

Open

Planning Committee

Agenda

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



Planning Committee

Members of Committee:

Chairman: Councillor S J Williams

Vice-Chairman: Councillor G C Yarranton

Councillor J Aston

Councillor G W Ballinger

Councillor D R Godwin

Councillor I Hardiman

Councillor M J Hart

Councillor H J Martin

Councillor C D Nicholls

Councillor F M Oborski

Councillor M Price

Councillor M A Salter

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, Committee/Scrutiny Officer, Civic Centre, Stourport-on-Severn. Telephone: 01562 732733 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

Tuesday, 12th July 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 14th June 2011.	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	16
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	44

7.	<p>Planning and Related Appeals</p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	64
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 & Regulatory Services that provides Members with a monthly progress report on performance against National Indicators (NI 157, formerly BV109).</p>	87
9.	<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>	
10.	<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

11.	<p>Planning Enforcement Matter</p> <p>To receive a report from the Director of Planning and Regulatory Services regarding a new planning enforcement matter.</p>	92
12.	<p>Live Enforcement Cases</p> <p>To receive a report which lists live enforcement cases as at 30th June 2011.</p>	96
13.	<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>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

TUESDAY 14TH JUNE 2011 (6.00PM)

Present:

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, G W Ballinger, D R Godwin, I Hardiman, M J Hart, H J Martin, C D Nicholls, F M Oborski, M Price and M A Salter.

Observers:

Councillor N Gale.

PL.12 Apologies for Absence

There were no apologies for absence.

PL.13 Appointment of Substitutes

No substitutes were appointed.

PL.14 Declaration of Interests

There were no declaration of interests.

PL.15 Minutes

Decision: The minutes of the meeting held on 19th May 2011 be confirmed as a correct record and signed by the Chairman.

PL.16 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 486 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 486 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.17 Applications Pending Decision

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

Decision: The schedule be noted.

PL.18 Planning and Related Appeals

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

Decision: The details be noted.

PL.19 Monthly Progress Report on performance against NI157 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 details be noted.

PL.20 Exclusion of the Press and Public

Decision: That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

PL.21 Planning Enforcement Matters

The Committee considered a report from the Director of Planning and Regulatory Services regarding a number of new planning enforcement matters.

Site in the Kidderminster Area

The Development Manager informed Members of the breach of planning control for this matter and explained that Officers had worked with the owner of the property to negotiate an acceptable conclusion to the case but nothing has been forthcoming.

Decision: The Director of Legal and Corporate Services be given delegated authority to serve or withhold Enforcement Notice.

Site in the Kidderminster Area

The Development Manager informed Members of the breach of planning control. The owner had indicated verbally that a planning application would be forthcoming but nothing had been received to date.

Decision: The Director of Legal and Corporate Services be given delegated authority to serve or withhold Enforcement Notice.

PL.22 Live Enforcement Cases

The Committee considered a report which listed live enforcement cases as of the 1st June 2011.

Decision: That the report be noted.

The meeting ended at 7.02 p.m.

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE

Tuesday 14th June 2011– Schedule 486 Development Control

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

PART A

Application Reference: 11/0249/FULL
--

Site Address: SINKERS COTTAGE, THE SHORTYARD, WOLVERLEY, KIDDERMINSTER,
--

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

Application Reference: 11/0179/FULL
--

Site Address: 8 BRIAR HILL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SQ
--

APPROVED.

Note
Drawings

Reason for Approval

Whilst the proposed extension would breach the Council's 45 degree code guidance, the fact remains that an extension of the same dimensions, albeit with a differing roof design, could be constructed as permitted development as confirmed by the appeal Inspector's decision in relation to application number 08/1056/CERTP. The extension is considered to be of a more appropriate design and the impact upon the neighbouring property would be no greater than that approved as permitted development. For these reasons the application is considered to be acceptable and in accordance with policies D.17, GB.1, GB.2, GB.6 of the Adopted Wyre Forest District Local Plan, policy CP11 of the Adopted Wyre Forest Core Strategy, and the Design Quality Supplementary Planning Guidance.

Application Reference: 11/0254/FULL
11/0255/LIST

Site Address: SLINGFIELD MILL, WEAVERS WHARF, KIDDERMINSTER, DY10 1AA

APPROVAL be given to application **11/0254/FULL** subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans) as amended by submitted drawings
3. Materials (e.g. Colour, material and style/section of all new rainwater goods; colour and design of all escalators including placement of machinery; sample of proposed roof membrane; colour or tint of glass for all elevations; colour of all aluminium flashings and fascias; all materials for making good brickwork, where removed.; bin storage)
4. Ensuring completion of the drainage works to Market Square
5. Bat roof/boxes
6. Lighting of building
7. Glass to be kept clear of all applied material unless otherwise agreed with Local Authority (e.g. during sales periods)
8. Highway conditions
9. Construction times shall be restricted to 7.00 a.m. to 8.00 p.m. Monday to Friday; 7.00 a.m. to 6.00 p.m. Saturday and no working on Sundays or Bank Holidays.
10. Achieving dry access to building for times of flood and details of a flood management plan to be submitted (as per original planning permission 08/0164/FULL).

Note

Environment Agency

Reason for Approval

The application has been carefully considered in terms of the principle of allowing the development; with respect to the loss of a retail kiosk; the effect on the character and appearance of this Listed building; the effect on neighbouring property and the benefits of finding a viable use of the upper floors of the building and the benefits to the town centre as a whole and the application is judged to be acceptable and compliant with policies LB1LB.2 LB3 CA1 TR17 RT.2 TC.2 KTC.1 of the Adopted Wyre Forest District Local Plan, policies DS02 DS03 DS04 CP02 CP03 CP10 CP11 CP14 of the Adopted Wyre Forest Core Strategy and the Design Quality Supplementary Planning Guidance.

APPROVAL be given to application **11/0255/LIST** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved Plans)
3. B1 (Materials)
4. B2 (Materials)
5. Materials (e.g. Colour, material and style/section of all new rainwater goods; colour and design of all escalators including placement of machinery; sample of proposed roof membrane; colour or tint of glass for all elevations; colour of all aluminium flashings and fascias; all materials for making good brickwork, where removed.; bin storage)
6. Control of external lighting
7. Control of applied materials to windows
8. Introduction of internal information board.

Reason for Approval

The proposal is considered to be sensitive to the character and appearance of the listed building in terms of retaining as much of the original fabric of the building as possible in bringing a viable use to the upper floors of this former Mill. The proposal is judged to be acceptable and compliant with policies LB.1, LB.2, LB.3, of the Adopted Wyre Forest District Local Plan.

Application Reference: 11/0268/FULL

Site Address: SUTTON ARMS, SUTTON PARK ROAD, KIDDERMINSTER, DY11 6LE

APPROVAL be given subject to the following conditions:

- (1) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- (2) The development hereby approved shall be carried out strictly in accordance with the following plans/drawings:

Drawing 0837/001 insofar as it relates to a site location plan stamped "Approved" unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
- (3) The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced:
 - Layout of the site
 - Design of the buildings
 - External appearance of the buildings
 - Means of access
 - Landscaping of the site
- (4) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- (5) The plans and particulars of the reserved matters shall show the following:
 - i) The number of dwellings shall be between 11 and 14 units.
 - ii) Dwellings of two storeys in height
- (6) No development shall take place until samples/details of types and colours of all external materials, including hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- (7) No development shall take place until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.
- (8) No development shall take place until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.

- (9) Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until a chestnut pale or similar form of protective fencing, to BS 5837 : 2005 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no further work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. The fencing shall be located at least 1.00 metre beyond the line described by the furthest extent of the canopy of each tree/tree group or hedge. Within the areas so fenced, the existing ground level shall be neither raised nor lowered, all excavations shall then be carried out by hand. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.
- (10) No works or development shall take place until full details of all proposed planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all planting shall be carried out in accordance with those details and at those times.
- (11) All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.
- (12) Development shall not begin until drainage details, incorporating 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, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed/occupied.
- (13) The development hereby permitted shall not be brought into use until the access, turning space and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason for Approval

The application has been carefully considered in terms of highway safety and there is no reason in principle why shared access points should not be introduced onto Sutton Park Road. The principle of introducing shared access points would potentially reduce the number of access points and this concept is not judged to be detrimental to the character and appearance of the area. Approval of the application is considered to be acceptable and compliant with policies H.2, D.4 of the Adopted Wyre Forest District Local Plan, and policies DS01, CP05, CP07 of the Adopted Wyre Forest Core Strategy, Design.

Application Reference: 10/0695/FULL
Site Address: THE TYTHE HOUSE, BROOME, STOURBRIDGE, DY9 0ET
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) Drawing nos. 425/s100, 425/s101 and 425/s102 – all date stamped 19 November 2010 3. Within 3 months from the date of completion of the construction, the fascias, soffits, doors and door/window frames shall be stained in a dark brown colour, thereafter these aspects of the developments shall be maintained in that colour. 4. The stables/tack room hereby approved shall be used for the stabling of horses owned by or leased to the occupier of The Thythe House, Broome (including any purpose incidental thereto) and shall not be used for any commercial purposes whatsoever. <p>Note SN2 (Section 106 Agreement)</p> <p><u>Reason for Approval</u> The proposal is considered to be appropriate development in the Green Belt because the stable building is scaled, sited and designed in such a way that the openness and visual amenity of the Green Belt would not be harmed. Other interests, such as neighbour amenity and highways safety, would also not be seriously harmed by the proposal. Accordingly, the development is considered to be in accordance with policies GB.1, GB.2, GB.3, GB.6, NR.10 of the Adopted Wyre Forest District Local Plan and policies, DS04, CP11, CP12 of the Adopted Wyre Forest Core Strategy.</p>

Application Reference: 11/0109/FULL
Site Address: CONVEYOR UNITS LTD, SANDY LANE, TITTON, STOURPORT-ON-SEVERN, DY13 9PT
Delegated authority be given to APPROVE this application subject to <ol style="list-style-type: none"> (i) no objection from Natural England to the current plans; (ii) no objections to the amended plans received during the reconsultation process; and (iii) the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. Details of materials to be submitted 4. Floor levels in accordance with approved drawing 5. No development until an Order has been made and confirmed for footpath No. 573 to be diverted or stopped up 6. Restriction of development hereby approved to B8 use only 7. Access, turning area and parking facilities to be consolidated, surfaced and drained in accordance with details to be agreed 8. All site clearance works to be undertaken in the presence of a suitably qualified ecologist <p>Any additional conditions as considered reasonable during the reconsultation process.</p>

Reason for approval

The proposed store lies within an allocated industrial area and the principle of the proposed use is acceptable. Whilst not meeting Adopted Local Plan parking standards and acknowledging that there would be an impact upon the amenity of adjoining residential neighbours it is considered that there are sufficient reasons to find the proposed development acceptable. The proposed layout suitably accommodates a diversion to footpath No.573 and the proposed development would offer no significant impact upon biodiversity or flood risk. It is therefore considered that the proposal complies with policies D.10, D.18, NR.2, NR.11, NR.12, NC.1, NC.2, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan and policies DS01, CP01, CP02, CP08, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy.

Delegated authority is given to APPROVE application W/11/00868/PN made to Wychavon District Council **subject to**

- (i) no objection from Natural England to the current plans;
- (ii) no objections to the amended plans received during the reconsultation process; and
- (iii) the following conditions:
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Details of materials to be submitted
 4. Floor levels in accordance with approved drawing
 5. No development until an Order has been made and confirmed for footpath No. 573 to be diverted or stopped up
 6. Restriction of development hereby approved to B8 use only
 7. Access, turning area and parking facilities to be consolidated, surfaced and drained in accordance with details to be agreed
 8. All site clearance works to be undertaken in the presence of a suitably qualified ecologist

Any additional conditions as considered reasonable during the reconsultation process.

Reason for approval

The proposed store lies within an allocated industrial area and the principle of the proposed use is acceptable. Whilst not meeting Adopted Local Plan parking standards and acknowledging that there would be an impact upon the amenity of adjoining residential neighbours it is considered that there are sufficient reasons to find the proposed development acceptable. The proposed layout suitably accommodates a diversion to footpath No.573 and the proposed development would offer no significant impact upon biodiversity or flood risk. It is therefore considered that the proposal complies with policies D.10, D.18, NR.2, NR.11, NR.12, NC.1, NC.2, NC.7, TR.17 of the Adopted Wyre Forest District Local Plan and policies, DS01, CP01, CP02, CP08, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0141/FULL

Site Address: BLAKEMORE COTTAGE, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HE

APPROVED, subject to the following conditions:

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

3. B6 (External details – approved plan)
4. The former garage and link extension hereby permitted shall not be occupied at any time other than for purposes incidental to Blakemore Cottage

Reason for Approval

The conversion of the existing garage, together with the external alterations, to enable accommodation to be created for a dependant relative, is considered to be acceptable in principle. The proposed link extension is of an appropriate scale and design in relation to the original dwelling and is capable of being assimilated into the landscape setting of the local area. The proposal would accord with the criteria set out in Policy H.18 of the Adopted Wyre Forest District Local Plan in that the accommodation would be physically incorporated with the main dwelling with shared pedestrian and vehicular entrances. No undue loss of privacy or amenity would occur in relation to the nearby residential neighbour. The proposal is considered to be in accordance with policies H.18, D.17 and TR.17 of the Adopted Wyre Forest District Local Plan, and policies CP03, CP11, CP12 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0201/FULL

Site Address: 14 SEVERN WAY, BEWDLEY, DY12 2JQ

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Materials)

Reason for Approval

The proposed extension is considered appropriate in terms of scale and design. The development would offer no detriment to the character of the area or the street scene and the impact on the amenity currently enjoyed by the occupants of neighbouring properties would be minimal. The development would have no significant impact on car parking provision or highway safety. The extension would accord with the provisions of Policies D.17 and TR.17 of the Adopted Wyre Forest District Local Plan 2004 and Policy CP11 of the Adopted Wyre Forest Core Strategy 2010.

Application Reference: 11/0217/FULL

Site Address: 36 FRANCHE ROAD, KIDDERMINSTER, DY11 5AL

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B3 (Materials)

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design to the main dwelling. 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 policy D.17 of the Adopted Wyre Forest District Local Plan and policy CP11 of the Adopted Wyre Forest Core Strategy.

Application Reference: 11/0293/FULL

Site Address: WEST MIDLAND SAFARI PARK, SPRING GROVE, BEWDLEY, DY12 1LF

Delegated APPROVAL subject to

- i) The expiry of the consultation period on 15th June 2011 and no new issues that have not been addressed by this report being raised.
- ii) The following conditions:
 - 1. A6 (Full with No Reserved Matters)
 - 2. A11 (Approved Plans)
 - 3. B6 (Materials)
 - 4. The structure to be used for handwashing facilities only and to be removed should the need for the facility cease.

Note

Contact Worcestershire Regulatory Services

Reason for Approval

The proposed handwash facility is considered to be an essential facility for the Safari Park given latest guidance and is of size that is the minimum size necessary. The proposal is thus appropriate development in the Green Belt. The design and position of the structure is appropriate to the context of its location and will not result in significant harm to the Green Belt. For these reasons the proposal is considered to be in compliance with policies GB1, GB2, GB3, GB6, NR11 of the Adopted Wyre Forest District Local Plan and policies, CP10, CP11, CP12 of the Adopted Wyre Forest Core Strategy.

