

Open

Planning Committee

Agenda

6 pm
Thursday, 19th May 2011
The Earl Baldwin Suite
Duke House
Clensmore Street
Kidderminster



Planning

Members of Committee:

To be advised following the meeting of Annual Council to be held on 18/05/11

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 Sue Saunders , Civic Centre, Stourport-on-Severn.
Telephone: 01562 732763 or email susan.saunders@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

Thursday, 19th May 2011

The Earl Baldwin Suite, Duke House, Clensmore Street, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, 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.	
3.	Declarations of Interest 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.)	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 12th April 2011.	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	13
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	26
7.	Planning and Related Appeals To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.	44

8.	<p>Monthly Progress Report on performance against NI157 targets for determining planning applications</p> <p>To consider a report from the Director of Planning and Regulatory Services that provides Members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).</p>	61
9.	<p>Development Control Customer Satisfaction Survey – 2010</p> <p>To consider a report from the Director of Planning and Regulatory Services that informs Members of the outcome of the 2010 Development Control Customer Satisfaction Survey and to agree a further Survey in 2012.</p>	66
10.	<p>Department for Communities and Local Government (DCLG) – Planning Performance Statistics</p> <p>To consider a report from the Director of Planning and Regulatory Services which informs Members of the published performance statistics relating to Development Control.</p>	70
11.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Planning and Regulatory Services that gives details of the most current Section 106 Obligations which require monitoring.</p>	72
12.	<p>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.</p>	
13.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

14.	<p>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.</p>	
-----	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

86% felt that they had sufficient information to respond to consultations with 57% feeling that they had sufficient time to respond, with 43% responding electronically via e-mail. 86% of responding Parish Councils felt that relationships with Development Control Officers were good or improving, compared to 87.5% for the last audit in 2008. A pleasing 100% felt that the comments of the Parish Council were clearly and correctly contained within committee reports. 43% felt that the profile in the district of Development Control was good or improving whilst 28.5% felt that it was in decline. The remaining 28.5% felt that there had been no change.

Of those respondents who left a message with the voicemail facility for a specific case officer (57%), 75% stated that they had received a direct response to their message.

4.5 Members of the public who have made use of the Pre-Application Advice Service

As previously advised, with effect from 1st April 2010, the Permitted Development/Pre-Application Advice Service introduced a tariff of charges, consistent with charges introduced throughout the Worcestershire District Councils. In doing so, the profile of this particular non-statutory Service has been increased, with a greater emphasis upon providing responses within an agreed time frame.

Questionnaires sent out 30 Responses 8

Of those who responded, 75% indicated that their request for advice involved a meeting with a Development Control officer, with 83% of respondents indicating that the officers had been "very helpful".

As this is a chargeable service, it was interesting to gauge from users of the service whether they considered they had received value for money. 75% of respondents indicated that they had received value for money, with a pleasing 87% indicating that they would consider using the service again in the future.

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 no risk management implications.

8. EQUALITY IMPACT ASSESSMENT

8.1 This report relates to the analysis of responses to customer survey questionnaires. There are no equality impact issues to be addressed.

9. CONCLUSIONS

- 9.1 The 2010 Survey continues to show that the Development Control Service provides a quality service against a challenging backdrop.
- 9.2 That said, there are areas which can be improved as highlighted by the results of the 2010 Survey, and officers and I will endeavour to continue to improve and adapt the service to meet the changing customer expectations.

10. CONSULTEES

- 10.1 The nature of the Customer Satisfaction Survey 2010 as undertaken is entirely dependent upon consultation with users of the Development Control Service, as set out under paragraphs 3.1, 3.2 and 3.3 of the report.

11. BACKGROUND PAPERS

- 11.1 None (copies of the original survey return can be inspected upon request).

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19TH MAY 2011

**Department for Communities and Local Government (DCLG)
– Planning Performance Statistics**

OPEN	
DIRECTOR:	Director of Planning and Regulatory Services
CONTACT OFFICER:	John Baggott – Extension 2515 John.Baggott@wyreforestdc.gov.uk
APPENDICES:	None

1. PURPOSE OF THE REPORT

- 1.1 To inform Members of the published performance statistics relating to Development Control.

2. RECOMMENDATION

- 2.1 That this Report be noted.

3. BACKGROUND

- 3.1 The DCLG produces quarterly statistics relating to numbers, types and speed of decision reached by Local Planning Authorities. At the Committee meeting in February 2011, Members were advised of the statistics for the period July to September 2010.
- 3.2 This report provides the statistics for the period October to December 2010 based on the Statistical Release published in March 2011.

