

Open

# Planning Committee

## Agenda

6.00pm  
Tuesday, 9th April 2013  
Council Chamber  
Wyre Forest House  
Finepoint Way  
Kidderminster



## Planning Committee

### Members of Committee:

<b>Chairman: Councillor S J Williams</b>	
<b>Vice-Chairman: Councillor G C Yarranton</b>	
<b>Councillor J Aston</b>	<b>Councillor E Davies</b>
<b>Councillor B T Glass</b>	<b>Councillor D R Godwin</b>
<b>Councillor I Hardiman</b>	<b>Councillor P B Harrison</b>
<b>Councillor M J Hart</b>	<b>Councillor H J Martin</b>
<b>Councillor B McFarland</b>	<b>Councillor C D Nicholls</b>
<b>Councillor F M Oborski</b>	<b>Councillor M Price</b>
<b>Councillor M A Salter</b>	<b>Councillor N J Thomas</b>

### 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 , Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732733 or email [susan.saunders@wyreforestdc.gov.uk](mailto:susan.saunders@wyreforestdc.gov.uk)

### Declaration of Interests by Members – interests of members in contracts and other matters

Declarations of Interest are a standard item on every Council and Committee agenda and each Member must provide a full record of their interests in the Public Register.

In addition, alongside the Register of Interest, the Members Code of Conduct ("the Code") requires the Declaration of Interests at meetings. Members have to decide first whether or not they have a disclosable interest in the matter under discussion.

Please see the Members' Code of Conduct as set out in Section 14 of this constitution for full details.

### **Disclosable Pecuniary Interest (DPI) / Other Disclosable Interest (ODI)**

DPI's and ODI's are interests defined in the Code of Conduct that has been adopted by the District.

If you have a DPI (as defined in the Code) in a matter being considered at a meeting of the Council (as defined in the Code), the Council's Standing Orders require you to leave the room where the meeting is held, for the duration of any discussion or voting on that matter.

If you have an ODI (as defined in the Code) you will need to consider whether you need to leave the room during the consideration of the matter.

### **WEBCASTING NOTICE**

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At the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 1998. The footage recorded will be available to view on the Council's website for 6 months and shall be retained in accordance with the Council's published policy.

**By entering the meeting room and using the public seating area, you are consenting to be filmed and to the possible use of those images and sound recordings for webcasting and or training purposes.**

If members of the public do not wish to have their image captured they should sit in the Stourport and Bewdley Room where they can still view the meeting.

If any attendee is under the age of 18 the written consent of his or her parent or guardian is required before access to the meeting room is permitted. Persons under 18 are welcome to view the meeting from the Stourport and Bewdley Room.

**If you have any queries regarding this, please speak with the Council's Legal Officer at the meeting.**

## **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 Community Assets & Localism or Director of Economic Prosperity & Place 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 Economic Prosperity & Place.
- 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 April 2013

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

<b>Agenda item</b>	<b>Subject</b>	<b>Page Number</b>
1.	<b>Apologies for Absence</b>	
2.	<b>Appointment of Substitute Members</b>  To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Community Assets & Localism, together with the name of the Councillor for whom he/she is acting.	
3.	<b>Declarations of Interests by Members</b>  In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered.  Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 12th March 2013.	7
5.	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	13
6.	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	51

7.	<p><b>Planning and Related Appeals</b></p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	73
8.	<p><b>Outline application with some matters reserved for a residential development of up to 106 houses, access, amenity space, associated works and attenuation pond Land at Pearl Lane and South of Longmore Hill, Astley Cross 13/0086/LPAC</b></p> <p>To receive a report from the Director of Economic Prosperity and Place that asks the Committee to make a decision on the Planning Consultation received from Malvern Hills District Council in respect of the Outline planning application for residential development of up to 106 houses and all associated works on land at Pearl Lane and South of Longmore Hill, Astley Cross.</p>	76
9.	<p><b>To consider any other business, details of which have been communicated to the Director of Community Assets &amp; Localism before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</b></p>	
10.	<p><b>Exclusion of the Press and Public</b></p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

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

PLANNING COMMITTEE

THE CORN EXCHANGE, TOWN HALL, KIDDERMINSTER

12TH MARCH 2013 (6.30PM)

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**Present:**

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman), J Aston, G W Ballinger, E Davies, D R Godwin, I Hardiman, P B Harrison, M J Hart, H J Martin, B McFarland, F M Oborski, M Price, M A Salter, J A Shaw and N J Thomas.

**Observers:**

Councillor D R Sheppard.

The Chairman welcomed everyone and apologised for the change of venue and time of the meeting and explained it was due to circumstances at Wyre Forest House which were beyond the Council's control.

**PL.95 Apologies for Absence**

Apologies for absence were received from Councillors: B T Glass and C D Nicholls.

**PL.96 Appointment of Substitutes**

Councillor G W Ballinger was appointed as a substitute for Councillor B T Glass. Councillor J A Shaw was appointed as a substitute for Councillor C D Nicholls.

**PL.97 Declarations of Interests by Members**

Councillor D R Sheppard declared an Other Disclosable Interest (ODI) with regard to application number 12/0634/FULL – Severn Valley Railway, Station Drive, Kidderminster as he is a minority share holder and volunteer of the Severn Valley Railway.

**PL.98 Minutes**

**Decision: The minutes of the meeting held on 12th February 2013 be confirmed as a correct record and signed by the Chairman.**

**PL.99 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 507 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 507 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.100 Applications Pending Decision**

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

**Decision: The schedule be noted.**

**PL.101 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.102 Worcestershire Planning and Development Charter and Memorandum of Understanding**

The Committee considered a report from the Director of Economic Prosperity & Place that sought approval for the formal adoption of the Worcestershire Planning and Development Charter and the Memorandum of Understanding (MoU).

**Decision: The Worcestershire Planning and Development Charter and the Memorandum of Understanding accordance with paragraph 9.1 to 9.3 of the report to the Planning Committee be approved.**

**PL.103 Churchill and Blakedown Parish Council Neighbourhood Area Designation**

The Committee considered a report from the Director of Economic Prosperity and Place that sought endorsement for the designation of Churchill and Blakedown Parish as a Neighbourhood Area for the purposes of Neighbourhood Development Planning.

**Decision: The designation of the Parish of Churchill and Blakedown, as shown on the map at Appendix 1 of the report to the Planning Committee, as a Neighbourhood Area under Part 2 of The Neighbourhood Planning (General) Regulations 2012 be endorsed.**

**PL.104 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.105 New Enforcement Case**

The Committee received a report from the Director of Economic Prosperity & Place on a new enforcement case.

**Decision: Delegated authority be given to the Director of Community Assets and Localism serve or withhold an Enforcement Notice requiring the cessation of the unauthorised use of the land and/or building.**



**PL.106 Live Enforcement Cases**

The Committee received a report which listed live enforcement cases as at 27<sup>th</sup> February 2013.

**Decision: The report be noted.**

There being no further business, the meeting ended at 8.12pm.

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**12<sup>th</sup> March 2013 Schedule 507 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 Economic Prosperity and Place, Wyre Forest House, Fine Point Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Councillor D Sheppard left the meeting at this point, (6.36pm).

Councillor D Godwin arrived at the meeting at this point, (6.38pm).

