions and events taking place in and around Stourport on Severn, the Canal Basins and the wider Wyre Forest District, Worcestershire and beyond. It will also complement the District Council's existing Tourist Information Centre at Bewdley.

The location of the proposed facility, just behind the Canal Basins, within the heart of the town centre's "visitor quarter" and close to a major pedestrian crossing point is considered ideal for the intended use.

- 3.5 Neighbour/Site Notice/Press Notices (expires 14 April 2011) – No comments received at the time of writing

#### **4.0 Officer Comments**

- 4.1 This is a simple application for a change of use of the property with no external alterations and is presented before committee due to the Council's interest in the land.
- 4.2 The use of the property for a Tourism Information Point and Heritage Room falls with use class A2 (Financial and Professional Services). Such a use is fully supported by Policy STC4 of the Local Plan and DS03 of the Core Strategy. In addition, Policies V.1 and V.2 of the Bridge Street Basins Link Development Brief SPD permit the use especially as this will add to the tourism potential of the area.
- 4.3 As the use of the building accords with the relevant development plan policies and the Council's vision for the area, the approval of this application will not prejudice the re-development of the area as defined in the Bridge Street Basins Link Development Brief SPD. As such, a temporary permission would not be appropriate, especially as the Council, as land owner, has control over the site.
- 4.4 No objections have been raised by the Highway Authority or British Waterways. The support of the Economic Development and Tourism Manager is evident in the comments reiterated above.

11/0148/FULL

**5.0 Conclusions and Recommendations**

5.1 The proposed use of the property is acceptable in this location and would accord with the policies of the development plan and would not prejudice the wider regeneration of this part of the Town Centre.

5.2 I therefore recommend **delegated APPROVAL** subject to the expiry of the public consultation period and no material planning issues being raised, subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)

NOTE

SN5 (No advertisements)

Reason for Approval

The proposed use of the property is acceptable in this location and would accord with the policies of the development plan and would not prejudice the wider regeneration of this part of the Town Centre. For these reasons the application is in accordance with the policies listed above

# Wyre Forest District Council

Planning Committee Meeting 12 April 2011

## List of Pending Applications

**NB This list includes all applications upon which no decision has been issued, including applications proposed to be determined at this Committee**

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
WF/0469/05	29/04/2005	24/06/2005	1 OX BOW WAY DY102LB KIDDERMINSTER	Full : Change of use of 3m strip of land, enclosure with timber fence - Variation to Conditions 11 and 12 of WF.222/94; Variation to Section 106 Agreement, 3 metre strip of land to rear of	The Owners of,	Paul Round
08/0034/LIST	17/01/2008	13/03/2008	20, 21 & 22 HORSEFAIR KIDDERMINSTER DY102EN	Demolition of 20, 21 & 22 Horsefair	Wyre Forest Community Housing Ltd	Paul Wrigglesworth
08/0035/FULL	17/01/2008	13/03/2008	20,21,22 & 23 HORSEFAIR KIDDERMINSTER DY102EN	Demolition of existing buildings and erection of 5 No affordable dwellings	Wyre Forest Community Housing Ltd	Paul Wrigglesworth

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
08/0445/S106	01/05/2008	26/06/2008	FORMER STOURVALE WORKS DEVELOPMENT OFF OXBOW WAY KIDDERMINSTER DY102LB	Variation of S106 Agreement to allow alternative access arrangements to Puxton Marsh and non-provision of on site play area.	Cofon Ltd	Paul Round
08/0495/FULL	19/05/2008	18/08/2008	THE OLD POST OFFICE SITE BLACKWELL STREET KIDDERMINSTER DY102DY	Retention/Refurbishment of Old Post Office frontage building, demolition to rear and construction of 54 apartments with undercroft parking.	Regal Executive Homes	Paul Wrigglesworth
08/0500/FULL	22/05/2008	21/08/2008	LAND AT CORNER OF THE TERRACE/TENBURY ROAD CLOWS TOP KIDDERMINSTER DY14 9HG	Erection of 12 dwellings with associated parking & access	Marcity Developments Ltd	Paul Round
08/0787/FULL	12/08/2008	07/10/2008	93-94 NEW ROAD KIDDERMINSTER DY101AE	Erection of 8 flats, one shop and 2 office units, after demolition of existing shops.	Gordon Strain	Paul Wrigglesworth
08/1044/FULL	12/11/2008	11/02/2009	FORMER VICTORIA SPORTS FIELD SPENNELLS VALLEY ROAD KIDDERMINSTER	Erection of a hotel (C1); public house/restaurant (A4); indoor and outdoor bowling facility (D2), access, car parking, landscaping and associated works (Resubmission of 07/1165/FULL)	Victoria Carpets Ltd	Julia Mellor
09/0156/S106	03/03/2009	28/04/2009	TARN 1-16 SEVERN ROAD STOURPORT-ON-SEVERN	Variation of S.106 agreement attached to WF1208/04 to change tenure of affordable housing units	West Mercia Housing Group	Paul Round
09/0181/FULL	13/03/2009	08/05/2009	LOWER HOUSE BARN ARELEY LANE STOURPORT-ON-SEVERN DY130TA	Retrospective application for the retention of the use of land for inclusion within the residential curtilage including retention of the shed and decking	Mr B Young	Stuart Allum

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
09/0223/FULL	30/03/2009	25/05/2009	39 LOAD STREET BEWDLEY DY122AS	Change of use from shop (A1) to tattoo studio (Sui Generis)	Etch Body Art	Stuart Allum
09/0575/CERTE	12/08/2009	07/10/2009	30 MALHAM ROAD STOURPORT-ON-SEVERN DY138NR	Storage of motorcycles in own garage for use as motorcycle training establishment	Mr T Meola	Paul Round
09/0588/OUTL	18/08/2009	17/11/2009	FORMER CARPETS OF WORTH FACTORY SEVERN ROAD STOURPORT-ON-SEVERN	Redevelopment of site to provide a mixed use development consisting of 159No. residential properties, Class A retail uses, Class B employment, Class C1 hotel and Class D2 assembly & leisure (outline)	Arab Investments Ltd	John Baggott
09/0598/CERTE	21/08/2009	16/10/2009	STABLE COTTAGE FOXMEAD CALLOW HILL ROCK KIDDERMINSTER DY149XW	Use of existing former stable block building as a dwelling.	Mr & Mrs M Kent	Julia Mellor
10/0056/FULL	05/02/2010	02/04/2010	SAIWEN LOWER HEATH STOURPORT-ON-SEVERN DY139PQ	Change of use of land to the rear of Sai Wen for a gypsy caravan site; for the siting of five static caravans, one mobile home, two touring caravan pitches, the erection of an amenity block and retention of existing dwelling for residential use	Mrs Betsy Wilson	Julia Mellor
10/0121/CERTE	10/03/2010	05/05/2010	THE ORCHARD WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LY	Use part of site for the storage and sale of motor vehicles	MR N PERRINS	Paul Round
10/0181/CERTE	30/03/2010	25/05/2010	DOVEYS COTTAGE ROCK KIDDERMINSTER DY149DR	Use of land as residential curtilage associated with Doveys Cottage for a period in excess of ten years.	Mr Keith Billingsley	Paul Round
10/0348/FULL	16/06/2010	11/08/2010	BEWDLEY TENNIS CLUB STOURPORT ROAD BEWDLEY DY121BD	Erection of floodlights on to three tennis courts (Additional information received)	BEWDLEY TENNIS CLUB	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
10/0446/FULL	03/08/2010	28/09/2010	LAND ADJOINING 7 HARTLEBURY ROAD STOURPORT-ON-SEVERN DY139NL	Construction of three 2No. Bed houses & two 2 No. bed flats, new vehicle access (resubmission of extant planning permission 07/0614/FULL)	Mr J Barnett	Julia McKenzie-Watts
10/0445/LIST	04/08/2010	29/09/2010	THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Re-pointing external brickwork, replacing facing bricks. Cast iron replacement rainwater pipes	RAYBONE DEVELOPMENTS LTD	Stuart Allum
10/0472/CERTP	17/08/2010	12/10/2010	HORSELEY COTTAGE HOBRO WOLVERLEY KIDDERMINSTER DY115TA	Conversion of existing garage to form ancillary accommodation. Proposed garden store	Mr C Fortnam	Paul Round
10/0485/FULL	20/08/2010	15/10/2010	BROOME GROVE WORCESTER ROAD CLENT STOURBRIDGE DY9 0HS	Demolition and rebuilding of tractor shed, installation of manege and change of use of field to the keeping of horses: Entrance piers and gates	Mr B Hadlington	James Houghton
10/0505/FULL	26/08/2010	25/11/2010	BRIARS HOTEL 100 HABBERLEY ROAD KIDDERMINSTER DY115PN	Erection of 13 No. detached dwellings with associated access, parking and amenity space (substitution of house types previously approved under planning permission 08/0731/FULL)	Elan Real Estate Ltd	Julia McKenzie-Watts
10/0523/FULL	10/09/2010	10/12/2010	THE WATERMILL PARK LANE KIDDERMINSTER DY116TL	Fifty-one bed hotel and associated works	Marston's Pubs Ltd & Travelodge Hotels Ltd	Paul Wrigglesworth
10/0550/FULL	20/09/2010	20/12/2010	LAND ADJACENT TO SEBRIGHT ROAD KIDDERMINSTER DY115UE	The construction of ten affordable dwellings	Wyre Forest Community Housing	Paul Round

