

Open

Planning Committee

Agenda

**6.00 pm
Tuesday 9th August 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, 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 9th August 2011

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

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Legal & Corporate Services, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interest In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any personal or personal and prejudicial interests in the following agenda items. Members should indicate the action they will be taking when the item is considered. Members are also invited to make any declaration in relation to Section 106 of the Local Government Finance Act 1992. (See guidance note on cover.)	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 12th July 2011.	6
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	12
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	41
7.	Planning and Related Appeals To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.	63

8.	Monthly Progress Report on performance against NI157 targets for determining planning applications 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).	73
9.	Department for Communities and Local Government (DCLG) – Planning Performance Statistics To consider a report from the Director of Planning and Regulatory Services which informs Members of the published performance statistics relating to Development Control.	78
10.	Section 106 Obligation Monitoring To consider a report from the Director of Planning and Regulatory Services that gives details of the most current Section 106 Obligations which require monitoring.	81
11.	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.	
12.	Exclusion of the Press and Public To consider passing the following resolution: “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”.	

Part 2

Not open to the Press and Public

13.	Planning Enforcement Matter To receive a report from the Director of Planning and Regulatory Services regarding a new planning enforcement matter.	103
14.	Live Enforcement Cases To receive a report which lists live enforcement cases as at 27 th July 2011.	111
15.	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.	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

12TH JULY 2011 (6.00 PM)

Present:

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

Observers:

There were no members present as observers.

PL.23 Apologies for Absence

Apologies for absence were received from Councillors G W Ballinger and F M Oborski.

PL.24 Appointment of Substitutes

Councillor R Bishop was appointed as a substitute for Councillor F M Oborski. Councillor J W Parish was appointed as a substitute for Councillor G W Ballinger.

PL.25 Declaration of Interests

There were no declaration of interests.

PL.26 Minutes

Decision: The minutes of the meeting held on 14th June 2011 be confirmed as a correct record and signed by the Chairman.

PL.27 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 487 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 487 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.28 Applications Pending Decision

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

pending decision.

Decision: The schedule be noted.

PL.29 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.30 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.31 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.32 Planning Enforcement Matter

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

Site in the Kidderminster Area

Members were informed of a breach of planning control for this matter and were advised that Officers had sought evidence to substantiate the alleged offenders claims, however no evidence had been forthcoming.

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

PL.33 Live Enforcement Cases

The Committee considered a report which listed a live enforcement cases as of the 30th June 2011.

Decision: The report be noted.

The meeting ended at 6.50 p.m.

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**Tuesday 12th July 2011– Schedule 487 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, DY11 5XF**APPROVED** subject to the following:

Note

Identification of 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

Application Reference: 11/0343/FULL**Site Address:** 22 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG**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

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 policies H2, D10, D11, TR 19 of the Adopted

Wyre Forest District Local Plan and DS01, CP11, CP03 of Adopted Wyre Forest Core Strategy.

Application Reference: 11/0111/FULL

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

Delegated APPROVAL be granted subject to the completion of the reconsultation exercise on the revised plans, no new material planning objections and the conditions listed as follows:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials as approved plan
4. Stables – no commercial use
5. Fencing to be erected prior to use
6. Approved stock proof fencing to be erected between points A and B on approved location plan
7. Details of area subject to levels changes to be shown on a site plan, to be submitted and approved in writing.
8. No discharge of waste water into any field drain

Note

The applicant is advised that the approved manure storage facility should be emptied regularly, bearing in mind the proximity of residential neighbouring properties.

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 NC.1, TR.17 of the Adopted Wyre Forest District Local Plan and DS04, CP02, CP03, CP11, CP12, CP13, CP14 of the Adopted Wyre Forest Core Strategy are therefore considered to have been satisfied.

Application Reference: 11/0261/FULL

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

Delegated APPROVAL subject to the completion of the re-consultation exercise on the revised plans, no new material planning objections and the conditions as follows:-

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
Site Address: MORGAN ADVANCED CERAMICS, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY1 38QR
<p>APPROVAL subject to the following conditions:-</p> <ol style="list-style-type: none"> 1. A6 (Full with No Reserved Matters) 2. A11 (Approved Plans) 3. B6 (External Details – Approved Plans) 4. Working Hours <p>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</p> <p><u>Reason for Approval</u> 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 TR.19 of the Adopted Wyre Forest District Local Plan and CP08, CP11 of the Adopted Wyre Forest Core Strategy.</p>

Application Reference: 11/0332/FULL
Site Address: ARELEY KINGS F C, MINSTER ROAD, STOURPORT DY11 7DY
<p>APPROVAL subject to the following conditions:-</p> <ol style="list-style-type: none"> 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 <p>Note Environment Agency standing advice</p> <p><u>Reason for Approval</u> 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</p>

safeguards the land for outdoor sports. For these reasons it is considered that the development is in accordance with policies GB.1, GB.2, GB.3, LR.10, TR.17 Adopted Wyre Forest District Local Plan and DS01, CP03, CP11, CP12, CP13, CP14 Adopted Wyre Forest Core Strategy.

Application Reference: 11/0335/TREE

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

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

**EXECUTIVE SUMMARY TO REPORT OF
DEVELOPMENT MANAGER**

Planning Committee

09/08/2011

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
11/0298/FULL	UNITY INN 142 PARK STREET KIDDERMINSTER	APPROVAL	13
11/0383/FULL	DRIVING TEST CENTRE 21 CASTLE ROAD KIDDERMINSTER	APPROVAL	19

PART B

Reports

Ref.	Address of Site	Recommendation	Page No.
11/0109/FULL	CONVEYOR UNITS LTD SANDY LANE TITTON STOURPORT-ON-SEVERN	DELEGATED APPROVAL	25
11/0288/FULL	BINE MILL ROCK KIDDERMINSTER	APPROVAL	35
11/0345/FULL	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER	APPROVAL	38

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

9TH AUGUST 2011

PART A

Application Reference: 11/0298/FULL **Date Received:** 03/05/2011
Ord Sheet: 382787 276447 **Expiry Date:** 28/06/2011
Case Officer: Paul Wrigglesworth **Ward:** Sutton Park

Proposal: Change of use from licensed premises to residential use. existing licensee's flat (3 bed) plus 1 x 2 bed unit and 2 x 1 bed units

Site Address: UNITY INN, 142 PARK STREET, KIDDERMINSTER, DY11 6TR

Applicant: Mr S Kalirai

Summary of Policy	H.2, D.10, D.11, TR.17 (AWDLP) DS01, CPO3, CP11 (AWFCS) QE.3 (WMRSS) Design Quality SPG PPS1, PPS3; PPG13
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site is the former public house known as the Unity Inn which is situated on the corner of Park Street and Plimsoll Street. Vehicular access is gained from Plimsoll Street which has the longer frontage. There are residential properties to the sides and rear and the area is allocated for residential purposes in the Adopted Wyre Forest District Local Plan.

2.0 Planning History

2.1 10/0262/FULL - Change of use from licensed premises to flats (1 2-bed 3 1-bed in addition to existing licensee's flat) : Refused 17.8.10

11/0298/FULL

3.0 Consultations and Representations

3.1 Highway Authority – No objection subject to conditions and notes

3.2 British Waterways – No objection

3.3 Severn Trent Water Ltd – No response

3.4 Worcestershire Regulatory Services (Environmental Health) - No adverse comments

3.5 Neighbour/Site Notice – One objection received against original scheme, the comments are as follows:

- Parking at a premium, despite 4 car parking spaces residents may have more than one car – insufficient car parking for 8 bedrooms. Cars park in Park Street and Plimsoll Street rather than pay in town.
- Area has housing for troubled individuals- noisy at times. A lot of anti social behaviour – namely drug dealing. 3 Night clubs and a theme bar within a very short distance – noise/anti social behaviour.
- Public House served only local residents who walked.

One petition against original scheme containing 16 signatories received, the comments are as follows:

- Massive impact on parking in Park Street area- people who work/attend college park here to avoid charges
- Effect on less abled bodied people who use Odell Centre (pictures supplied)
- Effect on privacy of Park Court and Park Street must be taken into account – Unity overlooks both houses and flats. Park Street is overpopulated – anti social behaviour more tenants would add to problem
- How would tenants access bins - could lead to 8 bins being put on street blocking pavement and causing a health hazard
- Wheelchair user would be unable to access car in disabled space
- Someone will speak at meeting.

4.0 Officer Comments

4.1 Planning permission was refused on the 17th August 2010 for an application for a residential conversion (Reference 10/0262/FULL). That application was for five flats in total. The five flats comprised 1 No 3 bed (existing), 1 No 2 bed and 3 No 1 bed flats. The car parking proposed was for 3 spaces including a disabled space and no amenity space was shown. The application was refused for the following reasons:

11/0298/FULL

“1. The proposed development makes inadequate provision for private amenity space to serve the proposed flats contrary to Policy D13 of the Adopted Wyre Forest District Local Plan and the aims (in particular paragraph 3.110) of the Adopted Wyre Forest District Council Supplementary Planning Guidance on Design Quality (2004).

2. The proposed development to convert the property to a total of five flats would result in an over intensive use of the site in that there would be inadequate parking for the residential occupiers in an area which is already highly dependent on on-street parking. The provision of a total of three parking spaces fails to meet the Adopted Local Plan parking standards and as such is contrary to Policy TR17 of the Adopted Wyre Forest District Local Plan.”

- 4.2 The current planning application seeks to overcome these refusal reasons. The application in its revised form now proposes 4 flats in total. In addition to the existing 3 bedroom flat a 2 bed flat is proposed together with 2 No one bed flats. Three car parking spaces are shown to be provided.
- 4.3 The current proposal is therefore different in that the scheme is now for three additional flats rather than for four. The existing flat has a 50% shortfall in terms of car parking provision, the 2 bed and one of the 1 bed flats has a 100% provision and the remaining one bed flat has no provision. Given the limited shortfall and the proximity of the site to the town centre the Highway Authority is of the view that a refusal could not be substantiated and recommends approval to the development.
- 4.4 I would agree with the Highway Authority and would also point out that the two car parking space shortfall also compares favourably with the theoretical maximum car parking requirement of the former public house (approximately 12 spaces including the manager’s flat).
- 4.5 With regards to amenity provision, a small area is now to be set aside for amenity space. This area measures 9 metres in length but only 2.2m in depth. This would be wide large enough for a few tables and chairs only and although it is not ideal, it is the maximum space that is feasible in this instance given that space also has to be found for bin storage and cycles. A residential use is clearly the preferred option but whatever form it takes, if the use is to be financially viable it is going to have limitations and a compromise will need to be found.

11/0298/FULL

- 4.6 Most of the other issues associated with the change of use were addressed as part of the consideration of the original application but to reiterate them briefly:
- In terms of viability the public house has limited potential and no objections have been received regarding the loss of this facility. There is no clear need for the retention of the public house which is in any case vacant.
 - The principle of conversion of the former public house to a residential use in a residential area is compliant with Policy H.2 of the Adopted Wyre Forest District Local Plan (and Policy DS01 of the Adopted Wyre Forest Core Strategy).
 - The majority of the alterations are internal and there are no harmful effects with regards to the appearance of the street scene.
 - Various rear windows to habitable rooms that are not high level are to be obscure glazed to prevent overlooking of neighbouring property which represents an improvement on the situation when the public house was in use.
- 4.7 With regards to the problem of bin storage referred to by neighbours, this was an issue with the current application in its original form. That scheme showed four car parking spaces which would have blocked the access to the bins. It would have also resulted in two car parking spaces being positioned close to walls at the back of pavement and would have caused a potential danger to pedestrians. The current scheme of 3 car parking spaces with splays to the footway resolved both issues. These revised plans also incidentally showed a two bed flat being reduced to a one bed unit to help compensate for the loss of a car parking space.

