

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>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

12TH APRIL 2011 (6.00PM)

Present:

Councillors: S J Williams (Chairman), J-P Campion, H E Dyke, I Hardiman, 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:

Councillors: P V Hayward and M A W Hazlewood.

PL.130 Apologies for Absence

Apologies for absence were received from Councillor D R Godwin (Vice-Chairman).

PL.131 Appointment of Substitutes

Councillor I Hardiman was appointed as a substitute for Councillor D R Godwin.

PL.132 Declaration of Interests

Councillors S J Williams, J-P Campion, H E Dyke, P B Harrison, M J Hart, C D Nicholls, F M Oborski, J W Parish, K J Stokes and G C Yarranton declared that they had received two letters regarding applications 10/0669/LIST and 10/0670/FULL – Harbour Court, Harbour Hall, Birmingham Road, Kidderminster, but stated that they came to the meeting with an open mind.

Councillor S J Williams declared a prejudicial interest in applications 11/0100/FULL and 11/0101/LIST – Jukes Stores, The Village, Chaddesley Corbett, as he was a friend of the applicant.

With reference to application 11/0122/FULL, 4 Aggborough Crescent, Kidderminster, Councillor H E Dyke declared that she had been contacted by an objector to the application, but stated that she had not expressed an opinion on the application and came to the meeting with an open mind.

PL.133 Minutes

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

PL.134 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No.484 attached).

Agenda Item No. 4

18:04 Councillor S J Williams left the meeting during consideration of applications 11/0100/FULL and 11/0101/LIST – Jukes Stores, The Village, Chaddesley Corbett.

The Principal Solicitor sought nominations for a Chairman, and Councillor J-P Campion was appointed as Chairman for the consideration of these applications.

18:28 Councillor S J Williams entered the meeting and resumed Chairmanship of the meeting.

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No.484 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.135 Applications Pending Decision

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

Decision: The schedule be noted.

PL.136 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.

PL.137 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.

The meeting ended at 19:58.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

Tuesday 12th April 2011– Schedule 484 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

During consideration of the below application Councillor S J Williams left the meeting and Councillor J-P Campion was appointed Chairman in his absence.

Application Reference: 11/0100/FULL / 11/0101/LIST

Site Address: JUKES STORES, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA

Application 11/0100/FULL

DELEGATED AUTHORITY TO APPROVE subject to no new issue being raised before the end of the reconsultation period and 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
5. Hours of opening for tea room/restaurant:-
07:30 -23:00 Monday to Saturday inclusive
09:00 – 16:00 Sundays / Bank Holidays

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, policies GB1, LB1, LB2, LB3, CA1, and CA3 of the Adopted Wyre Forest District Local Plan, DS04 of the Adopted Wyre Forest Core Strategy, CTC19, CTC20, and D39 of the Worcestershire County Structure Plan, QE5 of the Regional Spatial Strategy, Planning Policy Statement 1, Planning Policy Guidance 2, and Planning Policy Statement 5 are considered to have been satisfied.

Application 11/0101/LIST

DELEGATED AUTHORITY TO APPROVE subject to no new issue being raised before the end of the reconsultation period and 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, policies GB1, LB1, LB2, LB3, CA1, and CA3 of the Adopted Wyre Forest District Local Plan, DS04 of the Adopted Wyre Forest Core Strategy, CTC19, CTC20, and D39 of the Worcestershire County Structure Plan, QE5 of the Regional Spatial Strategy, Planning Policy Statement 1, Planning Policy Guidance 2, and Planning Policy Statement 5 are considered to have been satisfied.

Application Reference: 11/0122/FULL

Site Address: 4 AGGBOROUGH CRESCENT, KIDDERMINSTER, DY10 1LG

APPLICATION DEFERRED PENDING A SITE VISIT.

Application Reference:10/0669/LIST / 10/0670/FULL

Site Address :HARBOROUGH COURT, HARBOROUGH HALL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3LQ

APPLICATION 10/0669/LIST

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;
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. 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.

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.

APPLICATION 10/0670/FULL

REFUSED for the following reason:

The position of the proposed access onto the A456 to serve the development would not meet the national standard (as set out in Design Manual for Roads and Bridges) without a departure from this standard as there would be substandard forward visibility in both directions and, consequently, the proposal is considered to be detrimental to highway safety. To approve the development in these circumstances would be contrary to Policy RB.1 v) of the Adopted Wyre Forest District Local Plan and Government advice as contained in paragraph 29 of PPG13.

Application Reference: 11/0051/FULL

Site Address: HOBRO BARN, HOBRO, WOLVERLEY, KIDDERMINSTER, DY11 5SZ

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 Planning Policy Guidance 2. 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.

Application Reference: 10/0348/FULL

Site Address: BEWDLEY TENNIS CLUB, STOURPORT ROAD, BEWDLEY, DY12 1BD

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.
7. Approved floodlighting columns and box 'shrouds' shall be finished green to match those existing on adjacent courts.

Reason: In the interests of safeguarding the visual amenity of the surrounding area and to ensure compliance with Policy Cp11 of the Adopted Wyre Forest Core Strategy.

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 policies D.10, D.11, D.18, NR.11, NR.12, NC.4, NC.7, and LR.8, LR.11 of the Adopted Wyre Forest District Local Plan, CP02, CP11, CP12, CP13, and CP14 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0047/FULL

Site Address: NEW OAK BARN, AUSTCLIFFE ROAD, COOKLEY, KIDDERMINSTER, DY10 3UP

REFUSED for the following reason:

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 which is harmful by definition. There would also be harm to the openness of the Green Belt. The applicants' justification for the proposal is not considered to represent "very special circumstances" in this context. Accordingly, the development is considered to be contrary to Policies GB.1, GB.3 and GB.6 of the adopted Wyre Forest District Local Plan, Policy D39 of the Worcestershire County Structure Plan and PPG2.