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
10/0558/FULL	23/09/2010	23/12/2010	CAR PARKING AREA AT END OF CHURCH STREET KIDDERMINSTER DY102AW	Extension of time period for implementation of Planning Permission 07/0829/FULL for a mixed re-development comprising offices, bistro and 14 apartments with undercroft car parking	Wilkins Kennedy	Paul Wrigglesworth
10/0598/FULL	07/10/2010	02/12/2010	LAND ADJACENT TO 35 LONG ACRE KIDDERMINSTER DY102HA	Renewal of Planning Permission 07/0823 to erect a 3 No. bedroom dwelling	Mr S Milward	Paul Wrigglesworth
10/0617/FULL	14/10/2010	09/12/2010	YEW TREE COTTAGE GREY GREEN LANE BEWDLEY DY121LR	Single storey side extension and store building	Mr & Mrs Hadley	Stuart Allum
10/0633/FULL	22/10/2010	21/01/2011	PUXTON DRIVE KIDDERMINSTER DY115DR	Erection of 71 dwellings and associated roadworks	Bellway Homes West Midlands Ltd	Paul Round
10/0659/RESE	04/11/2010	03/02/2011	SITE ADJACENT TO ROWBERRYS NURSERIES LOWER CHADDESLEY KIDDERMINSTER	Erection of a new primary school, together with caretakers accommodation, swimming pool, car parking, creation of new access off A448, landscaping and associated highway and infrastructure works (Reserved Matters following Outline Consent 07/0482/OUTL)	The Trustees of Chaddesley Corbett Primary School	John Baggott
10/0669/LIST	05/11/2010	31/12/2010	HARBOROUGH COURT HARBOROUGH HALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103LH	Alterations and extensions to 3No. existing dwellings into adjacent outbuilding and the conversion of existing outbuildings to provide 1No. additional dwelling	Mr L Turner	Paul Wrigglesworth

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
10/0670/FULL	05/11/2010	31/12/2010	HARBOROUGH COURT HARBOROUGH HALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103LQ	Alterations and extensions to 3No. Existing dwellings into adjacent out- buildings and the conversion of existing out-buildings to provide 1No. Additional dwelling, ancillary accommodation for Barn Cottage together with the provision of new drive access and new Bio-Disc Treatment Plant	Mr L Turner	Paul Wrigglesworth
10/0695/FULL	19/11/2010	14/01/2011	THE TYTHE HOUSE BROOME STOURBRIDGE DY9 0ET	Erection of Timber stables and Tack room (To replace Planning Permission 06/1287/FULL)	Mr & Mrs D Potter	Stuart Allum
10/0712/ADVE	01/12/2010	26/01/2011	13 YORK STREET STOURPORT- ON-SEVERN DY139EF	Retention of internally illuminated fascia sign	Stourport Healthcare Ltd - Mr M J Falconer	Paul Round
10/0744/FULL	21/12/2010	15/02/2011	PLAY AREA THE SLAD STOURPORT-ON-SEVERN DY139JW	Refurbishment of existing play area	Wyre Forest Community Housing	James Houghton
10/0749/FULL	23/12/2010	17/02/2011	CHURCH HOUSE BROOME STOURBRIDGE DY9 0HA	Demolition of existing large garage and garden store and the erection of a replacement garage and garden store on same footprint	Mr P Abel	Paul Wrigglesworth
10/0752/FULL	30/12/2010	24/02/2011	ROSE COTTAGE CLATTERCUT LANE CHADDESLEY CORBETT KIDDERMINSTER DY104QT	Replacement dwelling with attached annexe for disabled dependant	Mr R Latham	Paul Round
11/0013/LIST	07/01/2011	04/03/2011	29 CHURCH STREET KIDDERMINSTER DY102AU	Installation of oval hanging sign on metal bracket above front door apex	PAINTERS SOLICITORS	Julia McKenzie- Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0016/FULL	07/01/2011	04/03/2011	GORST HILL FARM ROCK KIDDERMINSTER DY149YJ	Installation of a 18.3m high (24.8m to upright tip of blade) freestanding 11kw twin blade wind turbine	Mr D Nott	Julia Mellor
11/0020/FULL	12/01/2011	09/03/2011	OLD SCHOOL HOUSE STAKENBRIDGE LANE CHURCHILL KIDDERMINSTER DY103LT	Dismantling and rebuilding existing garage in new location and external landscape works	MR R OWEN	Stuart Allum
11/0033/FULL	20/01/2011	17/03/2011	CURRYS LTD CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	Installation of condensers in external galvanised enclosure	Dixon Retail Ltd	James Houghton
11/0040/FULL	25/01/2011	22/03/2011	111 SUTTON PARK ROAD KIDDERMINSTER DY116JG	Single storey rear extension to enclose swimming pool, single storey and canopy extensions to front and rear, detached garage (Renewal of Planning Permission 08/0144/FULL)	Mrs M McLean	James Houghton
11/0047/FULL	31/01/2011	28/03/2011	NEW OAK BARN AUSTCLIFFE ROAD COOKLEY KIDDERMINSTER DY103UP	Extension to existing Stable Block to form 2 No. additional Stables and demolition of existing Dutch Barn	MR D BORASTON	Stuart Allum
11/0051/FULL	01/02/2011	29/03/2011	HOBRO BARN HOBRO WOLVERLEY KIDDERMINSTER DY115SZ	Single storey extension	Mr J Payne	Stuart Allum
11/0053/RESE	02/02/2011	04/05/2011	PLOT 1 FINEPOINT WAY FINEPOINT BUSINESS PARK OFF WALTER NASH ROAD KIDDERMINSTER DY117FB	Proposed Distribution Centre with three storey offices, together with ancillary servicing, parking and landscaping	HXRUK (KP DEV) LTD	Paul Round
11/0061/FULL	03/02/2011	31/03/2011	ARELEY KINGS VILLAGE HALL ARELEY COMMON STOURPORT- ON-SEVERN DY130NB	Installation of solar panels	MR GRAHAM BALDWIN	Stuart Allum

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0063/FULL	04/02/2011	01/04/2011	12 PHEASANT CLOSE KIDDERMINSTER DY104HJ	Proposed bedroom extension with en-suite, garage conversion to study / utility room	Mr P Parker	James Houghton
11/0065/FULL	04/02/2011	01/04/2011	15 LONGBOAT LANE STOURPORT-ON-SEVERN DY138AE	Two storey side and rear extension	Mr & Mrs Li	James Houghton
11/0067/LIST	07/02/2011	04/04/2011	H S B C 15 LOAD STREET BEWDLEY DY122AE	Proposed alterations and repairs	Euro-Tel Design Ltd	Julia McKenzie-Watts
11/0068/FULL	07/02/2011	04/04/2011	64 BORRINGTON ROAD KIDDERMINSTER DY103EJ	Change of use of amenity land and erection of a boundary fence with gravel boards and railings. Access for parking of vehicles via gated entrance	Mr S Maclaren	Julia McKenzie-Watts
11/0069/FULL	07/02/2011	04/04/2011	HOLBEACHE HOUSE TRIMPLEY BEWDLEY DY121PA	Conversion of redundant agricultural buildings and squash court to form four residential units. Demolition of steel framed buildings and erection of detached car port and garden store/workshop	Mr J Corbo	Paul Round
11/0072/FULL	09/02/2011	06/04/2011	LIVERIDGE FARM RIBBESFORD BEWDLEY DY122UA	Construction of horse manege with alterations to ground level (Resubmission of Planning Application 10/0728/FULL)	Mr M Ellis	Stuart Allum
11/0075/FULL	09/02/2011	06/04/2011	30 OAKFIELD ROAD KIDDERMINSTER DY116PN	Proposed side and rear extension to form enlarged kitchen and utility	Mr P Collins	Julia McKenzie-Watts