5.0 Conclusions and Recommendations

- 5.1 The proposal is an improvement on the previous application in that the scheme is for one flat less and some amenity provision has now been shown. Whilst there are deficiencies in the scheme, on balance these factors are considered to be outweighed by a sustainable form of development that makes good use of an existing building and provides 4 units of residential accommodation in an area allocated for this purpose.

11/0298/FULL

5.2 The application is recommended for **APPROVAL** subject to the following conditions:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. Obscure glazed windows
5. Retention of area shown as amenity space
6. Visibility splays
7. Vehicle access construction
8. Driveway gradient
9. Implementation of car parking prior to occupation
10. Cycle parking

Notes:

- A Private apparatus within the highway
- B Alteration of highway to provide new or amend vehicle crossover
- C No drainage to discharge to highway
- D Temporary direction signs to housing developments
- E SN12 (Neighbours' rights)

Reason for Approval

The application has been carefully considered in terms of the principle of allowing the development, the effect on the street scene, the impact on neighbouring properties and with regards to amenity space, car parking provision and highway safety. The proposal is on balance and subject to conditions judged to be acceptable and compliant with the policies contained in the Development Plan and Government advice.

PLANNING COMMITTEE

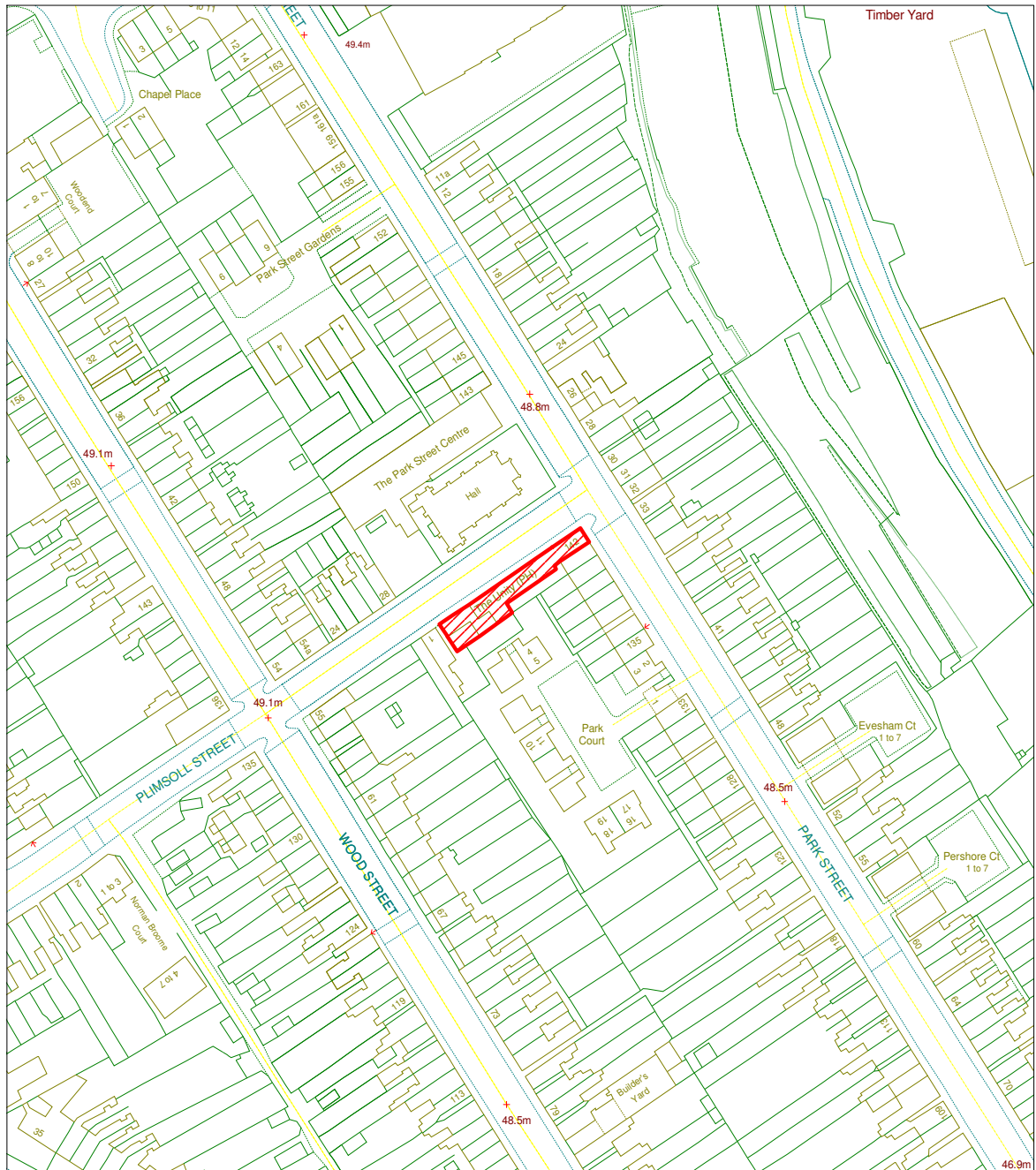
11/0298

Date:- 22 July 2011

OS sheet:- SO8276SE

Scale:- 1:1250

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Wyre Forest District Council

PLANNING AND REGULATORY SERVICES DIRECTORATE

Unity Inn
142 Park Street
Kidderminster DY11 6TR



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

Agenda Item No. 5

Application Reference: 11/0383/FULL **Date Received:** 27/06/2011
Ord Sheet: 382891 276279 **Expiry Date:** 22/08/2011
Case Officer: Paul Wrigglesworth **Ward:** Sutton Park

Proposal: Internal alterations and conversion to form 3no 3 bedroom apartments

Site Address: DRIVING TEST CENTRE, 21 CASTLE ROAD,
KIDDERMINSTER, DY11 6TS

Applicant: Mr M Daneshfar

Summary of Policy	H.2, TR.9, TR.17 (AWFDLP) DS01 (AWFCS) Design Quality SPG PPS1, PPS3, PPG13
Reason for Referral to Committee	Councillor request for application to be considered by Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 This building is the former driving test centre located on the western side of Castle Road half way between the junctions with Wood Street and Park Street. The building currently lies empty and unused.
- 1.2 There are residential properties adjacent on the Park Street side and a commercial garage to the rear and side. Beyond the garage referred to is a residential property on the corner with Wood Street. Opposite the property is the cemetery and other residential property.

2.0 Planning History

- 2.1 11/0250/FULL - Internal alterations and change of use to form 3 apartments : Withdrawn 21/6/11

3.0 Consultations and Representations

- 3.1 Highway Authority – No objection subject to conditions and note
- 3.2 Severn Trent Water Ltd - No objection subject to a condition
- 3.3 British Waterways – No objection

11/0383/FULL

3.4 Neighbour/Site Notice – 2 letters of objection and a petition received, signed by 7 signatories. The comments raised are as follows:

- After making enquiries at Kidderminster College there is no need for student accommodation in Kidderminster. (*Officer Comment - There is no suggestion that the proposed apartments are for student accommodation*).
- Plan is for DSS bedsits – calls to police and Environmental Health will increase if permission given. Extra stress to elderly community in area.
- Lack of parking – no space has been allocated. This is exacerbated by Castle Road Motors who park their cars in Castle Road and adjoining streets. Shoppers also park here to avoid town centre charges. The application points out that fee paying car parks could be used but unrealistic to expect residents to use these facilities.
- Noise from students will cause distress to elderly.

4.0 **Officer Comments**

4.1 The application proposes to convert the former driving test centre into a residential use comprising 3 No 3 bedroom apartments. Each apartment has a different entrance door and apartment No 3 makes use of a relatively small first floor area. The plans show no off street car parking provision.

4.2 The proposal can be considered under the following headings:

- (a) The principle of allowing the development
- (b) The effect on neighbouring property
- (c) Amenity space provision
- (d) Car parking provision

THE PRINCIPLE OF ALLOWING THE DEVELOPMENT

4.3 The application site lies within an area allocated for residential development where Policy H2 of the Adopted Wyre Forest District Local Plan applies. This policy clearly indicates that residential development will be allowed where it is environmentally acceptable and compliant with Local Plan policies. Policy DSO1 of the Core Strategy indicates that priority will be given to residential development on brownfield sites and Kidderminster being a strategic centre is shown to be at the top of the District settlement hierarchy. The proposal is consequently judged to be acceptable in principle.

11/0383/FULL

THE EFFECT OF ON NEIGHBOURING PROPERTY

- 4.4 There are residential properties to the side of the development situated at a lower level. The development involves no external changes to the property and consequently there will be no new openings that could give rise to additional overlooking.
- 4.5 Neighbours mention that increased noise and disturbance may arise due to claims that students will occupy the building but the same neighbours say that there is no need for student accommodation. The proposal is not in any event designed as student accommodation or indeed for multi occupation and the type of occupants is ultimately beyond the Council's control. A condition is however proposed to ensure no increase in the number of bedrooms beyond what is indicated on the plans as submitted.
- 4.6 The proposal is unlikely to have a seriously impact on the amenity of neighbouring properties.

AMENITY PROVISION

- 4.7 The building is quite tight on the curtilage boundaries and consequently amenity space is limited. There is an area on the western side of the building which has an area of approximately 108 sq m, an area to the rear which is shown for drying (83 sq m), a central courtyard (36 sqm) and a small slabbed area on the eastern side of 42 sq m. The areas mentioned together with the area for bin and cycle storage amounts to 348 sq m.
- 4.8 This is not ideal but given the fact that flats are proposed and the relatively close proximity to Brintons Park this is considered to be acceptable.

CAR PARKING PROVISION

- 4.9 A previous application that indicated 3 flats with a total number of 16 bedrooms was recommended for refusal by the Highway Authority. On being informed of this, the applicant withdrew that application (11/0250/FULL) and resubmitted the current scheme for 3 No 3 bed apartments. The Highway Authority has no objection to the current proposal and sees the scheme as a betterment in terms of off street car parking when compared with the authorised use of the building as offices. This is because the existing offices have a maximum car parking requirement of 16 spaces (based on a floor area of 452sqm) and the proposed apartments have a minimum requirement of 6 spaces.

11/0383/FULL

- 4.10 The close proximity to the town centre and the possibility of living with a reduced reliance on the car is also a factor that has been taken into account when considering the absence of any off street car parking provision.
- 4.11 The views expressed by residents in the area are understandable but if it cannot be demonstrated that there are good reasons to refuse an application they should be approved. This has been reiterated in March of this year in a Ministerial statement (Planning for Growth) which amongst other things states:

'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy'.

5.0 Conclusions and Recommendations

- 5.1 On balance the application is considered to be acceptable as it will provide three new homes in a sustainable location close to the town centre. The application is not ideal and particularly with respect to car parking provision. However, it is considered that the absence of off street car parking can be justified in this instance and officers are of the opinion that it would be difficult to find a more appropriate viable use for this empty building.
- 5.2 The application is recommended for **APPROVAL** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. No permission for any alterations to the external appearance of the building
 4. No permission for any changes to the internal layout which results in an increase in the number of bedrooms
 5. Severn Trent Water condition regarding drainage
 6. Details of any new boundary treatment to be submitted and approved in writing
 7. Access closure
 8. Cycle parking

11/0383/FULL

Notes

- A HN5 (Alteration of highway to provide new or amend vehicle crossover)
- B SN12 (Neighbours' rights)

Reason for Approval

The application has been carefully considered in terms of the principle of the development, the effect on neighbouring property, amenity and car parking provision and the application is judged to be acceptable and in accordance with the above mentioned policies in the Development Plan.