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

12/07/2011

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
11/0249/FULL	SINKERS COTTAGE THE SHORTHYARD WOLVERLEY	APPROVAL	17
11/0343/FULL	22 BELBROUGHTON ROAD, BLAKEDOWN KIDDERMINSTER	APPROVAL	21

PART B

Reports

Ref.	Address of Site	Recommendation	Page No.
11/0111/FULL	THE CARHOUSE GROVE FARM, DRY MILL LANE, BEWDLEY	DELEGATED APPROVAL	27
11/0261/FULL	THE OLD RECTORY RUSHOCK, DROITWICH	DELEGATED APPROVAL	31
11/0317/FULL	MORGAN ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON- SEVERN	APPROVAL	34
11/0332/FULL	ARELEY KINGS F C MINSTER ROAD STOURPORT	APPROVAL	37
11/0335/TREE	FOUR WINDS, RECTORY LANE, STOURPORT-ON- SEVERN	APPROVAL	42

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
12TH JULY 2011

PART A

Application Reference: 11/0249/FULL **Date Received:** 21/04/2011
Ord Sheet: 383035 279664 **Expiry Date:** 16/06/2011
Case Officer: James Houghton **Ward:** Wolverley

Proposal: Retention of greenhouse building

Site Address: SINKERS COTTAGE, THE SHORTYARD, WOLVERLEY,
KIDDERMINSTER, DY11 5XF

Applicant: Mr J Harlow

Summary of Policy	GB.1, GB.2, GB.6, CA.1, LB.1 (AWFDLP) CP11 (AWFCS) D.39 (WCSP) QE.3, QE.6 (WMRSS) PPS1, PPS5, PPS7, PPG2
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

THIS APPLICATION WAS DEFERRED FROM THE 14TH JUNE 2011 PLANNING COMMITTEE MEETING FOR A MEMBERS' SITE VISIT

1.0 Site Location and Description

- 1.1 The application property is a relatively modern building within the Wolverley Conservation Area and within land designated as part of the West Midlands Green Belt. The property is adjacent to the Grade II* Listed Wolverley House.
- 1.2 The property is accessed from the private driveway to Wolverley House from The Shortyard to the north of the village.
- 1.3 The applicant seeks retrospective approval for the erection of a greenhouse (footprint: 4.57 metres x 2.44 metres eaves: 1.57 metres ridge: 2.69 metres).

2.0 Planning History

- 2.1 WF/0267/95 – Erection of conservatory (side elevation) : Approved 01/06/95

11/0249/FULL

3.0 Consultations and Representations

- 3.1 Wolverley and Cookley Parish Council - Recommend refusal. The greenhouse is within 2m of the boundary of the property and is approx. 9ft in height. The greenhouse is in the Conservation Area and in close proximity to listed buildings and has an adverse effect on the privacy of a neighbouring property.
- 3.2 Conservation Officer – Does not consider the glass house to have any adverse impact on the setting of the listed building or the conservation area and therefore have no objection.
- 3.3 Neighbour/Site Notice – One letter of objection has been received. The objection refers to the Byelaws of the Conservation area of Wolverley and states that a structure built of combustible material may not be erected within 2m of the boundary and that the frame of the greenhouse is wood. In addition there is an objection on the grounds that the position of the greenhouse would result in a reduction in the levels of privacy currently enjoyed by the occupant of the neighbouring property approximately 12m away.

4.0 Officer Comments

- 4.1 The greenhouse requires permission by virtue of the orientation of the dwelling; the greenhouse would be positioned forward of the principal elevation of the house and as such would not be considered permitted development as defined by Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 4.2 The application site is within the West Midlands Green Belt; Planning Policy Guidance Note 2: Green Belts sets out a list of those new buildings that would be appropriate within the Green Belt. Appropriate developments are agricultural and forestry, essential facilities for outdoor sport and recreation, limited extension, alteration and replacement of dwellings, limited infilling in existing villages and limited infilling or redevelopment of major existing developed sites. Development not falling within these uses would require the submission of very special circumstances in order to justify any impact on the Green Belt. In this case it is not considered necessary to provide very special circumstances as the building would be incidental to the use of the dwelling house and is of a size appropriate to the host property, which benefits from only minor alterations and extensions and as such, is considered to constitute appropriate development in the Green Belt.
- 4.3 The greenhouse is of a size and design appropriate to the host property and would not appear incongruous or overbearing. The greenhouse is of a traditional design constructed of glass within stained Cedarwood frames and has a volume of 23.75m³ and is considered to be proportionate to the house and garden.

11/0249/FULL

- 4.4 The erection of the greenhouse did not require the grading or levelling of the site and the greenhouse is positioned approximately 1 metre inside the boundary which is 15 metres from the habitable room windows of the neighbouring dwelling. Given this separation and that the levels of the site have not been altered, it is not considered that there has been any significant change in the levels of privacy enjoyed by the occupant of the neighbouring dwelling as a result of the erection of the greenhouse.
- 4.5 The extension would not be readily visible from the road and would have no significant impact on the character, appearance or openness of the Green Belt or the surrounding countryside
- 4.6 The site is adjacent to the Grade II* Listed Wolverley House. Having taken advice of the Conservation Officer it is felt that, by virtue of its position and design, the greenhouse has no impact on the character or setting of the listed building or the appearance of the Conservation Area.
- 4.7 The letter of objection refers to the Byelaws of the Conservation Area of Wolverley. Neither the District Council nor the Parish Council have any documentary evidence of these byelaws. The byelaws would not constitute a material consideration in the determination of the application. Any enforcement of such byelaws would not be via the Planning Act.
- 4.8 For reference, the structure is exempt under the Building Regulations. However, it does meet the minimum separation distance of 1 metre for a building of combustible materials.

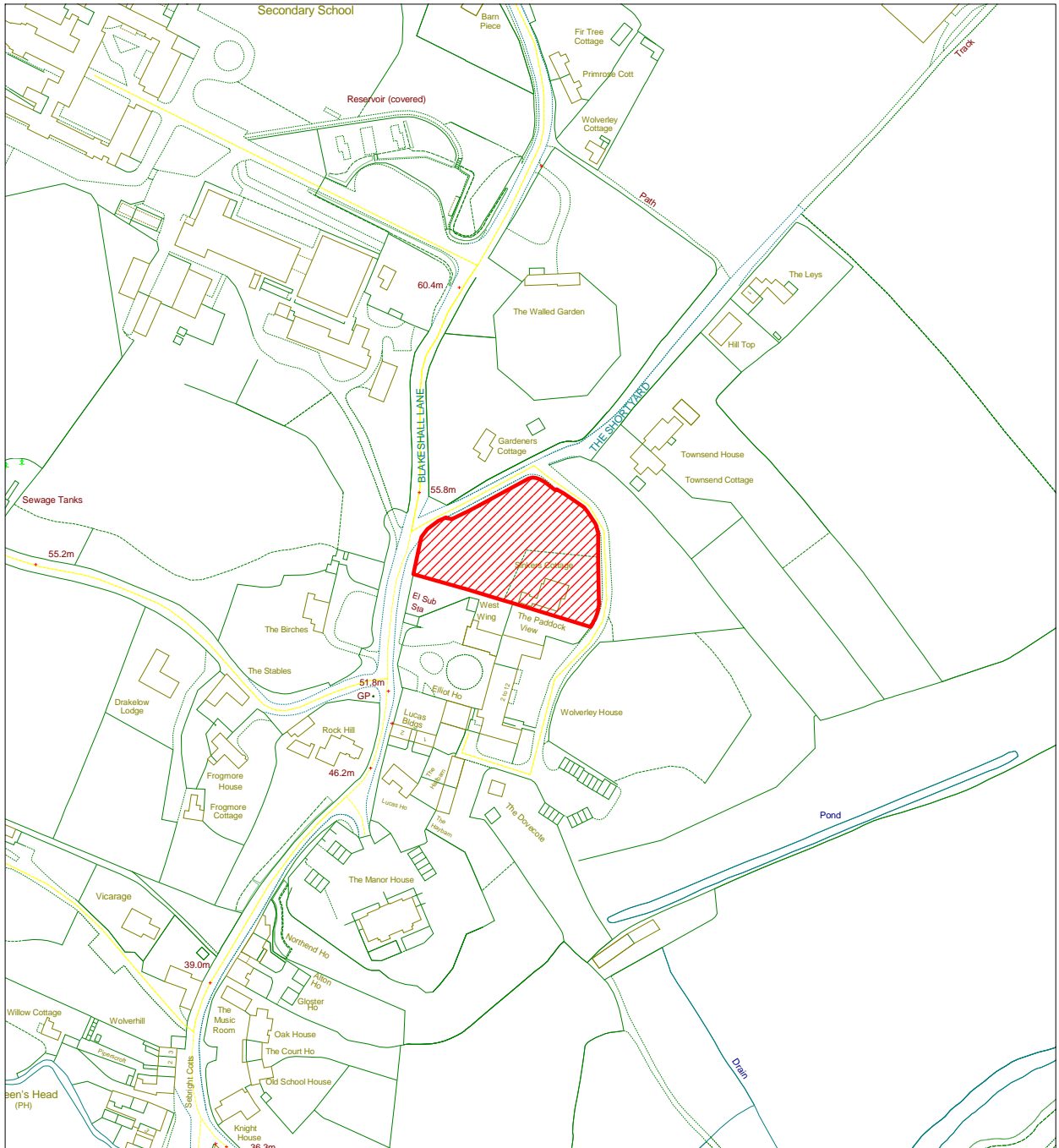
5.0 Conclusions and Recommendations

- 5.1 It is recommended that the application be **APPROVED** subject to the following condition:

1. A11 (Approved plans)

Reason for Approval

The greenhouse is considered acceptable in terms of both scale and design and constitutes appropriate development in the Green Belt. The structure would have no significant adverse impact on the amenity enjoyed by the occupants of any neighbouring properties and would not detract from the character, setting or appearance of the adjacent listed building or Conservation Area. The greenhouse offers no detriment to the character appearance and openness of the Green Belt. The greenhouse is considered to accord with the requirements of Policies CA.1, LB.1, GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Core Strategy.



Wyre Forest District Council

PLANNING AND REGULATORY SERVICES DIRECTORATE

**Sinkers Cottage
The Shortyard
Wolverley DY11 5XF**



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

Application Reference:	11/0343/FULL	Date Received:	06/06/2011
Ord Sheet:	388081 278352	Expiry Date:	01/08/2011
Case Officer:	Paul Wrigglesworth	Ward:	Blakedown and Chaddesley

Proposal: Replacement dwelling

Site Address: 22 BELBROUGHTON ROAD, BLAKEDOWN,
KIDDERMINSTER, DY10 3JG

Applicant: Mr N Drury

Summary of Policy	H2, D10, D11, TR17 (AWDLP) DS01, CP11, CP03 (AWFCS) QE.3 (WMRSS) Design Quality SPG PPS1 PPS3
Reason for Referral to Committee	Parish Council request to speak on application
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 This detached inter war style house is located on the south side of Belbroughton Road approximately 100 metres distant from the junction with the A456 Birmingham Road. There are residential properties on both sides and the Blakedown and Churchill Parish Rooms and car park lie beyond the 18 metres long garden to the rear.

1.2 Vehicular access is gained from Belbroughton Road.

2.0 Planning History

2.1 None

3.0 Consultations and Representations

3.1 Churchill and Blakedown Parish Council – The Parish Council has no objections to the principle of a replacement dwelling on a site, when it can be justified. However, the Parish Plan supports the retention of the ‘period’ properties in the Parish, unless demolition can be justified and, in this case, no evidence of any structural defects in the present house has been put forward to justify demolition. The Parish Council considered that the proposed design did not reflect the design of the present house and would expect any dwelling on this prominent location to be constructed entirely in brick, with no render.

11/0343/FULL

3.2 Highway Authority – No objection subject to conditions

3.3 Severn Trent Water – No objection subject to condition

3.4 Neighbour/Site Notice – No response to date

4.0 Officer Comments

4.1 It is proposed to demolish the existing detached house, which looks as though it dates from the inter war years and replace it with a traditionally styled 5/6 bedroom modern house. The main body of the proposed house is to be centrally placed and situated on the same building line as the existing. To one side an attached double garage is proposed with accommodation in the roof space which reduces the distance to the boundary on this side to approximately 1 metre. The proposed house is two storeys in appearance although rooms are proposed in the roof space, which are shown to be lit by skylights.

4.2 The main considerations in determining this application are:

- Whether the principle of allowing the development is acceptable;
- Whether the property is acceptable in the street scene;
- Whether the development is acceptable with regards to the effect on neighbouring property.

THE PRINCIPLE OF ALLOWING THE DEVELOPMENT

4.3 The application site lies within an area allocated for residential purposes and where Policies H.2 of the Adopted Wyre Forest District Local Plan and Policy DS01 of the Adopted Wyre Forest Core Strategy are applicable. Policy H.2 allows residential development on previously developed land and as the footprint of the proposed building is situated on a similar footprint as the existing house, the development is judged to be primarily on previously developed land. In any event the principal aim of the change in the definition of previously developed land is to take away the presumption in favour of developing residential garden land which is not affected in this instance.

4.4 The Parish Council raises no objection in principle to the replacement of this dwelling provided that demolition can be justified; the house reflects the same design as the existing and it is built entirely of brick. The justification for the demolition of a building of a non listed building of this type is only a requirement if it lies within a conservation area (Policy CA.2) and Blakedown is not a conservation area. In addition, although Blakedown is not in an area that has been assessed it is also extremely doubtful whether the building would be worthy of being locally listed.

11/0343/FULL

- 4.5 Account has also been taken of Policy CA.6 which seeks to protect the demolition of buildings in older parts of towns and villages and particularly where the buildings in those areas are 19th or early 20th century properties. However, in this instance and after taking account of other buildings in the immediate neighbourhood on this side of the street, it is felt that this policy could not be effectively applied to restrict development of this kind. In any event planning permission would not be required to demolish this dwelling house (if there was no planning application to rebuild there would, however, be a notification procedure) and this should be given due weight in determining applications such as this.

THE EFFECT ON THE STREET SCENE

- 4.6 The proposed dwelling has a ridge height that is approximately 500mm higher than the existing and the roof is gable ended rather than hipped. A drawing has been produced that shows that the proposed dwelling is about 1metre higher than the dwelling on the one side and approximately 1.4 metres higher than the dwelling on the other. However, the street scene is made up of a wide variety of house types with a range of roof heights and styles and the proposed dwelling which occupies a more set back position than most properties in the locality should not look out of place.
- 4.7 As previously stated the Parish Council comment on the fact that the design does not reflect the existing and that the property should be all brick. It is true that the proposed design is different to the existing, but the proposed property is well designed and incorporates some traditional features. Paragraph 3.17 of the Design Quality SPG states:
- ‘Simply aping the style or architectural forms of existing residential areas is not a requirement of the guide and is something which the Council would tend to discourage in favour of contemporary interpretation in the design of new places to live’.*
- 4.8 The Parish Council comment relating to materials is a little surprising as the existing property is wholly rendered apart from a brick plinth. The proposed dwelling will be brickwork other than the upper parts of the front elevation. There is therefore more brickwork on the proposed than the existing and as there are several other properties in the street with a rendered finish it would be too prescriptive in my view to insist on an all brick front elevation to the property.

11/0343/FULL

THE EFFECT ON NEIGHBOURING PROPERTY

- 4.9 The proposed dwelling is closest to number 20 Belbroughton Road which is on the west side of the site. A drawing has been submitted that shows that the proposed dwelling affects the 25 degree line from a side facing dormer window on the neighbouring property. Although the development fails the 45 degree code, not a great deal of light to the neighbour would be lost as the 25 degree line crosses through the uppermost parts of the apex of both the garage and main roof of the proposed dwelling, which represents a very small percentage of the sky light in this direction. Other windows at No 20 are either not affected or are secondary windows. As part of the application a letter has been submitted from this neighbour stating that he has no objection to the development as he intends to renew a planning permission to extend on this side of his house (he also states that the new build would enhance the area and would be a fine addition to the street).
- 4.10 On the other side of the property at number 24 Belbroughton Road the property has been extended. In the side of the extension facing towards the site is a small window that is obscure glazed. This window according to the approved plans is a secondary window to a kitchen/ dining room area that is also lit by larger south facing windows. The side window is consequently not a primary window and the development is not in breach of the 45 degree code.
- 4.11 There are no other properties affected and taking all things into consideration there is no reason to refuse the application with regards to loss of amenity to neighbouring property.