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0082/FULL	09/02/2011	06/04/2011	BLUNTINGTON FARM BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104NW	Change of use of redundant agricultural buildings to form single dwelling (re-submission of applications 10/0588/FULL and 10/0589/LIST, revised to propose demolition of existing dutch barn and replacement with smaller new-build outbuilding to provide garaging and storage for the residential conversion)	King Henry VIII Endowed Trust	Paul Wrigglesworth
11/0073/FULL	10/02/2011	07/04/2011	1-3 EXCHANGE STREET BANK BUILDINGS KIDDERMINSTER DY101BT	Alterations associated with the change of use from A1 to A3/A4	Mr S Culwick	Stuart Allum
11/0074/LIST	10/02/2011	07/04/2011	1-3 EXCHANGE STREET BANK BUILDINGS KIDDERMINSTER DY101BT	Alterations in association with the change of use from A1 to A3/A4	Mr S Culwick	Stuart Allum
11/0078/CERTP	11/02/2011	08/04/2011	156 KIDDERMINSTER ROAD BEWDLEY DY121JD	Formation of room in roof space with rear dormer extension and front roof light	MR & MRS HUMPHREY	Paul Round
11/0080/FULL	11/02/2011	08/04/2011	4 CHURCHILL LANE, BLAKEDOWN KIDDERMINSTER DY103NB	Extension to existing single garage including provision for new dormer windows/roof lights	Mr & Mrs C Murphy	Julia McKenzie-Watts
11/0081/FULL	14/02/2011	11/04/2011	SEVERN VALLEY RAILWAY (HOLDINGS) PLC STATION DRIVE KIDDERMINSTER DY101QX	The re-erection of the former GWR Bridgnorth Motor Garage on the Severn Valley railway site at Kidderminster	SEVERN VALLEY RAILWAY (HOLDINGS) PLC	Stuart Allum
11/0083/FULL	14/02/2011	11/04/2011	PLAY AREA BASKERVILLE ROAD KIDDERMINSTER	Refurbishment of play area including new play equipment and outdoor sports court	Wyre Forest Community Housing	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0084/FULL	14/02/2011	11/04/2011	COTTAGE FARM BROOME STOURBRIDGE DY9 0HA	Rebuild of existing rear wing with extension and first floor (including dormer windows)	Mr & Mrs E Clement	Paul Wrigglesworth
11/0086/FULL	15/02/2011	12/04/2011	GLEBE HOUSE CHURCHILL KIDDERMINSTER DY103LU	Proposed 25m x 50m manege	Mr A Allen	Julia Mellor
11/0087/FULL	15/02/2011	12/04/2011	19 TRINITY FIELDS KIDDERMINSTER DY102DF	Proposed rear and side single storey extension	Mr P Bassett	James Houghton
11/0088/FULL	16/02/2011	13/04/2011	9 BRINDLEY STREET STOURPORT-ON-SEVERN DY138JA	First floor rear extension to provide additional domestic space	Mr J Sehmi	Stuart Allum
11/0094/FULL	16/02/2011	13/04/2011	SEAGARS LAMBSIE LANE SHENSTONE KIDDERMINSTER DY104DA	Extensions to side and rear elevations (Amendments to Planning Permission 10/0346/FULL) and detached double garage	Mr J Wallis	Paul Wrigglesworth
11/0095/FULL	16/02/2011	13/04/2011	64 COMBERTON ROAD KIDDERMINSTER DY103DX	Proposed first floor extension and front lean to roof	Mr & Mrs A Perkin	James Houghton
11/0089/LIST	17/02/2011	14/04/2011	12 KIDDERMINSTER ROAD BEWDLEY DY121AG	Renewal of roof covering to North Elevation. New timber window to rear elevation. New flat roof covering. New lead downpipes to South elevation.	Mr D Wilson	Julia McKenzie- Watts
11/0091/FULL	17/02/2011	14/04/2011	LAND ADJ THE MANOR HOUSE YIELDINGTREE BROOME STOURBRIDGE DY9 0EQ	Erection of 2 No. Solar Collector Arrays	Mr Mark Billingham	Paul Wrigglesworth

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0092/FULL	17/02/2011	14/04/2011	76 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LG	Demolition of existing attached out building and detached garage and the erection of new single storey side and rear extension to form new garage , utility, wc and conservatory	Mr S Rowan	Julia McKenzie-Watts
11/0093/FULL	17/02/2011	14/04/2011	16 OAKHILL AVENUE KIDDERMINSTER DY101LZ	Two Storey Side and Rear Extension to form enlarged Kitchen Utility & New Bedroom Over, Single Storey Rear Dining Room and Conservatory Extension		James Houghton
11/0096/FULL	18/02/2011	15/04/2011	BROOME HOUSE BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XR	Proposed rear glazed extension to house to link out building and proposed extension to existing garage to create garden/changing room	Mr James Cove	Paul Round
11/0097/FULL	21/02/2011	18/04/2011	7 MERTON CLOSE KIDDERMINSTER DY103AE	Proposed rear extension	Mr A Keysell	Julia McKenzie-Watts
11/0098/FULL	21/02/2011	18/04/2011	2 PARK DINGLE BEWDLEY DY122JY	Provision of new driveway with drop kerb to give access from Wyre Hill	Mrs J Whiston	James Houghton
11/0099/FULL	22/02/2011	19/04/2011	119 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LU	Extension to existing porch	Mr & Mrs McCammon	Stuart Allum
11/0103/FULL	22/02/2011	19/04/2011	24 HOLMAN STREET KIDDERMINSTER DY116QY	Proposed side extension	Miss C Faulkner	Julia McKenzie-Watts
11/0100/FULL	23/02/2011	20/04/2011	JUKES STORES THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Internal alterations to change tea room / restaurant area: change of use from retail to kitchen area, erection of new store room extension and new windows / doors / canopy	Mr B Adams	Stuart Allum

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0101/LIST	23/02/2011	20/04/2011	JUKES STORES THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Internal alterations including removing walls to change tea room / restaurant area, new entrance, internal walls, store extensions and new doors / windows / front canopy	Mr B Adams	Stuart Allum
11/0102/FULL	23/02/2011	20/04/2011	ROCK MOOR FARM BUNGALOW ROCK KIDDERMINSTER DY149RY	Single storey rear extension for additional lounge and conservatory with garage conversion for bedroom	Mr J Morton	Stuart Allum
11/0104/FULL	23/02/2011	20/04/2011	12 PERRIN AVENUE KIDDERMINSTER DY116LL		Mr D Calder	Stuart Allum
11/0105/FULL	23/02/2011	20/04/2011	CHURCH FARM CHURCHILL KIDDERMINSTER DY103LY	Conversion of brick agricultural barns to two No. dwellings. Demolish and clear former farm buildings	The T F Bache Trust	Paul Wrigglesworth
11/0106/CAC	23/02/2011	21/04/2011	CHURCH FARM CHURCHILL KIDDERMINSTER DY103LY	Conversion of brick agricultural barns to two No. dwellings. Demolish and clear former farm buildings	The T F Bache Trust	Paul Wrigglesworth
11/0111/FULL	24/02/2011	21/04/2011	THE CARTHOUSE GROVE FARM DRY MILL LANE BEWDLEY DY122BL	Change of use of land from agriculture to the keeping of horses and the erection of stables	Mr S Mahony	Stuart Allum
11/0107/FULL	25/02/2011	22/04/2011	12A HORSEFAIR KIDDERMINSTER DY102EW	Change of use to A.5 King Fried Chicken Takeaway	Mr M Griffiths	Stuart Allum
11/0112/FULL	25/02/2011	22/04/2011	GLEBE HOUSE CHURCHILL KIDDERMINSTER DY103LU	Construction of a tack room, feed store, tractor shed and log store	Mr A Allen	Julia Mellor