PLANNING COMMITTEE

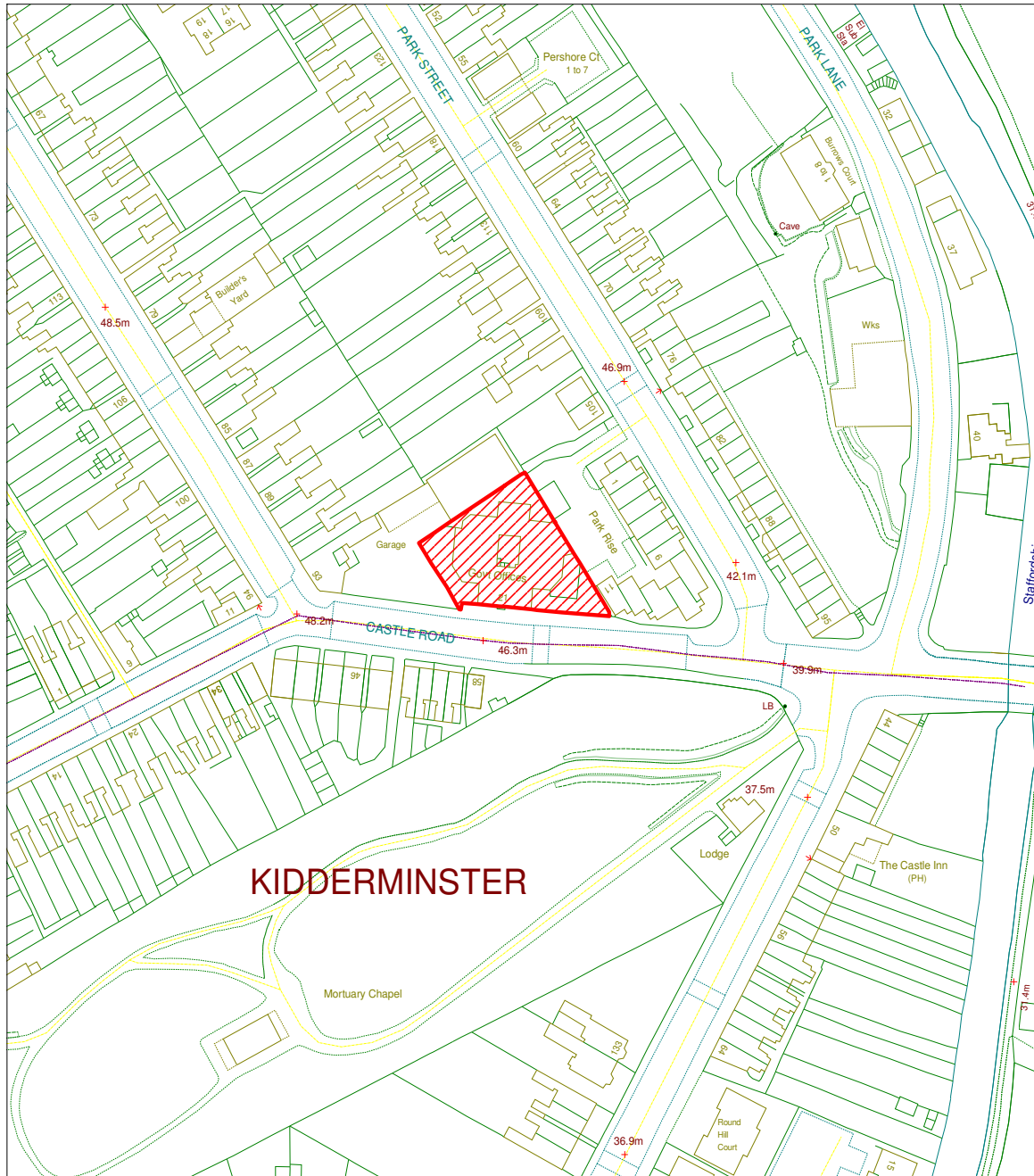
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Date:- 22 July 2011

OS sheet:- SO8276SE

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Wyre Forest District Council

PLANNING AND REGULATORY SERVICES DIRECTORATE

**Driving Test Centre
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Kidderminster DY11 6TS**



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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
9TH AUGUST 2011

PART B

Application Reference: 11/0109/FULL **Date Received:** 28/02/2011
Ord Sheet: 381797 270184 **Expiry Date:** 30/05/2011
Case Officer: Julia Mellor **Ward:** Mitton

Proposal: Proposed covered store for use in association with
 Conveyor Units (use Class B8)

Site Address: CONVEYOR UNITS LTD, SANDY LANE, TITTON,
 STOURPORT-ON-SEVERN, DY139PT

Applicant: CONVEYOR UNITS LTD

Summary of Policy	D.10, D.18, NR.2, NR.11, NR.12, NC.1, NC.2, NC.7, TR.17 (AWFDLP) DS01, CP01, CP02, CP08, CP11, CP13, CP14 (AWFCS) T4, D25, CTC8 (WCSP) T7, PA1, PA5, PA6, QE9 (WMRSS) PPG1, PPS4, PPS7, PPG24, PPS9
Reason for Referral to Committee	'Major' planning application
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

1.1 This application was reported to the Planning Committee meeting held on 14 June 2011 when Members granted delegated authority to approve subject to no objection being received with respect to the recently received amended plans indicating the diversion of an existing footpath (No. 573). However, since the date of the meeting the applicants have chosen to submit plans indicating the extinguishment of the said footpath for reasons explained later in this report.

1.2 The application site encompasses 1.865 hectares in area and is sited on land between Sandy Lane to the south and Hartlebury Common to the north. The site is occupied by Conveyor Units who manufacture roller conveyors, belt conveyors and other conveyor systems.

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- 1.3 The current application seeks consent for an open fronted covered storage building. The building would be L shaped to align the north-west boundary with Sai Wen and the full extent of the application 'sites' north-east boundary to the Hartlebury Common and Hillditch Coppice Site of Special Scientific Interest (SSSI).
- 1.4 The building would measure approximately 6 metres to the eaves and 8.7 metres to the ridge. It would front almost the entire boundary with the adjacent property known as Sai Wen measuring approximately 57 metres along the north-west boundary and would encompass the site's entire boundary to Hartlebury Common which measures in excess of 120 metres. It would have a floorspace of approximately 2,009 square metres and it is proposed that the building be used for the storage of materials and equipment. The building would be open fronted for easy access and covered to protect the materials and equipment from the weather.

2.0 Planning History (Recent)

- 2.1 WF.183/99 – Erection of extension to form cupboard loading bay : Approved 20.4.99
- 2.2 WF.301/99 – Erection of single storey office and toilet extension : Approved 18.5.99
- 2.3 WF.907/99 – Erection of extensions to form additional workshop, storage and dispatch areas and new compression house : Approved 10.12.99
- 2.4 WF.321/01 – Erection of extension to existing workshops : Approved 19.6.01
- 2.5 WF.48/03 – Extension to existing workshop : Approved 11.3.03
- 2.6 WF.583/03 – Erection of office extension : Approved 11.8.03
- 2.7 07/0057/FULL - Extensions to side & rear of unit 1; provision of new car park; new access off Sandy Lane : Approved 19.3.07
- 2.8 08/0919/FULL - Proposed extension to form materials store : Approved 14.1.09

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Awaiting comments

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- 3.2 Highway Authority – No objection subject to conditions to ensure that the development is restricted solely for Use Class B8 and to require that the access, turning area and parking facilities are properly consolidated, surfaced and drained in accordance with details to be submitted.
- 3.3 Environment Agency – Flood Risk standing advice to Local Planning Authorities is applicable which indicates that a Flood Risk Assessment with minimum requirements should accompany the application to the Local Planning Authority for their consideration. To be acceptable the Flood Risk Assessment by the applicant should confirm as a minimum (1) a level survey to Ordnance Datum/GPS showing the known or modelled 1% (1 in 100 chance each year) river flood level including climate change; (2) an assessment of the risks posed to the site including that based on 1% modelled flooding (including climate change), on any documented historical flooding and risks associated with the surface water run-off from the site (including climate change); (3) proposed mitigation measures to control those risks for the life-time of the development; (4) residual risks after mitigation including risk during an extreme 1:1000 year event incorporating climate change.
- 3.4 Natural England – Objects to the proposed development on the basis that the application contains insufficient information to satisfy us that there would be no adverse effects on features of interest for which the SSSI is notified. We recommend your Authority refuse planning permission on the grounds of likely adverse effect on the SSSI. We also object to the proposed development on the basis that there is a reasonable likelihood of legally protected species being present and adversely affected by the development. The application contains insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species. For this reason we recommend that you either refuse planning permission or defer a decision pending a revised proposal that addresses the deficiencies. (*Officer Comment – Additional comments are still awaited following a visit to the site by the Council's Countryside and Conservation Officer. They have also been consulted with respect to the recently submitted plans indicating the extinguishment of the footpath and comments are awaited*).

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- 3.5 Conservation and Countryside Officer (Pre Site Visit Comments) – On the basis of Natural England’s advice, this application will require a bio-diversity assessment. (Post Site Visit Comments) – The comments from Natural England have been noted, however in response to the queries they raise the construction of the building will not require access from the SSSI; the building once constructed will be accessed from within the site or from the existing access from Heathfield Road not via the SSSI; the building will drain via soakaways into the site and away from the SSSI; and with respect to the concern regarding shading, it is not considered that having viewed the proposed development from within the site and from the SSSI that the building will shade any habitats of principal importance. The application site is industrial in character with a corrugated steel fence topped with barbed wire physical boundary to the SSSI. The position where the store is proposed is within an operational working yard where there are lots of materials moved around on a regular basis. The concerns regarding the presence of protected species within the site are noted and it is accepted that there is a possibility that reptiles may have migrated onto the site or could migrate from the SSSI at any time. It is therefore the intention to recommend approval subject to a condition requiring the presence of a suitably qualified ecologist on site whilst clearance works are undertaken. This would seem a reasonable approach. (*Officer Comment – Comments are awaited regarding the recently submitted plans indicating the extinguishment of the footpath*).
- 3.6 Wychavon District Council – No objection
- 3.7 Worcestershire County Council (Public Path Orders Officer) – We have no objections to the latest proposal to extinguish footpath 573 in Stourport on Severn and footpath 670 in Hartlebury (this links to footpath 573).
- 3.8 Worcestershire Regulatory Services (Environmental Health) – Awaiting comments
- 3.9 The Ramblers – Given that the path is already lost to all intents and purposes we are prepared to withdraw our objections
- 3.10 Worcestershire Wildlife Trust – No comments received
- 3.11 Hartlebury Parish Council – No comments received
- 3.12 Neighbour/Site Notice/Press Notice : 15 letters of objection have been received from residents living near to the site. They raise the following concerns:-
- Very big industrial unit, I strongly object because it will have a big impact on our way of life and wellbeing

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- Sai Wen is residential not a scrap-yard as described on the plans
- I will be forwarding my correspondence regarding The Boundary Wall Act
- It will have a major effect on the value of my property

4.0 Officer Comments

4.1 The application seeks consent for an open fronted building for the storage of materials and equipment with a floorspace in excess of 2,000 square metres. The building would be sited to the rear of the existing Conveyor Units' site which is accessed to the front via Sandy Lane and to the rear via Heathfield Road.

4.2 Part of the building with a frontage measuring in excess of 120 metres would align Hartlebury Common and Hillditch Coppice SSSI to the north. A small part of the building lies within the administrative area of Wychavon District Council and further information with respect to the impact that this has on the decision making procedure is explained later.