OTHER ISSUES

- 4.12 There is no requirement for a S.106 contribution and the access arrangements, which include the retention of just one of the existing two access points, are acceptable to the Highway Authority.

5.0 Conclusions and Recommendations

- 5.1 The development is compliant with the Development Plan and is recommended for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B1 (Samples/Details of materials)
 4. B9 (Details of windows and doors)
 5. Drainage
 6. Highway

11/0343/FULL

Notes

- A SN12 (Neighbours' Rights)
- B Highway

Reason for Approval

The application has been carefully considered with regards to the principle of allowing the development, with respect to the effect on the street scene, the impact on neighbouring property and with respect to highway safety. The development is judged to be acceptable and in accordance with the above mentioned policies in the Development Plan.

PLANNING COMMITTEE

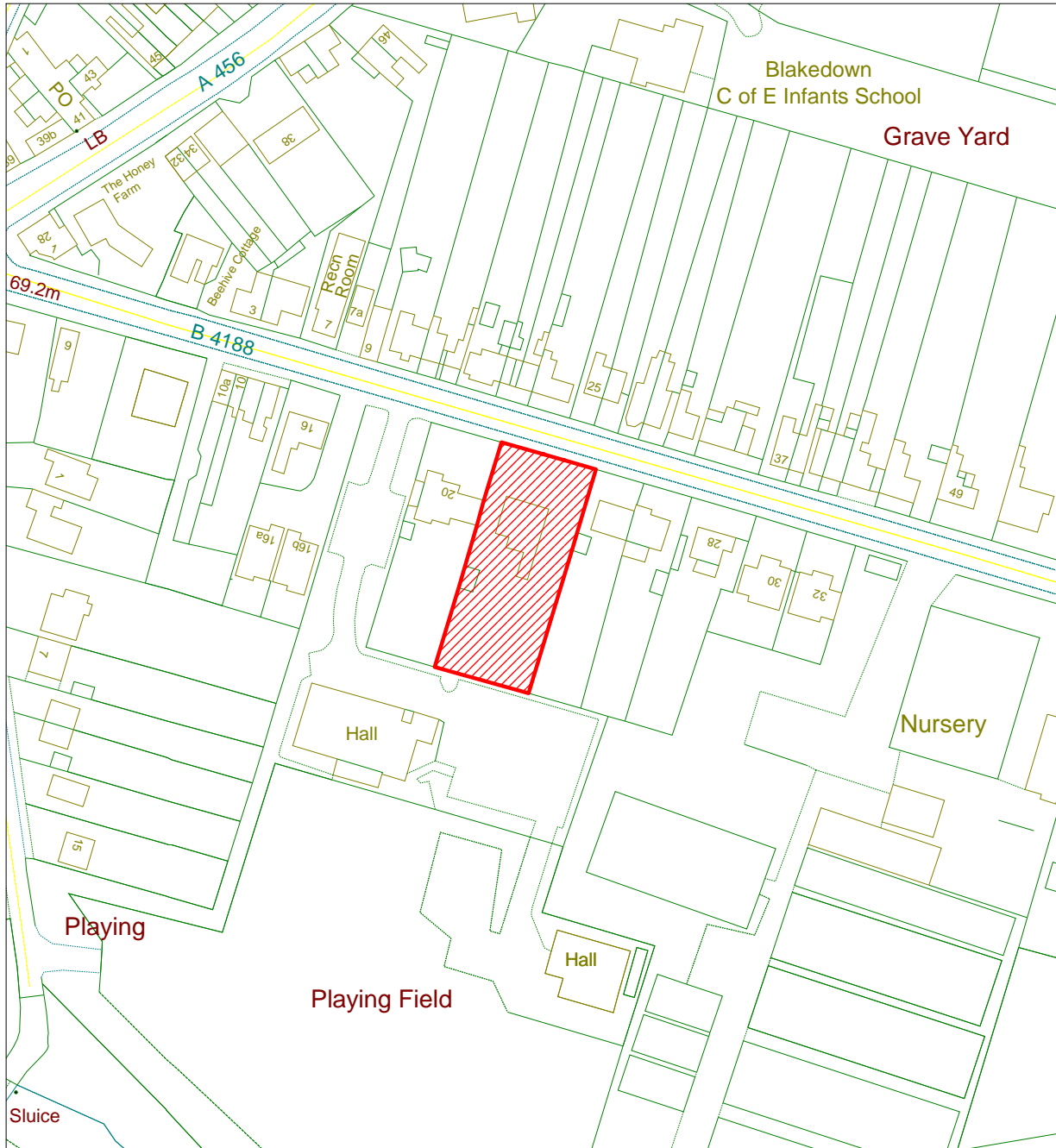
11/0343

Date:- 30 June 2011

OS sheet:- SO8878SW

Scale:- 1:1250

Crown copyright and database rights 2011 Ordnance Survey 100018317



Wyre Forest District Council

PLANNING AND REGULATORY SERVICES DIRECTORATE

**22 Belbroughton Road
Blakedown
DY10 3JG**



Duke House, Clensmore Street, Kidderminster, Worcs. DY10 2JX. Telephone: 01562 732928. Fax: 01562 732556

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
12TH JULY 2011

PART B

Application Reference:	11/0111/FULL	Date Received:	24/02/2011
Ord Sheet:	377391 276212	Expiry Date:	21/04/2011
Case Officer:	Stuart Allum	Ward:	Bewdley and Arley

Proposal: Change of use of land from agriculture to the keeping of horses and the erection of stables

Site Address: THE CARHOUSE GROVE FARM, DRY MILL LANE,
BEWDLEY, DY12 2BL

Applicant: Mr S Mahony

Summary of Policy	NC.1, TR.17 (AWFDLP) DS04, CP02, CP03, CP11, CP12, CP13, CP14 (AWFCS)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The application site is currently agricultural land located adjacent to a range of former agricultural buildings on the edge of Bewdley now converted to residential use, one of which is 'The Carhouse'.
- 1.2 This is an open undulating rural environment, which is classified in the Worcestershire County Council Landscape Character Assessment as 'Forest Smallholdings and Dwellings'.
- 1.3 The northern boundary of the application site bounds a designated 'Site of Special Scientific Interest' incorporating 'The Dowles Brook'.
- 1.4 The proposed stable building, arranged in an 'L' shape with each long wall being 15.5 metres long, is composed of three loose boxes, a tack store and a larger fodder and bedding store. This is to be located adjacent to the northern boundary.

11/0111/FULL

2.0 Planning History

2.1 None.

3.0 Consultations and Representations

3.1 Bewdley Town Council – Objection to the originally submitted plans and recommend refusal; insufficient information was available to justify what appeared to be the erection of stables of considerable size which would be out of keeping with the generally agricultural amenity of the area.
REVISED PLANS – Views awaited.

3.2 Highway Authority – No objections.

3.3 Natural England – Requested information on:

- how the SSSI will be protected from grazing, i.e. fencing arrangements
 - how the manure will be managed to prevent run off/leaching into the SSSI
- REVISED PLANS – Views awaited.

3.4 Worcestershire Wildlife Trust – No comments received. REVISED PLANS – Views awaited.

3.5 Countryside and Conservation Officer – Recommends refusal on the grounds of insufficient information. REVISED PLANS – Views awaited.

3.6 Worcestershire Regulatory Services (Environmental Health) – No adverse comments. REVISED PLANS – Views awaited.

3.7 Neighbour/Site Notice – No representations received. REVISED PLANS – Views awaited.

4.0 Officer Comments

4.1 The current Core Strategy document contains no guidance on the recommended maximum size of stable buildings in the way that the superseded equestrian policies of the Adopted Local Plan once did.

4.2 The emerging Site Allocations and Policies Development Plan Document due to be adopted during 2012, signals a return to such a size restrictive regime, but that document as yet carries little weight in the decision-making process.

4.3 In the context of the Town Council comments, the greatly increased land area associated with the 'change of use' element of the application gives greater creditability to the size of the proposed building in contrast to the small area shown on the originally submitted plan.

11/0111/FULL

- 4.4 This is supplemented by an additional statement from the applicant to clarify the individual circumstances of the site and the associated equine accommodation needs for private, non-commercial use, as follows:

“We have asked for a block of four stables to accommodate two horses we own already. They are large, Welsh Cobs and the stable size requested would be suitable for their size although it is a standard stable size. We would use one of the other stables as a Tack room for tack, rugs and equipment. The open bay area is for storing hay and straw which must be kept dry and off the floor, especially as hay has been in such shortage and is extremely expensive of late, it cannot be left outside to deteriorate and would need to last right through the coming winter. Also, I intend to breed from one of my horses and would need a suitable stable for mare and foal to be stabled in. There are no other storage facilities available for the general equipment required to look after paddock including electric fencing equipment etc. We feel we have allocated sufficient land to graze four horses if necessary for the four stables requested. The size of the stable block applied for will only just be sufficient to accommodate the amount of equipment, feed and tack to meet our requirements”.

- 4.5 It is considered that in view of these comments, the size of the stables proposed has been justified.
- 4.6 The revised plans also show additional information on fencing along the boundary with the ‘Site of Special Scientific Interest’ (to guard against grazing in the protected area, and the methodology for manure control to guard against run-off towards the SSSI).
- 4.7 The location of the stable is sufficiently distant from the nearby barn conversions to be regarded as environmentally acceptable in terms of amenity. The proposed building is not, however, located to be visually intrusive in the local landscape, being sited in the lowest part of the field close to a naturally landscaped boundary. The materials are also appropriate to this setting, being dark oak stained weatherboard walls, with plain clay roof tiles.
- 4.8 Finally, the proposal creates no other adverse impact on other interests of acknowledged importance, such as highway safety.

5.0 Conclusions and Recommendations

- 5.1 This proposal is considered to be justified in the context of the circumstances of the site and is in compliance with the appropriate policies and other guidance and it is recommended that **delegated APPROVAL** be granted subject to the completion of the reconsultation exercise on the revised plans and the following conditions:-

1. A6 (Full with no reserved matters)

11/0111/FULL

2. A11 (Approved plans)
3. Materials as approved plan
4. Stables – no commercial use
5. Fencing to be erected prior to use

Reason for Approval

The erection of the proposed stables is considered to be capable of implementation without creating serious harm to interests of acknowledged importance such as neighbour amenity, landscape quality, biodiversity, highways safety or the adjacent Site of Special Scientific Interest. The requirements of the policies listed above are therefore considered to have been satisfied.

Application Reference:	11/0261/FULL	Date Received:	03/05/2011
Ord Sheet:	388370 271102	Expiry Date:	28/06/2011
Case Officer:	Stuart Allum	Ward:	Blakedown and Chaddesley

Proposal: Erection of a conservatory at the rear of property

Site Address: THE OLD RECTORY, RUSHOCK, DROITWICH, WR9 0NR

Applicant: Mr G Silk

Summary of Policy	GB.1, GB.2, GB.6, D.17 (AWFDLP) CP11, CP12 (AWFCS) PPS1, PPG2
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The Rectory is a large detached dwelling of white painted brick located within a substantial domestic curtilage in Rushock Village.
- 1.2 The building was erected circa 1734 but the form is, with the exception of Victorian extensions and alterations, essentially 'as built'.
- 1.3 No statutory or non-statutory Listing is applicable here, nor is the site within any Conservation Area. The site lies within the West Midlands Green Belt.

2.0 Planning History

- 2.1 WF/608/03 – Extensions : Approved but not implemented; now expired.
- 2.2 WF/56/86 – Bathroom extension : Approved but not implemented; now expired.

3.0 Consultations and Representations

- 3.1 Rushock Parish Council – No objections to originally submitted plans.

Objection raised to revised plans:

- The length is excessive in relation to the other side and no longer provides the balance referred to in the original Design Statement.

11/0261/FULL

- As far as we know, there are no Tree Preservation Orders for the trees which would partially hide this extension and particularly those on the west side.
- In the past we have had several applications turned down by Wyre Forest District Council because of the percentage increase on the original property. We need clarification on this point.

3.2 Arboricultural Officer – Views awaited.

3.3 Neighbour/Site Notice – No representations received in relation to originally submitted plans. Re-notification has taken place (expires on 8 July 2011) following receipt of revised plans and no representations have been received at the time of the report's preparation.

4.0 Officer Comments

4.1 This is a rare opportunity in the Green Belt to design an extension on a property which has not been subjected to extensions since 1948, the year of the first Town and Country Planning Acts.

4.2 In that context, the critical requirement of Policy GB.1, paragraph iii (d), that 'extensions should not result in disproportionate additions over and above the size of the original building' is satisfied with no difficulty, therefore enabling the proposal to be regarded as 'appropriate development'.

4.3 Policy D.17 of the Adopted Wyre Forest District Local Plan requires that extensions should be in scale and keeping with the form, materials, architectural characteristics and detailing of the original building, as well as being in harmony with the local landscape and visually subservient to the original building.

4.4 The revised submitted scheme, a flat roofed conservatory which measures 8 metres x 7.9 metres externally with a single centrally placed glazed daylight lantern, is of contemporary design which lines up with the existing ground floor windows of the original property but otherwise makes no attempt to mimic a 'Georgian' architectural style other than be constructed from white painted brick work.

4.5 In this case, such a contrasting approach is felt to be more respectful to the existing architectural quality of the building than an attempt at 'pastiche' would have produced. On this basis the proposal meets the requirements of Policy D.17 of the Adopted Wyre Forest District Local Plan.

11/0261/FULL

- 4.6 With regard to scale, the projection from the original building of 8 metres compared with the originally submitted drawings which showed 6 metres projection, is not considered to have contributed to any significant 'unbalancing effect' as referred to by the Parish Council, especially given the width of the original building is some 14.5 metres.
- 4.7 The comments of the Arboricultural Officer have been invited, but even if the trees referred to are not considered suitable for formal Tree Preservation Orders, the proposal should stand or fall on its visual integrity in the local setting, whether it benefits from tree screening or not. In this case, the extension is not considered to represent an 'incongruous feature' (Policy D.17, paragraph iii) within the wider context of open countryside.
- 4.8 With reference to issues of privacy and amenity, the rights enjoyed by the occupiers of the neighbouring residential properties under the provisions of Article 1 of Protocol 1 and Article 8 of the Human Rights Act 1998 have been balanced against the scope and scale of the proposal in that context. No potential breach has been identified, which is also the case in relation to the appropriate planning policy.

5.0 Conclusions and Recommendations

- 5.1 This proposal meets the requirements of the appropriate policies and other guidance.
- 5.2 It is therefore recommended that the application be granted **delegated APPROVAL** subject to the completion of the re-consultation exercise and the following conditions:-
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. Matching brickwork and colour

Reason for Approval

The proposed conservatory, though of a contrasting design to the original building, is considered to be visually respectful in this context and is also of such a scale that visual subservience is assured. This enables the proposal to be regarded as 'appropriate development' in the Green Belt. Other interests such as the local landscape setting and the amenity/privacy of neighbouring properties are also satisfied by the revised scheme. The proposal is considered to accord with the requirements of Policies GB.1, GB.2, GB.6 and D.17 of the Adopted Wyre Forest District Local Plan and Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy.