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0113/FULL	25/02/2011	22/04/2011	41 GALAHAD WAY STOURPORT-ON-SEVERN DY138SQ	New pitch roof over existing flat roof bay window	Mr Lyth	Stuart Allum
11/01131/FULL	25/02/2011	22/04/2011	YIELDINGTREE FARM YIELDINGTREE BROOME STOURBRIDGE DY9 0EL	Change of use to the keeping of horses and construction of a new stable block, tack room and barn	Mrs S Edwards	James Houghton
11/0108/LIST	28/02/2011	25/04/2011	THE COTTAGE 10 SEVERN SIDE SOUTH BEWDLEY DY122DX	Retention of conservatory	Mr M Vaux	James Houghton
11/0109/FULL	28/02/2011	30/05/2011	CONVEYOR UNITS LTD SANDY LANE TITTON STOURPORT-ON-SEVERN DY139PT	Proposed covered store for use in association with Conveyor Units (use Class B8)	CONVEYOR UNITS LTD	Julia Mellor
11/0110/FULL	28/02/2011	25/04/2011	LAND OPPOSITE THE GATEHOUSE NELSON ROAD SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN DY139QB	Change of use to Gypsy Caravan Park with 8 pitches and amenity block for temporary two year period	Mr & Mrs J Jones	Julia Mellor
11/0114/FULL	28/02/2011	25/04/2011	10 LION STREET KIDDERMINSTER DY101PT	Change of use of premises from class A2 to B1 (A) without modification	Mr B Murdoch	James Houghton
11/0123/FULL	28/02/2011	25/04/2011	18 BALDWIN ROAD KIDDERMINSTER DY102UB	Two storey side and rear extension and single storey rear extension	Mr B Fox	Julia McKenzie-Watts
11/0115/FULL	01/03/2011	26/04/2011	JACKSONS PUBLIC HOUSE MARLPOOL LANE KIDDERMINSTER DY115DA	Alterations to external appearance of building and use as 2No. Retail Units	Marston's Estates Ltd	James Houghton
11/0116/FULL	01/03/2011	26/04/2011	168 HURCOTT ROAD KIDDERMINSTER DY102TT	Timber decking and construction of wrought iron fencing	Mr M Moore	Stuart Allum
11/0119/FULL	02/03/2011	27/04/2011	23 & 29 YORK STREET 1, 1A BRIDGE STREET FLATS 1A & 1B BRIDGE STREET STOURPORT-ON-SEVERN DY139EH	Internal and external works to create 4No. 1 bed flats	Suncrest Holdings Ltd - Mr J Mole	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0120/LIST	02/03/2011	27/04/2011	23 & 29 YORK STREET 1, 1A BRIDGE STREET FLATS 1A & 1B BRIDGE STREET STOURPORT-ON- SEVERN DY139EH	Internal and external works to create 4No. 1 bed flats	Suncrest Holdings Ltd - Mr J Mole	Julia McKenzie- Watts
11/0121/FULL	02/03/2011	27/04/2011	LAND TO REAR OF 49-71 SHRUBBERY STREET KIDDERMINSTER DY102QY	Variation of condition 22 of Planning Permission wf/0391/03 (8 dwelling, garaging, estate road / private drive / access) to relax the extent of the visibility splays to 2.4m x 43m at junction with Shrubbery Street	Cameron Homes Ltd	Paul Wrigglesworth
11/0122/FULL	03/03/2011	28/04/2011	4 AGGBOROUGH CRESCENT KIDDERMINSTER DY101LG	Rear two storey extension with tiled pitched roof(resubmission of withdrawn application 11/0023/Full)	Mr J Green	Julia McKenzie- Watts
11/0125/FULL	03/03/2011	28/04/2011	28 SUMMERFIELD ROAD STOURPORT-ON-SEVERN DY139BE	Proposed two and single storey side extension	Mr & Mrs W Allport	Julia McKenzie- Watts
11/0124/FULL	04/03/2011	29/04/2011	10 BEECHCROFT ROAD KIDDERMINSTER DY115NA	Rear extension to kitchen and lounge of bungalow	Mr P Allsopp	James Houghton
11/0127/CERTP	07/03/2011	02/05/2011	THE WHITE COTTAGE HABBERLEY VALLEY KIDDERMINSTER DY115RH	Proposed erection of two storey extension to front of property	Mr & Mrs G Scott	Paul Round
11/0128/FULL	07/03/2011	02/05/2011	16 LONGMYND WAY STOURPORT-ON-SEVERN DY130BA	Pitched roof to existing flat roof rear extension and erection of canopy to side	Mrs S waller	Julia McKenzie- Watts
11/0129/FULL	07/03/2011	02/05/2011	35A KIDDERMINSTER ROAD BEWDLEY DY121BU	Single storey side extension	Parks and Gran	Stuart Allum
11/0130/FULL	07/03/2011	02/05/2011	THE WALLED GARDEN BLAKESHALL LANE WOLVERLEY KIDDERMINSTER DY115XJ	Proposed detached double garage	Mr P Randle	Julia McKenzie- Watts

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0132/FULL	07/03/2011	02/05/2011	THE OLD RECTORY RECTORY LANE ROCK KIDDERMINSTER DY149RP	Proposed detached garage block	Mr & Mrs T Parker	Paul Round
11/0133/FULL	07/03/2011	02/05/2011	WESTCROFT BANK LANE ABBERLEY WORCESTER WR6 6BQ	Change of use of domestic outbuilding to an ancillary dwelling	Mr K Goldthorpe	Julia Mellor
11/0134/FULL	07/03/2011	02/05/2011	30 LICKHILL ROAD STOURPORT-ON-SEVERN DY138SA	Single storey side extension with new brick skin to gable (Amendment to Planning Permission 10/0607/FULL)	Mr A Bradbury	Stuart Allum
11/4103/INV	07/03/2011	07/03/2011	THE WALLED GARDEN BLAKESHALL LANE WOLVERLEY KIDDERMINSTER DY115XJ	Proposed detached double garage	Mr P Randle	Julia Mckenzie-Watts
11/0135/TREE	08/03/2011	03/05/2011	24 GOLDCREST DRIVE KIDDERMINSTER DY104HQ	Pollard large oak	Mrs T Tipping	Alvan Kingston
11/0136/OUTL	08/03/2011	03/05/2011	26 & 28 LESWELL STREET KIDDERMINSTER DY101RP	Proposed demolition of 26 and 28 Leswell Street and erection of 6No two bed and 2No one bed apartments	Leswell Street Enterprises	Stuart Allum
11/0137/LIST	08/03/2011	03/05/2011	12 WESTBOURNE STREET BEWDLEY DY121BS	Internal works to existing dwellings	Mr D Court	James Houghton
11/0138/FULL	08/03/2011	03/05/2011	2 STATION VIEW STATION ROAD BEWDLEY DY121BT	Replacement rear conservatory (resubmission of withdrawn application 11/0022/FULL)	Five star Windows	Stuart Allum
11/0139/FULL	08/03/2011	03/05/2011	UNIT 5 WARBLER PLACE KIDDERMINSTER DY104DZ	Change of use to dog grooming establishment (in addition to pet food shop)	Mr M Davies	Paul Wrigglesworth

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0141/FULL	09/03/2011	04/05/2011	BLAKEMORE COTTAGE TENBURY ROAD CLOWS TOP KIDDERMINSTER DY149HE	Conversion of existing double garage to separate dwelling for single disabled dependant relative	Mr J Martin	Stuart Allum
11/0142/FULL	09/03/2011	04/05/2011	20 ELM ROAD KIDDERMINSTER DY101ST	Demolish existing lean to/Outbuilding to rear ground floor. Build enlarged ground floor extension to accommodate enlarged kitchen and dining area	Mr C Hodgetts	Julia McKenzie-Watts
11/0143/FULL	09/03/2011	04/05/2011	26 BROOK VALE BEWDLEY DY121BQ	Single storey rear extension	Mr and Mrs Felthouse	James Houghton
11/0144/FULL	10/03/2011	05/05/2011	1 PINERIDGE DRIVE KIDDERMINSTER DY116BG	Outbuildings comprising carport, garage, utility room and workshop	Mrs d Udall	Julia McKenzie-Watts
11/0146/FULL	10/03/2011	05/05/2011	50 STOURPORT ROAD BEWDLEY DY121BL	Part change of use of domestic property to day nursery for up to 16 children	Mrs K Hopkins	James Houghton
11/0145/FULL	11/03/2011	06/05/2011	7 TANWOOD COURT BARNES TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NT	Installation of circular window adjacent to front door on eastern elevation (ie. the lane side)	Mr R Clarke	Julia McKenzie-Watts
11/0147/TREE	11/03/2011	06/05/2011	9 CARDINAL DRIVE KIDDERMINSTER DY104RZ	Remove Cypress Tree	Mrs J Black	Alvan Kingston
11/0148/FULL	14/03/2011	09/05/2011	8 BRIDGE STREET STOURPORT-ON-SEVERN DY138XA	Change of use to a heritage room and information point	Stourport Forward	Paul Round
11/0149/FULL	14/03/2011	09/05/2011	LAND ADJACENT TO THE GRANARY PARK FARM RIBBESFORD BEWDLEY DY122TW	Installation of solar panels on existing stable block	Mr T Davies	Stuart Allum
11/0150/TREE	14/03/2011	09/05/2011	8 CAMPION WAY BEWDLEY DY121HW	Pollard a lime tree	Mrs C Lewis	Alvan Kingston