Application Reference: 11/0053/RESE

Site Address: PLOT 1, FINEPOINT WAY, FINEPOINT BUSINESS PARK, OFF WALTER NASH ROAD, KIDDERMINSTER, DY11 7FB

APPROVED 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 policies D.4, D.10, D.11, D.15, D.16, NR.2, GB.6, and TR.17 of the Adopted Wyre Forest District Local Plan, DS01, CP01, CP02, CP08, CP12, CP13, and CP15 of the Adopted Wyre Forest Core Strategy, D.26, D.43, and T.1 of the Worcestershire County Structure Plan, PA1, and QE3 of the Regional Spatial Strategy, Planning Policy Statement 1, Supplement to Planning Policy Statement 1 (Climate Change), Planning Policy Statement 4, Planning Policy Statement 9, Planning Policy Statement 22, Planning Policy Statement 23, Planning Policy Guidance 13 and the Design Quality Supplementary Planning Guidance.

Application Reference: 11/0148/FULL

Site Address: 8 BRIDGE STREET, STOURPORT-ON-SEVERN, DY13 8XA

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 policies STC.4, and TR.17 of the Adopted Wyre Forest District Local Plan, DS03, CP03, CP09, and CP10 of the Adopted Wyre Forest Core Strategy, Bridge Street Basins Link Development Brief Supplementary Planning Document, Planning Policy Statement 1, and Planning Policy Statement 4.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

19/05/2011

PART A

Reports

Ref.	Address of Site	Recommendation	Page No.
11/0122/FULL	4 AGGBOROUGH CRESCENT KIDDERMINSTER	APPROVAL	14

PART B

Reports

Ref.	Address of Site	Recommendation	Page No.
11/0097/FULL	7 MERTON CLOSE KIDDERMINSTER	APPROVAL	19
11/0098/FULL	2 PARK DINGLE BEWDLEY	APPROVAL	21
11/0239/FULL	LAND ADJACENT TO MINSTER ROAD AND FIRS INDUSTRIAL ESTATE KIDDERMINSTER	DELEGATED APPROVAL	23

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
19TH MAY 2011

PART A

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, DY10 1LG

Applicant: Mr J Green

Summary of Policy	D.17 (AWFDLP) CP11, CP03 (AWFCS) Design Quality SPG PPS1
Reason for Referral to Committee	Third party has registered to speak
Recommendation	APPROVAL

THIS APPLICATION WAS DEFERRED FROM THE 12TH APRIL 2011 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

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

11/0122/FULL

3.0 Consultations and Representations

- 3.1 Highway Authority – No objection
- 3.2 Worcestershire Regulatory Services (Environmental Health) – Site is within 250m of Highfield Quarry Landfill site
(Officer Comment – A note can be added to the decision notice to this effect).
- 3.3 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;
- 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; and
- Potential creation of a precedent for similar future proposals.

4.0 Officer Comments

- 4.1 This application was reported to the Planning Committee on 12 April 2011 when Members deferred the application for a site visit.
- 4.2 The application proposes the erection of a two storey rear extension at the property in order to enlarge the current living accommodation. The extension would measure 4m in depth by 7.4m at ground floor and would be sited approximately 0.8m from the common boundary with No. 5. It would measure 4m in depth by 6m at first floor level reaching a maximum height of approximately 7.6m to the ridge of the roof. A greater separation distance of 2.2m is maintained at first floor between the extension and the boundary with No. 5.

11/0122/FULL

- 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.
- 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 No. 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 end section (1.1m) of the proposed extension would infringe the 45 degree line, however when the 25 degree tilt is calculated (as referred to within the Council's guidance leaflet) there would be no infringement. Therefore, the proposal would satisfy the 45 degree rule.
- 4.5 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.
- 4.6 Circumstances at each site vary including orientation and distances between windows and the proposed development. The 45 degree code needs to be applied carefully and flexibly. In terms of the impact on the adjacent neighbouring property at No. 3, the two windows in the rear of their own two storey side extension would not be affected by the proposal. A single storey rear 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 common boundary with the application site, 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. This rear window is located on the south elevation of the property and as such benefits from a larger amount of natural light. The 25 degree tilt has been calculated in this situation and it would not be infringed.

11/0122/FULL

- 4.7 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, the windows would provide light to a wc at ground floor and en-suite above and they would both be top hung and obscurely glazed. A condition attached to the approval would ensure that these windows remain as such in order to minimise any impact on the neighbouring property.
- 4.8 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 Article 1 of Protocol 1 and Article 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 an acceptable development in the locality and no significant harm would result to the surrounding area.
- 5.2 Overall the proposal satisfies the 45 degree rule and complies with the Local Plan and Core Strategy policies. It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B3 (Materials)
 4. J7 (Windows; obscure glazing) [in the east elevation facing No. 3]

Note
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.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
19TH MAY 2011

PART B

Application Reference: 11/0097/FULL **Date Received:** 21/02/2011
Ord Sheet: 384537 277087 **Expiry Date:** 18/04/2011
Case Officer: Julia McKenzie-Watts **Ward:** Greenhill

Proposal: Proposed rear extension

Site Address: 7 MERTON CLOSE, KIDDERMINSTER, DY10 3AE

Applicant: Mr A Keysell

Summary of Policy	D.17 (AWFDLP) CP03 (AWFCS) QE.1, QE.3 (WMRSS) PPS1
Reason for Referral to Committee	Development Manager considers that application should be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Number 7 Merton Close is an end of row property accessed off a private drive.
- 1.2 It is proposed to erect a large single storey rear extension in order to create a shower / utility and family room.

2.0 Planning History

- 2.1 KB5/71/569 – Rear porch : Approved

3.0 Consultations and Representations

- 3.1 Highway Authority – No objection
- 3.2 Neighbour/Site Notice – No representations received

4.0 Officer Comments

- 4.1 This application is for the erection of a large single storey rear extension measuring 9.9m x 5.5m to extend across the rear of an existing double garage building to create a family room, utility and shower room.