Application Reference:	11/0317/FULL	Date Received:	27/05/2011
Ord Sheet:	380349 272308	Expiry Date:	26/08/2011
Case Officer:	Paul Round	Ward:	Lickhill

Proposal: Demolition of part existing factory and re-cladding of north eastern elevation; replace flat roof to offices with pitched roof; erection of wall at new factory entrance

Site Address: MORGAN ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY1 38QR

Applicant: MORGAN ADVANCED CERAMICS

Summary of Policy	TR.17 (AWFDLP) CP08, CP11 (AWFCS) QE3 (WMRSS) PPS1, PPS4
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The site forms a 8ha industrial site occupied by Morgan Advanced Ceramics on the north west side of Stourport accessed off Bewdley Road. The application relates to the retained rear area of the site following approval of outline permission for residential development on the front part.
- 1.2 The application seeks for demolition and alterations works to enable the residential site to be severed from the operational side of the site. A similar application was approved in 2007, which has now lapsed.

2.0 Planning History (of relevance)

- 2.1 07/0469/OUTL – Residential Development : Approved
- 2.2 07/0522/FULL – Demolition and modification works : Approved
- 2.3 10/0321/OUTL – Residential Development (Renewal) : Approved

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Views awaited

11/0317/FULL

3.2 Highway Authority – No objection

3.3 Worcestershire Regulatory Services (Environmental Health – No adverse comments

3.4 Planning Policy Section – Views awaited

3.5 Neighbour/Site Notice – No comments received.

4.0 Officer Comments

4.1 The proposal essentially provides enabling works to allow the severing of the operational side of the site from the approved residential land. The works involve the reconfiguration and re-investment works that were anticipated as part of the outline approvals in 2007 and 2010, which are secured by legal agreement. The works are proposed to be completed during September 2011.

4.2 The works proposed are as follows:

- Demolition of link extension and ancillary small buildings
- Creation of new internal roadway
- New 2.7m high wall, with relocated signage
- New cladding to 'cut' gable end of production building
- New pitched roof to flat roof office building and provision of porch

4.3 There are other works that do not require planning permission, however for completeness they are detailed below:

- 2m high fencing to western edge of residential development site
- 2m high electronically operated entrance gate
- Relocation of external air compressors to existing substation building

4.4 The works proposed are in keeping with the design of the existing buildings and to some degree enhance the visual appearance through the removal of the flat roof element of an existing office building being replaced with a pitched zinc roof. The works as a package are appropriate to the locality and provide for the residential development to take place without hindrance.

4.5 The new roadway will link to the existing internal roadways in a one-way system with ingress and egress continuing along the existing access driveway. The Highway Authority has no objections to this proposal.

4.6 The proposed works will not result in additional harm to local residents.

11/0317/FULL

5.0 Conclusions and Recommendations

5.1 The proposal works are considered acceptable in this locality, and enable provision of the approved housing site to the north. The proposal also results in an improvement to the visual appearance of the site. There are no highway or residential amenity issues in this case.

5.2 I therefore recommend **APPROVAL** subject to the following conditions:-

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B6 (External Details – Approved Plans)
4. Working Hours

Note

Whilst palisade fencing is proposed and does not require planning permission, the Local Planning Authority would recommend the use of paladin style fencing as a better solution both in terms of design and security

Reason for Approval

The proposal works are considered acceptable in this locality, and enable provision of the approved housing site to the north. The proposal also results in an improvement to the visual appearance of the site. There are no highway or residential amenity issues in this case. The application is considered to be in accordance with the relevant policies listed above.

Application Reference: 11/0332/FULL **Date Received:** 01/06/2011
Ord Sheet: 381549 273255 **Expiry Date:** 31/08/2011
Case Officer: Julia Mellor **Ward:** Lickhill

Proposal: Replacement changing rooms

Site Address: ARELEY KINGS F C, MINSTER ROAD, STOURPORT,
DY11 7DY

Applicant: Areley Kings F C

Summary of Policy	GB.1, GB.2, GB.3, LR.10, TR.17 (AWFDLP) DS01, CP03, CP11, CP12, CP13, CP14 (AWFCS) Policies 20, 22 (Site Allocations Preferred Options Paper) RST.1, RST.11, D.38, D.39 (AWCSP) QE.1, QE.3, QE.6 (WMRSS) PPG.2, PPG.17
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The Areley Kings Football Club site is located west of Minster Road and is accessed by a track leading from the highway. This point of access also provides an entrance to the Mostyn Rangers Football Club site.

1.2 The application site encompasses the following:

- access track
- two full sized football pitches
- two 7-a side and one 9-a side youth pitches
- a training area
- the existing car park (approximately 35 spaces)
- an overspill car park
- the existing changing rooms

1.3 The Areley Kings Football Club was founded in 1974 and at present has two senior adult sides and four youth teams. The grounds are also used by two other senior teams known as Phoenix Sports and Harriers Trust.

2.0 Planning History

2.1 None relevant

11/0332/FULL

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Awaiting response
- 3.2 Highway Authority – Awaiting response
- 3.3 Community and Partnership Services – Awaiting response
- 3.4 Crime Risk Advisor – The existing building at Areley Kings and those at the adjacent Mostyn Rangers have been subject to numerous acts of damage and theft. The buildings that have been attacked are in an isolated area and are in generally poor condition which unfortunately attracts criminal elements. It is important that any replacement structure has a suitable level of security built into it. It is proposed that the new building will have shutters to cover the main entrance, a metal fire door and bars at the windows. I think these security measures are vital to prevent the new building becoming a target for criminals. In my view this replacement building will have a significant impact on the area in that it is likely to reduce the number of offences reported to the police and I fully support this application.
- 3.5 Environment Agency : (Standing advice) – For developments less than 1ha in flood zone 1, the main flood risk issue to consider is usually the management of surface water run off. Drainage from new development must not increase flood risk elsewhere on site or elsewhere. Government policy strongly encourages a sustainable drainage system approach to achieve these objectives.
- 3.6 Planning Policy Section – Awaiting response
- 3.7 Worcestershire Regulatory Services (Pollution) – Unexpected contamination condition.
- 3.8 Neighbours/Press Notice/Site Notice – No responses received.

4.0 Officer Comments

- 4.1 The application seeks consent to replace the existing changing rooms positioned at the north-west corner of the site adjacent to the existing car park. The existing wooden building is 32 years old and is clad in corrugated steel sheeting due to repeated attacks of vandalism.
- 4.2 Notably the site lies within the Green Belt. With respect to proposed sports facilities Local Plan Policies GB.1 and GB.3 reiterate the national advice given in PPG.2 which states that development is inappropriate within the Green Belt unless it is for, *“essential facilities for outdoor sport and recreation... which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it.”*

11/0332/FULL

4.3 PPG.2 goes on to describe essential facilities as those generally required for the proposed sporting or recreational use, with one possible example cited as small changing rooms.

4.4 The table below explains the size of the existing and proposed buildings.

	Length	Width	Ridge Height	Floor space
Existing	22.5m	5.9m	4m	132.8m ²
Proposed	23.3m	11.7m	4.7m	260.9 m ²

4.5 Whilst the proposed replacement building would be of a similar length it is nearly double the width and nearly double the floorspace of the existing.

4.6 The agent on behalf of the applicant is aware that Green Belt Policy only permits essential facilities and has provided a justification for the size of the building.

4.7 The Design and Access Statement explains that during the football season due to the number of teams who use the grounds the changing rooms are in use every week day evening together with weekend mornings and afternoons. Furthermore out of the season the rooms are still used 6 days a week for training purposes.

4.8 The club is affiliated to the Football Association and at present the senior team plays in the local Kidderminster League but has aspirations of progressing to the next level which will be the West Midlands League. The Football Association has strict minimum sizes for new building changing rooms. Notably:

- There must be a clubhouse facility either on or adjacent to the ground which must be open on match days to provide refreshments to spectators and visiting officials;
- Toilets must be located within the ground and must be accessible to both male and female spectators;
- Separate dressing rooms must be provided for teams and new dressing rooms must be a minimum of 18m² excluding the shower and toilet area
- There must be match officials rooms a minimum of 6m² excluding the shower and toilet areas

4.9 The proposed building has a layout which shows the provision of 4 changing rooms together with two officials' rooms to enable the two full sized pitches to be used at the same time, a hospitality room including a kitchen, toilets and a boiler room. The agent on behalf of the applicant has stated that based on the Football Association requirements, *"using the minimum sizes and facilities, the building virtually designs itself regarding the size. The hospitality area is based on allocating for two team squads (32) team officials (10) match officials (4) and others (10) allowing approximately 1m² per person."*

11/0332/FULL

- 4.10 Based on the Football Association requirements it is considered that whilst larger than the existing building the size of the proposed building is justified and not excessive in size. Moreover, it is considered that the building, albeit with a larger floorspace, does not have a significantly greater impact upon the openness of the Green Belt or the purposes of including land in it. By virtue of the trees to the rear it is neatly screened to the east and the development would have no greater impact upon the character of the landscape.
- 4.11 It is also acknowledged that the site is allocated in the Minster Road Outdoor Sports Area as identified in the Adopted Local Plan which is safeguarded for outdoor sports.

5.0 Conclusions and Recommendations

- 5.1 In conclusion it is considered that the size of the proposed replacement building has been justified and therefore the development is appropriate within the Green Belt. Due to its size and siting it is not considered to have a significantly greater impact upon the openness of the Green Belt or the purposes of including land within it. The impact upon the appearance and character of the landscape if compared to the existing is considered to be negligible. Furthermore the proposed building will provide a new facility to retain a well used sporting club at the Minster Road Outdoor Sports Area.
- 5.2 The recommendation is therefore to **APPROVE** subject to the following conditions:-
1. A6 (Full with No Reserved Matters)
 2. A11 (Approved Plans)
 3. B1 (Finishing Materials to Match)
 4. Notwithstanding No. 3 details of finish and colour of proposed security bars to the windows and roller shutter to the double doors to be agreed.
 5. Details of enhancement to biodiversity and a timetable for implementation to be agreed
 6. The building hereby approved shall be used as changing rooms in association with the application site outlined in red unless otherwise agreed in writing
 7. Unexpected contamination condition

Note

Environment Agency standard advice

11/0332/FULL

Reason for Approval

The application site is located within the Green Belt where development is appropriate providing that it is essential for outdoor sport and recreation. It is considered that the size of the replacement building has been justified and therefore it is considered to be appropriate development within the Green Belt. Furthermore the proposed development is considered to preserve the openness of the Green Belt and would not conflict with the purposes of including land in it. Due to its size and siting it is considered that the development would have a negligible impact upon the character and appearance of the landscape. The proposed development would conform with the current Minster Road Outdoor Sports Area designation in the Adopted Local Plan which safeguards the land for outdoor sports. For these reasons it is considered that the development is in accordance with the policies listed.

Application Reference:	11/0335/TREE	Date Received:	03/06/2011
Ord Sheet:	379857 270566	Expiry Date:	29/07/2011
Case Officer:	Alvan Kingston	Ward:	Areley Kings

Proposal: Removal of holly tree and Leyland Cypress hedge

Site Address: FOUR WINDS, RECTORY LANE, STOURPORT-ON-SEVERN,
DY13 0TJ

Applicant: Mrs L Price

Summary of Policy	D.4 (AWFDLP)
Reason for Referral to Committee	The applicant is a serving Wyre Forest District Council Officer or is an immediate family member
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The trees, the subject of this application, are located in the front and rear back garden of Four Winds, Rectory Lane which is situated on the urban fringe of Stourport-on-Severn.
- 1.2 There are significant trees, shrubs and hedges in the nearby residential properties and in the adjacent agricultural fields.

2.0 Planning History

- 2.1 None

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No representations received
- 3.2 Ward Members – No representations received
- 3.3 Neighbour/Site Notice – No representations received

4.0 Officer Comments

- 4.1 This matter is presented before Members as the applicant is in employment with Wyre Forest District Council.

11/0335/TREE

- 4.2 The proposed works are minor in nature and include removing a number of small Leyland Cypress trees that form a hedge in the rear garden and holly in the front garden.
- 4.3 Neither the holly nor the Leyland Cypress hedge has a significant amenity value and neither have been included within the new Tree Preservation Order which was served earlier this year.

5.0 Conclusions and Recommendations

- 5.1 I have no objections to the proposed works as the trees are not good specimens and their removal will not have any effect on the amenity of the local area.
- 5.2 It is recommended that the works are **APPROVED** subject to the following conditions:-
 - 1. TPO1 - Non-standard Condition '2 year restriction of Consent Notice'.
 - 2. C17 - TPO Schedule of Works

Schedule of Works

Only the following works shall take place:

- A Leyland Cypress Hedge – Remove
- B Holly – Remove

Wyre Forest District Council

Planning Committee Meeting 12 July 2011

List of Pending Applications

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

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

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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
09/0223/FULL	30/03/2009	25/05/2009	39 LOAD STREET BEWDLEY DY122AS	Change of use from shop (A1) to tattoo studio (Sui Generis)	Etch Body Art	Stuart Allum
09/0575/CERTE	12/08/2009	07/10/2009	30 MALHAM ROAD STOURPORT- ON-SEVERN DY138NR	Storage of motorcycles in own garage for use as motorcycle training establishment	Mr T Meola	Paul Round
09/0598/CERTE	21/08/2009	16/10/2009	STABLE COTTAGE FOXMEAD CALLOW HILL ROCK KIDDERMINSTER DY149XW	Use of existing former stable block building as a dwelling.	Mr & Mrs M Kent	Julia Mellor
10/0056/FULL	05/02/2010	02/04/2010	SAIWEN LOWER HEATH STOURPORT-ON-SEVERN DY139PQ	Change of use of land to the rear of Sai Wen for a gypsy caravan site; for the siting of five static caravans, one mobile home, two touring caravan pitches, the erection of an amenity block and retention of existing dwelling for residential use	Mrs Betsy Wilson	Julia Mellor
10/0121/CERTE	10/03/2010	05/05/2010	THE ORCHARD WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LY	Use part of site for the storage and sale of motor vehicles	MR N PERRINS	Paul Round
10/0181/CERTE	30/03/2010	25/05/2010	DOVEYS COTTAGE ROCK KIDDERMINSTER DY149DR	Use of land as residential curtilage associated with Doveys Cottage for a period in excess of ten years.	Mr Keith Billingsley	Paul Round
10/0445/LIST	04/08/2010	29/09/2010	THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Re-pointing external brickwork, replacing facing bricks. Cast iron replacement rainwater pipes	RAYBONE DEVELOPMENTS LTD	Stuart Allum
10/0472/CERTP	17/08/2010	12/10/2010	HORSELEY COTTAGE HOBRO WOLVERLEY KIDDERMINSTER DY115TA	Conversion of existing garage to form ancillary accommodation. Proposed garden store	Mr C Fortnam	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
10/0485/FULL	20/08/2010	15/10/2010	BROOME GROVE WORCESTER ROAD CLENT STOURBRIDGE DY9 0HS	Demolition and rebuilding of tractor shed, installation of manege and change of use of field to the keeping of horses: Entrance piers and gates	Mr B Hadlington	James Houghton
10/0550/FULL	20/09/2010	20/12/2010	LAND ADJACENT TO SEBRIGHT ROAD KIDDERMINSTER DY115UE	The construction of ten affordable dwellings	Wyre Forest Community Housing	Paul Round
10/0558/FULL	23/09/2010	23/12/2010	CAR PARKING AREA AT END OF CHURCH STREET KIDDERMINSTER DY102AW	Extension of time period for implementation of Planning Permission 07/0829/FULL for a mixed re-development comprising offices, bistro and 14 apartments with under croft car parking	Wilkins Kennedy	Paul Wrigglesworth
10/0598/FULL	07/10/2010	02/12/2010	LAND ADJACENT TO 35 LONG ACRE KIDDERMINSTER DY102HA	Renewal of Planning Permission 07/0823 to erect a 3 No. bedroom dwelling	Mr S Milward	Paul Wrigglesworth
10/0633/FULL	22/10/2010	21/01/2011	PUXTON DRIVE KIDDERMINSTER DY115DR	Erection of 71 dwellings and associated roadworks	Bellway Homes West Midlands Ltd	Paul Round
10/0659/RESE	04/11/2010	03/02/2011	SITE ADJACENT TO ROWBERRYS NURSERIES LOWER CHADDESLEY KIDDERMINSTER	Erection of a new primary school, together with caretakers accommodation, swimming pool, car parking, creation of new access off A448, landscaping and associated highway and infrastructure works (Reserved Matters following Outline Consent 07/0482/OUTL)	The Trustees of Chaddesley Corbett Primary School	John Baggott
10/0695/FULL	19/11/2010	14/01/2011	THE TYTHE HOUSE BROOME STOURBRIDGE DY9 0ET	Erection of Timber stables and Tack room (To replace Planning Permission 06/1287/FULL)	Mr & Mrs D Potter	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0020/FULL	12/01/2011	09/03/2011	OLD SCHOOL HOUSE STAKENBRIDGE LANE CHURCHILL KIDDERMINSTER DY103LT	Demolition of existing sectional concrete garage, erection of replacement brick double garage and external landscaping works	MR R OWEN	Stuart Allum
11/0061/FULL	03/02/2011	31/03/2011	ARELEY KINGS VILLAGE HALL ARELEY COMMON STOURPORT- ON-SEVERN DY130NB	Installation of solar panels	MR GRAHAM BALDWIN	Stuart Allum
11/0068/FULL	07/02/2011	04/04/2011	64 BORRINGTON ROAD KIDDERMINSTER DY103EJ	Change of use of amenity land and erection of a boundary fence with gravel boards and railings. Access for parking of vehicles via gated entrance	Mr S Maclaren	Julia McKenzie- Watts
11/0111/FULL	24/02/2011	21/04/2011	THE CARHOUSE GROVE FARM DRY MILL LANE BEWDLEY DY122BL	Change of use of land from agriculture to the keeping of horses and the erection of stables	Mr S Mahony	Stuart Allum
11/0109/FULL	28/02/2011	30/05/2011	CONVEYOR UNITS LTD SANDY LANE TITTON STOURPORT-ON- SEVERN DY139PT	Proposed covered store for use in association with Conveyor Units (use Class B8)	CONVEYOR UNITS LTD	Julia Mellor
11/0110/FULL	28/02/2011	25/04/2011	LAND OPPOSITE THE GATEHOUSE NELSON ROAD SANDY LANE INDUSTRIAL ESTATE STOURPORT- ON-SEVERN DY139QB	Change of use to Gypsy Caravan Park with 8 pitches and amenity block for temporary two year period	Mr & Mrs J Jones	Julia Mellor
11/0136/OUTL	08/03/2011	03/05/2011	26 & 28 LESWELL STREET KIDDERMINSTER DY101RP	Proposed demolition of 26 and 28 Leswell Street and erection of 6No two bed and 2No one bed apartments	Leswell Street Enterprises	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0141/FULL	09/03/2011	04/05/2011	BLAKEMORE COTTAGE TENBURY ROAD CLOWS TOP KIDDERMINSTER DY149HE	Conversion of existing detached double garage to create accommodation for single disabled dependant relative, with associated ground floor link extension to main dwelling	Mr J Martin	Stuart Allum
11/0146/FULL	10/03/2011	05/05/2011	50 STOURPORT ROAD BEWDLEY DY121BL	Part change of use of domestic property to day nursery for up to 16 children	Mrs K Hopkins	James Houghton
11/0149/FULL	14/03/2011	09/05/2011	LAND ADJACENT TO THE GRANARY PARK FARM RIBBESFORD BEWDLEY DY122TW	Installation of solar panels on existing stable block	Mr T Davies	Stuart Allum
11/0163/FULL	16/03/2011	15/06/2011	CHURCHFIELDS BUSINESS PARK CLENSMORE STREET KIDDERMINSTER DY102JY	Construction of 240 dwellings and associated roadworks and landscaping (following demolition of existing buildings)	Bellway Homes (West Midlands) Ltd	Julia Mellor
11/0179/FULL	21/03/2011	16/05/2011	8 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SQ	Two storey rear extension and retention of front porch	Mr & Mrs D Warren	John Baggott
11/0185/FULL	21/03/2011	16/05/2011	LAND OF CRUNDALLS LANE WRIBBENHALL BEWDLEY DY121NF	Creation of flood defences	ENVIRONMENT AGENCY	Paul Round
11/0172/LIST	22/03/2011	17/05/2011	HARVINGTON HALL HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER DY104LR	Installation of a lightweight glass and steel draught lobby	HARVINGTON HALL MANAGEMENT COMMITTEE	James Houghton
11/0176/FULL	22/03/2011	17/05/2011	2 SEVERN WAY BEWDLEY DY122JQ	Two storey extension to rear	Mr K Barley	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0177/FULL	22/03/2011	17/05/2011	LAND BETWEEN 3 & 4 PINTA DRIVE STOURPORT-ON-SEVERN DY139RY	Change of use from play area to residential development comprising 2 No. detached dwellings, parking and associated access	Taylor Wimpey North Midlands	Paul Round
11/0201/FULL	30/03/2011	25/05/2011	14 SEVERN WAY BEWDLEY DY122JQ	2 storey side & single storey front and rear extensions with garage conversion for additional bedroom and reception room	Mr T Orme	James Houghton
11/0195/FULL	31/03/2011	26/05/2011	LAND ADJACENT TO NUNNS CORNER GYPSY SITE G SANDY LANE INDUSTRIAL ESTATE STOURPORT-ON-SEVERN	Change of use to allow extension to existing tolerated gypsy caravan park to create 2 additional pitches (part retrospective)	Mrs W Peacock	Paul Round
11/0197/FULL	31/03/2011	26/05/2011	COMMON FARM BARN CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Stable conversion of 1No. 3 bed dwelling	Mr B S Gora	James Houghton
11/0202/FULL	31/03/2011	26/05/2011	65 OXFORD STREET KIDDERMINSTER DY101BJ	Change of use of ground floor to A3 use (café/restaurant) and provision of external flue to the rear of building (revisions to submission 11/0126/FULL)	Mr M Goucher	Paul Wrigglesworth
11/0210/FULL	04/04/2011	30/05/2011	IDYATES FARM SHATTERFORD BEWDLEY DY121RP	Three bay garage (retrospective)	Mr & Mrs N Edwards	James Houghton
11/0217/FULL	06/04/2011	01/06/2011	36 FRANCHE ROAD KIDDERMINSTER DY115AL	Erection of a conservatory to the rear	Mr M Smith	Julia McKenzie-Watts
11/0219/FULL	08/04/2011	03/06/2011	LAND AT POWER STATION ROAD STOURPORT-ON-SEVERN DY13 9PF	Change of use from open space to residential development comprising 9 No. dwellings with associated parking and access	Taylor Wimpey North Midlands	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0220/FULL	08/04/2011	03/06/2011	LAND ADJACENT TO POWER STATION ROAD AND WORCESTER ROAD STOURPORT-ON-SEVERN DY139RP	Change of use from play area to residential development comprising 5 No. dwellings with associated access and parking	Taylor Wimpey North Midlands	Paul Round
11/0223/FULL	11/04/2011	06/06/2011	CHURCHILL HOUSE STAKENBRIDGE LANE CHURCHILL KIDDERMINSTER DY103LT	Conservatory extension	Mr M Dunn	Julia McKenzie-Watts
11/0231/CERTP	13/04/2011	08/06/2011	THE HAVEN BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XR	Proposed ancillary garden store	MR & MRS POWELL	Paul Round
11/0232/FULL	13/04/2011	08/06/2011	6 WYRE HILL BEWDLEY DY122UE	Demolition of an existing single storey extension and the erection of new single storey extension.	Mrs V Austin	James Houghton
11/0233/LIST	13/04/2011	08/06/2011	6 WYRE HILL BEWDLEY DY122UE	Demolition of an existing single storey extension and the erection of new single storey extension.	Mrs V Austin	James Houghton
11/0236/LIST	19/04/2011	14/06/2011	MUCKLOWE HOUSE ARELEY LANE STOURPORT-ON-SEVERN DY130TA	Internal works and insertion of window in east elevation	Mr P West	Julia McKenzie-Watts
11/0249/FULL	21/04/2011	16/06/2011	SINKERS COTTAGE THE SHORTYARD WOLVERLEY KIDDERMINSTER DY115XF	Retention of greenhouse building	Mr J Harlow	James Houghton
11/0252/FULL	26/04/2011	26/07/2011	HOPLEYS CAMPING AND CARAVAN SITE DODDINGTREE CLEOBURY ROAD BEWDLEY DY122QL	Change of use of land for the provision of tent pitches and retention of 4 tepees, associated stoned access ways, minor adjustment of levels and landscaping	Mr J Hopley	James Houghton