PRINCIPLE OF THE DEVELOPMENT

4.3 The L shaped building, as stated previously, would be sited within the yard to the existing industrial premises. The existing premises are located on land allocated for commercial and industrial B1, B2, B8 use classes and therefore the principle of the proposed development on this brownfield site is acceptable.

4.4 It should however be acknowledged that the building would be sited immediately along the common boundary to the adjacent site known as Sai Wen where there is an existing recently refurbished residential property, one lawful caravan and a current application for a gypsy and traveller site. It is therefore considered that the impact upon the outlook currently enjoyed by the residential occupiers should be considered. In this case due to the height of the building coupled with the difference in site levels with the application site being higher, it is clear that the proposal would not meet the Council's 45 degree code. However, as the code suggests it should be applied flexibly and in this instance due to the location of Sai Wen within a long standing industrial estate, it is considered that the expectations regarding outlook should not be so great as to restrict the expansion of existing businesses and, as such, in this case whilst taking the concerns of residential neighbours into account it is concluded that the 45 degree code should not be rigorously applied.

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PARKING

- 4.5 The application site has three areas of parking, two car parks are accessed off Sandy Lane and a third off Heathfield Road.
- 4.6 It is proposed to increase the number of parking spaces from an existing total of 79 to 104. The increase in the number of spaces would be achieved by providing additional spaces within the rear yard area. The proposed total of 104 spaces however is significantly below the Adopted Local Plan standard of 166 spaces required for the existing and proposed B2 and B8 uses on site.
- 4.7 However, whilst the proposed development is significant in terms of floorspace, the increase in the number of employees is not. Officers have been advised that the number of employees would increase from 100 to 105 or 106. The existing number of spaces adequately serves employees at present and it is considered that the proposed storage building would not create a requirement for a significant number of additional spaces. The Highway Authority has raised no objections subject to a condition restricting the use of the proposed development to use class B8 (storage or distribution).

FOOTPATH

- 4.8 An existing footpath (no. 573) runs through the middle of this existing industrial site, from Sandy Lane to the south to Hartlebury Common to the north. The siting of the proposed building would obstruct part of this footpath which aligns the common boundary with Sai Wen to the west.
- 4.9 The applicants have managed to extinguish another footpath (formerly known as footpath no. 574) which was also routed through the site, however no. 573 still remains following previous failed attempts to extinguish it under the Highways Act 1980.
- 4.10 The applicants were, until recently, unaware that footpath no. 573 is still on the Definitive Footpath Map and it has become apparent that two buildings already obstruct the route of the footpath.
- 4.11 When the application was reported previously to Committee in June 2011, plans had been received indicating that it was proposed to divert footpath No. 573 via Heathfield Road. The applicants have now however chosen to extinguish rather than divert the footpath. This decision has been taken on the basis that a previous application to divert the footpath in 1999 under Section 119 of the Highways Act 1980 was withdrawn by the applicants following lengthy negotiations and the submission of numerous objections including those received from the occupiers of the nearby commercial units fronting Heathfield Road which would have faced the route of the proposed diversion.

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- 4.12 The effect of development on a public right of way is a material planning consideration. Public footpaths are described as an important recreational resource and are required in order for people to get from one place to another. In this particular case however, whilst the route has existed it has not been readily in use for over eight years, hence for security reasons it has been blocked at either end. Its route has always been impractical, passing through the centre of this industrial site where health and safety implications would have arisen. It is not a route that could in the future be envisaged as being used for recreational purposes. Whilst it provides access from Sandy Lane to Hartlebury Common, there is an existing alternative route (via footpath No. 608) approximately 210m to the east, again off Sandy Lane. The County Council has raised no objections to the proposed extinguishment of the path.
- 4.13 Should the current planning application be approved, the applicants would then need to extinguish footpath no. 573 under Section 258 of the Town and Country Planning Act 1990. This Section confers on Local Planning Authorities the power to make Orders authorising the stopping of a footpath where it is satisfied that an alternative right of way has been or will be provided or that an alternative is not required. This process would be the subject of a separate application under that part of the Act by the applicants, for which further consultation would be required.

BIODIVERSITY

- 4.14 The application site lies immediately adjacent to the Hartlebury Common SSSI and Natural England has raised objections relating to insufficient information regarding the impact upon the SSSI and the potential impact upon protected species on site.
- 4.15 It has to be acknowledged that the comments made by Natural England are without the benefit of a visit to the site. This is in contrast to the Council's Conservation and Countryside Officer who has visited the site and advised that the effect on the SSSI is not significant. Furthermore, it is considered that the impact upon any protected species which may have migrated from the SSSI onto the existing working yard could be resolved by a suitably worded planning condition. A response to the Conservation and Countryside Officer comments from Natural England is still awaited.

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FLOODING

- 4.16 The site lies in Flood Zone 2. The plans submitted indicate that floor levels would satisfy the flood risk requirements. Furthermore, the Agent has advised that the site has not flooded within the last 40 years during which it has been in the ownership of the current applicants, Conveyor Units.

WYCHAVON DISTRICT COUNCIL

- 4.17 As stated previously, a small part of the building (approximately 260 square metres) which equates to just over 10% of the overall building lies within the administrative area of Wychavon District Council. In the circumstances where an application site crosses the administrative boundary between two Local Planning Authorities two identical applications should be submitted, one to each Authority seeking planning permission for the development of land falling within each Authority's administrative area. In this case the applicants have submitted an identical application to Wychavon District Council (reference W/11/00868/PN). In accordance with Circular 04/2008 the planning fee is payable solely to the Authority of whichever area contains the larger or largest part of the whole of the application site. Therefore, in this case the fee has been paid to Wyre Forest District Council.
- 4.18 Each planning application should be determined by the Local Planning Authority in whose administrative area the development is proposed to be carried out. In the case of cross-boundary applications such as this, this can lead to two Authorities making individual determinations, imposing different conditions on the permissions and entering into separate Section 106 Agreements. This does not however promote a co-ordinated approach to development control and the permissions granted by each Local Planning Authority may be inconsistent.
- 4.19 However, Section 101(1) of the Local Government Act 1972 authorises a Local Authority to arrange for the discharge of functions by any other Local Authority. This provision could be relied on by a Local Planning Authority to delegate its development control function to another Local Authority in respect of a specific cross-boundary planning application.
- 4.20 On 28 April 2011 Members of the Development Control Committee at Wychavon District Council resolved to delegate its decision-making powers regarding application reference W/11/00868/PN for the part of the building lying within its administrative area to Wyre Forest District Council. Particularly as the part of the application site within Wychavon is small (just over 10% of the total floorspace of the proposed development) whilst the fee has also been paid to Wyre Forest District Council.

11/0109/FULL

5.0 Conclusions and Recommendations

- 5.1 It is considered that the principle of the development at this location is acceptable. Whilst there still remains the outstanding matter regarding the footpath, it is considered that there would be no significant disadvantage to the public arising from its extinguishment.
- 5.2 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.
- 5.3 It is therefore recommended that **delegated** authority be given to **APPROVE** this application subject to:
- (i) no new material planning objections to the amended plans showing the extinguishment of footpath No. 573 received during the reconsultation process; and
 - (ii) 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. Restriction of development hereby approved to B8 use only
 6. Access, turning area and parking facilities to be consolidated, surfaced and drained in accordance with details to be agreed
 7. 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.

11/0109/FULL

Note
Footpath No. 573

Reason for Approval

The application site is located in an area allocated for industrial purposes. The principle is therefore acceptable. The impact upon highways, biodiversity, flooding and the amenity enjoyed by adjacent residential occupiers has been considered along with the requirement for adequate parking, and it has been concluded that the proposed scheme complies with planning policy. The obstruction of footpath No. 573 has also been taken into account and it is also considered that its proposed extinguishment is appropriate in this instance. For these reason the proposal is considered to comply with the policies listed at the top of the report.

- 5.4 There is however a second recommendation regarding application reference W/11/00868/PN for which Wyre Forest District Council has received delegated powers to determine under Section 101(1) of the Local Government Act 1972.
- 5.5 The second recommendation is for **delegated APPROVAL** to be given to application W/11/00868/PN made to Wychavon District Council **subject to paragraph 5.3 above.**

Agenda Item No. 5

Application Reference: 11/0288/FULL **Date Received:** 17/05/2011
Ord Sheet: 375078 272440 **Expiry Date:** 12/07/2011
Case Officer: Paul Round **Ward:** Rock

Proposal: Remove existing upvc conservatory and replace with brick, stone and clay tile extension

Site Address: BINE MILL, ROCK, KIDDERMINSTER, DY149YD

Applicant: Mr J Crockett

Summary of Policy	RB.1, RB.5 (AWFDLP) DS04, CP11, CP12 (AWFCS) CTC.21 (WCSP) QE.6 (WMRSS) Design Quality (SPG) PPS1, PPS7
Reason for Referral to Committee	Planning application represents departure from the Development Plan
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 Bine Mill is a converted rural building, converted in the early 1990's. It falls within the settlement boundary of Bliss Gate accessed off a narrow track off Bine Lane. The property has been the subject of additions and alterations since its conversion including a conservatory. The site is within an area defined by the Landscape Character Assessment as being within the Forest smallholdings and dwellings landscape character type.

2.0 Planning History

- 2.1 WF/0597/91 – Conversion to Dwelling : Approved
- 2.2 WF/0826/92 – Storm Porch : Approved
- 2.3 WF/0080/95 – Garage : Approved
- 2.4 WF/0255/98 – Conservatory : Approved
- 2.5 07/0232/FULL – Replacement Windows : Approved

11/0288/FULL

3.0 Consultations and Representations

3.1 Rock Parish Council – No objections and recommend approval

3.2 Conservation Officer – No objections to revised plans

3.3 Neighbour/Site Notice – No representations received

4.0 Officer Comments

4.1 The extension of converted rural buildings is not permissible under Local Plan policy being contrary to Policy RB.5. However, in this particular instance, the works proposed are purely in the spirit of replacement works to the existing building and do not propose new additional floorspace over and above what has already been approved.

4.2 It is appropriate to adopt a pragmatic view on this policy issue. It is clear that Policy RB.5 is so worded to prevent the erection of new extensions. In this instance the proposal relates to the replacement of a previously approved extension, and is therefore considered to be appropriate and supportable.

4.3 The existing rear extension is of poor quality and does not reflect the character of the original building. Revised plans have been received which reduce the size of the extension originally submitted to be akin to that which exists and increases the glazed elements on the structure. The resulting proposal provides a visual benefit to this converted rural building and will result in no further extensions to the property.

4.4 Due to the position of the extension and the property, neither neighbouring properties nor the character of the landscape will be adversely affected by the proposal.

5.0 Conclusions and Recommendations

5.1 The scheme is acceptable and **APPROVAL** is recommended subject to the following conditions:

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

11/0288/FULL

Note
SN3 (Protection of species)

Reason for Approval

The proposal results in the replacement of an existing addition to a rural building and does not result in further additions. The proposed extension is considered to be appropriate to the character and form of the building and will achieve betterment over and above that which exists at present. Neighbouring properties and the character of the landscape will not be affected by the proposal. For these reasons the proposal is in accordance with the policies listed above.