11/0097/FULL

- 4.2 The original property measured 364 cubic metres. An attached single garage added 38 cubic metres and a further side extension added 25 cubic metres (63 cubic metres in total) which resulted in a property volume of 427 cubic metres. The proposed extension to the rear of the garage would add a further 191 cubic metres bringing the total extensions at the property to 254 cubic metres. That is to say, a 70 % increase of the original dwelling.
- 4.3 Although the proposed extension is large, it would not have an adverse effect on the neighbouring properties even with the proposed patio doors and single door. It is considered that as the extension would be built to the rear of an existing garage building it would comply with Local Plan Policy D.17 which states that 'extensions must be in scale and character with the original property, be subservient to and not overwhelm the original which would retain its original dominance and not have a serious adverse effect on the amenity of neighbouring residents or occupiers'.
- 4.4 It would be built to within 1.4m of the boundary; however there would be no windows on this elevation which faces onto the rear gardens of properties located on the Birmingham Road.
- 4.5 At present the garage and extension have a flat roof, it is proposed to erect a pitch over the existing and incorporate the rear extension. The height of the extension would be 2.5m to the eaves with a pitched roof to a height of 4.3m.
- 4.6 The extension has been designed to complement the existing property and as such is considered acceptable in policy and design terms.

5.0 Conclusions and Recommendations

- 5.1 Overall the proposed extension, although large, would still be in scale and character with the original property and as such it is considered that it would appear acceptable when read in conjunction with the existing house.
- 5.2 It is recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B3 (Finishing materials to match)

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. 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.

Agenda Item No. 5

Application Reference: 11/0098/FULL **Date Received:** 21/02/2011
Ord Sheet: 377413 274847 **Expiry Date:** 18/04/2011
Case Officer: James Houghton **Ward:** Bewdley and Arley

Proposal: Provision of new driveway with drop kerb to give access from Wyre Hill

Site Address: 2 PARK DINGLE, BEWDLEY, DY12 2JY

Applicant: Mrs J Whiston

Summary of Policy	TR.17 (AWFDLP) Planning Policy Guidance Note 13: Transport
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a detached bungalow occupying a corner plot at the junction of Wyre Hill and Park Dingle, to the west of Bewdley town centre. The site currently benefits from a garage and driveway off Park Dingle.

2.0 Planning History

2.1 None relevant.

3.0 Consultations and Representations

3.1 Bewdley Town Council – Object to the proposal and recommend refusal on the grounds that the creation of an additional access onto Wyre Hill is undesirable in highway terms and potentially dangerous. There are no other driveways along Wyre Hill between its junction with Park Dingle and Cleobury Road. This precedent should not be established when the existing access off Park Dingle in highway terms cannot be faulted. This proposal would be a retrograde step and the original design of the estate (with no access on to Wyre Hill) was correct and should not be altered.

3.2 Highway Authority – Recommends that any permission the District Planning Authority may issue includes conditions relating to vehicle access construction, the closure of the existing access, driveway gradient and access turning and parking. Notes relating to the alteration of a highway to provide a new or amend vehicle crossover and to the provision of drainage should also be added to any permission issued.

3.3 Neighbour/Site Notice – No representations received.

11/0098/FULL

4.0 Officer Comments

- 4.1 The applicant seeks approval to provide a driveway and to drop the kerb to allow vehicle access to the dwelling from Wyre Hill. The existing drive would be replaced with a lawn and a pedestrian pathway retained. The existing integral garage would be converted to form a habitable room under permitted development.
- 4.2 The street scene fronting Wyre Hill at this point is characterised by the rear boundaries, primarily fences, of properties fronting Park Dingle and Hawthorn Crescent and the side boundary and driveway leading to Summerdyne, a nursing home. The proposed development would be considered to offer no detriment to the character of the area and would have a minimal impact on the street scene.
- 4.3 The proposed driveway would have a lower gradient than the existing driveway and would allow easier access for a potentially less able occupant.
- 4.4 The Highway Authority has no objections to the development and has recommended conditions to ensure the driveway and access has no impact on the safety of the Highway network.

5.0 Conclusions and Recommendations

- 5.1 The application is recommended for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Vehicle access construction
 4. Access closure - use of site - vehicular
 5. Driveway gradient
 6. Access, turning and parking

Notes

- A. Alteration of highway to provide new or amend vehicle crossover.
- B. No drainage to discharge to highway.

Reason for Approval

The proposed drop kerb and driveway is considered acceptable; the access would not appear atypical or incongruous in the context of the street scene or the character of the area. The existing drive is to be removed and it has been demonstrated that sufficient space exists within the site to provide both parking and manoeuvring space; as such, it is considered that the development would have no adverse effect on highway safety. The development would be considered to accord with the requirements of Policy TR.17 of the Adopted Wyre Forest District Local Plan (2004), Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) and Planning Policy Statement 13: Transport.

Application Reference: 11/0239/FULL	Date Received: 19/04/2011
Ord Sheet: 381804 273330	Expiry Date: 14/06/2011
Case Officer: Paul Round	Ward: Lickhill

Proposal: Erection of new wall and gates to Minster Road to create entrance to Wyre Forest Cemetery and Crematorium

Site Address: LAND ADJACENT TO MINSTER ROAD AND, FIRS INDUSTRIAL ESTATE, KIDDERMINSTER, DY11 7QN

Applicant: Dignity Funerals

Summary of Policy	GB1, GB6, CY6 (AWFDLP) CP03, CP11, CP12 (AWFCS) D39 (WCSP) QE3, QE6 (WMRSS) PPS1, PPG2, PPS4, PPS7, PPG13
Reason for Referral to Committee	The applicant is Wyre Forest District Council or is made on land owned by Wyre Forest District Council
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The site has an area of 10.465 hectares (25.9 acre) and fronts the Minster Road between the Firs Industrial Estate and Stourport on Severn Pistol and Rifle Club. To the east of the site runs the Staffordshire and Worcestershire Canal and beyond, the River Stour. The site is fairly level falling away to the extreme south west corner and sharply to the east down to the Canal.
- 1.2 Planning permission was granted in 2008 for the use of land as a cemetery and an associated crematorium building on the site. The building works are progressing well and work on the main entrance is due to start soon.
- 1.3 As part of the entrance work, the current application proposes 2m high dark metal framed entrance gates with gabion walls either side. The arrangement of the gates and walls would provide a semi-circular shaped entrance to the cemetery.