<p><b>Application Reference: 12/0634/FULL</b></p>
<p><b>Site Address: SEVERN VALLEY RAILWAY, STATION DRIVE, KIDDERMINSTER, DY10 1QZ</b></p>
<p>APPROVED, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B6 (external details – approved plans).</li> <li>4. Contaminated land – Risk assessment and site investigation.</li> <li>5. Contaminated land – Soil sampling and remediation.</li> <li>6. Details of foundation design.</li> <li>7. No infiltration of surface water drainage into the ground.</li> <li>8. Details of proposed storage for oils, fuels and chemicals.</li> <li>9. Restriction on use of sleeping carriages – SVR volunteers only.</li> </ol> <p><u>Reason for Approval</u></p> <p>The principle of the development, to provide enhanced diesel locomotive maintenance facilities and associated works, for the Severn Valley Railway is supported by existing and emerging local planning policy. The height of the proposed maintenance building has been assessed in terms of the potential impact upon the skyline and views, both distant and more immediate, and has been found to be acceptable given the levels of adjoining land and the backdrop of the existing Football Stadium to the rear. The new facility will enable the maintenance of diesel locomotives to take place within the proposed building which will reduce the level of noise and fumes associated with the current external maintenance activities. The design of the buildings and choice of materials are considered to be acceptable. The development is considered to be in accordance with policies D.18, NR.2, NR.11, NR.12 of the Adopted Wyre Forest District Local Plan, CP01, CP03, CP10, CP11 of the Adopted Wyre Forest Core Strategy, SAL.GPB5, SAL.CC1, SAL.UP7, SAL.UP8 of the Site Allocation and Policies DPD, KCA.GPB5 of the Kidderminster Central Area Action Plan DPD and Sections 7, 12 of the National Planning Policy Framework.</p>

Councillor D Sheppard came back into the meeting at this point, (6.56pm).

<b>Application Reference: 12/0770/FULL</b>
<b>Site Address: KWIK-FIT, CHURCHFIELDS, KIDDERMINSTER, DY10 2JL</b>
<p><b>APPROVED</b> subject to the following condition:</p> <p>1. Fence to remain painted black in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p> <p><u>Reason for Approval</u></p> <p>The fence is considered to be of an acceptable scale, design and finish which allows it to harmonise with the existing street scene without detriment to visual amenity. The development will not give rise to a situation which would be detrimental to highway safety.</p> <p>The development is considered to be in accordance with policies D.10 of the Adopted Wyre Forest District Local Plan; SAL.UP9 of the Pre-Submission Publication Draft Version of the Site Allocations and Policies DPD; CP03 and CP11 of the Adopted Wyre Forest Core Strategy and Section 7 of the National Planning Policy Framework.</p>

<b>Application Reference: 13/0033/FULL</b>
<b>Site Address: LUCY BALDWIN HOSPITAL, OLIVE GROVE, STOURPORT-ON-SEVERN, DY13 8XY</b>
<p>Delegated APPROVAL be given subject to:</p> <p>i. The conclusion of the departure consultation procedure.</p> <p>ii. The signing of a Section 106 Agreement to secure:</p> <p>a. 12 affordable units.</p> <p>b. £174,134 Education Contribution.</p> <p>c. £35,203.20 Public Open Space Contribution (100% to Town Council subject to Management Plan or used as a split between Town and District Councils).</p> <p>d. £3,660 Highway Contribution.</p> <p>iii. The following conditions:</p> <p>1. A6 (Full with no reserved matters).</p> <p>2. A11 (Approved plans).</p> <p>3. Materials as per plan.</p> <p>4. Means of enclosure as per plan.</p> <p>5. B9 (Details of windows and doors).</p> <p>6. J1 (Removal of permitted development – residential).</p> <p>7. Open plan estate.</p> <p>8. E2 (Foul and surface water).</p> <p>9. SuDS drainage.</p> <p>10. Tree protection and methodology for working with RPZ.</p> <p>11. Highways.</p>

12. C8 (Landscape implementation).
13. Restriction of access to the south.
14. Footpath link to be provided prior to occupation and retained.
15. Bat mitigation scheme.

Notes

- A SN2 (Section 106 Agreement).
- B SN1 (Removal of Permitted Development Rights).
- C SN12 (Neighbours' rights).
- D Highways.

Reason for Approval

The proposed development is acceptable in principle and is considered to be of an appropriate in design and layout. The loss of heritage assets has been fully justified as part of the proposal. The impact on neighbouring properties has been fully considered and it is considered that no undue harm will ensure. Access and parking provision has been provided to the development which can be accommodated within the existing highway network. Matters of tree protection, biodiversity, drainage and sustainability have been adequately addressed as part of the proposal. The development is considered to be in accordance with policies H.2, LB.1, TR.17, D.4, D.10, D.11, D.12, AR.2, AR.3, NC.7, LR.3 of the Adopted Wyre Forest District Local Plan; DS01, DS03, CP01, CP02, CP03, CP04, CP11, CP13, CP14 of the Adopted Wyre Forest Core Strategy; SAL. DPL1, SAL.DPL4, SAL.CC1, SAL.CC2, SAL.CC6, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9, SAL.WS2 of the Site Allocation and Policies DPD; CTC17, CTC18, CTC19 of the Worcestershire County Structure Plan; QE3, QE5 of the West Midlands Regional Spatial Strategy; Design Quality Supplementary Planning Guidance; Planning Obligations SPD; Highway Design Guide and Sections 4, 6, 7, 11, 12 of the National Planning Policy Framework.

Councillor D Sheppard left the meeting at this point, (8.01pm).

## EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

09/04/2013

### PART A Reports

Ref.	Address of Site	Recommendation	Page No.
12/0760/FULL	20 - 23 HORSEFAIR KIDDERMINSTER	APPROVAL	14
12/0761/LIST	20 - 23 HORSEFAIR KIDDERMINSTER	APPROVAL	14
13/0049/FULL	REILLOC CHAIN STOURPORT ROAD KIDDERMINSTER	DELEGATED APPROVAL	23
13/0094/FULL	THE OLD POLICE HOUSE TENBURY ROAD CLOWS TOP KIDDERMINSTER	APPROVAL	32

### PART B Reports

Ref.	Address of Site	Recommendation	Page No.
13/0062/FULL	18 SUTTON ROAD KIDDERMINSTER	APPROVAL	37
13/0076/TCA	POOL DAM COTTAGE CHURCHILL KIDDERMINSTER	APPROVAL	39
13/0103/TREE	7 MOULE CLOSE KIDDERMINSTER	APPROVAL	41
13/0110/RESE	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	DELEGATED APPROVAL	43
13/0111/RESE	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	DELEGATED APPROVAL	43

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**

**9<sup>TH</sup> APRIL 2013**

**PART A**

<b>Application Reference:</b>	12/0760/FULL & 12/0761/LIST	<b>Date Received:</b>	30/11/2012
<b>Ord Sheet:</b>	383344 277202	<b>Expiry Date:</b>	25/01/2013
<b>Case Officer:</b>	John Baggott	<b>Ward:</b>	Broadwaters

**Proposal:** Repair alteration and extension of Nos. 20-22 Horsefair comprising of 3no dwellings, demolition of No. 23 Horsefair, installation of temporary interpretation art work