Agenda Item No. 5

Application Reference: 11/0345/FULL **Date Received:** 06/06/2011
Ord Sheet: 381968 281972 **Expiry Date:** 05/09/2011
Case Officer: James Houghton **Ward:** Wolverley

Proposal: Demolition and rebuild animal shelter (pig sty)

Site Address: SIX ACRES, CASTLE HILL LANE, WOLVERLEY,
KIDDERMINSTER, DY115SF

Applicant: Mr S Cox

Summary of Policy	GB.1, GB.2, GB.3, GB.6 (AWFDLP) CP11, CP12, DS04 (AWFCS) CTC.1, CTC.2, D.39 ((WCSP) QE.1, QE.6 (WMRSS) PPS1, PPG2, PPS7
Reason for Referral to Committee	'Major' planning application Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 The application site is 10,400m² of agricultural land. The site is located close to the junction of Sheepwash Lane and Birds Barn Lane.
- 1.2 The site is within the West Midlands Green Belt. The site is a registered agricultural holding. It should be noted that the site is partially used for residential purposes although no permission has been obtained for this use.

2.0 Planning History

- 2.1 No relevant applications.

3.0 Consultations and Representations

- 3.1 Wolverley and Cookley Parish Council – Recommend refusal. No grounds are given.
- 3.2 Highway Authority – No objections

11/0345/FULL

- 3.3 Countryside and Conservation Officer – The proposal appears to represent a low risk for biodiversity, the existing building is not of a design which is likely to provide a habitat for bats. In order to ensure no impact on nesting birds no works should take place in the nesting season (April to September)
- 3.4 The Ramblers – No objections
- 3.5 Neighbour/Site Notice – No representations received

4.0 Officer Comments

- 4.1 The applicant seeks approval for the demolition and replacement of an existing agricultural building with a similar building. It is clear that the existing building in its current form is beyond economic repair. The proposed new building would provide pigsties for 15 “Oxford Sandy Black” pigs for which a roaming area is designated.
- 4.2 The site is within an area washed over by the West Midlands Green Belt. Planning Policy Guidance Note 2: Green Belts sets out the national guidance for development within the Green Belt and states that there is a presumption against inappropriate development which would include the erection of new buildings which are not for the purpose of agriculture and forestry, essential outdoor sport and recreation facilities, limited extensions to existing properties, limited infill development within existing villages or the redevelopment of major existing developed sites.
- 4.3 The proposed replacement building would be for an agricultural purpose and would be slightly larger than the existing building. The proposed building would share the same footprint as the existing building although both the ridge and eaves would be 0.3 metres higher.
- 4.4 The replacement building would be erected in materials similar to the existing structure and as such would have no greater impact on the appearance of the site or the character of the area. The exterior of the building would be finished in white rendered block rather than the existing concrete block. In place of the existing concrete roofing sheets, plastisol coated sheets would be used.
- 4.5 The proposed structure would have no greater impact on the Green Belt or the surrounding area than the existing building. As such the building would offer no detriment to the character, openness or appearance of the Green Belt.

11/0345/FULL

5.0 Conclusions and Recommendations

5.1 It is recommended that the application is **APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. No residential use
5. No works to take place during nesting season (April – September)

Reason for Approval

The provision of buildings for the purpose of agriculture within the Green Belt is appropriate; the replacement building would offer no significantly greater impact than the existing building. The building would be positioned on the footprint of the existing building and would be constructed of similar materials. The proposed building would be considered to accord with the requirements of Policies GB.1, GB.2, GB.3 and GB.6 of the Adopted Wyre Forest District Local Plan 2004 and Planning Policy Guidance Note 2: Green Belts.

Wyre Forest District Council

Planning Committee Meeting 09 August 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
08/1044/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
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

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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
10/0472/CERTP	17/08/2010	12/10/2010	HORSELEY COTTAGE HOBRO WOLVERLEY KIDDERMINSTER DY115TA	Conversion of existing garage to form ancillary accommodation. Proposed garden store	Mr C Fortnam	Paul Round
10/0550/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
10/0598/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

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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
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
11/0111/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

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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
11/0163/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
11/0172/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
11/0177/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
11/0195/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
11/0219/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
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

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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
11/0252/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
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. EXISTING licensee's flat (3 bed) plus 1 x 2 bed unit and 2 x 1 bed units	Mr S Kalirai	Paul Wrigglesworth
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
11/0288/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

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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
11/0304/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
11/0309/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
11/0313/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
11/0331/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

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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
11/0322/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
11/0360/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
11/0339/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
11/0340/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

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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
11/0342/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
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
11/0348/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

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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
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

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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
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

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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
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 SOLLUM	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

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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
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
11/0380/FULL	27/06/2011	22/08/2011	3 LESWELL STREET KIDDERMINSTER DY101RP	Proposed rear extension	Mr T Spillsbury	Julia McKenzie-Watts
11/0382/FULL	27/06/2011	22/08/2011	1 MALTHOUSE ROW WESTBOURNE STREET BEWDLEY DY121BS	Removal of Leylandi and fence and replace with a brick wall and wooden arched gate to replace 30 year old wooden gate	Mr C Robinson	James Houghton
11/0383/FULL	27/06/2011	22/08/2011	DRIVING TEST CENTRE 21 CASTLE ROAD KIDDERMINSTER DY116TS	Internal alterations and conversion to form 3no 3 bedroom apartments	Mr M Daneshfar	Paul Wrigglesworth
11/0381/FULL	28/06/2011	23/08/2011	ORCHARD HOUSE KATESHILL BEWDLEY DY122DR	Proposed double garage	Mr J Carpenter	Paul Round
11/0384/FULL	28/06/2011	23/08/2011	21 RESERVOIR ROAD KIDDERMINSTER DY117AP	Proposed bedroom/en-suite over existing kitchen to rear of property	Mr & Mrs Bailey	James Houghton
11/0386/FULL	28/06/2011	23/08/2011	WOODFIELD HOUSE BEWDLEY ROAD KIDDERMINSTER DY116RX	Internal alterations to accommodate lift shaft, removal of flat roof dormer and install new dormer	Woodfield Enterprises	Paul Wrigglesworth

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11/0387/LIST	28/06/2011	23/08/2011	WOODFIELD HOUSE BEWDLEY ROAD KIDDERMINSTER DY116RX	Internal alterations to accommodate lift shaft,removal of flat roof dormer and install new dormer	Woodfield Enterprises	Paul Wrigglesworth
11/0390/FULL	28/06/2011	27/09/2011	CORNER OF HURCOTT ROAD AND STOURBRIDGE ROAD KIDDERMINSTER DY102PJ	Demolition of 5No. maisonette blocks and erection of 97 dwellings (Apartments and Dwellinghouses)	Wyre Forest Community Housing	John Baggott
11/0385/FULL	29/06/2011	24/08/2011	LITTLE MAYHILL FARM RANTERS BANK FAR FOREST KIDDERMINSTER DY149DT	Proposed rear extension	MR M STANIER	Julia McKenzie-Watts
11/0389/FULL	29/06/2011	24/08/2011	17 SANDBOURNE DRIVE BEWDLEY DY121BN	Extension to 1st floor by alterations to roof	Mr A Collings	James Houghton
11/0388/FULL	30/06/2011	25/08/2011	FORMER JACKSONS PH MARLPOOL LANE KIDDERMINSTER DY115DA	Use of unit no2,approved under planning permission ref 11/0115/FULL for purposes within A1(shops)A2(financial &professional services)A3(restaurants & cafes)A4(drinking establishments)A5(hot food takeaways)	Marstons Estates Ltd	James Houghton
11/0392/FULL	30/06/2011	25/08/2011	NETTO FOOD STORE NEW ROAD KIDDERMINSTER DY101HG	New external ATM pod to be installed	ASDA	Paul Wrigglesworth
11/0394/CERTP	01/07/2011	26/08/2011	HOLY TRINITY SCHOOL BIRMINGHAM ROAD KIDDERMINSTER DY102BY	Solar PV Panels to be situated on roof of building	HOLY TRINITY INTERNATIONAL SCHOOL	Paul Wrigglesworth
11/0395/CERTE	04/07/2011	29/08/2011	CHURCH FARM BUNGALOW CHURCHILL KIDDERMINSTER DY103LY	Certificate for occupation of dwelling unfettered by agricultural worker occupancy condition	T F Bache Trust	Paul Wrigglesworth