2.0 Planning History

- 2.1 08/0097/REGS 3 – Change of use of land to create new cemetery site with associated chapel & crematorium building, maintenance building, landscaping works & highway alterations : Approved 28.7.08
- 2.2 10/9005/NMA – Non-Material Amendment to building and landscaping : Approved 28.5.10
- 2.3 10/0336/FULL - Provision of overspill car park to recently granted new cemetery and crematorium : Approved 21.07.10

11/0239/FULL

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited
- 3.2 Highway Authority – Views awaited
- 3.3 Neighbour/Site Notice (consultation period expires 11th May 2011) - No representations received at the time of writing.

4.0 Officer Comments

- 4.1 The site is located within the Green Belt. Whilst it is accepted that tighter controls are exercised over development, it is acknowledged that this must be balanced against the essential needs of existing land uses and facilities. It is considered that the provision of gates and walls are essential to the operation of the site and would not unduly reduce openness. As such the proposal is considered to constitute appropriate development in the Green Belt.
- 4.2 The provision of entrance gates was always taken as being a requirement as part of the project although it did not feature in the original application, this was because the details were dependent on the operator and final discussions with the Highway Authority.
- 4.3 The design of the gates and walls adopts the curved design features of the main building, with walls constructed of gabion baskets filled with stone which will match the style of walls used through the landscaping of the site. This creates a sympathetic rustic form which is appropriate in this context. The gates will be constructed of grey metal work with a circular design incorporated. A matching pedestrian gate is proposed to the left hand side of the gates along with a fixed side panel on the right hand side to balance the design.
- 4.4 Indicative signage is proposed which complements the structure. The signage falls within deemed consent limits with the Control of Advertisements Regulations 2007 and, as such, no separate application for advertisement consent is required on this occasion.
- 4.5 Highway advice is awaited at the time of writing, however it is anticipated that this will be available prior to the meeting and updated via the addenda and corrections sheet. Should this not be achieved or further information required, delegated authority is sought subject to a no objection response from the Highway Authority.

5.0 Conclusions and Recommendations

- 5.1 The design and position of the gates is considered acceptable in this context and will provide an appropriate entrance to the Cemetery and Crematorium.

11/0239/FULL

5.2 I therefore recommend **delegated APPROVAL** be given subject to:-

- a) no objections from the Highway Authority; and
- b) the following conditions:
 - 1. A6 (Full with no reserved matters)
 - 2. A11 (Approved plans)
 - 3. B6 (External details – approved plan)
 - 4. any additional Highway conditions

Reason for Approval

The principle of the development is acceptable in the Green Belt and would maintain openness. The design and position of the gates is considered acceptable in this context and will provide appropriate entrance to the Cemetery and Crematorium. Consideration of highway safety matters have been fully considered and found acceptable.

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0257/FULL	27/04/2011	22/06/2011	23 LORNE STREET KIDDERMINSTER DY101SY	Conversion of garage to additional living accommodation	Mr G Lloyd	James Houghton
11/0251/TREE	28/04/2011	23/06/2011	GLENHURST PLEASANT HARBOUR BEWDLEY DY121AD	Fell Norway Spruce	Mr M Thorpe	Alvan Kingston
11/0258/FULL	28/04/2011	23/06/2011	BELLS @ NISA LOCAL 116 TENNYSON WAY KIDDERMINSTER DY103YT	Formation of new gateway to rear yard and lattice timber panels above existing wall and proposed gate (formation of new pavement crossover in Dunbar Close)	BELLS @ NISA LOCAL	Julia McKenzie-Watts
11/0259/FULL	03/05/2011	28/06/2011	7 CHURCH WALK STOURPORT- ON-SEVERN DY130AL	Tiled roof to replaced existing polycarbonate conservatory roof at the rear of property	Mr & Mrs Burns	James Houghton
11/0260/FULL	03/05/2011	28/06/2011	EXISTING UNIT AT WHARTONS PARK CLEOBURY ROAD BEWDLEY DY122QJ	Proposed change of use from Vehicle Storage Unit to Garage Workshop and M.O.T Testing Station (Re-submission of 10/0648/FULL)	Mr Richard Wilks	Stuart Allum
11/0261/FULL	03/05/2011	28/06/2011	THE OLD RECTORY RUSHOCK DROITWICH WR9 0NR	Erection of a conservatory at the rear of property	Mr G Silk	Stuart Allum
11/0262/FULL	04/05/2011	29/06/2011	MORGAN ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON- SEVERN DY138QR	Erection of storage building	MORGAN ADVANCED CERAMICS	James Houghton
11/3004/AG	05/05/2011	02/06/2011	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Construction of an agricultural roadway	Ms G Haden	Paul Round

WYRE FOREST DISTRICT COUNCIL

Planning Committee

19 May 2011

PLANNING AND ENFORCEMENT APPEALS

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1366 09/0588/OUTL	APP/R1845/A/10 /2128377/NWF	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,	Allowed With Conditions 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
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,	
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,	

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		03/05/2011	
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		03/05/2011	
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		03/05/2011	

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 /2149015	Mr A Bradbury	30 LICKHILL ROAD STOURPORT-ON- SEVERN DY138SA Two storey side extension	WR 21/03/2011				
WFA1387 10/0604/LIST	APP/R1845/E/11 /2148805	Mr M Gatehouse	WOODHOUSE FARM POUND GREEN ARLEY BEWDLEY DY123LD Replace existing roof tiles adding roof and wall insulation. Insertion of 3No. dormer windows	WR 05/04/2011	17/05/2011			