**Site Address:** 20 - 23 HORSEFAIR, KIDDERMINSTER, DY10 2EW

**Applicant:** Mr R Tolley

<b>Summary of Policy</b>	H.2, D.17, LB.1, LB.2, LB.3, LB.5, AR.3 (AWFDLP) DS01, DS02, CP01, CP11, (AWFCS) SAL.UP6, SAL.UP7, SAL.UP8 (SAP DPD) CTC.19, CTC.21 (WCSP) QE5 (WMRSS) Sections 6, 7, 12 (NPPF) Design Quality – SPG
<b>Reason for Referral to Committee</b>	Councillor request to be considered by Planning Committee
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 The application site is located in the Horsefair, Kidderminster, opposite the junction of Stourbridge Road and Hurcott Road, and consists of three Grade II three storey listed buildings known as Weavers Cottages, along with an adjacent single storey unlisted building referred to as “the Chip Shop”.
- 1.2 The three buildings at nos. 20-22 (i.e. the Weavers Cottages) are the only remaining parts on the west side of the historic Horsefair. They were formally Listed in February 2000 and are described in the listing record as *“three houses with attic workshops”* dating from the mid and late 18<sup>th</sup> Century. *“These building, which combine domestic and workshop functions are rare survivals from the period associated with the domestic worsted weaving industry in Kidderminster .....*”

12/0760/FULL & 12/0761/LIST

- 1.3 The buildings are vacant, boarded-up, and in a generally very poor condition. It would not be an overstatement to refer to the entire site as an “eye sore” in this location, especially as on either side (and opposite) relatively new developments of residential properties have been (and are currently being) undertaken.
- 1.4 Insofar as it has been possible to establish, the Weavers Cottages have since their original construction been dwelling houses, albeit with associated workshops. The forerunner of what one would now refer to as “live/work units”.

## **2.0 Planning History**

- 2.1 WF/0897/00 – Outline application for the erection of 39 dwellings : Approved 24/09/01.
- 2.2 WF/0266/03 – Reserved matters: Erection of 30 dwellings : Approved 25/04/03.
- 2.3 WF/0924/03 – Erection of 27 houses and flats and demolition of shop : Approved 09/12/12.
- 2.4 WF/0925/03 – Listed Building Consent application: Demolition of shop; demolition of existing extensions (to Weavers Cottages); erection of new extensions (to Weavers Cottages) and erection of 2 flats : Approved 12/12/03.
- 2.5 08/0035/FULL – Demolition of existing buildings and erection of 5 No affordable dwellings : Application Pending.
- 2.6 08/0034/LIST - Demolition of existing buildings and erection of 5 No affordable dwellings : Application Pending.
- 2.7 The above applications (at paragraphs 2.5 and 2.6) have remained undetermined to enable negotiations and potential viable alternative development proposals to be identified which would secure the retention of the Grade II Listed “Weavers Cottages”, as opposed to their proposed demolition. Both of the above applications have, not unsurprisingly, been the subject of objections from a number of consultees on the basis of the loss of the listed buildings, including English Heritage; the Conservation Officer; Kidderminster Civic Society; and, other heritage bodies, as well as local residents. The current applications are the culmination of the protracted negotiations to seek to secure a viable future for the Weavers Cottages.

## **3.0 Consultations and Representations**

- 3.1 Highway Authority – No objections.

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- 3.2 Conservation Officer - No objections, subject to conditions. Recording of demolition of 23 Horsefair to be as stipulated by the County Archaeological Unit.

The repair, alteration and extension of No's 20-22 Horsefair has been the subject of extensive pre-application discussions with the Worcestershire Building Preservation Trust via its Advisory Group meetings.

The information submitted with this application very clearly sets out the relative significance of the three cottages, via reports, recording and analysis. The proposals are comprehensively described and illustrated.

The loss of the (later) outbuildings to the rear of the cottages is in my opinion acceptable as this enables the provision of the kitchens and bathrooms necessary to bring the buildings back into residential use. These outbuildings are in any case of limited architectural and historic interest, are in a state of almost total dereliction and have been fully recorded.

There is some debate as to the history and function of the building at 23 Horsefair which latterly housed the fish and chip shop. I believe it is shown on the Doherty map of 1835, however it appears to have been so comprehensively remodelled internally as to have lost any indication of its former function. I have no objections to its demolition but think that further information may be obtained during the demolition process and this should be subject to an archaeological watching brief.

The minor alterations to the cottages themselves are acceptable as they facilitate better access to and within the buildings and there will be little loss of any significant fabric.

English Heritage has been engaged in full pre-application discussion over these proposals for several years and I echo their advice in that I support the application, and welcome the prospect that the listed buildings will be repaired and reused.

- 3.3 English Heritage - No objection. English Heritage has been engaged in full pre-application discussion over these proposals for several years. The submitted scheme is fully in accordance with these discussions. English Heritage does not object to the application, indeed we welcome the prospect that the listed buildings will be repaired and reused, and that the long standing proposal to demolish the properties can be withdrawn
- 3.4 Worcestershire County Council Archive and Archaeology Service - No objection, subject to the imposition of suitable conditions. Sufficient information on the significant of the (listed) asset has been provided and no further pre-determination assessment is required, and the impact of the proposed development on the historic environment can be appropriately offset by a conditional programme of archaeological work.



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- 3.5 Kidderminster Civic Society – No comments received.
- 3.6 Georgian & Victorian Societies – No comments received.
- 3.7 Neighbour/Site Notice – No representations received following direct neighbour notification; posting of site notices; and notification within the local press.

#### 4.0 Officer Comments

- 4.1 The applications seek consent for the demolition of the “Chip Shop” building and the retention; refurbishment and extension of nos. 20-22 Horsefair (i.e. Weavers Cottages) to bring them back into residential use, for market housing, consisting of 3 two bedroom dwellings. The entire scheme is the subject of, and dependent upon, a bid for Lottery funding, with an initial grant having already been secured to enable the works associated with the preparation of these applications to be undertaken.
- 4.2 The applications have been the subject of protracted pre-application discussions, especially in light of the still pending applications for the demolition and redevelopment of the site, as outlined under Section 2 of the report, and at the time of the applications’ submission the properties were in the ownership of Wyre Forest Community Housing (WFCH). It is understood that a separate application for the redevelopment of the site of the (hereby proposed) subsequently demolished “Chip Shop” will be forthcoming in due course. Any future such proposal would need to consider the potential impact upon the adjacent listed buildings.
- 4.3 The application has been accompanied by an extremely detailed Heritage Statement (incorporating the Design and Access Statement also) which sets out a comprehensive appraisal of the history of the buildings; their historic importance and significance (as confirmed by their statutorily listed status); a structural appraisal of the buildings’ condition; and, a detailed description as to the rationale behind the alterations and extensions proposed. A detailed structural survey has also been undertaken, along with a bat survey.
- 4.4 The applicants state that: “... *the repair and thus continued use of these buildings as domestic dwellings is both feasible, economically viable and important in order to preserve their significance both on a local level but also .... on a national level.*”
- 4.5 Such a proposal, to retain and repair the Weavers Cottages has been a long time coming and it is perhaps understandable that locally, given the deterioration of the buildings; their perceived structural condition; and, their physical appearance, in some quarters their entire demolition might now be favoured. However, the fact remains that given their listed status, national and local planning policy provides strong support for a scheme to retain and refurbish the buildings.