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11/3006/AG	04/07/2011	01/08/2011	BROOME FARM BROOME CLENT NR STOURBRIDGE DY9 0HD	Positioning of solar panels on roof of barn to be used to assist electricity supply for farm	Mr J Callow	Paul Wigglesworth
11/0393/FULL	05/07/2011	30/08/2011	HARVINGTON HALL FARM HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER DY104LR	Change of use and conversion of piggery into ancillary accommodation to Harvington Hall Farm (A garden room and home office)	MR G GALLOP	James Houghton
11/0396/ADVE	05/07/2011	30/08/2011	BRITANNIA BLDG SOC 10 VICAR STREET KIDDERMINSTER DY101DE	1 No. fascia sign (externally illuminated) 1 No. double sided projecting sign (externally illuminated)	Britannia	Julia McKenzie-Watts
11/0398/FULL	05/07/2011	30/08/2011	7 LICKHILL MEADOW MOOR HALL LANE STOURPORT-ON-SEVERN DY138RD	Modification of Condition No. 3 of Planning Permission reference SU.109/63 to Allow Occupation / Use for 11 months in any one year	Mr J Evans	Stuart Allum
11/0399/FULL	05/07/2011	30/08/2011	12 LIME TREE WALK STOURPORT-ON-SEVERN DY138TY	Proposed first floor bedroom / en-suite extension over existing garage and single storey rear extension	Mr J Davey	Julia McKenzie-Watts
11/0400/FULL	06/07/2011	31/08/2011	86 KIDDERMINSTER ROAD BEWDLEY DY121BY	Extension of existing garage with increase in height to accommodate structure	Mr & Mrs R Follows	Stuart Allum
11/0402/FULL	06/07/2011	31/08/2011	31 FARFIELD KIDDERMINSTER DY101UQ	Erection of a two storey rear extension	Ms K R O'Kell	Stuart Allum
11/0404/FULL	06/07/2011	31/08/2011	SUNNYSIDE POUND GREEN ARLEY BEWDLEY DY123LB	Additional works following planning permission 11/0184 single storey rear extension addition of pitched roofing external rendering of all elevations	Mr D docker	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0403/FULL	07/07/2011	01/09/2011	16 BROOKSIDE WAY BLAKEDOWN KIDDERMINSTER DY103NE	First floor side extension, front porch canopy and new pitched roof to ground floor cloakroom and toilet	Mr & Mrs D Sheffield	James Houghton
11/0405/FULL	08/07/2011	02/09/2011	LAND TO SIDE AND REAR OF 49-51 SHRUBBERY STREET KIDDERMINSTER DY102QY	Access and Parking to rear of 49-51 Shrubbery Street with associated boundary treatments and gated access to new estate	CAMERON HOMES LTD	Paul Wrigglesworth
11/0406/LIST	08/07/2011	02/09/2011	BARGE LOCK COTTAGE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Addition of Transport Trust Red Wheel heritage plaque to outside wall of building	Mr David Viner	Stuart Allum
11/0410/FULL	08/07/2011	02/09/2011	45 WOODLAND AVENUE KIDDERMINSTER DY115AN	Extensions and alterations to front of property	Mr D Haywood	Julia McKenzie-Watts
11/0408/FULL	11/07/2011	10/10/2011	THOMAS VALE CONSTRUCTION PLC FIRS INDUSTRIAL ESTATE KIDDERMINSTER DY117QN	Modification (internal and external) of an existing 1 & 2 storey building, with change of use from B8 to B1 to provide business support facilities and a construction technologies training academy, new build start-up business units and associated landscaping and parking	Thomas Vale Construction	Paul Round
11/0411/FULL	11/07/2011	05/09/2011	50 DUNLEY ROAD STOURPORT- ON-SEVERN DY130AX	Proposed first floor extension above existing garage	Mr H Morris	James Houghton
11/0412/FULL	12/07/2011	06/09/2011	33 BEWDLEY ROAD STOURPORT- ON-SEVERN DY138XG	Single storey rear and side extension	Mr & Mrs Field	Julia McKenzie-Watts
11/0407/LIST	13/07/2011	07/09/2011	18 VICAR STREET KIDDERMINSTER DY101DA	Internal and external alteration including advertisements	Jacobs & Turner T/A Trespass	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0409/FULL	13/07/2011	07/09/2011	BRIARS HOTEL 100 HABBERLEY ROAD KIDDERMINSTER DY115PN	Conversion of existing derelict former public house/hotel into one residential dwelling, with associated driveway, garage and private garden	Elan Real Estate Ltd	Julia McKenzie-Watts
11/0416/FULL	13/07/2011	07/09/2011	ELFIN GLEN ROCK KIDDERMINSTER DY149YH	Demolition of existing dwelling and erection of replacement dwelling including alterations to existing access and provision of bin/cycle store (Amendment to planning permission 10/0016/Full	Mr P Rogers	Paul Round
11/0418/FULL	13/07/2011	07/09/2011	JOANS HOLE DUNLEY STOURPORT-ON-SEVERN DY130UJ	Proposed extension and alterations	Mr T Newbold	Paul Round
11/0414/FULL	14/07/2011	08/09/2011	28 SUMMER HILL AVENUE KIDDERMINSTER DY116BY	Changing flat roof to pitched roof on the front elevation	Mr M Howell	James Houghton
11/0415/FULL	14/07/2011	08/09/2011	42 MANOR ROAD STOURPORT-ON-SEVERN DY139DW	Single storey side extension	Mr J Brazier	Julia McKenzie-Watts
11/0417/FULL	14/07/2011	08/09/2011	7 HIGH CLERE BEWDLEY DY122EX	Conservatory to rear elevation plus new extended decking area	Mr R A Jones	Stuart Allum
11/0419/FULL	14/07/2011	08/09/2011	53 WILDEN TOP ROAD STOURPORT-ON-SEVERN DY139JQ	2 storey front extension and single storey rear extension for additional bedroom, wet room and enlarged kitchen with detached garage	Mr M Yarsley	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0420/FULL/O	15/07/2011	14/10/2011	LAND AT CHURCHFIELDS KIDDERMINSTER	HYBRID APPLICATION: AREA A - FULL DETAILS: PROPOSED FOODSTORE (USE CLASS A1) AND PETROL FILLING STATION; ASSOCIATED PLANT, MEANS OF ENCLOSURE, RECYCLING, PARKING AND HIGHWAY WORKS INCLUDING NEW LINK ROAD BETWEEN THE RINGWAY AND CHURCHFIELDS; DEMOLITION OF EXISTING BUILDINGS, WITH EXCEPTION OF THE 1902 BUILDING (PART DEMOLITION PART RETENTION AND CHANGE OF USE TO CAFE, CUSTOMER AND COLLEAGUE FACILITIES). AREA B - OUTLINE: PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 26 UNITS WITH ASSOCIATED ACCESS AND PARKING; DEMOLITION OF EXISTING BUILDINGS. (LAYOUT AND ACCESS TO BE DETERMINED).	Asda Stores Ltd	Julia Mellor
11/0422/FULL	15/07/2011	09/09/2011	17-20 NEW ROAD KIDDERMINSTER DY101AF	Change Of Use and Proposed Alterations to Form Indoor and Outdoor Retail Market Area and Cafe to First Floor.	Mr M Ghoncheh	Paul Wrigglesworth
11/0423/COUN	15/07/2011	05/08/2011	PELICAN OILS LTD BARRACKS ROAD STOURPORT-ON-SEVERN DY139RW	Proposed variation of planning condition 8 of application 10/000020/CM (10/0152/COUN) to increase throughput from 2000 tonnes per year maximum to 5200 tonnes per year (production of biodiesel).	Mr K Coldrick	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0424/FULL	15/07/2011	09/09/2011	COOKLEY METHODIST CHURCH LIONFIELDS ROAD COOKLEY KIDDERMINSTER DY103UG	Change of use to domestic dwelling, reduction in ground levels, insertion of new opening and erection of fencing to create amenity area (Amendment to Planning Permission 10/0690/FULL)	Clive Fletcher Developments	Julia Mellor
11/0425/CERTE	18/07/2011	12/09/2011	COPPICE VIEW, HILL FARM NORTHWOOD LANE BEWDLEY DY121AT	Use of property for permanent occupation in breach of Minister's Decision	MISS B OSBORNE	Paul Round
11/0426/FULL	18/07/2011	12/09/2011	56B HILLGROVE CRESCENT KIDDERMINSTER DY103AR	Proposed single storey side extension, rear decking and double garage	Mr Tildesley	Stuart Allum
11/0427/FULL	18/07/2011	12/09/2011	73 CASTLE ROAD COOKLEY KIDDERMINSTER DY103TD	Retrospective application for the erection of detached building to house an historic steam roller	MS PENNY WARWICK	Stuart Allum
11/0428/FULL	18/07/2011	12/09/2011	8 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SQ	Two storey side extension	Mr D Warren	John Baggott
11/0429/FULL	18/07/2011	12/09/2011	UNIT 5 LUPIN WORKS WORCESTER ROAD KIDDERMINSTER DY101JR	Removal of conservatory and construction of orangery to provide additional display area	TWS WINDOW & DOOR SYSTEMS	Julia McKenzie- Watts
11/0430/FULL	18/07/2011	12/09/2011	OAKVALE LITTLE HOBRO LANE WOLVERLEY KIDDERMINSTER DY115SX	Proposed single storey extension	Mr R V Cutler	James Houghton
11/0431/LIST	18/07/2011	12/09/2011	91 WELCH GATE BEWDLEY DY122AX	Proposed internal alterations	Mrs V Marshall	Julia McKenzie- Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0432/RESE	18/07/2011	17/10/2011	37-38 OLDNALL ROAD KIDDERMINSTER DY103HN	Application for the approval of landscaping details, pursuant to the requirements of conditions 1 & 3 of outline planning permission 07/1025 for a 70 bedroom residential care home	Castleoak Care Developments	Paul Wrigglesworth
11/0433/FULL	18/07/2011	12/09/2011	LITTLE HAYES HOUSE LITTLE HAYES KIDDERMINSTER DY115UN	Proposed single storey side extension	MRS J LEIGH	Stuart Allum
11/0434/FULL	18/07/2011	12/09/2011	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Demolition of existing Lion House and erection of new house with associated fencing, compounds and septic tank	WEST MIDLAND SAFARI PARK	Paul Round
11/0435/FULL	18/07/2011	12/09/2011	23 & 29 YORK STREET 1 & 1A BRIDGE STREET STOURPORT-ON- SEVERN DY139EH	Internal and external works to create 4 No. 1 bed flats	SUNCREST HOLDINGS LTD	Julia McKenzie-Watts
11/0436/LIST	18/07/2011	12/09/2011	23 & 29 YORK STREET 1 & 1A BRIDGE STREET STOURPORT-ON- SEVERN DY139EH	Internal and external works to create 4 No. 1bed flats	SUNCREST HOLDINGS LTD	Julia McKenzie-Watts
11/0437/LIST	19/07/2011	13/09/2011	ELLIOT HOUSE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY115XE	Replacement of existing gates with new wrought iron gates to match existing and installation of automatic opening mechanism	Mr Paul Davies	James Houghton
11/0438/FULL	19/07/2011	13/09/2011	12 WATERLOO ROAD BEWDLEY DY122JL	Front extension and pitched roof over	Mr K Ramdin	James Houghton
11/0440/FULL	20/07/2011	14/09/2011	58 HAYES ROAD WOLVERLEY KIDDERMINSTER DY115UF	Erection of single storey extensions to front and rear	Mr & Mrs D Palmer	Julia McKenzie-Watts
11/0443/LIST	20/07/2011	14/09/2011	1, 2 & 3 HIGH STREET BEWDLEY DY122DH	Retrospective application for retention and alteration of external render	Mr M Jackson	Stuart Allum

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0444/LIST	20/07/2011	14/09/2011	5 BEALES CORNER BEWDLEY DY121AF	Resubmission of earlier applications 04/0004/List & 11/0162/List to seek approval of as built timber casement windows to front elevation in lieu of timber framed windows with metal opening casements.	MRS G HOLLAND	Stuart Allum
11/0439/FULL	21/07/2011	15/09/2011	HERONS PARK NURSING HOME HERONSWOOD ROAD KIDDERMINSTER DY104EX	Provision of additional bedroom converted from existing accommodation in association with approved scheme for 24 bedroom extension (09/0731)	ROYAL BAY CARE HOMES	Paul Wrigglesworth
11/0441/FULL	21/07/2011	15/09/2011	224 SUTTON PARK ROAD KIDDERMINSTER DY116LA	Erection of garden wall at front of property	MR K WALTON	Julia McKenzie-Watts
11/0442/FULL	21/07/2011	15/09/2011	COMMON FARM BARN CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Stable conversion into 1 No. 3 bed dwelling	MR B S GORA	James Houghton
11/0449/FULL	21/07/2011	15/09/2011	2 QUEENS ROAD STOURPORT- ON-SEVERN DY130BH	Variation of condition 3 of Planning Permission 10/0745/FULL to allow alternative extraction scheme to be installed	Mr S Gogna	Stuart Allum
11/0445/FULL	22/07/2011	16/09/2011	81 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JJ	Proposed first floor extension	Mr D Knowlton	Stuart Allum
11/0446/FULL	22/07/2011	16/09/2011	100 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JJ	Rear Single Storey Extension, Replacement Garage Extension and Front Porch Modifications - Minor Modifications and New Windows	Mrs R Pass	James Houghton
11/0447/FULL	22/07/2011	16/09/2011	MIDDLE HABBERLEY HABBERLEY ROAD KIDDERMINSTER DY115RJ	External spiral staircase	A Tomkinson	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
11/0451/FULL	22/07/2011	16/09/2011	26 WORCESTER ROAD SHENSTONE KIDDERMINSTER DY104BU	Demolition of existing house and erection of detached bungalow and garage, erection of boundary wall	Mr & Mrs Jones	James Houghton
11/0450/FULL	25/07/2011	19/09/2011	THE FINGERPOST CLEOBURY ROAD ROCK KIDDERMINSTER DY149TA	2 Storey side extension		Stuart Allum
11/0448/OUTL	26/07/2011	20/09/2011	LAND ADJACENT TO 42 BRIAR HILL CHADDESLEY CORBETT KIDDERMINSTER DY104SH	Erection of a single storey dwelling	Mr A Gregory	Stuart Allum

WYRE FOREST DISTRICT COUNCIL

Planning Committee

09 August 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
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	Dismissed 08/07/2011
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	Dismissed 14/07/2011

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1388 10/0382/FULL	APP/R1845/A/11 /2148984	Wyre Forest Community Housing	CHESTER ROAD BOWLING CLUB CHESTER ROAD NORTH Erection of 26 No. 2 & 3 bedroom affordable dwellings comprised of 8 flats for shared equity, 8 flats for social rented and 10 houses for social rented	WR 07/04/2011	19/05/2011		26/07/2011	
WFA1389 10/0533/FULL	APP/R1845/A/11 /2150005	Mrs K Yardley	LAND AT PONDEROSA REAR OF THE YARD HOUSE Conversion of an existing building for residential use (Retrospective)	WR 08/04/2011	20/05/2011		10/08/2011	

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement Required By	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1390 10/0742/FULL	APP/R1845/A/11 /2150737	Mr N White	12 BRINDLEY STREET STOURPORT-ON-SEVERN DY138JE Subdivision and conversion of existing shop with flat over to form 2 No. one bedroom flats	WR 14/04/2011	26/05/2011			
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			Withdrawn 25/07/2011



Appeal Decision

Site visit made on 15 June 2011

by Julia Gregory BSc (Hons) BTP MRTPI MCI

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

Decision date: 8 July 2011

Appeal Ref: APP/R1845/A/11/2147093

18 Westhead Road, Cookley, Kidderminster, West Midlands DY10 3TG

- 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 Emily Convy against the decision of Wyre Forest District Council.
 - The application Ref 10/0655/FULL, dated 26 October 2010, was refused by notice dated 14 January 2011.
 - The development proposed is conversion of existing dwelling into two dwellings.
-

Decision

1. The appeal is dismissed.

Main Issues

2. From my visit to the site and having considered all representations made, I consider that there are two main issues. These are firstly, whether the dwellings would have sufficient amenity space to provide acceptable living conditions, and secondly, the effect on the character and appearance of the area.