4. PERFORMANCE

- 4.1 I have reproduced below the figures for the Worcestershire Districts for the period October to December 2010.

	YEAR ENDING 31ST DECEMBER 2010					
	Total Major Decisions	% < 13 Weeks	Total Minor Decisions	% < 8 weeks	Total other Decisions	% < 8 weeks
Bromsgrove	30	70	239	90	614	94
Redditch	11	82	73	99	162	96
Worcester	25	64	109	83	392	92
Wychavon	41	78	408	76	966	89
Malvern Hills	30	67	222	70	607	81
WYRE FOREST	30	67	136	76	430	85

	OCTOBER TO DECEMBER 2010					
	Total Major Decisions	% < 13 Weeks	Total Minor Decisions	% < 8 weeks	Total other Decisions	% < 8 weeks
Bromsgrove	6	67	69	84	170	93
Redditch	5	80	25	100	35	100
Worcester	9	89	27	93	83	96
Wychavon	8	50	97	68	203	86
Malvern Hills	5	100	59	85	169	88
WYRE FOREST	13	69	36	75	107	84

SUMMARY BY MAIN CLASS OF DEVELOPMENT		
	Total in this Quarter	% of Decisions within 8 Weeks
Major Development	13	69
Minor Development	36	75
Other Development	107	84
ALL CLASSES	156	

4.2 A separate report is attached to this Agenda setting out the monthly progress against the NI157 (BVPI 109) targets.

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 no risk management issues.

8. EQUALITY IMPACT ASSESSMENT

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

9. CONCLUSION

9.1 Members are asked to note the published performance statistics issued by DCLG relating to Development Control.

10. CONSULTEES

10.1 None

11. BACKGROUND PAPERS

11.1 None

SECTION 106 OBLIGATION MONITORING

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

This list only records applications dating back to 2008 and should Members wish to see records relating to applications before then, they are available on request

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period 	Commencement of development	Completed
10/0670/FULL	Harborough Court Harborough Hall Birmingham Road Blakedown	<ul style="list-style-type: none"> Contribution of £2,000 towards accident remedial measures on the A456 near the proposed access 	Prior to first occupation	Application refused
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> To prevent implementation of 10/0653/FULL approved 13th December 2010 To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling 	Immediate	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> • Education contribution of £38,224 • Highway contribution of £20,000 • Affordable housing provision of 25 units (11 Shared Ownership & 14 Rent) 	<ul style="list-style-type: none"> • Occupation of one third of dwellings • Occupation of first dwelling • Before completion of the general market dwellings 	
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> • Public open space contribution of £3055.92 • Sustainable transport contribution of £90.00 	Commencement of development	Draft to be circulated

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0768/OUTL	Former Carpets of Worth Factory, Severn Road, Stourport on Severn	<ul style="list-style-type: none"> • Affordable Housing – 10% without grant assistance/20% with grant assistance • Transport/Highways - £275,000 – broken down as follows: £50,000 – Junction Improvements at High Street/Bridge Street/York Street/New Street junction £25,000 – Bus Stop Infrastructure £180,000 – Bus Service Support £20,000 – Marketing of Bus Service • Education - £32, 292 <p>Total Financial Contribution = £307,292.</p> <ul style="list-style-type: none"> • Viability appraisal 	<ul style="list-style-type: none"> • Prior to occupation of one third of general market dwellings • Commencement of Development • Commencement of Development • If reserved matters not granted within 36 months of date of permission 	Completed
10/0558/FULL	Car Parking area at end of Church Street, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £7,408 • Open space provision • Bio diversity contribution • Public realm provision 	First occupation	Engrossments out for execution

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0446/FULL	Land adjoining 7 Hartlebury Road, Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £2,182.80 • Education contribution of £20,311.00 	First occupation	Completed
10/0505/FULL	Briars Hotel 100 Habberley Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £45,123 • Open Space contribution of £17,025.84 • Biodiversity contribution (to be agreed) • Transfer of woodland to WFDC 	First occupation	Completed
10/0347/FULL	Hume Street, Kidderminster	<ul style="list-style-type: none"> • Bus Service contribution £58,000 • Highways contribution £22,000 	<ul style="list-style-type: none"> • Commencement of Development • First occupation 	Completed
10/0321/OUTL	Morganite Advanced Ceramics, Bewdley Road, Stourport-on-Severn	<ul style="list-style-type: none"> • 30% affordable housing mix of sizes • Off-site contribution towards Open Space/Strategic play provision (equivalent of capital cost of NEAP or LEAP) • Financial contribution of £98,000 towards improving traffic light signals at the junction of Minster Road with Worcester Street 	<ul style="list-style-type: none"> • 80th general market dwelling or 80% general market dwellings whichever is lower • On occupation of 40th dwelling • Commencement of development 	