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- 4.6 The National Planning Policy Framework (NPPF), under Section 12, calls for local planning authorities to: “... recognise that heritage assets are an irreplaceable resource and (they should) conserve them in a manner appropriate to their significance”. Paragraph 131 of the NPPF states that: “In determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.”
- 4.7 At the local level, the Adopted Local Plan Policy LB.1 seeks to resist the demolition of listed buildings and encourages every effort to be made to preserve such buildings, even if this might involve finding an alternative viable use for the building from its historic use. Policy LB.2 provides support for repairs, extensions and alterations to listed buildings, subject to a criteria based approach in terms of the use of appropriate and sympathetic materials.
- 4.8 Further, similar, policy support aimed at preserving the built historic assets of the District is set out within Policy SAL.UP6 of the emerging Site Allocations and Policies Development Plan Document (SAL DPD).
- 4.9 Clearly, in planning policy terms there is strong in principle support for the retention and refurbishment of the buildings, subject to the details proposed within the scheme. In this regard, the intention is to retain the form and footprint of the Weavers Cottages, with all extensions to be located to the rear of the buildings, with both single and two storey extensions designed to reflect the traditional form of such dwellings. This will necessitate the removal and replacement of previous, less sympathetic, extensions to the rear of the original properties. Whilst every effort has been made to preserve and maintain the listed fabric, the actual act of re-establishing dwellings which are suitable for modern use, and meet the related regulations and standards, is such that some impact is inevitable.
- 4.10 Whilst modern services (such as central heating) is considered essential, the introduction of new spaces such as kitchens and bathrooms, which with them carry the greatest potential for impact upon the internal fabric of the buildings due to the range of services required, are proposed to be housed within the proposed new extensions to the rear.
- 4.11 Whilst some alterations are proposed, which include new openings; removal of some walls; and the introduction of new stud-partitioning, for instance, Members will have already noted that notwithstanding these proposed alterations, there is clear and unequivocal support for the proposed development from English Heritage and the Council’s own Conservation Officer, who have worked closely with the applicant’s and their representatives

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to assist in delivering an acceptable, workable and viable solution to satisfy the desire to seek to retain the Weavers Cottages.

- 4.12 Perhaps most significantly, in terms of publicly visible alterations is the proposal to remove the 20<sup>th</sup> century cement based render and pebbledash finish, which is anything but pleasing on the eye. The current appearance is unsympathetic to the original building, and is also detrimental to the historic fabric of the buildings. It is therefore proposed to remove the existing render finishes with the buildings returned to their original fair-faced brickwork appearance.
- 4.13 That said, it is likely that the application of the cement based render will have had a detrimental impact upon the original brickwork, which may not be possible to rectify. Should this prove to be the case, the use of a more appropriate lime render finish to the front and gable elevations will be considered. The existing rear facing brickwork will be unaffected, with the proposed rear extensions, despite being of a modern cavity wall construction, finished in appropriate matching brickwork.
- 4.14 The properties are located directly to the back of pavement and currently do not benefit from any off-street car parking. There is no scope for providing such facilities as part of the proposed retention and refurbishment scheme.
- 4.15 Officers are aware that interest in the Weavers Cottages has increased in recent months, and that in some quarters alternative uses for the buildings are being suggested. That said, no alternative proposals have manifested themselves in the form of a formal planning application and similarly no approaches have been made to Officers by way of pre-application enquiries regarding any alternative to the current applications for refurbishment and extension of the dwellings.
- 4.16 The current application proposals have been the subject of a rigorous appraisal by the applicants in terms of the viability of the scheme as proposed, which even after this is reliant upon Lottery funding to fulfil the aspirations of the overall scheme. Any alternative proposal would also need to consider whether such a scheme is truly viable. In the absence of such an alternative application, and the associated supporting documentation, Officers are unable to comment as to the acceptability, or otherwise, of any possible alternative scheme.
- 4.17 That said, and as already referred to above, in designing the current refurbishment scheme, and in particular the internal layout, great emphasis has been placed on minimising the potential adverse impact upon the original fabric of the listed buildings. Internal alterations are kept to a minimum, and those elements of the resulting refurbished dwellings that would require the most services (i.e. the kitchen and WC's) are located within the proposed extensions. It is not clear as to whether an alternative proposal, what ever that might be, would be capable of doing likewise in terms of minimal

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alterations. Of course, such details could only be confirmed via the submission of a formal planning (and listed building) application.

- 4.18 The fact remains that, apart from the pending applications for their entire demolition as summarised under paragraphs 2.6 and 2.7 above, the application(s) for the refurbishment and extension of the Weavers Cottages to reinstate their previous use as dwelling houses represent the only formal, and known, proposals for the site and the future of these listed buildings. It stands to be considered on its merits, unfettered by potential alternative proposals which may, or may not, be forthcoming in the future.

## 5.0 Conclusions and Recommendations

- 5.1 Despite their current appearance and the understandable perception that the Weavers Cottages are in someway unsafe, the supporting documentation which accompanies these applications provides a robust and viable proposal to refurbish, extend and reinstate the buildings as 3 dwellings, as was their original use, albeit that previously these incorporated workshops also.
- 5.2 The Weavers Cottages are the last remaining parts on the west side of the historic Horsefair, and for this reason alone their protection and refurbishment appears entirely appropriate. Added to this, in the case of no. 22 in particular, they are rare surviving buildings of this type and of significance both locally and nationally. Their retention and refurbishment is fully supported by English Heritage and the Conservation Officer.
- 5.3 The current applications offer an opportunity to preserve a part of Kidderminster's heritage and remove the real threat that these buildings could be lost forever. The scheme as proposed offers a sympathetic and well thought out proposal which will see the buildings preserved for the future and remove their current "eye sore" tag in the process.
- 5.4 It is recommended that application reference **12/0760/FULL** be **APPROVED**, subject to the following conditions:
1. A6 (Full with No Reserved Matters).
  2. A11 (Approved Plans).
  3. B1 (Samples of Materials).
  4. B8 (Mortar Details).
  5. G1 (Details of Works to Listed Buildings).
  6. G2 (Protection of Existing Buildings).
  7. G6 (Observation of Excavation).
  8. G11 (Comprehensive Photographic Survey).
  9. Details of Demolition works.

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Reason for Approval

The Weavers Cottages are the last remaining parts on the west side of the historic Horsefair, and their protection and refurbishment appears entirely appropriate. Added to this, in the case of no. 22 in particular, they are rare surviving buildings of this type and of significance both locally and nationally. The current applications offer an opportunity to preserve a part of Kidderminster's heritage and remove the real threat that these buildings could be lost forever. The scheme as proposed offers a sympathetic and well thought out proposal which will see the buildings preserved for the future, in accordance with the above listed policies.

5.5 It is also recommended that application reference **12/0761/LIST** be **APPROVED**, subject to the following conditions:

1. A7 (Listed Building Consent).
2. A11 (Approved Plans).
3. B1 (Samples of Materials).
4. B8 (Mortar Details).
5. G1 (Details of Works to Listed Buildings).
6. Details of Demolition works.

Reason for Approval

The Weavers Cottages are the last remaining parts on the west side of the historic Horsefair, and their protection and refurbishment appears entirely appropriate. Added to this, in the case of no. 22 in particular, they are rare surviving buildings of this type and of significance both locally and nationally. The current applications offer an opportunity to preserve a part of Kidderminster's heritage and remove the real threat that these buildings could be lost forever. The scheme as proposed offers a sympathetic and well thought out proposal which will see the buildings preserved for the future, in accordance with the above listed policies.