Reasons

Living Conditions

3. Wyre Forest District Local Plan (LP) policy H.7 allows for the conversion of existing dwellings into two or more dwellings so long as, amongst other matters, there is provision for amenity space and enclosed storage of refuse. There is sufficient space for enclosed refuse storage.
4. It is disputed between the parties as to the size of the rear amenity space proposed, but taking the appellants slightly larger calculations, the rear gardens would be only some 39.5 m² each. The amenity space excluding parking areas at the front of the dwellings would only be sufficient to provide for some limited landscaping.
5. The dwellings would both have three bedrooms and could be used to accommodate families. The Council has not provided details of any local standards for amenity space that should be provided for each dwelling. Nevertheless, I find that the amenity space provided would be small for the size of the dwellings. Planning Policy Statement 3: *Housing*, which is Government policy, stresses the importance of ensuring that the needs of children, including for private gardens are taken into account.

6. Although not oppressively enclosed, the limited space that would be provided, with each garden amounting to only some 7m long, would be inadequate to provide sufficient play space and outside living accommodation for families and to accommodate the paraphernalia associated with modern day living.
7. I acknowledge that there are other dwellings nearby that have small rear gardens, but these seem to have bigger areas of outside space within the curtilages which are not devoted to car parking. I have limited evidence of the need for affordable housing locally. Even if these dwellings would deliver needed affordable homes, that does not justify inadequate garden space. I conclude that the dwellings would have insufficient amenity space to provide acceptable living conditions.

Character and appearance of the area

8. LP policy H.7 also requires that conversions have no detrimental impact on the character of the area and the building itself. Wyre Forest District Council Core Strategy (2006-2026) policy CP11 promotes high quality design. *Design Quality – Supplementary Planning Guidance* (SPG) seeks to ensure that development better reflects local character and context.
9. The semi-detached dwellings would become a terrace of three dwellings by making part of No 18 into a separate dwelling. However, the alterations to the front elevation would amount to only a change to the position of the front door. This would not be significant. The alterations to the surfacing of the front driveway to create separate curtilages rather than a single driveway would not be harmful to the street scene since the area is already mostly laid to gravel. The parking of vehicles on this space and on the highway could already take place.
10. The rear area would be divided by a new boundary fence between the two gardens, but this would not be visible from public viewpoints. Therefore, although the rear gardens would be smaller than most in the locality this would not harm the character and appearance of the area. I conclude that the conversion would not harm the character and appearance of the area and would not be contrary to the provisions of the development plan or SPG in this regard. Nevertheless, this does not outweigh my conclusions in respect of living conditions.
11. Having considered all other matters raised, for the reasons given above, I conclude that the appeal should be dismissed.

Julia Gregory

INSPECTOR



Appeal Decision

Site visit made on 23 June 2011

by Jennifer Vyse DipTP DipPBM MRTPI

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

Decision date: 14 July 2011

Appeal Ref: APP/R1845/A/11/2147630

**Land to the rear of 1a and 1b Gloucester Way, Bewdley,
Worcestershire DY12 1QF**

- 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 S Fletcher against the decision of Wyre Forest District Council.
 - The application No 10/0461/FULL, dated 11 August 2010, was refused by a notice dated 6 October 2010.
 - The development proposed comprises a new dwelling.
-

Procedural Matters

1. At the site visit, it was confirmed that plan No 96.04.27 'Drawing section between 1A and 1B Gloucester Way', had not formed part of the planning application, but comprised additional information submitted with the appeal.
2. Since the Council's determination, the Wyre Forest Core Strategy has been adopted (December 2010). It replaces some, but not all, of the Wyre Forest Local Plan (2004) policies referred to on the Decision Notice. In particular, Core Strategy policies DS01 and DS03 are drawn to my attention. In addition, I understand that policies D.1 and D.3 have been replaced by Core Strategy policy CP11. The Core Strategy policies now form part of the development plan area and are relevant to determination of this appeal. Copies have been forwarded by the Council and have been referred to by both parties.

Decision

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

Main Issues

4. A proposal for a development similar to that proposed was dismissed on appeal in 2009 (APP/R1845/A/09/2101634) with the current proposal seeking to address the concerns of the previous Inspector. The main issues are whether the proposal would accord with current national and local planning policies and guidance aimed at focussing new development on previously developed land, whether it would preserve or enhance the character or appearance of Bewdley Conservation Area, and its effect on the living conditions of the occupiers of 1b Gloucester Way, having particular regard to visual impact.

Reasons for the Decision

Principle of development

5. The appeal site, which occupies an elevated position, comprises a wide but shallow plot of some 0.1 ha, extending roughly north to south across the rear of Nos 1a and 1b Gloucester Way. Ground levels rise steeply from Gloucester

- Way, up through the appeal site to the extensive curtilage of The Summer House, a large period dwelling that sits atop the ridge.
6. Gardens are now excluded from the definition of previously-developed land within Planning Policy Statement 3: *Housing* (PPS3) although I recognise that this does not necessarily preclude housing development on such areas. Whether the site originally formed part of the curtilage to The Summer House, or is a separate parcel (a matter on which the previous Inspector was unable to conclude) it does not fall to be considered as previously developed land under the current policy regime. That 'greenfield' designation for the site is accepted in the appellant's final comments.
 7. Although the Core Strategy replaces a number of Local Plan policies, policy H.2 is not one of them and it still forms part of the development plan. In order to meet the Council's identified housing requirements, policy H.2 directs new housing to specific locations including, at part i), areas allocated primarily for residential use, provided that the site comprises previously developed land. The appeal site lies within a defined residential area in a relatively sustainable location. However, since it does not comprise previously developed land, the development proposed would conflict with policy H.2.
 8. Among other things, policy DS01 of the Core Strategy indicates that limited opportunities to meet local needs will be identified on brownfield sites in Bewdley, and sets out a sequential approach to allocating sites in subsequent DPDs. Whether or not the policy is aimed at the allocation of sites, rather than at windfall development on small sites such as this, it does set out a sequential approach to the development of land for housing. In any event, policy DS03 confirms that Bewdley's contribution towards housing need will be limited primarily to the provision of affordable housing to meet local needs on allocated sites. The development proposed is not being promoted as meeting such a need. I note the use of the word 'primarily' in the policy. However, when read together with the still current Local Plan policy H.2, it seems that, although housing other than is necessary to meet local needs on allocated sites might be acceptable in Bewdley, that would only be on brownfield sites, whether they comprise small windfall sites or otherwise.
 9. I recognise that, at the time that policy H.2 was drafted, gardens were included in the PPS3 definition of previously developed land. However, the recently adopted Core Strategy was examined and adopted in the light of the change brought about by the amendment to PPS3. My attention has not been drawn to any part of the Core Strategy that might indicate a different approach to the treatment of garden land in policy terms.
 10. The appellant also refers to Local Plan policy H.9, which advises that residential development outside the areas defined by policy H.2 will not normally be allowed (except in rural areas where certain criteria are met) the appellant's emphasis being on the word 'normally'. However, the appeal site does fall within an area to which policy H.2 applies, i.e. it lies within an area allocated primarily for residential use as defined on the Proposals Map. The fact that it does not comprise previously developed land within that area is the point which leads to the conflict with this policy. Accordingly, policy H.9 lends no support to the proposal.
 11. The Council confirms that the latest residential land availability report for the District demonstrates a 6 year supply. I see no need therefore, for the

authority to release other land at this time that does not comply with the requirements of the development plan. To conclude on this issue, the principle of residential development of the appeal site fails, sequentially and strategically, to accord both with the development plan for the area, and with Government guidance. Its development for general market housing would, therefore, undermine the sustainability objectives of that policy and guidance.

Character and Appearance

12. The appeal site lies within Bewdley Conservation Area. The overarching aim of national planning guidance in Planning Policy Statement 5: *Planning for the Historic Environment* (PPS5) is that the historic environment and its heritage assets, which include conservation areas, should be conserved and enjoyed for the quality of life that they bring to this, and future generations. Notwithstanding that one of the reasons for refusal relates to character and appearance, the appellant maintains that there is no objection on the part of the Council in relation to any impact on the Conservation Area. I recognise that effect on the Conservation Area was not a matter specifically referred to in the reasons for the refusal. Nonetheless, despite the absence of any comment from the conservation officer, the concerns of the Council in this regard are set out in the officer's report, with attention drawn to the Conservation Area Character Appraisal and to conflict with policy CA.1 of the Local Plan. The matter is raised in the written statement and is a concern of third parties. I also have a statutory duty to consider the matter.
13. Local Plan policy H.6 is permissive of backland development within the residential areas identified by policy H.2 where, among other things, there would be no significant impact on the character of the area, with policy CA.1 resisting development within Conservation Areas unless it would preserve, enhance, or would otherwise harmonise with its special character and appearance. The policy goes on to state that, in considering impact, particular regard will be paid to the Conservation Area Character Appraisals. Section 3.1d) of the Bewdley Conservation Area Character Appraisal (May 2002) comments on the partially developed hillside behind Gloucester Way/Clarence Way, advising that it is particularly important to retain the undeveloped nature of the crest. Section 3.17 identifies the 'hillside and top in the vicinity of The Summer House and Gloucester Way' (not just the skyline as asserted by the appellant) as one of a number of principal areas of open space within the Conservation Area. The section concludes by advising that it is particularly important to retain these areas free from built development and structures.
14. The split level three bedroom dwelling proposed, which would range between approximately 2.5-5m in height, would be set on two terraces that would be cut into the rising land, beneath a single pitch sedum roof. As before, the building would be of an interesting design. It would be less deep, but wider than the earlier proposal, which was set on three levels, and the roof slope would generally reflect the prevailing ground level, rising upwards away from the Gloucester Way properties. A detached garage would be dug partially into the slope at the northern end of the site, adjacent to the existing access to The Summer House and The Stables, and a terrace for parking/turning would be formed. A walled ramped access would curve along the rear of the site, behind the TPO pine on the site, to the main entrance. An arrangement of walled terraced patios would be formed at the southern end of the site, to provide private amenity space.