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0151/FULL	14/03/2011	09/05/2011	13 FRANCHISE STREET KIDDERMINSTER DY116RA	First floor extension over existing kitchen	Mr & Mrs Bayliss	James Houghton
11/0152/FULL	14/03/2011	09/05/2011	4 PELHAM LODGE KIDDERMINSTER DY101XR	Extension to front of dwelling to provide ground floor w.c.	Mrs D Phillips	James Houghton
11/0153/FULL	14/03/2011	09/05/2011	11 COLLEGE ROAD KIDDERMINSTER DY101LU	Proposed two storey extension	Mrs D Jeavons	James Houghton
11/0154/FULL	15/03/2011	10/05/2011	BIRCHEN COPPICE POST OFFICE 140 WALTER WASH ROAD WEST KIDDERMINSTER DY117BZ	Change of use of existing redundant warehouse area to residential accommodation	Ms H Kooner	Stuart Allum
11/0155/FULL	15/03/2011	10/05/2011	82 WILDEN LANE STOURPORT- ON-SEVERN DY139LR	Construction of slate pitched roof above existing flat roof extension	Miss C Robson	James Houghton
11/0156/FULL	15/03/2011	10/05/2011	85 WINDERMERE WAY STOURPORT-ON-SEVERN DY138JS	Conversion of existing garage with extension and alterations to the front	Mr P Nunn	James Houghton
11/0157/TREE	15/03/2011	10/05/2011	13 MARCH GROVE BEWDLEY DY121QQ	Remove low branch from a Douglas Fir; crown lift two Common Yew	Mr G Corner	Alvan Kingston
11/0158/FULL	16/03/2011	11/05/2011	UNIT 1 (A/B) FORMER PC WORLD CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	Construction of a new ramp, access door and repositioning of an existing staircase	Smyths Toys UK Ltd	Paul Round
11/0161/ADVE	16/03/2011	11/05/2011	UNIT 1 (A/B) FORMER PC WORLD CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	Advert:-Installation of internally illuminated entrance sign	Smyths Toys UK Ltd	Paul Round
11/0163/FULL	16/03/2011	15/06/2011	CHURCHFIELDS BUSINESS PARK CLENSMORE STREET KIDDERMINSTER DY102JY	Construction of 240 dwellings and associated roadworks and landscaping (following demolition of existing buildings)	Bellway Homes (West Midlands) Ltd	Julia Mellor

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0159/TREE	17/03/2011	12/05/2011	2 JELLEYMAN CLOSE KIDDERMINSTER DY116AD	Thin 3 trees	Mr I Goncalves	Alvan Kingston
11/0160/FULL	17/03/2011	12/05/2011	17 HERMITAGE WAY STOURPORT-ON-SEVERN DY130DA	Installation of bay window	Mrs C Haywood	James Houghton
11/0162/LIST	17/03/2011	12/05/2011	5 BEALES CORNER BEWDLEY DY121AF	Resubmission of earlier application reference WF/0004/04 to confirm amendments and additional work for replacement windows, door and porch canopy and internal refurbishment	Mrs G Holland	Stuart Allum
11/0164/FULL	17/03/2011	12/05/2011	THE BRAMBLINGS CHURCH LANE BEWDLEY DY122UH	Proposed extensions and detached garage	Mr & Mrs J Taylor	Paul Round
11/0165/FULL	17/03/2011	12/05/2011	TOP FARM YIELDINGTREE BROOME STOURBRIDGE DY9 0EJ	Construction of a swimming pool and enclosure building to the rear of Top Farm	Mrs V Clinton	Paul Wrigglesworth
11/0170/FULL	17/03/2011	12/05/2011	250 STOURBRIDGE ROAD KIDDERMINSTER DY102XJ	Erection of single storey rear extension for enlarged kitchen/diner	Mrs K Dart	James Houghton
11/0166/TREE	21/03/2011	16/05/2011	9 JELLEYMAN CLOSE KIDDERMINSTER DY116AD	Trim tree (tree situated in No. 6 Jelleymans Close)	Mr M O'Shaughnessy	Alvan Kingston
11/0168/TREE	21/03/2011	16/05/2011	11 SOUTHGATE CLOSE KIDDERMINSTER DY116JN	Fell a horse Chestnut in rear garden	Mrs G Brookes	Alvan Kingston
11/0171/FULL	21/03/2011	16/05/2011	63 ARELEY COMMON STOURPORT-ON-SEVERN DY130NG	Alterations to shop front	PERRYS TRADING LTD	Stuart Allum
11/0173/FULL	21/03/2011	16/05/2011	30 OAKHILL AVENUE KIDDERMINSTER DY101LZ	2 Storey side and single storey front and rear extension for home office, wc, utility, porch, enlarge kitchen and bathroom	Miss Z Atkinson	Julia McKenzie-Watts

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0174/FULL	21/03/2011	16/05/2011	1 MALLORY DRIVE KIDDERMINSTER DY115DZ	1st storey built on garage to increase bedroom sizes	Mr Wildman	James Houghton
11/0179/FULL	21/03/2011	16/05/2011	8 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SQ	Two storey rear extension and retention of front porch	Mr & Mrs D Warren	John Baggott
11/0182/FULL	21/03/2011	16/05/2011	LAND TO WEST OF OAK TREE BUNGALOW KINLET ROAD ROCK KIDDERMINSTER DY149UE	Proposed Wildlife Pool	Mr & Mrs J Dayus	Julia McKenzie-Watts
11/0183/LIST	21/03/2011	16/05/2011	19 HIGH STREET BEWDLEY DY122DH	New window in kitchen in rear elevation	Ms M Eddison	James Houghton
11/0185/FULL	21/03/2011	16/05/2011	LAND OF CRUNDALLS LANE WRIBENHALL BEWDLEY DY121NF	Creation of flood defences	ENVIRONMENT AGENCY	Paul Round
11/0169/FREE	22/03/2011	17/05/2011	55 BIRMINGHAM ROAD KIDDERMINSTER DY102SA	Remove dead wood from beech, crown thin by 20% and raise branches over Adam Court roadway to 4 metres	Miss A Rnic	Alvan Kingston
11/0172/LIST	22/03/2011	17/05/2011	HARVINGTON HALL HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER DY104LR	Installation of a lightweight glass and steel draught lobby	HARVINGTON HALL MANAGEMENT COMMITTEE	James Houghton
11/0175/FULL	22/03/2011	17/05/2011	43 CLEEVE CLOSE STOURPORT- ON-SEVERN DY130NY	Single storey side extension	Mr D Bates	Stuart Allum
11/0176/FULL	22/03/2011	17/05/2011	2 SEVERN WAY BEWDLEY DY122JQ	Two storey extension to rear	Mr K Bailey	James Houghton

<b>WF No.</b>	<b>Valid Date</b>	<b>Target Date</b>	<b>Address of Site</b>	<b>Description of Proposal</b>	<b>Applicant</b>	<b>Case Officer</b>
11/0177/FULL	22/03/2011	17/05/2011	LAND BETWEEN 3 & 4 PINTA DRIVE STOURPORT-ON-SEVERN DY139RY	Change of use from play area to residential development comprising 2 No. detached dwellings, parking and associated access	Taylor Wimpey North Midlands	Paul Round
11/0178/FULL	23/03/2011	18/05/2011	HIGH HABBERLEY HOUSE / HOLLYFIELDS HOUSE HABBERLEY ROAD KIDDERMINSTER DY115RJ	Extensions to High Habberley House and Hollyfields House	Barchester Healthcare Ltd	Julia McKenzie-Watts
11/0180/FULL	23/03/2011	18/05/2011	41 GREATFIELD ROAD KIDDERMINSTER DY116PH	Single storey rear extension and replacement single garage	Mrs J Bull	Stuart Allum
11/0181/FULL	23/03/2011	18/05/2011	PLOT 2 SITE OF FORMER ROCKVIEW GARAGE ADJACENT TO ANVIL COTTAGE CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Erection of detached dwelling and installation of solar photovoltaic panels to adjacent stable roof (Amendments to Planning Permission WF/0350/99 )	MR D EDDLESTON	Paul Round
11/0184/FULL	23/03/2011	18/05/2011	SUNNYSIDE POUND GREEN ARLEY BEWDLEY DY123LB	Proposed rear extension and reroofing	Mr D Docker	Stuart Allum
11/0188/LIST	24/03/2011	19/05/2011	4 LOWER PARK BEWDLEY DY122DP	Internal alterations to ground and first floor and external works to provide new doorway and replace existing door with window	Mr & Mrs J Gerrard	James Houghton
11/0189/FULL	24/03/2011	19/05/2011	NEW BARNES COTTAGE BLACKSTONE BEWDLEY DY121QD	Variation of conditions 1 and 3 of Planning Permission 06/0715/FULL in order to extend period of compliance until 30/09/2012	Mr W.G. Jones	Paul Round
11/0186/TREE	29/03/2011	24/05/2011	12 TRINITY FIELDS KIDDERMINSTER DY102DF	Fell Deordra Cedar, Fell Scots Pine and rem,ove lower branched from Scots Pine	Miss L Smith	Alvan Kingston