PLANNING COMMITTEE

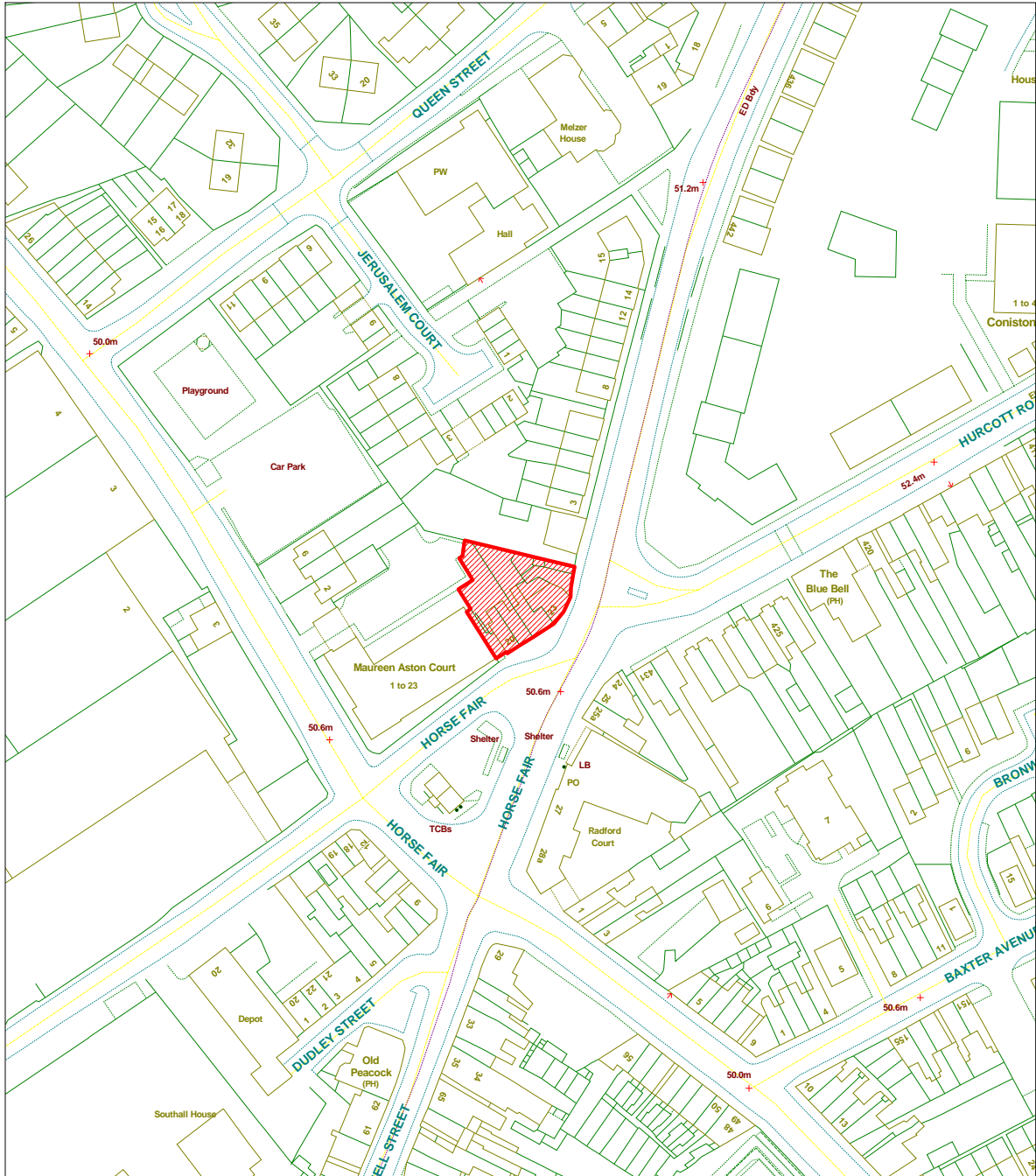
12/0760 & 12/0761

Date:- 25 March 2013

OS sheet:- SO8377SW

Scale:- 1:1250

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ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**20 - 23 Horsefair  
Kidderminster  
DY10 2EW**



Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556

## Agenda Item No. 5

**Application Reference:** 13/0049/FULL      **Date Received:** 01/02/2013  
**Ord Sheet:** 382335 275094      **Expiry Date:** 03/05/2013  
**Case Officer:** Paul Round      **Ward:** Oldington and  
Foley Park

**Proposal:** Demolition of existing factory and erection of 56 No. Dwellings comprising of a mixture of 1 & 2 bed flats and 2 & 3 bed houses

**Site Address:** REILLOC CHAIN, STOURPORT ROAD, KIDDERMINSTER, DY11 7BQ

**Applicant:** Bayhill Property Devcelopments Ltd. / Waterloo Housing Assoc.

<b>Summary of Policy</b>	H.2, TR.17, D.4, D.10, D.11, D.12, AR.2, AR.3, NC.7, LR.3 (AWFDLP) DS01, DS03, CP01, CP02, CP03, CP04, CP11, CP13, CP14 (AWFCS) SAL. DPL1, SAL.DPL4, SAL.CC1, SAL.CC2, SAL.CC6, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9, SAL.SK3 (SAP DPD) CTC17, CTC18, CTC19 (WCSP) QE3, QE5 (WMRSS) Design Quality SPG Planning Obligations SPD Highway Design Guide Sections 4, 6, 7, 11, 12 (NPPF)
<b>Reason for Referral to Committee</b>	'Major' planning application. Planning application represents departure from the Development Plan
<b>Recommendation</b>	<b>DELEGATED APPROVAL subject to Section 106 Agreement</b>

### 1.0 Site Location and Description

- 1.1 The site forms a 0.91ha site used by Reilloc Chain for industrial purposes over the last 40 years. It is located on the corner of Goldthorn Road and Stourport Road to the south of Kidderminster Town Centre. The site has been released for development due to the relocation of the existing business.
- 1.2 The site is surrounded by a mixture of uses. To the north of the site lies an Ambulance station and residential properties, to the east residential properties and commercial/industrial properties on a adjacent to Lisle Avenue, to the south more residential properties and allotments and to the west ColArt Fine Art & Graphics Ltd commercial premises.

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1.3 The site constitutes previously developed land and is allocated within the Adopted Local Plan for Industrial Purposes. However, within the emerging Site Allocations and Policies DPD the site is identified to be brought forward for residential purposes.

1.4 The application seeks for the demolition of the existing factory buildings and the erection of 56 affordable dwellings for Waterloo Housing Association.

## 2.0 Planning History

2.1 None of relevance.

## 3.0 Consultations and Representations

3.1 Highway Authority – Recommend Deferral to enable design to be amended in line with County Highway Design Guide.

3.2 Crime Risk Advisor - I have been in contact with the architect for this development and it is to be built to 'Secured by Design' standards. I am happy with the layout of the development and the security of the houses. My only concern was with the amount of surveillance over the cars parked at the rear of the houses fronting Stourport Road. I have asked that the fencing that runs parallel to the service road (at the rear of these houses) be amended so that the top portion is trellis, this will improve natural surveillance over the parked cars.