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
WFA1388 10/0382/FULL	APP/R1845/A/11 /2148984	Wyre Forest Community Housing	CHESTER ROAD BOWLING CLUB CHESTER ROAD NORTH Erection of 26 No. 2 & 3 bedroom affordable dwellings comprised of 8 flats for shared equity, 8 flats for social rented and 10 houses for social rented	WR 07/04/2011	19/05/2011			
WFA1389 10/0533/FULL	APP/R1845/A/11 /2150005	Mrs K Yardley	LAND AT PONDEROSA REAR OF THE YARD HOUSE Conversion of an existing building for residential use (Retrospective)	WR 08/04/2011	20/05/2011			

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
WFA1390 10/0742/FULL	APP/R1845/A/11 /2150737	Mr N White	12 BRINDLEY STREET STOURPORT-ON-SEVERN DY138JE Subdivision and conversion of existing shop with flat over to form 2 No. one bedroom flats	WR 14/04/2011	26/05/2011			



Appeal Decision

Hearing held on 2 March 2011

Site visit made on 1 March 2011

by Stephen Roscoe BEng MSc CEng MICE

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

Decision date: 7 April 2011

Appeal Ref: APP/R1845/A/10/2128377

The Former Carpets of Worth Factory, Severn Road, Stourport, Worcestershire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Arab Investments Ltd against Wyre Forest District Council.
 - The application Ref 09/0588/OUTL, is dated 17 August 2009.
 - The development proposed is the redevelopment of the site to provide a mix of uses including residential, Class A retail uses, Class B employment space, Class C hotel and Class D2 assembly and leisure.
-

Procedural Matters

1. The above application was submitted in outline with all matters reserved for future consideration.
2. Prior to the Hearing, the main parties agreed that the only outstanding matter was the imposition of a condition which would require the provision of a link road and bridge over the River Stour prior to the development taking place.

Decision

3. For the reasons given below, I allow the appeal and grant outline planning permission for the redevelopment of the site to provide a mix of uses including residential, Class A retail uses, Class B employment space, Class C hotel and Class D2 assembly and leisure at The Former Carpets of Worth Factory, Severn Road, Stourport, Worcestershire in accordance with the terms of the application Ref 09/0588/OUTL dated 17 August 2009, subject to the conditions listed at the end of this decision.

Reasons

Main Issue

4. I consider the main issue in this case to be whether the development of the proposal should be dependent on the provision of a new road and bridge link across the River Stour linking the appeal site and Severn Road to Discovery Road. The appeal site comprises just over half of the area of the former Carpets of Worth site which is now generally vacant. Local Plan¹ (LP) Saved Policy STC.2 does not require the comprehensive redevelopment of the Carpets of Worth site. It does however require that the redevelopment of the

¹ Wyre Forest District Adopted Local Plan: January 2004

- entire site is accessible via the new link road as described above, with the bridge being an integral part of the road. The Council and the Highway Authority are of the opinion that the link road is necessary to cater for the traffic generated following the redevelopment of the Carpets of Worth site, and I can see no reason to disagree. The link road is also identified as an aspiration in the Council's Severn Road Development Brief².
5. This direct element of the policy was included in the plan as a result of the Inspector's report into the emerging plan³ and his recommendation on this policy. This was that to specify the requirement in this manner would be essential to confirm and clarify the situation and to ensure that prospective developers were in no doubt about the need to provide the road. He added that detailed considerations in relation to the road could be addressed in a Traffic Assessment when a planning application was submitted but that, in the meantime, the policy should include the specific requirement. It is clear that the Inspector was referring to the entire Carpets of Worth site when referring to a Traffic Assessment and planning application. This accords with a legal opinion obtained by the Council. The Inspector also recognised that the introduction of this requirement could delay the redevelopment of the site notwithstanding its brownfield status.
 6. A Transport Assessment (TA) has been submitted in support of the planning application which is the subject of this appeal. The TA demonstrates that the existing highway network, with some improvements but without the new link road, would be able to accommodate the traffic likely to be generated by the appeal proposal. This conclusion is accepted by the Highway Authority.
 7. The TA however relates to the appeal site in isolation and not to the entire Carpets of Worth site. It therefore does not address the full scope of the considerations that the Inspector related to LP Saved Policy STC.2 in his report. The appeal proposal would not include the provision of the new link road, and it would thus represent a departure from Policy STC.2. As the TA does not consider the entire site, it does not carry sufficient weight to represent a material consideration capable of justifying a departure from the development plan.
 8. Indeed, should the appeal proposal proceed without the provision of the new link road, this could result in the unreasonable imposition of the policy requirement on the remainder of the site. This is because the proposal could be taking a disproportionate amount of the available highway capacity in the surrounding area, when compared to that required for a development that would be possible on the remainder of the site.
 9. The piecemeal development of the Carpets of Worth site in this manner could therefore prejudice the longer term provision of the new link road, or sterilise the remainder of the site for development. Both of these impacts would conflict with the aims of local policy. In view of all of the above points, I consider that the appeal proposal should be dependent on the provision of a new road and bridge link across the River Stour linking the appeal site and Severn Road to Discovery Road.
 10. The Council has granted two outline planning permissions for development on the remainder of the Carpets of Worth site. These proposals, for retail

² Supplementary Planning Guidance: Severn Road Development Brief: July 2001

³ Wyre Forest District Local Plan Review: Inspector's Report: May 2003

development, include for the provision of the new link road as recommended by a TA for this remaining part of the site. The second permission has however been the subject of a legal challenge, and this permission is not yet secure. I understand that the applicant for the remainder of the site intends to proceed with the first permission, but I have not seen anything to indicate that the provision of the new link road has been secured in relation to this permission. The circumstances of the remainder of the Carpets of Worth site are thus not of sufficient substance to satisfy the requirement of LP Saved Policy STC.2.

11. I therefore conclude that the development of the proposal should be dependent on the provision of a new road and bridge link across the River Stour linking the appeal site and Severn Road to Discovery Road. I further conclude that such a relationship would accord with Local Plan Saved Policy STC.2.