15. Whilst the high quality design of the scheme is acknowledged, design cannot be considered in isolation and regard must be had to the impact of the proposal on the character and appearance of the surrounding area. The siting of a dwelling here would be contrary to the prevailing pattern of development where, notwithstanding the historic presence of The Summer House (and The Stables) modern housing has been arranged with a regular frontage to the highway. Moreover, though part of the development would be below the prevailing ground level, it would, nevertheless, introduce a dwelling and ancillary structures onto an area of land that is at present open and undeveloped, an area that is specifically identified as a principal area of open space within the Conservation Area. Together with the flat slope of the roof, with its cast stone perimeter copings, the terraced amenity and parking areas and the horizontal plateau roof to the garage proposed, the development would create a highly modelled landscape in place of the existing sloping, very rural site.
16. As demonstrated by the appellant's 'Near and Far' study, the dwelling would not be seen in longer range views. Nor would it be seen as an unduly intrusive feature in views from the footway on the opposite side of the road to 1A and 1B Gloucester Way (a concern of the previous Inspector) since it would, by and large, be screened by the canopy structure that links the two properties. However, the gable end of the proposed dwelling, the side of the garage, and the terraced parking area and walled ramp to the dwelling, would be seen from Gloucester Way, between Nos 1 and 3 when approached from the north, and would be an obvious feature in views from the access drive that leads up to The Summer House and The Stables. In addition, its presence would be apparent to the occupiers of 1a and 1b Gloucester Way that back onto the site.
17. In support of the appeal, attention is drawn to the unmanaged, overgrown appearance of the site. Be that as it may, it remains open and free of any buildings. The fact that this principal area of open space (as identified in the Conservation Area Character Appraisal) has been allowed to degenerate into poor condition is not a good reason in itself, for allowing it to be developed. On this basis, the fact that the appeal site may have been neglected carries little weight. In my opinion, the undeveloped nature of the site means that even in its current overgrown state, it makes a valuable contribution to the character and appearance of the Conservation Area.
18. All in all, I find that the development proposed would not respect its context, in that it would introduce a new dwelling behind the established frontage, within an area that is specifically identified as a principal open space within the Conservation Area that should be kept free from built development and structures. As a consequence it would, notwithstanding that views of the site are localised, cause material harm to the contribution that the space makes to the character and appearance of the Conservation Area. This would be contrary to the relevant development plan policies and to the advice in PPS5.

Living Conditions

19. The dwelling has been designed in an attempt to minimise its impact on the living conditions of occupiers of adjacent properties. However, it would be sited just 4.5m from the elevated rear boundary of 1b Gloucester Way which, together with 1a, backs onto the appeal site. As a consequence of the steeply rising land behind, those properties are at a much lower level than the appeal site. Notwithstanding the rising ground levels, there would be little opportunity for direct overlooking, since the only opening within the front elevation of the

proposed dwelling would be an obscure glazed, fixed light bedroom window, with vehicular movement restricted to the northern end of the site and with pedestrian movement contained within the rear part of the site, or to screened amenity terraces at the southern end of the plot.

20. However, the turf roof proposed would, in effect, raise the 'ground' level within the site by around 3-4m above the prevailing contours. Moreover, the foreshortening of those views is dependent on the erection of 1.5m high fencing along the boundary, the introduction of which would, in itself, be an obvious feature (although I recognise the point that it may be the case that fencing of up to 2m in height could be erected, without the need for planning permission). The building would, in any event, be seen from the first floor rear facing windows at 1b and, from what I gathered during the site visit, in oblique views from first floor side facing windows at 1a. The introduction of a dwelling on this elevated site, some 17m from the rear elevation of 1b Gloucester Way, combined with the introduction of domestic activity onto the site would, in my view, result in significant harm to the living conditions of adjoining occupiers by reason of visual impact. It would be contrary to good planning in this regard and would conflict with national guidance in both Planning Policy Statement 1: *Delivering Sustainable Development* (PPS1) and PPS3, and with Core Strategy policy CP11 which, together, make it clear that good design is indivisible from good planning and that developments should promote high quality design and layout in terms of function.

Conclusion

21. For the reasons set out above, and having regard to all the representations made, it is concluded that the appeal should not succeed.

Jennifer A Vyse
INSPECTOR

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

9TH AUGUST 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 30th June 2011. It also shows the performance at the time of compiling the report within the 2nd Quarter of 2011/12 although the relevant period does not end until 30th September 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 has been made to manage these applications effectively, performance in this category is becoming increasingly difficult and performance during the 1st Quarter of 2011/12 has regrettably fallen below the National target. Performance is likely to continue 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	5	2	40%
1 July – 30 September 2011 (figures taken 25 July 2011)	4	2	50%

Minor applications

4.3 The following table shows the quarterly performance figures for minor applications for the period from 1st January 2009 to 30th June 2011. It also shows the performance at the time of compiling the report within the 2nd Quarter of 2011/12 although the relevant period does not end until 30th September 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	39	26	66.67%
1 July – 30 September 2011 (figures taken 25 July 2011)	12	5	41.67%

Other applications

4.4 The following table shows the quarterly performance figures for other applications for the period from 1st January 2009 to 30th June 2011. It also shows the performance at the time of compiling the report within the 2nd Quarter of 2011/12 although the relevant period does not end until 30th September 2011 and, as such, these figures may be subject to further change.

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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	109	88	80.73%
1 July – 30 September 2011 (figures taken 25 July 2011)	27	8	40.74%

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 within all categories effectively to ensure that performance in this area shows an improvement during future quarters.
- 9.2 Members are also advised that the number of planning case officers was 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 – July 2011)
- DCLG : Planning Performance Statistics – Planning Committee (August 2009 – May 2011)

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
9TH AUGUST 2011

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

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

1. PURPOSE OF THE REPORT

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

2. RECOMMENDATION

2.1 That this report be noted.

3. BACKGROUND

3.1 The DCLG produces quarterly statistics relating to numbers, types and speed of decision reached by Local Planning Authorities. At the Committee meeting in May 2011, Members were advised of the statistics for the period October to December 2010.

3.2 This report provides the statistics for the period January to March 2011 based on the Statistical Release published in June 2011.

4. PERFORMANCE

4.1 I have reproduced below the figures for the Worcestershire Districts for the period January to March 2011.

	YEAR ENDING 31 ST MARCH 2011					
	Total Major Decisions	% < 13 Weeks	Total Minor Decisions	% < 8 weeks	Total other Decisions	% < 8 weeks
Bromsgrove	35	69	225	89	626	94
Redditch	13	77	72	100	174	95
Worcester	20	70	116	78	421	87
Wychavon	39	72	428	73	974	87
Malvern Hills	27	67	230	76	640	85
WYRE FOREST	31	68	128	76	444	85

	JANUARY TO MARCH 2011					
	Total Major Decisions	% < 13 Weeks	Total Minor Decisions	% < 8 weeks	Total other Decisions	% < 8 weeks
Bromsgrove	8	63	38	92	140	91
Redditch	3	100	17	100	34	95
Worcester	2	100	30	67	106	85
Wychavon	11	55	95	65	205	82
Malvern Hills	7	50	51	84	142	81
WYRE FOREST	6	67	26	73	97	87

SUMMARY BY MAIN CLASS OF DEVELOPMENT		
	Total in this Quarter	% of Decisions within 8 Weeks
Major Development	6	67
Minor Development	26	73
Other Development	97	87
ALL CLASSES	129	

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

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications.

6. LEGAL AND POLICY IMPLICATIONS

6.1 There are no legal or policy implications.

7. RISK MANAGEMENT

7.1 There are no risk management issues.

8. EQUALITY IMPACT ASSESSMENT

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

9. CONCLUSION

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

10. CONSULTEES

- 10.1 None.

11. BACKGROUND PAPERS

- 11.1 None.

SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period 	Commencement of development	Completed
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> To prevent implementation of 10/0653/FULL approved 13th December 2010 To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling 	Immediate	Completed
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> Education contribution of £38,224 Highway contribution of £20,000 Affordable housing provision of 25 units (11 Shared Ownership & 14 Rent) 	<ul style="list-style-type: none"> Occupation of one third of dwellings Occupation of first dwelling Before completion of the general market dwellings 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> • Public open space contribution of £3055.92 • Sustainable transport contribution of £90.00 	Commencement of development	Draft to be circulated
08/0768/OUTL	Former Carpets of Worth Factory, Severn Road, Stourport on Severn	<ul style="list-style-type: none"> • Affordable Housing – 10% without grant assistance/20% with grant assistance • Transport/Highways - £275,000 – broken down as follows: £50,000 – Junction Improvements at High Street/Bridge Street/York Street/New Street junction £25,000 – Bus Stop Infrastructure £180,000 – Bus Service Support £20,000 – Marketing of Bus Service • Education - £32, 292 <p>Total Financial Contribution = £307,292.</p> <ul style="list-style-type: none"> • Viability appraisal 	<ul style="list-style-type: none"> • Prior to occupation of one third of general market dwellings • Commencement of Development • Commencement of Development • If reserved matters not granted within 36 months of date of permission 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0558/FULL	Car Parking area at end of Church Street, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £7,408 • Open space provision • Bio diversity contribution • Public realm provision 	First occupation	Completed
10/0446/FULL	Land adjoining 7 Hartlebury Road, Stourport on Severn	<ul style="list-style-type: none"> • Open Space contribution of £2,182.80 • Education contribution of £20,311.00 	First occupation	Completed
10/0505/FULL	Briars Hotel 100 Habberley Road, Kidderminster	<ul style="list-style-type: none"> • Education contribution of £45,123 • Open Space contribution of £17,025.84 • Biodiversity contribution (to be agreed) • Transfer of woodland to WFDC 	First occupation	Completed
10/0347/FULL	Hume Street, Kidderminster	<ul style="list-style-type: none"> • Bus Service contribution £58,000 • Highways contribution £22,000 	<ul style="list-style-type: none"> • Commencement of Development • First occupation 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
10/0321/OUTL	Morganite Advanced Ceramics, Bewdley Road, Stourport-on-Severn	<ul style="list-style-type: none"> • 30% affordable housing mix of sizes • Off-site contribution towards Open Space/Strategic play provision (equivalent of capital cost of NEAP or LEAP) • Financial contribution of £98,000 towards improving traffic light signals at the junction of Minster Road with Worcester Street • Provision and maintenance of on site amenity space and landscaped areas • Education contribution of either £139,000 or £180,200 depending on whether open space/strategic play contribution is for LEAP/NEAP • Rights for mitigation measures to be carried out on land retained by MAC 	<ul style="list-style-type: none"> • 80th general market dwelling or 80% general market dwellings whichever is lower • On occupation of 40th dwelling • Commencement of development • 50% on occupation of 30th general market dwelling & 50% on occupation of the 60th 	Completed
10/0165/FULL	Rear of 78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed
10/0125/FULL	New Manor Public House 76 Minster Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution • Public Open Space contribution 	<ul style="list-style-type: none"> • First dwelling to be occupied 	Completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0775/FULL	J Sainsbury Plc 2 Carpet Trades Way Kidderminster	<ul style="list-style-type: none"> • £10,000 towards a study to assess improvements to the transport infrastructure of Crossley Retail Park • To carry out the landscaping of the open space between the petrol station and the Ringway 	<ul style="list-style-type: none"> • First opening of store following completion of development • First opening of store following completion of development 	Completed
09/0641/FULL	44 Barnetts Lane, Kidderminster	<ul style="list-style-type: none"> • Education contribution - £5,556 • Public Open Space contribution - £2,469.60 	<ul style="list-style-type: none"> • Commencement of development • Occupation of first dwelling 	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1053/EIA	Former Carpets of Worth Site, Severn Road, Stourport on Severn	<p>Obligations to Worcestershire County Council:</p> <ol style="list-style-type: none"> <li data-bbox="757 421 1279 619">1. Contribution towards the provision of signage and street furniture to promote sustainable access (by pedestrians and cyclists) to and within Stourport of £20,000 <li data-bbox="757 657 1279 1086">2. Contributions towards the provision of new and enhancement of existing bus services based on the agreed routes enhancing service numbers 914, 915 and 11 and to provide an addition service to Areley Kings (each linking the development to the town centre) to improve accessibility to the Former Carpets of Worth site by means of public transport by: 		Completed

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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