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
11/0258/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
11/0261/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
11/0298/FULL	03/05/2011	28/06/2011	UNITY INN 142 PARK STREET KIDDERMINSTER DY116TR	Change of use from licensed premises to residential use. There is the EXISTING licensee's flat plus 1 x 3 bed, 2 x 2 bed and 1 x 1 bed flats.	Mr S Kalirai	Paul Wrigglesworth
11/0265/ADVE	05/05/2011	30/06/2011	7 HIGH STREET KIDDERMINSTER DY102DQ	New internally illuminated fascia sign and internally illuminated projecting sign	Gleeds Management Services	Julia McKenzie-Watts
11/0276/FULL	09/05/2011	04/07/2011	CASTLE LOCKS APARTMENTS CASTLE ROAD KIDDERMINSTER DY116TH	Minor alterations to roadway junction of site access road and Castle Road to extend the length of the dropped kerb	Great Titchfield Developments Ltd	James Houghton
11/0283/FULL	09/05/2011	04/07/2011	32 HABBERLEY ROAD KIDDERMINSTER DY115PE	Single storey side extension and garage conversion for garage and additional reception room	Mr D Monaghan	Stuart Allum
11/0278/FULL	11/05/2011	06/07/2011	33 ASTER AVENUE KIDDERMINSTER DY115DU	Single storey rear extension	Mrs Wilson	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0279/FULL	11/05/2011	06/07/2011	LAND BETWEEN 34 & 36 LOWER LICKHILL ROAD STOURPORT-ON-SEVERN DY138RH	Proposed 3 bed dwelling	Mr C Moore	James Houghton
11/0296/FULL	11/05/2011	06/07/2011	THE DOWER COTTAGE BROOME STOURBRIDGE DY9 0HB	Erection of boundary wall fronting lane (Removal of boundary hedge)	MR P BROWN	Paul Wrigglesworth
11/0284/FULL	12/05/2011	07/07/2011	19 MILL ROAD STOURPORT-ON-SEVERN DY139BG	Proposed Detached Garage	Mr Robbie Whitehouse	Stuart Allum
11/0285/FULL	12/05/2011	07/07/2011	3 WHITBURN CLOSE OFF PINERIDGE DRIVE KIDDERMINSTER DY116BH	Proposed porch to front elevation	Mrs Helen Noble	Julia McKenzie-Watts
11/0286/FULL	13/05/2011	08/07/2011	THE GROVE FARM LYE HEAD BEWDLEY DY122UX	Erection of two car garage with storage above and attached tractor store	Mr C Price	Julia McKenzie-Watts
11/0289/FULL	16/05/2011	11/07/2011	71 WINBROOK BEWDLEY DY122BA	Erection of two storey extension to rear with balcony	Mr Allatt & Mrs Hartland	James Houghton
11/0288/FULL	17/05/2011	12/07/2011	BINE MILL ROCK KIDDERMINSTER DY149YD	Remove existing upvc conservatory and replace with brick, stone and clay tile extension	Mr J Crockett	Paul Round
11/0290/TREE	18/05/2011	13/07/2011	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Reduction of Leylandii hedge	KING CHARLES HIGH SCHOOL	Alvan Kingston
11/0291/TREE	19/05/2011	14/07/2011	24 LORNE GROVE KIDDERMINSTER DY101SR	Fell Lime Tree	Ms F McCormack	Alvan Kingston
11/0294/FULL	19/05/2011	14/07/2011	SUMMERDYNE NURSING HOME CLEOBURY ROAD BEWDLEY DY122QQ	Erection of conservatory	Mr S Patient	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0297/LIST	19/05/2011	14/07/2011	KNIGHT HOUSE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY115XD	Front stone canopy porch, re-roofing main roof, conversion of existing garage to sitting room. Re-skinning existing rear and side single storey extensions, new balcony guard rail, new windows to rear elevation	Mr G Hawkins	James Houghton
11/0301/FULL	21/05/2011	16/07/2011	9 & 11 POWER STATION ROAD STOURPORT-ON-SEVERN DY139PF	Extension and modification of bungalow with demolition of outbuildings	Mr C Stanley	Paul Round
11/0300/FULL	23/05/2011	18/07/2011	20 RESERVOIR ROAD KIDDERMINSTER DY117AP	Increase height of garage roof to create study area	Mr M Poulton	James Houghton
11/0303/ADVE	23/05/2011	18/07/2011	MARKS & SPENCERS PLC LOWER MILL STREET KIDDERMINSTER DY116UU	Various fascia signs (illuminated and non illuminated) and vinyl graphic signs	MARKS & SPENCERS PLC	Stuart Allum
11/0302/FULL	24/05/2011	19/07/2011	41 DUNNINGTON AVENUE KIDDERMINSTER DY102YS	Sub-division of existing dwelling to create accommodation for dependant relative	Mr A Griffiths	James Houghton
11/0304/FULL	24/05/2011	19/07/2011	47 MANOR ROAD STOURPORT- ON-SEVERN DY139DW	Demolition of original extension at side/rear and erection of replacement extension	Mr G Taylor	James Houghton
11/0305/LIST	24/05/2011	19/07/2011	47 MANOR ROAD STOURPORT- ON-SEVERN DY139DW	Demolition of original extension at side/rear and erection of replacement extension	Mr G Taylor	James Houghton
11/0307/FULL	25/05/2011	20/07/2011	TANWOOD COURT BARNES TANWOOD LANE CHADDESLEY CORBETT KIDDERMINSTER DY104NT	Increase the size of the existing glazed area in the front door, facing Tanwood Lane and installation of conservation style roof window(to match existing rooflights) in area of roof over front door	Mr R Clarke	Julia McKenzie- Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0309/FULL	25/05/2011	24/08/2011	1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	Change of use from wholesale cash and carry and storage and distribution use (Class B8) to bulky goods retail (Class A1), creation of egress onto Edwin Avenue and associated works	Arrowcroft (JB) Limited	Paul Wrigglesworth
11/0310/FULL	25/05/2011	24/08/2011	UNIT 1 FREDERICK ROAD AND LAND TO THE WEST HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	Change of use from wholesale cash and carry (Class B8) to bulky goods retail (Class A1) and associated works	Arrowcroft (JB) Limited	Paul Wrigglesworth
11/0312/FULL	27/05/2011	22/07/2011	STONE C OF E SCHOOL STONE KIDDERMINSTER DY104BE	Part demolish existing school building and conversion to from detached 4 bedroom house and 3 bed bungalow (Resubmission of 11/0090)	Mr J Broadhurst	Paul Wrigglesworth
11/0313/FULL	27/05/2011	22/07/2011	11 FORGE LANE BLAKEDOWN KIDDERMINSTER DY103JF	Proposed single storey extension to provide a porch and study	Mr N Kirk	Julia McKenzie-Watts
11/0314/ADVE	27/05/2011	22/07/2011	PREMIER INN SLINGFIELD MILL WEAVERS WHARF KIDDERMINSTER DY101AA	Signage for new build Premier Inn Hotel	Mrs S Simpson	Paul Wrigglesworth
11/0315/FULL	27/05/2011	22/07/2011	101 SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Proposed two storey extension	Mr I Scriven	James Houghton
11/0316/FULL	27/05/2011	22/07/2011	12 BRINDLEY STREET STOURPORT-ON-SEVERN DY138JE	Erection of 2No. two bedroom semi-detached properties and alterations and extensions to No 12 Brindley Street (Renewal of 08/0013/FULL)	Mr N White & Mr G Edwards	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0317/FULL	27/05/2011	26/08/2011	MORGAN ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON- SEVERN DY138QR	Demolition of part existing factory and re-cladding of north eastern elevation; replace flat roof to offices with pitched roof; erection of wall at new factory entrance	MORGAN ADVANCED CERAMICS	Paul Round
11/0318/FULL	27/05/2011	22/07/2011	84 MOSTYN ROAD STOURPORT- ON-SEVERN DY138PN	First floor extension and carport extension to existing garage	Mr Lee Jones	James Houghton
11/0319/TREE	27/05/2011	22/07/2011	4 DUNLEY ROAD STOURPORT- ON-SEVERN DY130AX	Reduce cherry tree rear garden	Mrs S Nash	Alvan Kingston
11/0331/FULL	27/05/2011	22/07/2011	ABRABOND LTD EDWIN AVENUE HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Extension to existing factory unit to create additional storage	ABRABOND LTD	Stuart Allum
11/0308/FULL	31/05/2011	26/07/2011	KNIGHT HOUSE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY115XD	Double detached garage with guest room above. Timber garden room and garden pond	Mr G Hawkins	James Houghton
11/0311/FULL	31/05/2011	26/07/2011	15 OAKFIELD ROAD KIDDERMINSTER DY116PN	Erection of a two storey side extension	Mr M Bendan	Julia McKenzie-Watts
11/0320/TREE	31/05/2011	26/07/2011	2 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Fell 2 Ash Trees	Mrs J Ricketts	Alvan Kingston
11/0322/FULL	31/05/2011	26/07/2011	73 AUDLEY DRIVE KIDDERMINSTER DY115NF	Rear two storey extension, front single storey extension, front lean-to roof	Ms S Price	James Houghton
11/0323/LIST	01/06/2011	27/07/2011	VINE COTTAGE PEWTERERS ALLEY BEWDLEY DY121AE	To replace existing roof light with conservation style velux windows	Mr Robert Barton	Paul Round
11/0324/ADVE	01/06/2011	27/07/2011	UNIT 1 (FORMER PC WORLD) CROSSLEY RETAIL PARK CARPET TRADES WAY KIDDERMINSTER DY116DY	Internally illuminated fascia sign	Smyths Toys UK Ltd	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0332/FULL	01/06/2011	31/08/2011	ARELEY KINGS F C MINSTER ROAD STOURPORT DY117DY	Replacement changing rooms	Areley Kings F C	Julia Mellor
11/0360/RESE	01/06/2011	27/07/2011	REAR OF 60 STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Erection of a pair of semi-detached houses (details submitted relate to the layout, appearance and landscaping of the development approved under Ref 08/0298/OUTL)	Mr D Reece	Stuart Allum
11/0325/FULL	02/06/2011	28/07/2011	10 STONECHAT CLOSE KIDDERMINSTER DY104JF	Two storey extension with rear utility room	MR M BAKEWELL	James Houghton
11/0326/FULL	02/06/2011	28/07/2011	FISHERS CASTLE FARM HARVINGTON KIDDERMINSTER DY104NF	Proposed installation of solar photovoltaic panels to roof of farm shop to generate renewable electricity	MR D STANLEY	James Houghton
11/0327/FULL	02/06/2011	28/07/2011	2 KINGSFORD STORES KINGSFORD LANE WOLVERLEY KIDDERMINSTER DY115SA	Erection of 3 bay garage with tractor and implement store building	Mr I Jones	Paul Round
11/0329/FULL	02/06/2011	28/07/2011	THE YARD HOUSE HEIGHTINGTON BEWDLEY DY122XN	Erection of domestic two bay garage with store and roof storage, new vehicular access to dwelling and new vehicular access to field	Miss E Chester	Paul Round
11/0333/LIST	02/06/2011	28/07/2011	CAKEBOLE HOUSE CAKEBOLE CHADDESLEY CORBETT KIDDERMINSTER DY104RG	Creation of four en-suite bathrooms to bedrooms on the south west side and waterproof tanking of the cellar	Mr P Watson	Julia McKenzie-Watts
11/0338/FULL	02/06/2011	28/07/2011	29 ARLEY LANE HOUSES SHATTERFORD BEWDLEY DY121RZ	Change of use of amenity land to domestic garden and erection of new garage	Mr R Hamer	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0339/FULL	02/06/2011	28/07/2011	4 LOW HABBERLEY KIDDERMINSTER DY115RA	Erection of timber framed sunroom and timber decking to the rear of the property	Mr S Licence	Stuart Allum
11/0330/FULL	03/06/2011	29/07/2011	DEANSFORD FARM HARVINGTON KIDDERMINSTER DY104ND	Conversion of garage to dwelling with additional accommodation at first floor level for adjoining dwelling	Mr R Depper	Stuart Allum
11/0334/FULL	03/06/2011	29/07/2011	16 CUTTY SARK DRIVE STOURPORT-ON-SEVERN DY139RP	Repositioning of garden fence	Mr M Fletcher	Julia McKenzie-Watts
11/0335/TREE	03/06/2011	29/07/2011	FOUR WINDS RECTORY LANE STOURPORT-ON-SEVERN DY130TJ	Removal of holly tree and leylandii hedge	Mrs L Price	Alvan Kingston
11/0340/FULL	03/06/2011	29/07/2011	HOLLYOAK LYNALLS LANE OFF SUGARS LANE FAR FOREST NR KIDDERMINSTER DY149UR	Extension to dwelling and conservatory	Mr R Ashman	Julia McKenzie-Watts
11/0336/TREE	06/06/2011	01/08/2011	50 LOWE LANE KIDDERMINSTER DY115QN	Removal of two mature pine trees	MR D MCCULLOCH	Alvan Kingston
11/0337/FULL	06/06/2011	01/08/2011	6 LISLE AVENUE KIDDERMINSTER DY117DE	Change of use to vehicle retail site	Mr G Tromans	Stuart Allum
11/0341/FULL	06/06/2011	01/08/2011	1 MALLORY DRIVE KIDDERMINSTER DY115DZ	1st storey built on existing garage to increase bedroom sizes and ground floor rear extension.	Mr Wildman	James Houghton
11/0342/FULL	06/06/2011	01/08/2011	35 CHESTNUT GROVE KIDDERMINSTER DY115QA	Removal Of Outer Concrete Panel To Existing House and Replace with facing brickwork. Proposed Side Extension To Create Additional Accommodation To Existing House and Ground Floor Bedroom and Shower For Elderly Dependant Relative.	Mr M Aspinall	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0343/FULL	06/06/2011	01/08/2011	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Replacement dwelling	Mr N Drury	Paul Wrigglesworth
11/0344/FULL	06/06/2011	01/08/2011	BROOM MEADOW COTTAGES BROOME STOURBRIDGE DY9 0EZ	Refurbishment of existing property, demolition of existing single storey side extension, erection of new two storey side extension with new vehicular access and detached garage	Mr D Pheysey	Stuart Allum
11/0345/FULL	06/06/2011	05/09/2011	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SF	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
11/0346/TREE	07/06/2011	02/08/2011	9 OAK GROVE KIDDERMINSTER DY103AL	Fell 2 cypress trees and reduce height of holly tree	Mr K Bowkett	Alvan Kingston
11/0347/FULL	07/06/2011	06/09/2011	BEAUCASTLE LONGBANK BEWDLEY DY122QS	Change of use from C3 residential use to a sui generis use for hospitality, events and related functions (including ancillary sleeping accommodation) and for holiday accommodation purposes	CLARENCO LLP	Paul Round
11/0348/FULL	07/06/2011	02/08/2011	37 SHERATON DRIVE KIDDERMINSTER DY103QR	Propose rear extension, rendered front wall and garage conversion plus new roof over existing dining room	Mr M Egginton	Stuart Allum
11/0349/FULL	07/06/2011	02/08/2011	PLAY AREA DUNLIN DRIVE KIDDERMINSTER DY104TA	Refurbishment of play rear including new multi sport court and new/additional equipment	Wyre Forest Community Housing	James Houghton
11/0350/FULL	08/06/2011	03/08/2011	7 MALVERN VIEW WHITTALL DRIVE EAST KIDDERMINSTER DY117EQ	Ground floor extension for dependant relative	Mr P Kautzner	Julia McKenzie- Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0352/FULL	08/06/2011	03/08/2011	ARLEY ARBORETUM ARLEY BEWDLEY DY121SQ	Erect solar photovoltaic panels on existing Tea Room Roof	R D Turner Charitable Trust	Paul Round
11/0353/FULL	08/06/2011	03/08/2011	10 LESWELL GROVE KIDDERMINSTER DY101RW	Carport and storage shed (retrospective planning application)	MR L WYTON	James Houghton
11/0354/FULL	08/06/2011	03/08/2011	41 NURSERY GROVE KIDDERMINSTER DY115BG	Ground floor extension at rear to form utility and first floor extension above garage	Mr S Fielding Cotterell	Paul Wrigglesworth
11/0355/FULL	09/06/2011	04/08/2011	24 VINE STREET KIDDERMINSTER DY102TS	Erection of conservatory at rear of property	Mr R Taylor	James Houghton
11/0356/COUN	13/06/2011	04/07/2011	THE FORGE RECYCLING CENTRE STOURPORT ROAD KIDDERMINSTER DY117QE	Deletion of conditions 8,9 & 10 and variation of condition 11 of planning permission 407664 to read "no operation authorised or required by this permission shall take place within the external areas of the application site outside the hours of 05:30 to 22:00 Mondays to Fridays and 05:30 to 17:30 Saturdays with no working on Sundays". External operation of a mobile crushing plant, external storage of aggregates and woodchip, external operation of soil manufacturing using compost and associated development	THE FORGE RECYCLING CENTRE	Paul Round
11/0357/FULL	13/06/2011	08/08/2011	ROSE COTTAGE BEWDLEY BYPASS SPRING GROVE BEWDLEY DY121LG	Extension and modifications to detached dwelling	MR J BLAKISTON	Paul Round
11/0358/ADVE	13/06/2011	08/08/2011	18 VICAR STREET KIDDERMINSTER DY101DA	1No internally illuminated fascia sign, 1No internally illuminated projecting sign and application of vinyl adverts to window	Jacobs & Turner T/A Trespass	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0359/FULL	13/06/2011	08/08/2011	90 ST. JOHNS AVENUE KIDDERMINSTER DY116AZ	Rear first floor extension	Ms JULIE HOPKINS	Stuart Allum
11/0361/FULL	14/06/2011	09/08/2011	2 UPPER BIRCH COTTAGES SHATTERFORD BEWDLEY DY121TR	First floor bedroom extension	Mr D Jones	Julia McKenzie- Watts
11/0362/FULL	14/06/2011	09/08/2011	KINGS BARN CHURCHILL KIDDERMINSTER DY103LY	Proposed extension to form larger kitchen, garage and master bedroom suite over (variation to previously approved design)	Mr I Rolinson	James Houghton
11/0363/FULL	15/06/2011	10/08/2011	138 MARLPOOL LANE KIDDERMINSTER DY115HS	Proposed first floor extension and front lounge extension	Mr V Mayall	Stuart Allum
11/0368/FULL	15/06/2011	10/08/2011	FLAT 2 70-72 HIGH STREET BEWDLEY DY122DJ	Change of use of ground floor and basement to office	Renderplas Ltd	James Houghton
11/0364/FULL	16/06/2011	11/08/2011	55 MERTON CLOSE KIDDERMINSTER DY103AF	White UPVC conservatory with dwarf wall with full height wall to boundary polycarbonate roof	Mr S Davies	Julia McKenzie- Watts
11/0365/FULL	16/06/2011	11/08/2011	HILLCREST CHESTER ROAD NORTH KIDDERMINSTER DY102RX	Proposed 2 storey side extension	Mr M Singh	Julia McKenzie- Watts
11/0366/FULL	16/06/2011	11/08/2011	16 OAKHILL AVENUE KIDDERMINSTER DY101LZ	Two Storey Side and Rear Extension to form enlarged Kitchen Utility & New Bedroom Over. Single Storey Rear Dining Room and Conservatory Extension	Mr P Baylis	James Houghton
11/0367/FULL	16/06/2011	11/08/2011	MARKS & SPENCERS PLC LOWER MILL STREET KIDDERMINSTER DY116UU	New glazing and stonework to external elevation of café seating area	MARKS & SPENCERS PLC	Stuart Allum
11/0369/FULL	16/06/2011	11/08/2011	1 RICHMOND ROAD BEWDLEY DY122BH	Erection of a conservatory to rear	Mrs Heidi Heywood	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0370/FULL	20/06/2011	15/08/2011	WESTLAND 35 BIRMINGHAM ROAD KIDDERMINSTER DY102DA	Provision of new vehicular access and driveway	Mr J Leavesley	James Houghton
11/0371/LIST	20/06/2011	15/08/2011	THE POST HOUSE 14 LOAD STREET BEWDLEY DY122AE	Fit two wall brackets at first floor level at rear of building and mount air-conditioning unit with pipes to run to second floor level	K DREWE INSURANCE BROKERS LTD - MR N SOLLOM	Stuart Allum
11/0373/FULL	20/06/2011	15/08/2011	HOLLIES FARM COTTAGE HOLLIES LANE KIDDERMINSTER DY115RW	Demolition of existing garage and stables, and construct replacement garage	Mr & Mrs M Allen	Paul Round
11/0372/TREE	22/06/2011	17/08/2011	15 THE CHESTNUTS KIDDERMINSTER DY117BN	Fell one horse chestnut	MRS E JONES	Alvan Kingston
11/0374/ADVE	22/06/2011	17/08/2011	J SAINSBURY PLC 2 CARPET TRADES WAY KIDDERMINSTER DY116XP	Display of 2 No. fascia signs, 4 No. wall signs, 3 No. totem signs and car park directional signs	Sainsbury's Supermarkets Ltd	Stuart Allum
11/0375/FULL	22/06/2011	17/08/2011	1 BALDWIN ROAD BEWDLEY DY122BP	Proposed Two Storey Side Extensions. Formation of parking area. (Resubmission of 10/0491/FULL)	Mr & Mrs J Wilks	Stuart Allum
11/0376/FULL	23/06/2011	18/08/2011	11 NEW ROAD BEWDLEY DY121JF	Proposed two storey side extension, single storey rear extension and canopy to front elevation	Mr S Willetts	Julia McKenzie-Watts
11/0377/ADVE	24/06/2011	19/08/2011	FORMER JACKSONS PH MARLPOOL LANE KIDDERMINSTER DY115DA	Internally illuminated fascia signs, doorway signage, freestanding internally illuminated sign and other non-illuminated window adverts	TATES	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0378/FULL	27/06/2011	22/08/2011	FORMER JACKSONS PH MARLPOOL LANE KIDDERMINSTER DY115DA	Installation of new air conditioning plant and extract duct ventilation	TATES LTD	James Houghton
11/0379/FULL	27/06/2011	22/08/2011	22 BEECHFIELD DRIVE KIDDERMINSTER DY115HL	Extension to front of property	Mr D Corfield	Julia McKenzie- Watts

WYRE FOREST DISTRICT COUNCIL

Planning Committee

12 July 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
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,	Dismissed 08/06/2011

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1381 10/0692/FULL	APP/R1845/A/11 /2145175/WF	Mr N Newman	419 HURCOTT ROAD KIDDERMINSTER DY102QQ Change of use of annex to independent residential use	WR 01/02/2011	15/03/2011		03/05/2011	Dismissed 10/06/2011
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		15/06/2011	

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,	Allowed With Conditions 09/06/2011
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		23/06/2011	

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
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			Dismissed 22/06/2011
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			

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
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			
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 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
WFA1391 10/0532/RESE	APP/R1845/A/11 2154425	Mr B Miller - Regency Homes (Brierley Hill) Ltd	SUTTON ARMS SUTTON PARK ROAD KIDDERMINSTER Erection of 11 detached houses (Reserved Matters following Outline Approval 08/0538/OUTL) - Access, Appearance, Landscaping, Layout and Scale to be considered	WR 15/06/2011	27/07/2011			



Appeal Decision

Hearing held on 6 May 2011

Site visit made on 6 May 2011

by Andrew Jeyes BSc DipTP MRTPI

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

Decision date: 8 June 2011

Appeal Ref: APP/R1845/A/11/2143452

**Castle Ash, Birmingham Road, Blakedown, Kidderminster,
Worcestershire DY10 3JE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Banner Homes Midlands Ltd against the decision of Wyre Forest District Council.
 - The application Ref 10/0428/FULL, dated 21 July 2010, was refused by notice dated 9 December 2010.
 - The development proposed is to construct new access road and erection of four detached houses together with new garage for existing house.
-

Decision

1. I dismiss the appeal.

Procedural Matter

2. The refusal notice, amongst other policies, referred to saved Policies NR.1 and D.3 of the Wyre Forest District Local Plan 2004 [LP]. These policies were superseded by Policies DS01 and CP11 of the Wyre Forest District Local Development Framework Core Strategy [CS] on its adoption in December 2010.