# WYRE FOREST DISTRICT COUNCIL

**Planning Committee**

**12 April 2011**

## PLANNING AND ENFORCEMENT APPEALS

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reprs. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1366 09/0588/OUTL/2128377/NWF	APP/R1845/A/10 Arab Investments Ltd		FORMER CARPETS OF WORTH FACTORY SEVERN ROAD Redevelopment of site to provide a mixed use development consisting of 159No. residential properties, Class A retail uses, Class B employment, Class C1 hotel and Class D2 assembly & leisure (outline)	HE 18/05/2010	29/06/2010		02/03/2011 Earl Baldwin Suite,	

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1376 10/0500/FULL	APP/R1845/A/10 /2140347/NWF	Mr G Attwood	ROBIN HOOD DRAYTON ROAD BELBROUGHTON STOURBRIDGE DY9 Re-Erection of former pig-sty in form previously approved under consent 10/0323 for use as an outdoor bar area	HE 17/11/2010	29/12/2010		05/04/2011 Earl Baldwin Suite,	
WFA1377 10/0475/FULL	APP/R1845/A/10 /2142256/NWF	Mr Russell Stevens	PARKHALL BIRMINGHAM ROAD KIDDERMINSTER Erection of timber framed building for storage of marquees and associated fixtures and fittings (Resubmission of 10/0141/FULL)	WR 14/12/2010	25/01/2011		28/02/2011	Dismissed 07/03/2011

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1378 10/0205/FULL	APP/R1845/A/10 /2142317/WF	Mr J Atkinson	ADJACENT TO 140 BEWDLEY HILL KIDDERMINSTER DY116BT Erection of a detached dwelling, creation of rear access with garage	WR 17/12/2010	28/01/2011			Dismissed 08/03/2011
WFA1379 10/0428/FULL	APP/R1845/A/11 /2143452/NWF	Banner Homes Midlands Ltd	CASTLE ASH BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER Construct new access, access road and erection of 4 detached houses together with new garage for existing house	HE 10/01/2011	21/02/2011		06/05/2011 Earl Baldwin Suite,	
WFA1380 10/0490/FULL	APP/R1845/D/11 /2143644	Mr & Mrs Hoare	WOODLAND COTTAGE TANNERS HILL BEWDLEY DY122LH Proposed first floor extension with balcony	WR 13/01/2011				Dismissed 28/02/2011

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1381 10/0692/FULL	APP/R1845/A/11 /2145175/WF	Mr N Newman	419 HURCOTT ROAD KIDDERMINSTER DY102QQ Change of use of annex to independent residential use	WR 01/02/2011	15/03/2011			
WFA1382 10/0578/FULL	APP/R1845/A/11 /2146900	Mr A North	LAND OFF KINVER LANE KINVER ROAD STABLES CAUNSALL Rebuild and extend feed shed	WR 15/02/2011	29/03/2011			
WFA1383 10/0655/FULL	APP/R1845/A/11 /2147093	Emily Convy	18 WESTHEAD ROAD COOKLEY KIDDERMINSTER DY103TG Conversion of existing dwelling into two dwellings	WR 17/02/2011	31/03/2011			

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1384 10/0301/FULL	APP/R1845/A/11 /2146884	Mr David Nott	GORST HILL FARM ROCK KIDDERMINSTER DY149YJ  Change of use of agricultural land to use for caravan storage on 340 m2 of redundant land adjacent to farm buildings. This allows the expansion of existing storage facility (WF/0946/91 & WF/0964/01) from 25 to 38 caravans	HE 21/02/2011	04/04/2011		10/05/2011 Loom Room,	
WFA1385 10/0461/FULL	APP/R1845/A/11 /2147630	Simon Fletcher	LAND TO THE REAR OF 1A & 1B GLOUCESTER WAY BEWDLEY  New dwelling on land to rear of 1a and 1b Gloucester Way with associated access and parking	WR 24/02/2011	07/04/2011			

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1386 10/0741/FULL	APP/R1845/D/11 Mr A /2149015 Bradbury	30 LICKHILL ROAD STOURPORT-ON- SEVERN DY138SA	WR 21/03/2011					
Two storey side extension								



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# Appeal Decision

Site visit made on 28 February 2011

**by John Woolcock BNatRes(Hons) MURP DipLaw MPIA MRTPI**

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

**Decision date: 7 March 2011**

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**Appeal Ref: APP/R1845/A/10/2142256**

**Park Hall, Birmingham Road, Kidderminster, Worcestershire DY10 3NL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Russell Stevens against the decision of Wyre Forest District Council.
  - The application No.10/0475/FULL, dated 18 August 2010, was refused by notice dated 13 October 2010.
  - The development proposed is the erection of timber framed building for storage of marquees and associated fixtures and fittings (resubmission of 10/0141/FULL).
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## Decision

1. I dismiss the appeal.

## Preliminary matters

2. The appeal site lies within the West Midlands Green Belt as defined in the development plan. Planning Policy Guidance Note 2 *Green Belts* (PPG2) sets out the purposes of including land within Green Belts and states that their most important attribute is their openness. Construction of new buildings inside a Green Belt is inappropriate unless it is for, amongst other things, essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. There is a general presumption against inappropriate development in the Green Belt and substantial weight will be attached to the harm to the Green Belt in considering appeals concerning such development.
3. Park Hall is a Grade II listed building. I am required by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting of a listed building.

## Main issues

4. I consider the main issues in this appeal to be:
  - (a) Whether the proposal would be inappropriate development for the purposes of PPG2 and development plan policy.
  - (b) The effect of the development on the openness of the Green Belt and the purposes of including land in it.
  - (c) The effect of the development on the character and appearance of the area.

- (d) If the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

## Reasons

5. The appeal site edged in red on the application drawings defines only the footprint of the proposed building, but it is clear from the documentation that the proposal is related to the use of Park Hall. This has a civil wedding licence which permits twelve wedding ceremonies per year. The proposed building is intended to store marquees and associated equipment used in conjunction with the use of Park Hall as a wedding venue. The Council states that Park Hall is also a venue for conferences and meetings, and used as residential accommodation for rent. The use of this planning unit for such purposes does not, with its buildings and parking areas, preserve the openness of the Green Belt. Furthermore, it conflicts with one of the purposes of including land in the Green Belt, because it does not assist in safeguarding the countryside from encroachment. There is, therefore, for the purposes of considering compliance with Green Belt Policy, no need to assess whether the proposed storage building is an essential facility that is genuinely required. I do not consider that any of the exceptions provided for in paragraph 3.4 of PPG2 apply here. I find that the proposal is inappropriate development, which by definition causes harm.
6. The building would be just over 18 m long and just over 6 m wide. Its roof ridge would be 5.86 m high according to the submitted drawings. It would replace, and extend beyond, a redundant sewage treatment plant. This is a largely underground structure, with a low roof or cover, just above ground level. The proposed building would be sited in an open field that is fenced off from the collection of outbuildings associated with Park Hall. A structure of this size in this location would substantially add to the built form in an open part of the countryside. I find that the proposed development would impair the openness of the Green Belt.
7. The site lies within an area described as 'Sandstone Estatelands', which is characterised by an open, rolling landscape, in *Landscapes of Worcestershire*. The timber framed, weatherboard construction with reclaimed clay roof tiles would give the building the appearance of an agricultural type building. Whilst it would be sited near to other outbuildings, it would appear detached from them by reason of its siting in an open field that extends around, and slopes steeply down from, the existing outbuildings. In this elevated position I consider that the proposed building would appear as an awkward projection of built form into the open countryside setting. I find that it would harm the character and appearance of the area. This would conflict with the aims of Policy CP12 of the Council's Core Strategy, adopted 2010, concerning landscape character.
8. The proposed storage building would lie to the north of Park Hall, which is described in its listing as a small country house. It was evident at my site visit that the setting of the house includes the gardens and grassed areas to its immediate east, south and west. The proposed storage building would be separated by some distance and several other buildings from the house. I share the Council's Conservation Officer's view that the proposal would not be detrimental to the setting of Park Hall.