Agenda Item No. 11

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<ul style="list-style-type: none"> • Provision and maintenance of on site amenity space and landscaped areas • Education contribution of either £139,000 or £180,200 depending on whether open space/strategic play contribution is for LEAP/NEAP • Rights for mitigation measures to be carried out on land retained by MAC 	<ul style="list-style-type: none"> • 50% on occupation of 30th general market dwelling & 50% on occupation of the 60th 	Completed
10/0165/FULL	Rear of 78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed
10/0125/FULL	New Manor Public House 76 Minster Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed
09/0775/FULL	J Sainsbury Plc 2 Carpet Trades Way Kidderminster	<ul style="list-style-type: none"> • £10,000 towards a study to assess improvements to the transport infrastructure of Crossley Retail Park • To carry out the landscaping of the open space between the petrol station and the Ringway 	<ul style="list-style-type: none"> • First opening of store following completion of development • First opening of store following completion of development 	Completed
09/0641/FULL	44 Barnetts Lane, Kidderminster	<ul style="list-style-type: none"> • Education contribution - £5,556 • Public Open Space contribution - £2,469.60 	<ul style="list-style-type: none"> • Commencement of development • Occupation of first dwelling 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1053/EIA	Former Carpets of Worth Site, Severn Road, Stourport on Severn	<p>Obligations to Worcestershire County Council:</p> <ol style="list-style-type: none"> <li data-bbox="757 421 1281 619">1. Contribution towards the provision of signage and street furniture to promote sustainable access (by pedestrians and cyclists) to and within Stourport of £20,000 <li data-bbox="757 657 1281 1086">2. Contributions towards the provision of new and enhancement of existing bus services based on the agreed routes enhancing service numbers 914, 915 and 11 and to provide an addition service to Areley Kings (each linking the development to the town centre) to improve accessibility to the Former Carpets of Worth site by means of public transport by: 		Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>(a) agreeing with WCC the details of the service including frequency, bus type/size (any future amendment to which is to be agreed first with the developer);</p> <p>(b) paying an initial sum of £95,000 by way of contribution to capital costs such as public transport infrastructure and marketing;</p> <p>(c) paying a sum of £200,000 to WCC in order to subsidise the running costs of the services in the first year of service;</p> <p>(d) conducting together with WCC a review at the end of the first year of the effectiveness of the service including (but not limiting to) revenue generation, a review of occupancy, route, frequency and timetable ;</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>(e) after the review has taken place, to make to WCC a payment in respect of a deficit (if any) between the cost of running the service and the receipt from fares with reconciliation payments being made as/if required during the second year</p> <p>(f) under paragraph 2(c) and 2(e) the developer may pay sums up to £478,000.</p> <p>3. Contribution to improve pedestrian linkage to the Town Centre utilising Lodge Road of £30,000</p> <p>4. Contribution of £50,000 to improve junctions along the route of the enhanced bus services and/or otherwise affected by traffic impact from the development which may include (but not be restricted to) the junction of York Street/Bridge Street/High Street/New Street</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>5. Travel plan to be agreed, implemented and kept under review.</p> <p>6. Costs indemnity in respect of the promotion of traffic regulation orders as are necessary in light of the development and the highway works</p> <p>7. Provision of a link road and footbridge:</p> <p>(a) to establish prior to commencement of development to the satisfaction of WFDC and WCC that control of the land for the footings of the pedestrian bridge and link road has been secured; and</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>(b) to construct the pedestrian bridge and the link road bridge prior to the development first opening for trade.</p> <p>8. Prior to commencement of development to agree a construction programme identifying compounds and traffic movement during construction.</p> <p>9. Prior to the development first opening for trade to agree with WCC a lorry routing agreement.</p> <p>Obligations to Wyre Forest District Council:</p> <p>10. Prior to the first opening of the store to provide WFDC with details of a trolley management plan.</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>11. To provide a contribution to air quality monitoring during and after construction of the development, including the provision of equipment, of £41,000</p> <p>12. To provide:</p> <p>(a) a contribution towards signs/finger posting to improve connectivity between the store and the Town Centre £20,000, and</p> <p>(b) public art on-site</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
		<p>13. To close the existing Tesco store in Stourport to the public on or before the opening of the new store.</p> <p>14. To implement a car park management scheme to control use by non-Tesco customers.</p> <p>15. To:</p> <p>1) enter into a lorry routing agreement which will require heavy delivery vehicles to approach the store via the new road which is to be provided and not along Mitton Street, and seek to ensure that as many delivery lorries as possible during the morning, afternoon, and evening take place outside peak traffic periods and not before 6am, or after 11pm.</p>		

Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0292/FULL	Former Bewdley Wribbenhall First School Land adjacent to Shaw Hedge Road, Bewdley	<ul style="list-style-type: none"> • Public Open Space contribution - £12,759.60 • To be retained for Affordable Housing Only 		Engrossment out for signature
09/0509/FULL	Former Shell Garage, Vale Road, Stourport on Severn	<ul style="list-style-type: none"> • Affordable housing contribution - Nil if shell and core built within 24 months, if not further financial viability to be submitted and any increase in site value will require contributions up to £224,000 • Highway works contribution - £10,000 • Upgrade of towpath - £2,733 	<ul style="list-style-type: none"> • First occupation • First occupation 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0247/FULL	Former Depot, Butts Lane, Stone	<ul style="list-style-type: none"> • Affordable Housing - 9 shared equity units of accommodation provided via one of the Council's partner RSL's • Community provision - Access of public to the informal landscaped areas - Use of meeting room by Parish Council - Management of informal landscaped area • Education Facilities - £39,537 towards Educational Facilities • Live /Work Units - Prevention of separation of live unit from its respective work unit • Travel Plan • Sustainable Transport - No contribution necessary • Biodiversity - Biodiversity enhancement provided on site as part of design/layout/landscaping. No contribution required • Open space - Extensive informal landscaped areas are proposed as part of the development. No contribution required 		Completed
09/0066/FULL	Land off Puxton Drive, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £38,224 • Highway contribution of £20,000 • affordable housing provision of 14 units 		Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0061/OUTL	Sutton Reservoir, Sutton Park Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of - £2,389 per 2/3 bed dwelling and £3,584 per 4+ bed dwelling • Highway contribution of - £14,000 (to be agreed) for junction improvements at the junctions of Sutton Park Road/Bewdley Hill (A456) and the traffic light junction at Bewdley Hill/Sutton Road and Summer Place. • Open Space contribution calculated at – No. of child bed spaces x 24 sq.m x £17.15 • Biodiversity contribution (to be agreed) • Public realm contribution achievable through improvements to the streetscene by virtue of the development itself. 		Completed
08/0963/FULL	Brintons Ltd., Exchange Street, Kidderminster	<ul style="list-style-type: none"> • All 60 units (with the exception of a single unit for a carer to stay on site) will be used in the provision of an extra care facility; • The units are restricted to people of 55 years of age or over (or related to); and • The units are provided by an RSL and therefore do not become market housing. 		Engrossment out for signature

Agenda Item No. 11

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1106/FULL	Land Adjacent Land Oak Public House, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution - £10,514 • Open Space provision - £4,778 		Completed
08/1035/FULL	Hillgrove Court, Mill Street, Kidderminster	<ul style="list-style-type: none"> • Education contribution - £5733.60 • Open Space provision - £2469.60 		WCC reminded that payment due 01/04/09 Payment received 11/03/09
08/0879/OUTL	Areley Common First School, Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £9,878.40 		Completed
08/0659/FULL	Hodge Hill Farm Barns, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £30,344.00 • Open Space contribution of £3,704.40 		Completed
08/0787/FULL	93-94 New Road, Kidderminster	<ul style="list-style-type: none"> • Contribution of £5,000 towards the maintenance of the Council car park 		Draft in circulation