3.3 Worcestershire County Council Archive and Archaeology Service - The former Foley Mill was built as a carpet factory in the early years of the 20 Century and was used by Royal Navy during WW2 to store armaments which were probably manufactured at other factories in Kidderminster. The building represents element of an important local industry and I am therefore recommending that a programme of building recording be attached as a condition to planning consent.

3.4 Worcestershire Regulatory Services - No objection subject to contaminated land condition.

3.5 Planning Policy Manager and North Worcestershire Economic Development and Regeneration - The principle of residential development on this site has been established through the Site Allocations & Policies Local Plan process. Therefore NWEDR has no comments in relation to the redevelopment of this site for residential uses.

The comments below relate to design issues of which there are a number of significant concerns.



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#### STREET SCENE B – STOURPORT ROAD

Street Scene B on the proposed plan is the frontage onto the Stourport Road. In this location it is important that the development provides a strong and consistent frontage. It is felt that the positioning of the houses largely achieves this so much as they are built close to the highway edge of the Stourport Road and provide a continuous line of development.

However, there is concern regard the positioning of the two dwellings that are either side of the new access road into the development. With their side elevations and garden fences facing onto the Stourport Road it is felt that this presents a significant break in the frontage which considerably weakens the street scene. The street scene would be much better served if the front elevations of these dwellings faced out onto the road, continuing the line of development along the road. Due to this it is considered that the current design does not currently achieve the design quality that we would expect.

#### STREET SCENE C – GOLDTHORN ROAD

It is pleasing to see the development on the junction of the Stourport Road and Goldthorn Road is increased in scale and height and turns the corner of the road. This provides a strong feature in this location.

#### LINKS THROUGH THE SITE

It is noted that the layout of the development provides the main access from the Stourport Road to serve the majority of the development, but also a smaller access from Goldthorn Road to serve a smaller number of dwellings. However, it appears that this area of dwellings serve from Goldthorn Road may be physical severed from the rest of the site by a row of planting. Ideally we would like to see vehicle connectivity between these two areas, but at the very least we would expect pedestrian links to be available to improve accessibility.

#### LINKS TO OASIS ARTS & CRAFTS SITE

Both this site and the adjoining site, currently occupied by Oasis Arts & Crafts, are identified in the Site Allocations Local Plan as having the potential for redevelopment. The policy that deals with these sites Policy SAL.SK3 expects development to ensure that a comprehensive approach is taken across these sites. At least the District Council expects appropriate links to be provided between these two sites and would want to see the development on this site making allowances for links through to any future development on the Oasis site.

It is noted in the Design and Access Statement it that it states that the design allows for the future expansion of the site through the small access roads serving the dwellings on the western edge of the site. However, at the heads of these access roads there are private driveways and parking spaces. This being the case it is hard to see how these entrances could form part of access links to the adjacent site in future. The parking spaces would be presumably be privately owned and needed to serve the dwelling so it would seem unlikely that they would be removed.

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It is considered important to provide a future link to the Oasis site, and this layout does not convince us that this provision is adequately made.

- 3.6 Strategic Housing Services Manager - Waterloo Housing have worked closely in partnership with the housing services team to ensure that the proposed development at Reilloc Chain is both meeting the housing need in the district and complies with the agreed housing design and quality standards as stated in the WFDC Affordable Housing toolkit. The development will bring much needed investment into Wyre Forest through the utilisation of Homes and Communities grant and will assist in meeting housing needs. Therefore, I fully support the application.
- 3.7 Natural England – No objection.
- 3.8 Countryside and Conservation Officer - The application has come with an appropriate biodiversity assessment and there are no ecological issues that will effect the development.
- 3.9 Severn Trent Water – No objection subject to condition.
- 3.10 Neighbour/Site Notice – No representations received.

#### **4.0 Officer Comments**

- 4.1 The proposed residential development falls to be considered under the following headings:

1. Principle of Development.
2. Density and layout.
3. Design and External Appearance.
4. Highway Considerations.
5. Landscaping, Biodiversity and Sustainability.
6. Other Issues.

#### **PRINCIPLE OF DEVELOPMENT**

- 4.2 As noted above the site is allocated for Industrial Purposes within the Local Plan, although earmarked for change of allocation within the emerging Site Allocations and Policies DPD (SAP). Policy SAL.SK3 of the SAP deals with the site as part of a wider allocation of the adjoining factory site and sets out the principles for development the policy is flexible to allow parts of the allocated site to be released and maintain the business use.
- 4.3 The comments from the Planning Policy Manager and North Worcestershire Economic Development and Regeneration raise no concerns about the appropriateness of the scheme with the principles of development, indeed there is a clear compliance with the strategic aims of the Development Plan in providing residential development on identified previously developed sites.

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- 4.4 The proposed development does have to be considered as a departure from the Local Plan due to the existing Industrial Allocation. It has been advertised as such and no comments have been raised. In decision making terms significant weight can be given to Policy SAL.SK3 of the SAP due to its advanced stage and as such the development is considered acceptable in principle.

#### DENSITY AND LAYOUT

- 4.5 The site is relatively narrow and creates challenges in providing development particularly given the policy constraints requiring development to front Goldthorn Road and Stourport Road. The design has achieved the right balance in providing a strong frontage which wraps around the corner from Goldthorn Road through to Stourport Road, punctuating the corner with a three storey building. The access from Stourport Road continues along an internal road which provides dwellings fronting the service road. Two additional spurs are created as turning heads but can be extended at a future stage to allow access to the land wider development site. The access from Goldthorn Road serves a private drive and parking area for the houses and flats that adjoin. Whilst there are some concerns from a Regeneration perspective in respect of the connections between Goldthorn Road and the rest of the site and linkages to the remaining development site these are addressed by the Applicants through a model showing how future expansion could be achieved and a pedestrian link from Goldthorn Road to the rest of the development. On this basis I am satisfied that the layout provided addresses the policy requirements and provides a good quality layout design.
- 4.6 The 0.9 ha site seeks to provide 56 dwellings consisting of 19 no. 2 bed houses, 19 no. 3 bed houses, 3 no. 2 bed flats and 15 no. 1 bed flats. The density of 62 dwellings is reflective of proportion of flats within the scheme, and when taking this into account the proposed density is acceptable in the context of the surrounding area and provides a reflective mix of housing types.

#### DESIGN AND EXTERNAL APPEARANCE

- 4.7 The design and external appearance of the development seeks to provide a modern development whilst paying due diligence to the local vernacular. The area provides a mix of residential properties featuring Victorian/Edwardian housing interspersed with lower quality designed 1980/90's properties, which sit adjacent to commercially designed industrial units.
- 4.8 The proposal has drawn on parts of the local vernacular through inclusion of areas of render, symmetrical uniform windows, canopies and contemporary fenestration. The corner three storey block includes Juliet balconies and part render to punctuate the corner and provide interest when approaching from the south.

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- 4.9 The submitted design and streetscene drawings demonstrate a cohesive approach to the design that will help lift the design quality of the area and adequately integrate with the surrounding residential properties and commercial buildings. The use of render and red brick along with slate coloured tiles provides a modern development that will sit comfortably in its location.
- 4.10 There have been concerns over the dwellings that adjoin the access road on Stourport Road, particularly as their flank walls provide a blank appearance to the main street frontage. Discussions are ongoing to provide interest and relief to these elevations, essential providing true dual aspect dwellings. I am satisfied that changes can be achieved without major revisions to the layout or the proposals. Therefore subject to the revisions to these house types I feel that the design of the properties proposed is acceptable.