Conditions

12. The Council has suggested a Grampian type condition to require the provision of the new road and bridge link prior to the commencement of development on the site. In view of my conclusion on the main issue, such a condition would be necessary to make the development acceptable. Moreover, as there is a reasonable prospect of the action in question being performed within the time limits imposed by an appeal permission, a Grampian type condition would be appropriate in this regard.
13. I recognise that the appellant's legal advice is that the Council could not refuse to grant planning permission on the basis that the new link road would not be provided as part of the appeal proposal. I also acknowledge that the Council and the Highway Authority concur with this view, and I can see no reason to disagree. The circumstances surrounding the imposition of the condition are however somewhat unusual. This brings into play the special and precise justification that Circular 11/95⁴ suggests is required in such situations. I consider that these tests have been met by reference to the preparation of the LP and the drafting of the suggested condition. The condition would therefore be necessary.
14. It has been put to me that the suggested condition would be unduly restrictive. The imposition of the condition however would avoid the harm that could result from either excess traffic on the highway network or the sterilisation of the remainder of the Carpets of Worth site. These are reasonable concerns given the history of policy on the site and, when balanced against these factors, the condition would be reasonable and not unduly restrictive. Moreover, the previous Inspector in effect suggested that LP Saved Policy STC.2 could serve as a holding mechanism for development, which would be the case should the suggested condition be imposed. Furthermore, the sub-division of the site does not justify a departure from the LP, as it does not carry sufficient weight due to the generality of its nature. I would therefore impose the condition. There would however be no need to refer to the approval of details, as this infrastructure would not be provided as part of the proposal.
15. I also consider that conditions in relation to a habitat survey, work to the River Stour corridor, a landscape and biodiversity plan, penetrative foundation design and foul and surface water discharge and infiltration would be necessary to protect the natural environment. Conditions in respect of existing watercourses, foul and surface water drainage, the riverside corridor and

⁴ Circular 11/95: The Use of Conditions in Planning Permissions

margins and floor levels would be required to minimise the risk of flooding. Conditions concerning the future link road and bridge, other highway improvements, wheel cleaning apparatus and construction parking would be needed in the interests of highway safety. To protect the living conditions of existing occupiers, conditions in relation to noise and vibration, dust and construction hours would be necessary. For future occupiers, conditions in respect of contaminated land and noise insulation would be required. Conditions on archaeology would be necessary to protect the historic environment.

16. Otherwise than as set out in this decision and conditions, it also would be necessary that the development should be undertaken in accordance with the approved plans and maximum development levels for residential units and commercial floorspace, for the avoidance of doubt and in the interests of proper planning. Conditions would therefore be required to define the approved plans and set maximum development levels. I would also amend the conditions suggested by the Council in the interests of precision and enforceability.
17. I agree with the main parties that it would be appropriate to extend the time over which the reserved matters could be submitted for approval and the development commenced. This is due to the nature and extent of the proposal, together with the circumstances surrounding its access. The Council has suggested a condition requiring that Class A1 uses of over 250m² would require evidence that they could not be accommodated within the Stourport Primary Shopping Area. This requirement however lacks the necessary precision, and I therefore would not impose this part of the condition or refer to the Design and Access Statement submitted with the planning application for the same reason. Various conditions suggested by the Council relate to the appearance of the proposal and future landscaping, but it is not necessary to impose these conditions at the present time.

Section 106 Obligation

18. I have been provided with a certified copy of a planning obligation, dated 7 March 2011, between the Council, the County Council, Stourport Corporation NV and HSBC Private Bank (UK) limited. The obligation provides for affordable housing and contributions towards bus services, highway junction improvements, education facilities and Traffic Orders and Crossings. The obligation would require the provision of necessary affordable housing units within the proposal. This has been the subject of negotiations between the main parties in accordance with Core Strategy⁵ (CS) Policy CP04 and the Council's SPD⁶, and I am satisfied that the provision is necessary, reasonable and relevant.
19. The proposal would increase pressure on the bus service network in the district which already has a number of shortcomings. The contribution towards bus services would be used to improve infrastructure and services between the appeal site and the town centre. The proposal would increase traffic levels at various junctions around the town centre. The junction improvement and Traffic Orders and Crossings contributions would enable work to be carried out at these junctions to mitigate the impact of traffic arising from the proposal.

⁵ Wyre Forest District Local Development Framework: Adopted Core Strategy: December 2010

⁶ Wyre Forest District Local Development Framework: Supplementary Planning Document Planning Obligations: Adopted February 2007

The catchment schools for the appeal site are Stourport Primary School and The Stourport High School and Sixth Form Centre. The proposal would result in a direct need for additional facilities at these schools, and the education contribution would mitigate against the impact of the additional pupils.

20. All of these contributions would be supported by CS Policies CP03 and CP07 together with the Council's SPD. I have considered the contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010. The sums secured, which are not disputed, would directly relate fairly and reasonably to the proposal in scale and kind, and they would meet the tests set out in the regulation.

Conclusion

21. 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 allowed, but with the imposition of a condition relating to the proposed link road and bridge.