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0977/OUTL	108/109 Bewdley Hill, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £2,389 per 2 or 3 bed dwelling £3,584 per 4+ bed dwelling • Open Space contribution calculated using the following formula: No. of child bed spaces x 24 sq.m. x £17.15 • Biodiversity – to be agreed • Public Realm – to be agreed 		Completed
08/0731/FULL	Briars Hotel, 100 Habberley Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £46,592 • Open Space provision of £16,052.40 • A contribution towards biodiversity which is to be agreed 		Completed
08/0495/FULL	The Old Post Office Site, Blackwell Street, Kidderminster	<ul style="list-style-type: none"> • Educational contributions of £5,736 • Highway contributions for £10,000 towards improved subway access • 10 Affordable Housing Units on either a shared equity or intermediate rent basis and a financial contribution of £68,704 		Engrossments out for signature
08 0848/FULL 08/0663/FULL (application withdrawn)	Former Milligans Public House, Mill Lane, Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £8,604.00 • Open Space Provision of £3,704.40 		Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0662/FULL	Land to rear of 33 Baldwin Road, Stourport on Severn	<ul style="list-style-type: none"> • If 10 units occupied by Waterloo Housing Association the following would apply: <ul style="list-style-type: none"> ➤ Education Contributions - £4,701 ➤ Public Open Space Contributions - £2,469.60 • If 10 units not occupied by Waterloo Housing Association the following would apply: <ul style="list-style-type: none"> ➤ Education Contributions - £51,711 ➤ Public Open Space Contributions - £4,527.60 		Completed
08/0595/FULL	Harriers Trade Centre, Stadium Close, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £47,780 based on 20 dwellings at £2,389 each • Open space provision of £9878.40 • Affordable housing provision of 8No Affordable houses 6 for rent and 2No for shared ownership. 		Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0538/OUTL	Sutton Arms Sutton Park Road Kidderminster	<ul style="list-style-type: none"> • Public Open Space Contribution of: No. of child bed spaces proposed x 24sq.m x £17.15 • Biodiversity (to be agreed) • Education provision as follows: £2,389 for each 2 or 3 bedroom dwelling £3,584 for each 4+ bedroom dwelling £956 for each flat • Public Realm (to be agreed) 		Completed
08/0533/FULL	Wilton Avenue, Kidderminster	<ul style="list-style-type: none"> • Public Open Space contribution of £7,408.80 • Compensation for Loss of Play Area - £80,000 • Affordable Housing 		Draft in circulation Received £87,408.80 27/05/2009
08/0500/FULL	Land at corner of The Terrace/Tenbury Road, Clows Top Kidderminster	<ul style="list-style-type: none"> • Suitable obligation in respect of acceptable drainage scheme • Public Open Space contribution £3,498.60 • Affordable Housing 		
08/0490/FULL	75 Mill Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £18,207 • Open Space contribution of £2,881.20 		Completed

Agenda Item No. 11

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0418/FULL	Land to rear of The Roundhead, Willowfield Drive, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £33,012 • Open Space contribution of £2,496.60 		Engrossments with applicant for signature
08/0366/FULL	Garage Site off Richmond Road, Bewdley	<ul style="list-style-type: none"> • Open Space contribution of £1,646.40 		Draft in circulation
08/0311/FULL	Clent Avenue Kidderminster	<ul style="list-style-type: none"> • Education contribution of £2,056 		Draft in circulation
08/0398/FULL	18 Load Street Bewdley	<ul style="list-style-type: none"> • Education contribution of £6,621 • Open Space contribution of £1,234.80 		Agreement complete WCC advised trigger point reached Payment received by WCC 20/06/08 Payment received 12/06/2008
06/0590/FULL	Stourvale Mills Green Street Kidderminster	<ul style="list-style-type: none"> • Highway Contribution £40,000 • Public Transport Contribution £20,000 		Paid direct to Worcestershire County Council
08/0347/FULL	127 Park Lane Kidderminster	<ul style="list-style-type: none"> • Education contribution of £9,560.00 • Open Space contribution of £3,996.00 		Agreement completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0263/FULL	The Eagles Nest Coningsby Drive Kidderminster	<ul style="list-style-type: none"> • Education contribution of £16,164 • Public Realm contribution of £ £10,000 towards bus stop opposite • Open Space contribution of £7,192 • Biodiversity contribution of the planting of a specimen tree of a type, species and position to be agreed. 		Agreement completed
08/0026/FULL	20,21,22 & 23 Horsefair Kidderminster	Variation of previous s106 to amend the trigger for conversion works		Completed
08/0045/FULL	Marks & Spencer Plc Unit 18-19 Weavers Wharf Kidderminster	£5,000 public realm contribution		Agreement completed £5,000 received 22/04/08
08/0188/FULL	Land adjoining Martley Road Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £7,192.80 • Biodiversity contribution of £1,000 off site contribution to be used towards removal of scrub to recreate acid grassland together with 10 year maintenance at Redstone marsh (as agreed as part of the previous application 07/0727/FULL) 		Agreement completed

Agenda Item No. 11

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0014/FULL	Land adjacent 154 Habberley Lane Kidderminster	<ul style="list-style-type: none">• Education contribution of £10,398• Public open space contribution of £2,397.60		Agreement completed W.C.C advised development commenced (07/04/08)