#### HIGHWAYS CONSIDERATIONS

- 4.11 A transport assessment has been provided which concludes that the proposals *“... could result in an overall net increase on the local highway network of up to 14 and 23 trips in the AM and PM peaks respectively. This equates to a new trip approximately every 2.6 minutes, which is considered to be immaterial, and will not have an impact on the safety or operation of the local highway network.”* Highway access to the site is provided in the main directly from the Stourport Road. A secondary access to serve 9 of the units is provided via Goldthorn Road. Two of the dwellings that front Goldthorn Road will have their own driveway and access points directly off Goldthorn Road. The development is considered acceptable in principle by the Highway Authority although some minor amendments are required to the access and internal road way to ensure that the roadway as proposed meets the County Highway Design Guide and is therefore suitable for adoption. These amendments have been carried out by the Applicant's Agent although the amended comments from the Highway Authority have not yet been received.
- 4.12 75 parking spaces have been provided for the dwellings and a further 11 spaces have been designated for visitors. This provision accords with adopted parking standards and ensures that adequate spaces are provided for the dwellings. The Highway Authority have no concerns over the provision of car parking.
- 4.13 On this basis matters of highway access and parking are considered to be acceptable.

#### LANDSCAPING, BIODIVERSITY AND SUSTAINABILITY

- 4.14 The application has been submitted with a full landscape scheme to supplement the design and includes a number of new native trees and hedges. The overall affect of the landscaping is to give a soft appearance to the development, which is a welcome improvement to the current stark elevations. The landscaping scheme is acceptable.

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- 4.15 Matters of biodiversity have been addressed through a Phase 1 Habitat Survey which does not find anything of note within the site. Enhancements are recommended through a suitable landscaping scheme, which has been addressed, and the provision of bat and bird boxes which can be secured through a suitably worded condition. Both Natural England and the Countryside & Conservation Officer are happy with the proposals.
- 4.16 In respect of sustainability the normal high levels of insulation, draught proofing and double glazing are proposed. However, in addition the dwellings are designed to achieve Code of Sustainability Code 3 and compliance with Homes and Community Agency's Design and Quality Standards. All the dwellings have inclusive access taking account of the need to adapt homes in the future and provide suitable access and facilities for disabled persons.

#### **OTHER ISSUES**

- 4.17 Whilst there are residential properties that are in close proximity to the site none will be adversely affected by the proposals. In similar vein the surrounding business are unlikely to be affected by these proposals.
- 4.18 The Council's adopted Planning Obligations SPG sets out the criteria for considering contributions that can be secured through a S.106 agreement. The scheme proposed is 100% affordable and as such education contributions are waived and public open space contributions reduced by 50%. As such on this scheme there is a requirement of £13,896, which has been agreed by the Applicant and will be used to enhance existing local public open space. This provision satisfies the requirements with the SPG and the policies concerning open space in the Development Plan.

### **5.0 Conclusions and Recommendations**

- 5.1 The proposal for residential development is considered to be acceptable given its residential allocation with the emerging Site Allocations and Policies DPD and on this basis is a suitable departure from the Industrial allocation in the Local Plan. The design, layout and density of the proposal provide good quality design that fits well the design context of the surrounding area. Access and parking have been fully considered and it is felt that adequate provision can be made and that the development will not result in harm to highway safety. Matters of biodiversity and sustainability have been suitably addressed. There is no conflict with the proposed development and surrounding residential properties or commercial premises.

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5.2 It is therefore recommend that **delegated APPROVAL** be given subject to:

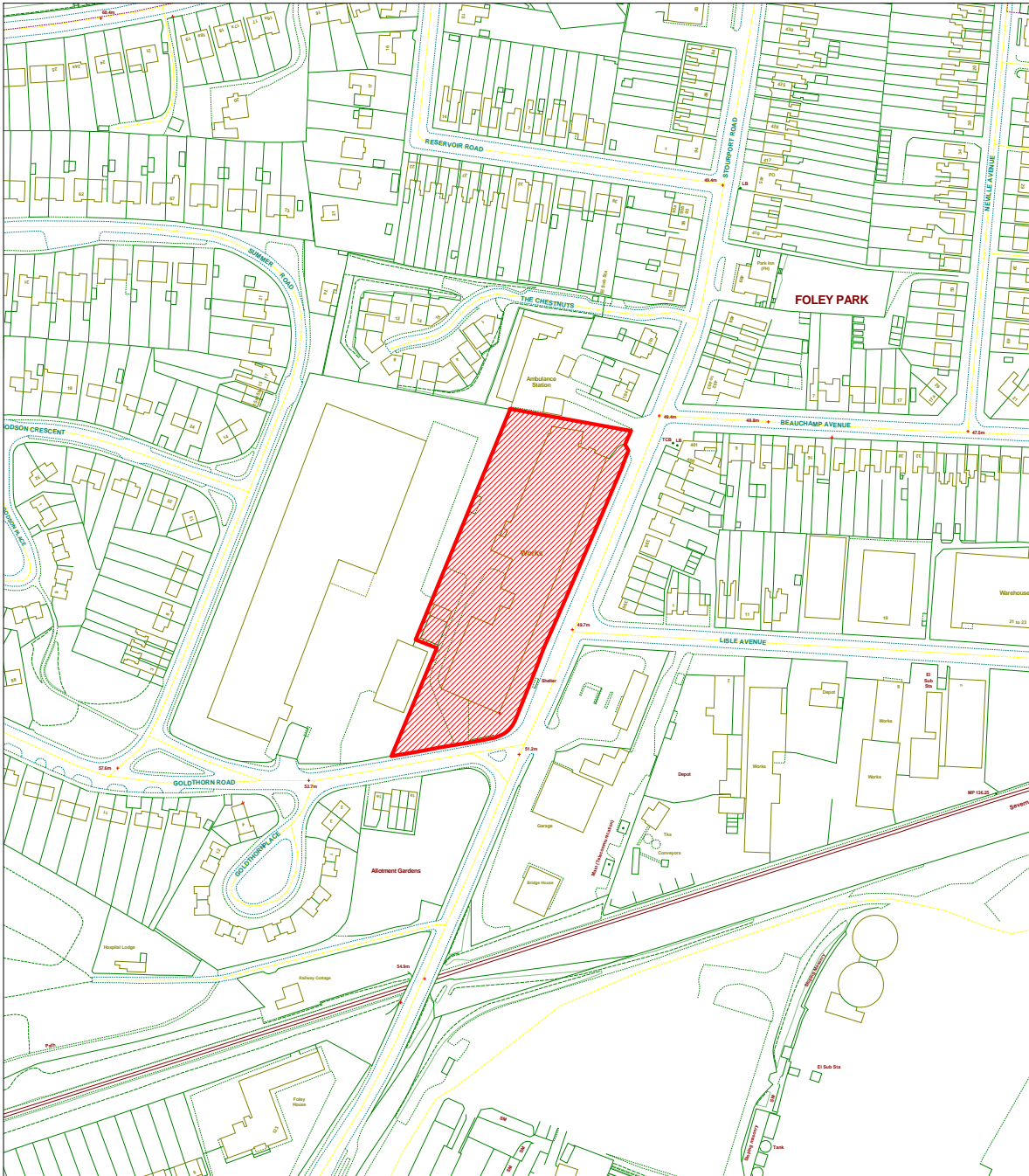
- i. satisfactory amended plans in respect of design and highway matters and the receipt of a no objection response from the Highway Authority;
- ii. the signing of a **Section 106 Agreement** to secure £13,896 for Public Open Space; and
- iii. the following conditions
  1. A6 (Full with no reserved matters).
  2. A11 (Approved plans).
  3. Affordable Housing Only.
  4. Materials as per plan.
  5. Levels.
  6. Bat and Bird Boxes.
  7. C8 (Landscape implementation).
  8. E2 (Foul and surface water).
  9. Boundary fencing.
  10. Programme of Building Recording.
  11. Contaminated Land Condition.
  12. Removal of Permitted Development Rights.
  13. Highway Conditions.