Stephen Roscoe

INSPECTOR

APPEARANCES

For the Appellant:

Ms L Hughes BSc MA MRTPI	GVA Grimley
Mr F Drabble MRICS MRTPI	GVA Grimley
Mr P Smith BSc MICE CEng	Ove Arup
Mr C Peck ACIS	DAC

For the Local Planning Authority:

Mr J Baggott MA MRTPI	Development Manager, Wyre Forest District Council
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Interested Persons:

Mr C Martyn-Smith	Managing Partner, Waterside Park Partnership
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DOCUMENTS

DOC 1	List of persons present at the Hearing
DOC 2	Notification letter and list of those notified
DOC 3	Drawing No G0439 (SK)08 Rev D Site Layout
DOC 4	Unexecuted Copy of Planning Obligation between Wyre Forest District Council, Worcestershire County Council, Stourport Corporation NV and HSBC Private Bank (UK) Limited
DOC 5	Extract from Wyre Forest District Local Development Framework: Adopted Core Strategy (December 2010)
DOC 6	Drawing No 6046-P10 Rev C Site Layout Including Proposed Future Residential Development
DOC 7	Extract from Wyre Forest District Adopted Local Plan: January 2004
DOC8	Copy of Planning Obligation between Wyre Forest District Council, Worcestershire County Council, Stourport Corporation NV and HSBC Private Bank (UK) Limited dated 7 March 2011

CONDITIONS

- 1) Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to, and approved in writing by, the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than five years from the date of this permission.
- 3) The development hereby permitted shall begin not later than five years from the date of this permission, or not later than two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 4) Development shall not exceed the following levels:
 - 159 dwelling units in total; and
 - 3,300m² commercial floorspace, of which:
 - i) 1,400m² shall be delivered via the retention and refurbishment of the existing locally listed buildings (referred to as buildings L, M and N): and
 - ii) 1,900m² shall be delivered via new build (referred to as building K).
- 5) The development hereby permitted shall be carried out in accordance with the following approved plans, but only in respect of those matters not reserved for later approval:

GO439 (SK)01	Location Plan
GO439 (SK)08 Rev D	Site Layout
- 6) No development shall take place until a new road and bridge link has been provided across the River Stour linking Severn Road to Discovery Road.
- 7) No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to, and approved in writing by, the local planning authority. The investigation shall be based on a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses and a conceptual model of the site including sources, pathways, receptors, and potentially unacceptable risks arising from contamination at the site. The results of the site investigation shall be made available to the local planning authority before any development begins.
- 8) If any contamination is found during the site investigation, a scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to, and approved in writing by, the local planning authority before any development begins. The remediation scheme shall include an options appraisal and remediation strategy giving details of the remediation measures and site remediation criteria required and how the measures are to be undertaken. It shall also include a verification plan with details of the data that will be collected in order to demonstrate that the

- remediation scheme is complete and identify any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The site shall be remediated in accordance with the approved scheme.
- 9) Following the completion of measures identified in the approved remediation scheme, a validation report shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the buildings hereby permitted.
 - 10) If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to, and approved in writing by, the local planning authority. The remediation of the site shall incorporate the approved additional measures.
 - 11) No development shall take place until details showing the envisaged effect of the development on all existing watercourses and ditches on or within the vicinity of the site and a scheme of works or protective measures in respect of such existing watercourses and ditches together with the timing of these works have been submitted to, and approved in writing by, the local planning authority. The scheme shall be carried out in accordance with the approved details prior to the occupation of the buildings hereby permitted.
 - 12) No development shall take place until a scheme for the noise insulation of the residential accommodation hereby permitted has been submitted to, and approved in writing by, the local planning authority. Those parts of the approved scheme shall be completed prior to the occupation of the residential accommodation to which they relate.
 - 13) No development shall take place until the applicant, or its agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved in writing by, the local planning authority. The programme shall include the degree of supervision by an archaeologist, to be approved in writing by the local planning authority, that is proposed for the archaeological work.
 - 14) The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow that person to observe the excavations and record items of interest and finds.
 - 15) No development shall take place until details of the highway improvements shown on Figure 9 of the Transport Assessment dated December 2008 have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details. The buildings hereby permitted shall not be occupied until the highway improvements shown on Figure 9 have been completed.
 - 16) No development shall take place until details of surface and foul water drainage, including a scheme for the provision and implementation of surface water run-off limitation and sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to, and approved in writing by,

- the local planning authority. The scheme shall be compatible with ground water investigation results and shall demonstrate a 20% reduction in surface water run-off for all events up to the 1 in 100 year event with climate change. Development shall be carried out in accordance with the approved details, and the scheme shall be completed prior to the occupation of the buildings hereby permitted.
- 17) No development shall take place until a scheme and programme for the provision and implementation of riverside corridor and landscaping works, which shall include measures to increase flood storage along the River Stour, has been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details and programme.
 - 18) No development shall take place until a scheme for protecting the existing dwellings which front the site (in Severn Road, Stour Lane and Mitton Street) from noise and vibration from the site during the construction works has been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved scheme.
 - 19) No development shall take place until details for the suppression of dust from the site during construction have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.
 - 20) No development shall take place until wheel cleaning apparatus has been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The apparatus shall be operated and maintained during the construction of the development hereby permitted.
 - 21) No development shall take place until details of parking for site operatives and visitors during the construction works have been submitted to, and approved in writing by, the local planning authority. The parking shall remain available for this purpose throughout the period of construction of the development.
 - 22) No development shall take place until a revised Phase 1 Habitat Survey has been undertaken, with full and comprehensive protected species surveys, and submitted to, and approved in writing by, the local planning authority.
 - 23) No development shall take place until a restoration and mitigation plan for the west bank of the River Stour corridor within the site has been submitted to, and approved in writing by, the local planning authority. The plan shall include measures for the removal of the existing sheet piling and the re-grading of the river bank together with a timetable for these works and details of measures to avoid disturbance from the impact of these works on the River Stour. The buildings hereby permitted shall not be occupied until the approved plan has been implemented and completed in accordance with the approved timetable.
 - 24) No development shall take place until a landscape and biodiversity plan, to improve and enhance the biodiversity of the site, has been submitted to, and approved in writing by, the local planning authority. The plan shall include:
 - (i) landscaping and planting details;

- (ii) proposals for the provision of nest tunnels and holts;
- (iii) nest and roosting boxes throughout the site;
- (iv) proposals for the ongoing management and maintenance of the corridor, to ensure its long term contribution towards biodiversity enhancement once the enhancement measures have been implemented in accordance with the approved plan; and
- (v) a proposal for the implementation and completion of the plan.

Development shall be carried out in accordance with the approved plan. The buildings hereby permitted shall not be occupied until any physical works required by the plan have been implemented and completed.