Main Issues

3. The main issues are whether the proposal meets the aims of policies that seek to direct development to previously developed land within the district and the effect on the character and appearance of the area.

Reasoning

Background

4. The appeal site forms part of the large rear garden of Castle Ash that slopes down from Birmingham Road towards Swan Pool, an area of woodland and water that is a Special Wildlife Site within the Green Belt. The whole of the garden, together with adjoining properties, is within the settlement boundary of Blakedown as defined in the Local Plan.

Development on Previously Developed Land

5. Saved LP Policy H.2 allows development within allocated residential areas provided that the site comprises of previously developed land. CS Policy DS01, which includes a settlement hierarchy, indicates a concentration of new development on previously developed land [called brownfield within the CS] within urban areas. The overall aim is to promote regeneration of the main towns of Kidderminster and Stourport-on-Severn and assisting with the prevention of out migration from the West Midlands conurbation.

Within rural settlements, which include Blakedown, development should be on brownfield sites and housing should meet local needs.

6. The revised version of PPS3¹ no longer includes residential gardens within the definition of previously developed land, but this in itself does not preclude all development of garden land. The appellant however, considers that the revisions to PPS3 do not apply as the 'Jargon Guide' attached to the Core Strategy, adopted after the revisions to PPS3, contains its own definition of previously developed land/brownfield, which does not exclude gardens and includes "developed land within the settlement boundary where further intensification of use is considered acceptable". In my view, this definition does not override PPS3, which specifically excludes gardens from being classed as previously developed land and the site cannot therefore be considered as "developed land within the settlement boundary".
7. The appeal scheme therefore fails to meet the Core Strategy and Local Plan requirement that housing in Blakedown should be on previously developed or brownfield land. Housing provision up to 2026, based on the requirements of the Regional Spatial Strategy for the West Midlands, can be met using previously developed land only and there is a current housing land supply in excess of five years.
8. In addition, the Core Strategy indicates that any housing in Blakedown should meet local needs. The appellant points to the Parish Plan as identifying a need for larger executive housing and considers that there is no need for any mechanism to restrict occupation to local people. However, the Parish Plan indicates an over-provision of large family houses and a lack of provision and continuing need for smaller and affordable housing to cater for young people and the elderly who wish to stay within their community. The Parish Plan indicates that the results of a housing needs survey that has been undertaken to indicate the extent of need are awaited.
9. The proposed housing would not provide for these indicated general needs and the lack of any mechanism to restrict occupation to local people would not achieve the aims of CS Policy DS01 to restrict out migration from the nearby conurbation and encourage the regeneration of local urban areas. Whilst Blakedown exhibits many aspects of a sustainable community, it critically lacks any significant employment opportunities, so that it functions as a commuter village. The lack of a local needs restriction would tend to reinforce this aspect.
10. The appellant has referred to an appeal decision in South Croydon² that permitted housing on an area of garden land. However, each decision must be considered on its own merits, and there is no indication in that case that development plan policy restricted new housing development to previously developed land. Previous appeal decisions³ in Wyre Forest District have supported the restriction of new housing development to previously developed land.
11. For the above reasons, the proposal would not comply with CS Policy DS01 and saved LP Policy H.2 that seek to focus development on main towns in the area and prevent migration from the conurbation and direct development to previously developed land within the district.

Character and Appearance

12. The application site is bounded on its eastern side by the rear gardens of properties fronting Forge Lane and on its western side by 18 Birmingham Road. At the southern end, the site backs onto Swan Pool, an area of mature woodland and water. The proposal is for a private drive along the western side of Castle Ash from a new access, with four large houses at the rear of Castle Ash and the Forge Road properties.

¹ Planning Policy Statement 3: *Housing*

² APP/L5240/A/0/2117977: *Rear of 42 to 46 Crossways, South Croydon, Surrey*

³ APP/R1845/A/10/2138592: *Oxbine, Callow Hill, Rock, Kidderminster*; and
APP/R1845/A/10/2126638: *Land adjacent to 62 The Racks, Barkhill, Bewdley*

13. This rear garden area, together with adjoining long and extensive gardens to the west, forms a large area with no substantial buildings. Whilst gardens, the substantial trees and grassed areas convey a close relationship between this area and the woodland behind and forms a clear break between buildings associated with the settlement and the open countryside. The proposed four houses, which would step down the slope of the garden, would intrude into the open character of this area. There would be limited public visibility of the houses, with restricted views in winter from the bridleway that runs from Halfshire Lane to the west, but the houses would be prominent in the outlook from the rear of existing houses and gardens of properties fronting the southern end of Forge Lane. In this respect, they would intrude into the character and appearance of this part of the area.
14. The proposed houses would represent a form of backland development. Whilst the Council say this is not normal for Blakedown as most properties have a conventional frontage relationship to a road, the three houses off St James Court on the opposite side of Birmingham Road and housing adjacent to the village hall on Belbroughton Road exhibit urban backland characteristics within the vicinity of the site. In addition, the length of driveway and the distance of the proposed houses from the road, would give the impression of a small private cul-de-sac as opposed to the normal urban appearance of backland development. I do not therefore consider that the backland nature of the proposal would conflict with the character and appearance of other development within the vicinity.
15. Whilst I do not consider that the proposal would conflict with local character and appearance in respect of its backland nature, this does not outweigh my conclusions in respect of the harm that would arise to the open character of the area through introducing four houses and associated garages and driveways onto an open large back garden area. This would conflict with CS Policy CP11 and with guidance in adopted Supplementary Planning Guidance: *Design Quality*, which carries considerable weight. These aim to ensure quality design that increases the sense of local identity and community by strengthening the importance of existing assets.

Other Matters

16. Local residents have raised issues concerning highway safety relating to Birmingham Road, the A456, and the proposed new access. The Highway Authority is satisfied with the proposals subject to conditions including visibility splays and a widening of the footway. Subject to such conditions, I do not consider that an access serving an additional four houses would harm highway safety. The Council consider that the living conditions of nearby residents would not be unacceptably harmed. The access drive would be at the same level as ground adjacent to 18 Birmingham Road and separated from the boundary by a line of landscaping and an acoustic fence. Taking account of the length of gardens and the disposition of the proposed houses and driveway, I also consider that there would no unacceptable impact on residents' living conditions. In addition, the proposed development of the site would not comprise the nearby Green Belt.

Conclusions

17. The proposal would not comply with policies that seek to direct development to previously developed land within the district, focus development on main towns in the area and prevent migration from the conurbation. It would also cause harm to the character and appearance of the area through introducing substantial building onto this large open rear garden area. For these reasons and considering all other matters, I dismiss the appeal.

Andrew Jeyes

INSPECTOR



Appeal Decision

Hearing held on 10 May 2011

Site visit made on 10 May 2011

by JP Roberts BSc(Hons), LLB(Hons), MRTPI

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

Decision date: 9 June 2011

Appeal Ref: APP/R1845/A/11/2146884

Gorst Hill Farm, Rock, Kidderminster, Worcs DY14 9YJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Nott against the decision of Wyre Forest District Council.
 - The application Ref 10/0301/FULL, dated 6 April 2010, was refused by notice dated 17 August 2010.
 - The development proposed is the change of use of agricultural land to use for caravan storage on 340m² of redundant land adjacent to farm buildings. This allows the expansion of existing storage facility (WF946/91 & WF964/01) from 25 to 38 caravans.
-

Application for costs

1. At the Hearing an application for costs was made by Mr David Nott against Wyre Forest District Council. This application is the subject of a separate Decision.

Decision

2. I allow the appeal, and grant planning permission for the change of use of agricultural land to use for caravan storage on 340m² of redundant land adjacent to farm buildings. This allows the expansion of existing storage facility (WF946/91 & WF964/01) from 25 to 38 caravans at Gorst Hill Farm, Rock, Kidderminster, Worcs DY14 9YJ in accordance with the terms of the application, Ref 10/0301/FULL, dated 6 April 2010, subject to the conditions contained in the Annex to this decision.

Procedural matter

3. The submitted plans show three areas edged red on the 1:1250 scale, but only two areas are marked on the 1:2500 scale plan and the 1:250 scale plan. It was clarified at the Hearing that the proposal is intended to relate to all three areas on the 1:1250 scale plan, and I shall treat the proposal accordingly.

Main Issues

4. The main issues are:
 - i) the effect of the proposal on the character and appearance of the surrounding countryside;

- ii) the effect of the proposal on highway safety, and
- iii) the implications of the proposal for tourism and the economy.

Reasons

Character and appearance

5. The site lies in the open countryside, on a 220 acre arable farm producing rapeseed, cereals and soft fruit. Planning permission was granted in 1995 and 2001 respectively for the storage of caravans within an existing barn and on an area of land to the south of the barn, subject to conditions which restrict the maximum number of caravans both within the barn and externally to 25. At the time of my visit about 6 caravans were stored in the barn, with the remainder externally. It is proposed to use three additional areas near to the existing storage areas to store 13 additional caravans.
6. Since the determination of the application, the Wyre Forest Core Strategy has been adopted, superseding Policies LA1 and LA2 of the Wyre Forest District LP, which afforded protection to the designated Landscape Character Area in which the site was located. Core Strategy Policy CP12 aims to protect and where possible enhance the unique landscape character, but small scale development may be considered appropriate in certain circumstances.
7. The policy says that applications for caravan, mobile home and chalet developments within the district's rural areas will be resisted due to the collective impact which the existing sites have on landscape character. The explanatory text refers to the numbers of existing residential and holiday sites and the pressures for such development. It does not refer to caravan storage, but as landscape considerations will be similar, albeit not identical, I see no reason not to apply the plain words of the policy, that caravan development will be resisted.
8. Even so, the Council accepted at the Hearing, that even with such a policy restraint, proposals such as this may be acceptable subject to landscape considerations. The appeal site is located within attractive countryside, characterised by undulating topography, with open fields and areas of woodland and hedges. The area where the additional caravan storage would occur is on a plateau, but it is well screened from all public viewpoints outside of the farm by existing planting. Much of this takes the form of lines of substantial leylandii, but there is also significant deciduous planting in various locations which supplements the screening, but will be less effective as a screen when not in leaf.
9. The Council acknowledges that the tree screening currently protects the landscape from harmful intrusion. Whilst a public footpath crosses the site, in a position where users would have clear views of the stored caravans, this would be little different from the existing situation, and the Council make little of this point. The Council's main concern is that the planting may not endure permanently, and could be removed, or die, exposing the storage use to view. In this regard it relies on the advice in Circular 11/95 *The Use of Conditions in Planning Permissions* which says that the long-term protection of trees should be secured by tree preservation orders (TPOs) rather than by condition. The Council's second point is that it is inappropriate to impose TPOs on leylandii, which have a low intrinsic beauty and make little contribution to the landscape.

10. Whilst I agree that the leylandii do not merit protection for their own value or their effect in the landscape, these are not the only reasons for imposing such orders. Paragraph 3.2 of *Tree Preservation Orders – a Guide to the Law and Good Practice* indicates that TPOs may be used to protect trees because they serve to screen an eyesore or future development. A TPO cannot be imposed as part of a Section 78 appeal decision, but it is open to the Council to consider whether such measures are appropriate here in order to secure permanent screening of the site. The appellant indicated at the Hearing that he would accept such a means of protecting the planting for the duration of the caravan storage use, and this is noted
11. The Council has referred me to a case where an Inspector found that screening would not justify allowing development harmful to landscape interests. I have not been provided with a copy of that decision, and I do not know the full circumstances of the case, and thus I attach limited weight to it. Even so, there is force in the general argument that development which has the potential to harm landscape interests ought not to be permitted where mitigation is afforded by planting to screen it, which can take a long time to establish, and may be vulnerable to disease, fire or accidental or intentional damage, and where any replacement may similarly take a long time to establish and become effective as a screen.
12. However, there are two matters which point to making an exception in this case. The first is that the Council has already permitted the storage of 25 caravans on the site. Whilst the 2001 planning permission (for the external storage) required additional planting to be carried out, which has been complied with, no arrangements were put in place to secure the retention of this planting. The proposal would add to the area covered by caravans, but not to such an extent that would make a significant change to the effect on the landscape if the planting were to be removed.
13. The second point is that there is little likelihood of the existing screening being removed. The appellant explained at the Hearing that the leylandii were originally planted to screen the farm house and the farm yard from the access used by the public visiting the farm for "Pick Your Own" strawberry picking. The need for such screening still exists, and the screening of the stored caravans also offers a security benefit. The conifers may be at risk of disease or accidental damage, but there are also native species planted in various locations which buttress the screening role. The appellant has offered to carry out further tree planting on the outer (eastern) edge of the conifers. This would be beneficial in terms of both providing an additional level of screening cover, but also in landscape terms as being more appropriate for the area.
14. Taking these matters into account, I consider that the landscape character of the area would be protected by screening, and the provision of further planting, both of which could be protected in the future through the making of a TPO. Under these circumstances I conclude that the proposal would not harm the character and appearance of the surrounding countryside or conflict with Core Strategy Policy CP12, or Worcestershire County Structure Plan Policies CTC.1 and CTC.2 which respectively deal with landscape character and skylines and hill features.

Highway safety

15. The Council confirmed at the Hearing that the only concern about highway safety was the effect of additional towed caravans joining the A456 road at the junction with Pound Lane. There is no dispute between the main parties that the visibility in both directions is severely limited by vertical alignment of the road, as it falls in dips. The Highway Authority would normally seek a sightline of 120m, but the main parties agreed that the available visibility would be well short of that, particularly to the east. Slow-moving and long vehicles, such as cars towing a caravan, emerging from the junction would pose a significant danger to oncoming traffic.
16. Pound Lane is a narrow road which runs from the entrance to the appeal site to the A456. It is the most direct route to the A456, a major road which runs between Tenbury Wells in the west, to Kidderminster and on to Birmingham in the east, and it is likely that most caravan owners who store their caravans on the site would use the A456. However, I consider that there are good reasons why Pound Lane would be unlikely to be used in preference to the route joining the A456 at the Royal Forester Public House.
17. Firstly, the poor visibility at the junction of Pound Lane and the A456 is significant and obvious to any user, and this on its own is likely to deter its use by the drivers of vehicles towing caravans. Furthermore, Pound Lane is narrow, with few passing places, and it is used by agricultural vehicles. This is also likely to prove unattractive to those pulling a caravan, for whom reversing to avoid conflicts would possibly be a difficult manoeuvre. Many caravan users would be likely to use the motorway network and so would be heading east, in which case it would be easy to use the Callow Hill junction in preference to Pound Lane. It is also a condition of the customers' use of the site to abide by a restriction which prevents turning left out of the site (onto Pound Lane). A sign near to the exit reinforces this condition.
18. Taken in combination, I consider it very unlikely that there would any significant additional use of the access. I recognise that whether or not any caravan owners would use Pound Lane is effectively beyond the control of the appellant, other than through the enforcement of the term of the contract between him and his customers, and is not something that could be controlled through planning conditions.
19. Even so, and bearing in mind that the Council was prepared to accept this very small risk when approving the storage of 25 caravans, the factors referred to above form a sound basis for concluding that the additional risk to highway safety would be very small, and is not sufficient to justify dismissing the appeal.