9. I have taken into account the appellant's submissions that the proposed storage is needed to improve the commercial viability of the enterprise, along with the intent to secure a continuing income stream to resource maintenance of the buildings. Such ambitions might gain some support from national policy concerning the rural economy. However, the appellant acknowledges that the scheme is not advanced on the basis of any 'enabling development', which *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide 2010* refers to as the means of securing the long-term future of a heritage asset when conservation through development in compliance with policy cannot do so. I note that the appellant does not consider that there are other suitable buildings which could be used or extended to provide the storage, and that the appeal scheme is considered to be the most cost effective. Nevertheless, I do not consider that the commercial advantages of the scheme to the appellant should be given much weight in the planning balance which applies here.
10. I find that the other considerations in this case do not clearly outweigh the harm I have identified, and the very special circumstances necessary to justify the development do not exist. I find that the proposed development conflicts with saved Policy GB.1 of the Wyre Forest District Local Plan 2004, and saved Policy D.39 of the Worcestershire County Structure Plan, adopted 2001, concerning the Green Belt. It would also be contrary to the guidance in PPG2. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*John Woolcock*  
Inspector



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# Appeal Decision

Site visit made on 16 February 2011

**by Stephen Roscoe BEng MSc CEng MICE**

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

**Decision date: 8 March 2011**

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**Appeal Ref: APP/R1845/A/10/2142317**

**140 Bewdley Hill, Kidderminster, Worcestershire DY11 6BT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Jeremy Atkinson against the decision of Wyre Forest District Council.
  - The application Ref 10/0205/FULL, dated 8 February 2010, was refused by notice dated 7 June 2010.
  - The development proposed is a domestic dwelling.
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## Procedural Matters

1. Following the above refusal, Local Plan<sup>1</sup> (LP) Policies D.1 and D.3 have been replaced by Core Strategy<sup>2</sup> (CS) Policy CP11, and I have considered the appeal on this basis.

## Decision

2. For the reasons given below, I dismiss the appeal.

## Main Issues

3. The main issues in this case are:
  - (i) whether the proposal would have a harmful effect on the character and appearance of the surrounding area; and
  - (ii) the effect of the proposal on the living conditions of nearby residential occupiers in relation to whether there would be any visual intrusion.

## Reasons

### *Character and Appearance*

4. The appeal site comprises the side and part of the rear garden of an existing house. The north east facing side elevation of the proposed dwelling would comprise a significant expanse of generally unrelieved brickwork. This would result in a bland and unattractive elevation which, in view of its substantial width, would be inappropriate in terms of its scale and proportions in conflict with CS Policy CP11 and the Council's SPG<sup>3</sup>. The extent of the elevation would also visually dominate the house at No 141 Bewdley Hill in relation to the street scene. The elevation would also include an awkward detail in respect of the

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<sup>1</sup> Wyre Forest District Local Plan: Adopted Local Plan: January 2004

<sup>2</sup> Wyre Forest District Local Development Framework: Adopted Core Strategy: December 2010

<sup>3</sup> Wyre Forest District: Design Quality – Supplementary Planning Guidance: July 2004

relationship between the eaves of the main roof and that of a rear projection which would add to its unattractive appearance.

5. The elevation would be readily visible in views from the east on Bewdley Hill. The harm from the elevation would be accentuated by the falling levels along the road in this direction, notwithstanding that the ridge of the proposed roof would be lower than that of the house at No 140 Bewdley Hill.
6. The side elevation of the house at No 140 is similarly visible in these views. It is however well articulated in terms of the differing building lines of the gable wall and the rear projection and includes fenestration and chimney and eaves details which add to its interest. The appearance of the proposal in these views would be very different, and it would have an adverse effect on the character and appearance of the surrounding area.
7. I acknowledge that development along the road comprises a variety of residential styles together with some commercial properties and that the front garden of No 140 is much wider than the house. I also recognise that the design of the proposal would accord with the appearance of the group of houses to the west of the site on Bewdley Hill. These factors however would not outweigh the harm that I have identified. Furthermore, I have not seen anything to convince me that the proposed elevation could be softened by the incorporation of design solutions, such as additional windows or dummy windows, as suggested by the appellant.
8. I therefore conclude that the proposal would have a harmful effect on the character and appearance of the surrounding area and that it would thus conflict with Core Strategy Policy CP11 and the Council's SPG.

#### *Living Conditions*

9. The side elevation already described would be situated in close proximity to the rear garden and elevation of the house at No 141 Bewdley Hill. As a consequence of this proximity, the unrelieved nature of the elevation, its projection beyond the rear elevation of the house at No 141 and the difference in levels between the properties, the proposal would be visually intrusive to the occupiers of No 141. It would therefore be insensitive to the surrounding community in conflict with CS Policy CP11.
10. I acknowledge that an access track separates the appeal site from the garden at No 141, but this separation would not be sufficient to render the proposal acceptable in this regard.
11. I therefore conclude that the proposal would have a harmful effect on the living conditions of nearby residential occupiers in relation to visual intrusion and that it would thus conflict with Core Strategy Policy CP11.

#### *Other Matters*

12. I recognise that the proposal would provide reasonably sized accommodation in a sustainable location. This would not however outweigh the harm that I have identified.
13. Following the Ministerial Statement of 9 June 2010 and the consequent changes to PPS3<sup>4</sup>, gardens are no longer classified as previously developed land. This change to PPS3 does not rule out the development of garden land.

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<sup>4</sup> Planning Policy Statement 3: Housing

It does however mean that such schemes can no longer be regarded as beneficial in terms of the clear aim within PPS3 of directing the majority of residential development towards previously developed land. Indeed, the change to PPS3 is clearly intended to prevent harmful forms of development on garden sites. The proposal would introduce development into the garden land of No 140 Bewdley Hill, and the Statement therefore also adds weight to the unacceptability of the proposal.

*Conclusion*

14. I have taken into account all other matters raised, but none carry sufficient weight to alter the decision. I therefore conclude that the appeal should be dismissed.

*Stephen Roscoe*

INSPECTOR



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# Appeal Decision

Site visit made on 16 February 2011

**by Stephen Roscoe BEng MSc CEng MICE**

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

**Decision date: 28 February 2011**

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**Appeal Ref: APP/R1845/D/11/2143644**

**Woodland Cottage, Tanners Hill, Bewdley, Worcestershire DY12 2LH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Clive Hoare against the decision of Wyre Forest District Council.
  - The application Ref 10/0490/FULL, dated 13 August 2010, was refused by notice dated 14 October 2010.
  - The development proposed is a first floor extension.
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## Procedural Matter

1. Following the above refusal, Local Plan<sup>1</sup> Policies D.1 and D.3 have been replaced by Core Strategy<sup>2</sup> Policy CP11, and I have considered the appeal on this basis.

## Decision

2. For the reasons given below, I dismiss the appeal.

## Reasons

3. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the appeal dwelling and the surrounding area. I will firstly consider the effect of the proposed extension on the appeal dwelling. The dwelling is a semi-detached cottage which includes a large single storey flat roofed front projection that is out of character with the much older main part of the dwelling.
4. The cottage is however elevated above the level of the nearby lane known as Tanners Hill. As a result, the ground floor of the cottage and the projection are much obscured due to the topography of the ground between the dwelling and the lane and vegetation in the front garden. At first floor level and above, the outline of the cottage is much more visible.
5. The proposed extension would be situated above the single storey projection. The bulk and height of the extension at first floor level would dominate the front elevation of the cottage. Furthermore, the fenestration and balcony, which would be situated at the front of the extension, would be out of character with the front elevation of the cottage.