- 25) Demolition or construction works shall not take place outside 08.00 hours to 19.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.
- 26) Details of any piling or other foundation designs using penetrative methods shall be submitted to, and approved in writing by, the local planning authority before such operations commence. Development shall be carried out in accordance with the approved details.
- 27) Finished floor levels shall be set at a minimum of 21.1m AOD.
- 28) No surface or foul water shall be discharged to any ditch or watercourse.
- 29) No infiltration of surface water drainage into the ground shall be permitted.
- 30) No new buildings, structures (including gates, walls and fences) or raised ground levels shall be sited within 8m of the top of any bank of the River Stour.

PLANNING COMMITTEE
19TH MAY 2011

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

OPEN	
DIRECTOR:	Director of Planning and Regulatory Services
CONTACT OFFICER:	John Baggott – Extension 2515 John.Baggott@wyreforestdc.gov.uk
APPENDICES:	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.

- 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 2011/12. These are as follows:

Major applications	-	65% within 13 weeks.
Minor applications	-	75% within 8 weeks.
Other applications	-	85% within 8 weeks.

4. PERFORMANCE

Major applications

4.1 The following table shows the quarterly performance figures for major applications for the period from 1st January 2009 to 31st March 2011. It also shows the performance at the time of compiling the report within the 1st Quarter of 2011/12 although the relevant period does not end until 30th June 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 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	6	4	66.67%
1 April – 30 June 2011 (figures taken 3 May 2011)	1	1	100%

Minor applications

4.3 The following table shows the quarterly performance figures for minor applications for the period from 1st January 2009 to 31st March 2011. It also shows the performance at the time of compiling the report within the 1st Quarter of 2011/12 although the relevant period does not end

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until 30th June 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 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	26	19	73.08%
1 April – 30 June 2011 (figures taken 3 May 2011)	14	7	50%

Other applications

- 4.4 The following table shows the quarterly performance figures for other applications for the period from 1st January 2009 to 31st March 2011. It also shows the performance at the time of compiling the report within the 1st Quarter of 2011/12 although the relevant period does not end until 30th June 2011 and, as such, these figures may be subject to further change.

Quarter	No. determined	No. determined within 8 weeks	% determined within 8 weeks
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	97	84	86.60%
1 April – 30 June 2011 (figures taken 3 May 2011)	42	35	83.33%

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 continues to suffer, 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 2nd Quarter of 2010/11, with an immediate improvement in the 3rd Quarter, which has continued into the 4th Quarter of 2010/11.
- 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 – April 2011)
- DCLG : Planning Performance Statistics – Planning Committee (August 2009 – February 2011)

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19th MAY 2011

Development Control Customer Satisfaction Survey - 2010

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

1. PURPOSE OF REPORT

- 1.1 To inform Members of the outcome of the 2010 Development Control Customer Satisfaction Survey and to agree a further Survey in 2012.

2. RECOMMENDATION

- 2.1 That the findings of the 2010 Development Control Customer Satisfaction Survey be noted, and that a Development Control Customer Satisfaction Survey be undertaken in 2012.**

3. BACKGROUND

- 3.1 Members will be familiar with the biennial development control service audits which have previously taken place since 1996. These audits (now referred to as Customer Satisfaction Surveys) have proven useful to ensure that we understand what our customers require from this service and help us to seek to continue to improve the service.
- 3.2 Past surveys have helped inform and shape the Best Value Review of the Planning, Health and Environment Division (now Planning and Regulatory Services Directorate) and assist with the work on Comprehensive Performance Assessment.
- 3.3 The 2010 Survey has relied upon the tried and tested methodology of sending questionnaires to certain sections of our customer and stakeholder group. In 2010 we targeted:-
- Applicants who have recently submitted planning applications and received their decision notice.
 - Neighbours who made representations on recent applications, with particular emphasis upon website usage for viewing and commenting upon applications.
 - Parish Councils.
 - Members of the public, and regular agents, who have made use of the Pre-Application Advice Service (Note - from 1st April 2010 a tariff of charges for this non-statutory service was introduced).

4. FINDINGS OF THE 2010 SURVEY

4.1 Full details of the survey results forming the basis for this report together with sample questionnaires are available, upon request, from the Development Manager. Members are advised that despite allowing a longer than usual period for questionnaires to be returned, the actual response levels in respect of the 2010 Survey have been generally disappointing. Whilst in some cases the survey response rate might be considered satisfactory, it must be remembered that the actual number of responses is relatively small.

4.2 Applicants who have recently submitted planning applications (Determined between October and December 2010)

Questionnaires sent out 50 Responses 8

Of the total number of respondents, 75% were happy that their application had been handled with reasonable speed. 25% of the respondents' applications were determined by the Planning Committee, with the remaining 75% determined via Officers' Delegated Powers. Of those applications determined by Committee, none of applicants actually attended Committee. Not unsurprisingly therefore, no comments were provided regarding Committee proceedings.

50% of respondents left a message with the voicemail facility for a specific case officer, and of these 75% stated that they had received a direct response to their message.

4.3 Neighbours who had commented on applications (Determined between October and December 2010)

Questionnaires sent out 50 Responses 22

73% of neighbours who responded found out about applications by way of a letter sent to them, from a site notice posted at the site or a press advert. 18% found out about the application by word of mouth. 9% of the respondents claimed to have found out via a report in the paper.

Only 36% of respondents inspected the plans at The Hub before they commented on the application. An encouraging 77% claimed to have viewed the plans via the Council's website, with 54% submitting comments on-line.

59% of neighbours objected to the application and although a healthy 68% felt that their comments had been properly considered, 32% of these respondents did not know if the application had been amended to take account of their views prior to the application's determination.

Only 9% of the respondents attended the Planning Committee and of these 100% spoke under the public speaking procedure. All of the respondents who attended were satisfied with the Committee proceedings.

4.4 Parish Councils

Questionnaires sent out to all Parish Councils Responses 7

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

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	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

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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

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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>		

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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

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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

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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

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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

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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

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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)