Implications for the economy and tourism

20. Both national and local policies¹ encourage economic development, farm diversification and tourism. The recent Ministerial Statement *Planning for Growth* reinforces the importance of proposals which secure economic growth and employment. As I have found that the proposal would not cause material planning harm to either character and appearance or highway safety, the benefits that the proposal would provide for the appellant and his family in

¹ PPS4 *Planning for Sustainable Economic Growth*, PPS7: *Sustainable Development in Rural Areas*, Wyre Forest Core Strategy Policies DS04, CP10 and the Wyre Forest District Council Rural Economic Strategy 2008-2014.

supplementing the farming income and benefiting the wider economy serve to reinforce the case in favour of allowing the appeal.

Conditions

21. The Council has suggested a number of conditions. A condition to require the development to be carried out in accordance with the approved plans is necessary in the interests of good planning and for the avoidance of doubt, but for the same reasons, it is necessary to limit the storage of caravans on the specific areas shown edged in red on the 1:1250 scale plan. As referred to above, additional native planting would buttress the existing conifer screen and be more appropriate to the area, and is necessary in the interests of appearance. A condition to require the retention of the sign indicating no left turn onto Pound Lane is also needed in the interests of highway safety.
22. For the reasons given above, I conclude that the appeal should be allowed.

JP Roberts

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

RD Fellows, LLB(Hons)	Land Research and Planning
GD Acton, CEng, MICE	Highway consultant
David Nott	Appellant
Joyce Nott	Appellant's wife

FOR THE LOCAL PLANNING AUTHORITY:

Stuart Allum	Wyre Forest District Council
Stephen Hawley	Worcestershire County Council

INTERESTED PERSONS:

Councillor Douglas Godwin	Wyre Forest District Council local member
---------------------------	---

DOCUMENTS

Document	1	Costs application from Mr Fellows
Document	2	Bundle of correspondence in support of costs application submitted by Mr Fellows

ANNEX

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Unreferenced plans marked at being at scales of 1:2500, 1:1250 and 1:250.
- 3) The caravan storage use hereby permitted shall be carried out only on the land marked in red on the 1:1250 scale plan hereby approved.
- 4) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping to be carried out on land to the east of the conifer belt adjacent the area marked A on the 1:1250 scale plan hereby approved, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.
- 5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
- 6) The sign located on the verge near to the junction of the lane serving the site with Pound Lane indicating no left turn for caravans shall be retained at all times whilst the caravan storage use is being carried out.



Appeal Decision

Site visit made on 3 May 2011

by Julie German BSc(Hons) BTP MRTPI

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

Decision date: 10 June 2011

Appeal Ref: APP/R1845/A/11/2145175

419 Hurcott Road, Kidderminster, Worcestershire DY10 2QQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr N Newman against the decision of Wyre Forest District Council.
 - The application Ref 10/0692/FULL, dated 8 November 2010, was refused by notice dated 12 January 2011.
 - The development proposed is independent residential use of annex.
-

Decision

1. I dismiss the appeal.

Main Issues

2. I consider that there are two main issues:
 - i) whether the proposal would constitute overdevelopment; and
 - ii) the effect on living conditions at No 418 Hurcott Road, with particular reference to privacy and to noise and disturbance.

Reasons

3. The appeal property is a traditional terrace house in a predominantly residential through road. An outbuilding to the rear has been converted to provide independent living accommodation. Access to the annex is achieved via a passage between Nos 419 and 420. A corrugated sheeting roof links the annex to the main house.

Whether overdevelopment

4. No 419 has a long and narrow rear garden, albeit that the far end is currently overgrown. Solely in terms of area, the garden would provide adequate amenity space for two dwellings. I am concerned about the means of access to the garden, however. The annex is built against the boundary with No 420 which is to the west. A narrow path leads to the garden past a door and kitchen window in the eastern side elevation of the annex. There is also a window serving a bedsitting room in the end (south) elevation of the annex. I consider that use of the garden by occupiers of the main house would result in
-

an unacceptable loss of privacy for occupiers of the annex due to the location of its door and windows. This shortcoming would be overcome if the use of the garden were reserved for the occupiers of the annex. However, this would entail depriving the main house of any amenity space, there being no front garden. No 419 is a three-bedroom house and as such could provide family accommodation. The lack of any amenity space would conflict with the objectives set out in Planning Policy Statement 3 *Housing* which indicates that, particularly where family housing is proposed, the needs of children should be taken into account in respect of play areas.

5. In all, I can see no way in which adequate amenity space with a satisfactory means of access could be provided for both dwellings. Moreover, similar objections prevail in respect of the provision of enclosed refuse storage areas for both dwellings. To my mind, this is an insurmountable difficulty which indicates overdevelopment of the site.
6. The Council is concerned that the proposal forms an uncharacteristic footprint of development in the area. In my experience, outbuildings are not uncommon in densely populated residential areas such as that surrounding the appeal site and I do not consider that the building appears out of place. Rather, it is the use as a separate unit of accommodation which raises concern.
7. I conclude on this issue that the proposal would constitute overdevelopment of the site. It would thereby conflict with Policy H.7 of the Wyre Forest District Local Plan which states that the subdivision of existing dwellings will only be permitted where provision for amenity space and enclosed storage of refuse is made.

Living conditions

8. No 418 Hurcott Road is the attached property to the east of No 419. There are two windows in the rear elevation of the main house, the upper window being obscure glazed. There are two windows in a single storey former outbuilding facing the appeal site, one of which is obscure glazed. There is also a door with windows either side in an extension which now links the outbuilding to the main house.
9. A short length of timber fencing, about 1.8m in height, runs along the boundary from the rear elevation of No 419, but this gives way to a low hedge between the annex and No 418. The extension of the timber fence further along the boundary could ensure privacy for residents but would entail the loss of a significant amount of light at the dwellings on both sides. In any event, it would do little to diminish noise and disturbance. There is only one access to the annex and I consider that the comings and goings that use as an independent dwelling might generate would be unacceptably disturbing to residents at No 418, particularly at the rear where a greater level of quiet might be expected than at the front of the house.
10. I conclude on this issue that the proposal would result in unacceptable living conditions at No 418 Hurcott Road, due to loss of privacy and to noise and disturbance. It therefore conflicts with Policy CP11 of the Wyre Forest District Council Core Strategy which concerns design quality and requires new development to connect sensitively to the surrounding streets, spaces and communities.

Other matters

11. The appellant has offered to accept planning conditions: firstly, to prevent the annex being sold off separately and limiting its occupation to short-term lets; secondly, limiting the use to a temporary period in order to monitor its impact, and; thirdly, in regard to boundary treatment and the obscure glazing of the side window. I do not consider, however, that these conditions would overcome the harm I have identified. The duration of any lease would make no difference in respect of the overdevelopment of the site or the unacceptable effect on living conditions. I believe that these are fundamental objections which occupiers should not be expected to tolerate for any period of time. A temporary permission would therefore not be appropriate. Further, obscure glazing of the side window which serves a kitchen would result in a poor outlook and I have explained above why my concerns could not be addressed by means of boundary treatment.
12. I have noted the appellant's contention that the annex could be occupied as ancillary accommodation to the main house without the need for planning permission. To my mind, that would entail an entirely different character of use which would not give rise to the same concerns as the current proposal. This matter does not, therefore, weigh significantly in favour of the appeal.

Conclusion

13. For the reasons given above, and having regard to all other matters raised, including the provision of a low-cost unit of accommodation, I conclude that the appeal should be dismissed.

Julie German

INSPECTOR



Appeal Decision

Site visit made on 13 June 2011

by Jennifer Vyse DipTP DipPBM MRTPI

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

Decision date: 22 June 2011

Appeal Ref: APP/R1845/E/11/2148805

Woodhouse Farm, Pound Green, Bewdley, Worcestershire DY12 2BZ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by M Gatehouse against the decision of Wyre Forest District Council.
 - The application No 10/0604/LIST, dated 30 September 2010, was refused by a notice dated 1 December 2010.
 - The works proposed comprise the replacement of existing roof tiles, adding roof and wall insulation, and the provision of three dormer windows.
-

Procedural Matters

1. The appellant has indicated that he would be prepared to modify the scheme proposed, including a possible reduction in the size or number of dormer windows. In addition, at the time of my visit, work was being carried out to the roof. I have no information about those works or whether they have consent. However, I am required to deal with the appeal on the basis of the scheme that was before the Council at the time it determined the application. Any revised proposal would need to be the subject of a separate application that would need to be considered by the Council in the first instance.
2. The grounds of appeal comment that the purpose of the application was to 'amend' the listing, with the appellant's final comments referring to an application to 'lift' the listing. There is no information before me however, to suggest that any formal application to the Department for Culture, Media and Sport has been made in this respect. I shall therefore deal with the proposal as relating to a statutorily listed building.
3. The appellant raises concerns that no opportunity was afforded for negotiation or possible compromise prior to determination of the application. The Council is not bound to undertake such discussions but, in any event, it is not a matter that has any bearing as a material consideration in relation to determination of this appeal.
4. It is not clear whether all the plans and information submitted with the appeal were the subject of the application considered by the Council, not least since one of the plans, and amendments to the Building Regulations notes, seem to post-date the Council's decision. For the purpose of clarity, I confirm that the details before me include plans numbered 1038/01:Plans and elevation as existing (Sept 2010); 1038/03:Plans and elevations as existing and proposed dormers (Sept 2010); 1038/05:Proposed alterations to Woodhouse Farm (Jan 2011); an A4 location plan; manufacturer's specification for the Unidek Aero insulation system; photographs of dormer windows on buildings in Bewdley High Street; and Building Regulations Notes (dated September 2010, amended December 2010).

5. The Building Regulation Notes refer, among other things, to the replacement of all existing softwood windows and frames with upvc double glazed windows, the replacement of existing door linings and doors, new external structural walling, new rainwater goods, the formation of a new en-suite bathroom and an additional bathroom, and the application of plasterboard to the underside of all new roof joists to replace existing ceiling joists. These elements are not referred to in the description of works applied for and I have not taken them into account in coming to my decision.

Decision

6. For the reasons that follow, the appeal is dismissed.

Main Issue

7. The main issue in this case is whether the works proposed would preserve the special architectural and historic interest of the listed building.

Reasons for the Decision

8. The statutory listing describes the building as a brick farmhouse with tile roofs dating from the early C18th, incorporating some C17th elements, the rear elevation containing timber framing. I saw that it stands on rising ground in open countryside, adjacent to other farm buildings and a caravan/mobile home park. The access track to the caravan park passes in front of the property, from where the front elevation of the building is clearly seen. Notwithstanding later alterations, the farmhouse retains the essential character and architectural features appropriate to the period, including a wide symmetrical three bay frontage and a large, uninterrupted front facing roof slope.
9. The proposed insulation need not, necessarily, have any adverse impact on the special interest or significance of the building and it could, at the same time, improve the living conditions of those occupying the property. In principle therefore, there would be no conflict with advice in Planning Policy Statement 5: *Planning for the Historic Environment* (PPS5). However, the exact details of what is proposed are not clear. In a letter to the Council dated 3 March 2011, the appellant advises that the original planning application '*... included Building Regulation notes which described overlaying of the roof with glass fibre. The method proposed incorporates a series of battens top and bottom of the proposed insulation I have requested Condor to send you pamphlets for your information*'. I can find no reference in the Building Regulation Notes before me to the application of a glass fibre overlay. They do indicate that works to the roof would include removal of the existing roof tiles (set aside for re-use), replacement of existing timber battens and rafters with counter battening, the laying of breathable membrane sarking felt on 'Rockfall overlay board', and the installation of a proprietary crossflow ventilator at intervening purlins. However, the submitted plans are simply annotated to the effect that the tiles would be removed and set aside for re-laying on new counter battens and Kingspan insulation. There is no reference to replacement rafters.
10. There are no detailed plans of exactly what is proposed in terms of the proposed insulation and associated works for either the walls or roof of the farmhouse, particularly in terms of any implications for the historic fabric. Whilst the grounds of appeal confirm that the roof insulation would be fitted between the rafters, there is a slightly confusing further comment that this would obviate the need to create enlargement of the existing roof or 'potential

dormer window'. With regard to the rafters that might be replaced, as referred to in the Building Regulation Notes, there is no information as to whether they are historic and, if they are, why they would need replacing. There is no information either, as to how the walls would be insulated. Since it is precisely those details on which this part of the proposal stands or falls and, notwithstanding whether Building Regulations approval has been given for the works (I am mindful in this respect, that the criteria for consideration of such applications do not relate to any impact of the special historic or architectural interest of the building) I am not satisfied that this is a matter that can safely be left for subsequent approval via conditions.

11. I understand that the original attic space to the two storey farmhouse has been converted to provide additional living accommodation, and that a number of roof lights have been installed within the rear facing roof slope. The appeal scheme proposes the addition of three dormer windows within the lower portion of the front roof slope, each placed directly above the windows in the main elevation below. Although the symmetry of the frontage would be retained, the dormers would introduce new elements to the building which would interrupt the simple uncluttered roofscape to this elevation, detracting from its special interest and significance.
12. I recognise the appellant's desire to improve light to the attic rooms in order to improve their use as living accommodation. I am not convinced, however, that some alternative arrangement which would not have the harmful effect on the important front elevation of the building that I have identified, might not be feasible. I am mindful in this respect, of the appellant's offer to reduce the size or number of the windows proposed, and the apparent comment in the grounds of appeal that the roof insulation proposed might obviate the need for a potential dormer window. I fully accept that examples of buildings with front facing dormers exist in Bewdley, as evidenced by photographs submitted by the appellant. However, the photographs show terraced properties fronting directly onto a town centre street, as opposed to an isolated farmhouse. The examples cited are not directly comparable to the scheme before me, which I have considered on its own merits.
13. I do not doubt the appellant's ongoing care for the listed building and can understand his wish to improve the living accommodation in order to better accommodate his family. However, the purpose of listing is to recognise the importance of the building and to secure the preservation of its features. In this case, the personal advantages to the appellant are not outweighed by the harm that would be caused to the special interest and significance of the building. I find therefore, that the proposal would conflict with national guidance in PPS5, as reflected in policies LB.1 and LB.2 of the Wyre Forest District Local Plan (adopted January 2004).
14. For the reasons set out above, it is concluded that the appeal should not succeed.

Jennifer A Vyse
INSPECTOR

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

12TH JULY 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 did 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 in this category is becoming increasingly difficult and is likely to be affected in the current and 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 28 June 2011)	5	2	40%
---	---	---	-----

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 did not end 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, added to older more complex applications reaching final determination, performance in this category is now proving to be a real 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 28 June 2011)	39	26	66.67%

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 did 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 28 June 2011)	105	84	80%

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.
- 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, with effect from 1st January 2011. The impact of this lost post is now being felt within Development Control which in turn is having 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 – June 2011)
- DCLG : Planning Performance Statistics – Planning Committee (August 2009 – May 2011)