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<sup>1</sup> Wyre Forest District Local Plan: Adopted Local Plan: January 2004

<sup>2</sup> Wyre Forest District Local Development Framework: Adopted Core Strategy: December 2010

6. At roof level, the length of the ridge of the roof would be significantly lengthened, with the increase being at right angles to the original, and the slope area of the pitched roof would also be greatly expanded. These increases would dominate the existing pitched roof, which is an important part of the remaining the character of the older cottage. The removal of the flat roof of the front projection on the cottage would not outweigh these adverse effects, neither would the fact that the extension would be smaller than one previously proposed. In view of all of the above points, the extension would be out of scale and keeping with the form and character of the original building in conflict with Local Plan Saved Policy D.17. It would also be insensitive to the spaces around the cottage in conflict with Core Strategy Policy CP11.
7. I now turn to consider the effect of the proposal on the surrounding area. The extension would significantly change the appearance of the cottage at first floor level and above, in views that are available from Tanners Hill and from the front pedestrian gate to the cottage. In these views, the extension would overwhelm the cottage in conflict with the Council's SPG<sup>3</sup>. Land to the north and west of the cottage falls away from the appeal property, and wider views of the extension would therefore be likely to be available. This adds weight to the unacceptability of the extension in the wider area, notwithstanding the presence of surrounding development.
8. I therefore conclude that the proposal would have a harmful effect on the character and appearance of the appeal dwelling and the surrounding area. I further conclude that it would thus conflict with Core Strategy Policy CP11, Local Plan Saved Policy D.17 and the Council's SPG.
9. I have taken into account all other matters raised, including the additional well insulated accommodation that the proposal would provide, but none carry sufficient weight to alter the decision. I therefore conclude that the appeal should be dismissed.

*Stephen Roscoe*

INSPECTOR

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<sup>3</sup> Supplementary Planning Guidance: Design Quality

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE  
12<sup>TH</sup> MARCH 2011

**Monthly progress report on performance against NI 157 targets for determining planning applications**

<b>OPEN</b>	
<b>RESPONSIBLE OFFICER:</b>	Director of Planning and Regulatory Services
<b>CONTACT OFFICER:</b>	John Baggott – Extension 2515 John.Baggott@wyreforestdc.gov.uk
<b>APPENDICES:</b>	None

**1. PURPOSE OF REPORT**

- 1.1 To provide Members with a monthly progress report on performance against national indicators (NI 157, formerly BV 109).

**2. RECOMMENDATION**

- 2.1 That the report be noted

**3. BACKGROUND**

- 3.1 At Full Council in May 2006 it was agreed as part of the Recovery Plan that a report on the performance against best value performance indicators (BVPI 109, now NI 157) be reported to the Planning (Development Control) Committee on a monthly basis. The first of the series of monthly reports was reported to the Planning (Development Control) Committee on 13<sup>th</sup> June 2006.

- 3.2 The national targets for determining planning applications are as follows:

NI 157 a (Major applications)	-	60% within 13 weeks.
NI 157 b (Minor applications)	-	65% within 8 weeks.
NI 157 c (other applications)	-	80% within 8 weeks.

- 3.3 In addition to these national targets there are Local targets set out within the Business Plan for 2010/11. These are as follows:

Major applications	-	65% within 13 weeks.
Minor applications	-	80% within 8 weeks.
Other applications	-	90% within 8 weeks.

**4. PERFORMANCE**

**Major applications**

4.1 The following table shows the quarterly performance figures for major applications for the period from 1<sup>st</sup> January 2008 to 31<sup>st</sup> December 2010. It also shows the performance at the time of compiling the report within the 4<sup>th</sup> Quarter of 2010/11 although the relevant period did not end until 31<sup>st</sup> March 2011 and as such these figures may be subject to further change.

4.2 As previously advised, due to the continued low number of new major applications that have been received over recent months, performance in this area has been affected due to the number of older, more complex, major applications which have reached final determination and which have already gone beyond 13 weeks. Whilst every effort will continue to be made to manage these applications effectively, performance may be affected in future quarters.

Quarter	No. determined	No. determined within 13 weeks	% determined within 13 weeks
1 January – 31 March 2008	7	6	85.71%
1 April – 30 June 2008	14	11	78.57%
1 July – 30 September 2008	10	6	60%
1 October – 31 December 2008	5	4	80%
1 January – 31 March 2009	4	4	100%
1 April – 30 June 2009	3	2	66.67%
1 July – 30 September 2009	5	2	40%
1 October – 31 December 2009	9	8	88.89%
1 January – 31 March 2010	5	3	60%
1 April – 30 June 2010	9	6	66.67%
1 July – 30 September 2010	3	2	66.67%
1 October – 31 December 2010	13	9	69.23%
1 January – 31 March 2011 (figures taken 28 March 2011)	6	4	66.67%

**Minor applications**

4.3 The following table shows the quarterly performance figures for minor applications for the period from 1<sup>st</sup> January 2008 to 31<sup>st</sup> December 2010. It also shows the performance at the time of compiling the report within the 4<sup>th</sup> Quarter of 2010/11 although the relevant period did not end until 31<sup>st</sup> March 2011 and, as such, these figures may be subject to further change. Performance within this category has consistently met the national targets. However, with the continued relatively low numbers of new minor applications having been received, performance in this category is now proving to be even more of a challenge.

Quarter	No. determined	No. determined within 8 weeks	% determined within 8 weeks
1 January – 31 March 2008	68	60	88.24%
1 April – 30 June 2008	69	52	75.36%
1 July – 30 September 2008	57	43	75.44% (as corrected)
1 October – 31 December 2008	55	42	76.36%
1 January – 31 March 2009	41	31	75.61%
1 April – 30 June 2009	56	47	83.93%
1 July – 30 September 2009	40	31	77.50%
1 October – 31 December 2009	50	37	74.00%
1 January – 31 March 2010	33	24	72.73%
1 April – 30 June 2010	29	23	79.31%
1 July – 30 September 2010	36	27	75.00%
1 October – 31 December 2010	36	27	75.00%
1 January – 31 March 2011 (figures taken 28 March 2011)	25	18	72.00%

**Other applications**

4.4 The following table shows the quarterly performance figures for other applications for the period from 1<sup>st</sup> January 2008 to 31<sup>st</sup> December 2010. It also shows the performance at the time of compiling the report

## Agenda Item No. 8

within the 4<sup>th</sup> Quarter of 2010/11 although the relevant period did not end until 31<sup>st</sup> March 2011 and, as such, these figures may be subject to further change. Whilst performance in this category fell short of the national target during the 2<sup>nd</sup> Quarter of 2010/11, the 3<sup>rd</sup> Quarter saw an immediate improvement in performance against the national target. Performance remains below the challenging current local target of 90%.

Quarter	No. determined	No. determined within 8 weeks	% determined within 8 weeks
1 January – 31 March 2008	172	142	82.56%
1 April – 30 June 2008	185	170	91.89%
1 July – 30 September 2008	162	144	88.89%
1 October – 31 December 2008	113	100	88.50%
1 January – 31 March 2009	99	89	89.90%
1 April – 30 June 2009	129	114	88.37%
1 July – 30 September 2009	135	115	85.19%
1 October – 31 December 2009	94	80	85.11%
1 January – 31 March 2010	84	72	85.71%
1 April – 30 June 2010	124	111	89.52%
1 July – 30 September 2010	119	94	78.99%
1 October – 31 December 2010	109	91	83.49%
1 January – 31 March 2011 (figures taken 28 March 2011)	90	77	85.56%

### 5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications.

### 6. LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal or policy implications.

**7. RISK MANAGEMENT**

- 7.1 There are risk management issues if performance continues to fail to meet the national targets.

**8. EQUALITY IMPACT ASSESSMENT**

- 8.1 This report relates to the analysis of performance levels against national and local indicators. There are no equality impact issues to be addressed.

**9. CONCLUSION**

- 9.1 Members are advised of continued concerns in respect of the performance against major applications targets, due to the relatively low number of new major applications being received which would offset the older, more complex, major applications which are nearing determination. Similarly, performance against minor applications has suffered, and every effort is being made, insofar as is possible, to manage new applications effectively to ensure that performance in this area shows an improvement during future quarters. In terms of the others category of applications, performance in this area fell below the national targets during the 2<sup>nd</sup> Quarter of 2010/11, with an immediate improvement in the 3<sup>rd</sup> Quarter.
- 9.2 Members are also advised that following the resignation of one of the Senior Development Control Officers, the number of planning case officers has now been reduced by 1 FTE. In the current economic climate there is no immediate likelihood of this post being filled. This will inevitably have an adverse impact upon performance in all categories of applications.
- 9.3 The Council has no control over the number and timing of applications being submitted for determination, but undoubtedly the economic climate has had an impact upon the number of new applications, in all categories, which have been received over recent months.

**10. CONSULTEES**

- 10.1 None

**11. BACKGROUND PAPERS**

- Report on Recovery Plan (Full Council) – May 2006
- Monthly progress reports – Planning (DC) Committee (June 2006 – May 2009)
- DCLG : Planning Performance Statistics – Planning (DC) Committee (August 2006 – May 2009)
- Monthly progress reports – Planning Committee (June 2009 – March 2011)
- DCLG : Planning Performance Statistics – Planning Committee (August 2009 – February 2011)