Notes

- A SN1 (Removal of Permitted Development Rights).
- B SN2 (Section 106 Agreement).
- C SN12 (Neighbours' rights).
- D Highways.
- E Archaeology.

Reason for Approval

The proposal for residential development is considered to be acceptable given its residential allocation with the emerging Site Allocations and Policies DPD and on this basis is a suitable departure from the Industrial allocation in the Local Plan. The design, layout and density of the proposal provide good quality design that fits well the design context of the surrounding area. Access and parking have been fully considered and it is felt that adequate provision can be made and that the development will not result in harm to highway safety. Matters of biodiversity and sustainable have been suitably addressed. There is no conflict with the proposed development and surrounding residential properties or commercial premises. As such the proposal is in accordance with the policies listed above.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Reilloc Chain  
Stourport Road  
Kidderminster DY11 7BQ**



Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556

<b>Application Reference:</b> 13/0094/FULL	<b>Date Received:</b> 23/02/2013
<b>Ord Sheet:</b> 371538 271911	<b>Expiry Date:</b> 20/04/2013
<b>Case Officer:</b> Emma Anning	<b>Ward:</b> Rock

**Proposal:** Proposed first floor extension

**Site Address:** THE OLD POLICE HOUSE, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HQ

**Applicant:** Mrs L Kloos

<b>Summary of Policy</b>	D.17, TR.17 (AWFDLP) CP03, CP11 (AWFCS) SAL.CC1, SAL.CC2 SAL.UP7, SAL.UP8 (SAP DPD) QE.1, QE.3 (WMRSS) Design Quality SPG Section 7 (NPPF)
<b>Reason for Referral to Committee</b>	Third party has registered to speak at Committee
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

1.1 The Old Police House is a detached two-storey dwelling located on the edge of the Rock settlement boundary. The application site is accessed off Tenbury Road (to the south) along a shared private drive and has an area of private amenity space to the east. Two neighbouring properties border the site, Highbury to the north and Hill Crest to the west.

### 2.0 Planning History

- 2.1 WF/0588/86 - Double garage and toilet : Approved.
- 2.2 WF/0194/90 - Kitchen and bedroom : Approved.
- 2.3 WF/0503/90 - Bedroom over existing garage : Approved.

### 3.0 Consultations and Representations

3.1 Rock Parish Council – Views awaited.



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3.2 Neighbour/Site Notice – One neighbour objection received. The main points raised are summarised below:

- i. The proposed extension to the property would constitute an invasion of our privacy and would cause extensive overshadowing of our land. We have a greenhouse and established raised vegetable beds that have been in use for several years. We grow a great deal of our own organic vegetables in these; the proposed extension would overshadow all of them, preventing a large amount of natural sunlight reaching them.
- ii. The large window in the proposed extension would directly overlook approximately 50% of our garden and would greatly detract from our privacy.

#### **4.0 Officer Comments**

4.1 Consent is sought for the erection of a first floor extension above an existing double garage to the side of the Old Police House. The extension would provide one additional bedroom with an en-suite. Members are informed that a near identical application for an extension above the existing garage was approved in 1990, as outlined under paragraph 2.1 above.

#### **DESIGN**

4.2 The relevant policies of the development plan require that extensions to a property must be in keeping with the style and characteristics of that property and must not cause visual harm to either the locality or to the host property through their scale or design. The style of the proposed extension, being traditional in nature, is considered to be in keeping with the architectural characteristics of the host property and is therefore acceptable in this respect.

4.3 The property is unusual in that the elevation fronting Tenbury Road (the principal elevation) does not contain the main entrance which is to the side of the property fronting the shared private drive. Being on the rear of the property the extension would not be highly visible from Tenbury Road and as such, would allow the main property to retain its dominance in the street scene. Similarly, the extension would appear subservient to the original dwelling in terms of its scale by virtue of a lowered ridge line and its design with a catslide roof with dormer windows. The design of the proposed extension is therefore considered to be acceptable.

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IMPACT ON AMENITY

- 4.4 Being above the existing garage the proposed extension would sit against the boundary shared with the neighbouring property 'Highbury' which lies to the north of the application site in a modest curtilage which surrounds the property at all sides. Against the shared boundary with the garage the occupiers of Highbury have positioned a greenhouse and some raised vegetable beds. As can be seen from the summary of consultation responses detailed above, there is concern that the proposed extension will result in a loss of light to this part of the garden resulting in harm to the amenity of occupiers, preventing them enjoying this area of garden to grow produce.
- 4.5 Having considered the impact of the proposed extension on daylight Officers consider that no harm would result. Taking into account the trajectory of the sun and the effect of the existing property on light to this area of the garden it is clear that the existing garage building already blocks most of the direct sunlight from the east and south. When the sun is passing to the west the proposed extension will have no material effect on the amount of day/sunlight reaching the greenhouse or raised beds. Officers consider that the proposed extension would not therefore cause harm to neighbour amenity as described above.
- 4.6 The proposed extension would 'in-fill' an area above the garage which is currently open. With 'Highbury' sitting at a right angle to the proposed extension the rear facing windows would look directly across the rear curtilage of the property. Having considered the impact of adding a second storey above the existing garage officers are satisfied that the scale of the proposal would not result in a development which would have an overbearing impact on the neighbouring property by virtue that the proposal would sit some 2.8 metres back from the rear elevation of the main property and would not breach either the 45 or 25 degree tests for daylight.
- 4.7 It is proposed to insert two windows in the rear elevation of the extension facing the rear curtilage of 'Highbury'; both of these would be obscure glazed given they would serve a landing and an en-suite. To ensure the privacy of occupiers of 'Highbury' is maintained a condition requiring these windows to be obscure glazed in perpetuity is suggested.
- 4.8 A third much larger window was originally proposed in the north-facing elevation of the extension which sits on the boundary of the curtilage of 'Highbury'. Following Officer advice and concerns from the immediate neighbour at 'Highbury' this window has been removed. The revised proposed plans show that the elevation facing the curtilage of 'Highbury' would remain blank and a condition is suggested to ensure that no further windows are formed in this elevation without the prior written consent of the Local Planning Authority. Officers are therefore satisfied that the proposal would not give rise to a situation which would have an adverse impact on neighbour amenity.

13/0094/FULL

HIGHWAY IMPACT

- 4.9 The proposal would see the property increased from a three bedroom dwelling to one with four bedrooms. The car parking standards of the development plan would require two car parking spaces for each. This level of provision can easily be accommodated within the curtilage of the property and by virtue that the proposal does not result in the requirement for additional spaces to be provided then officers consider that there would be no increased risk to highway safety.

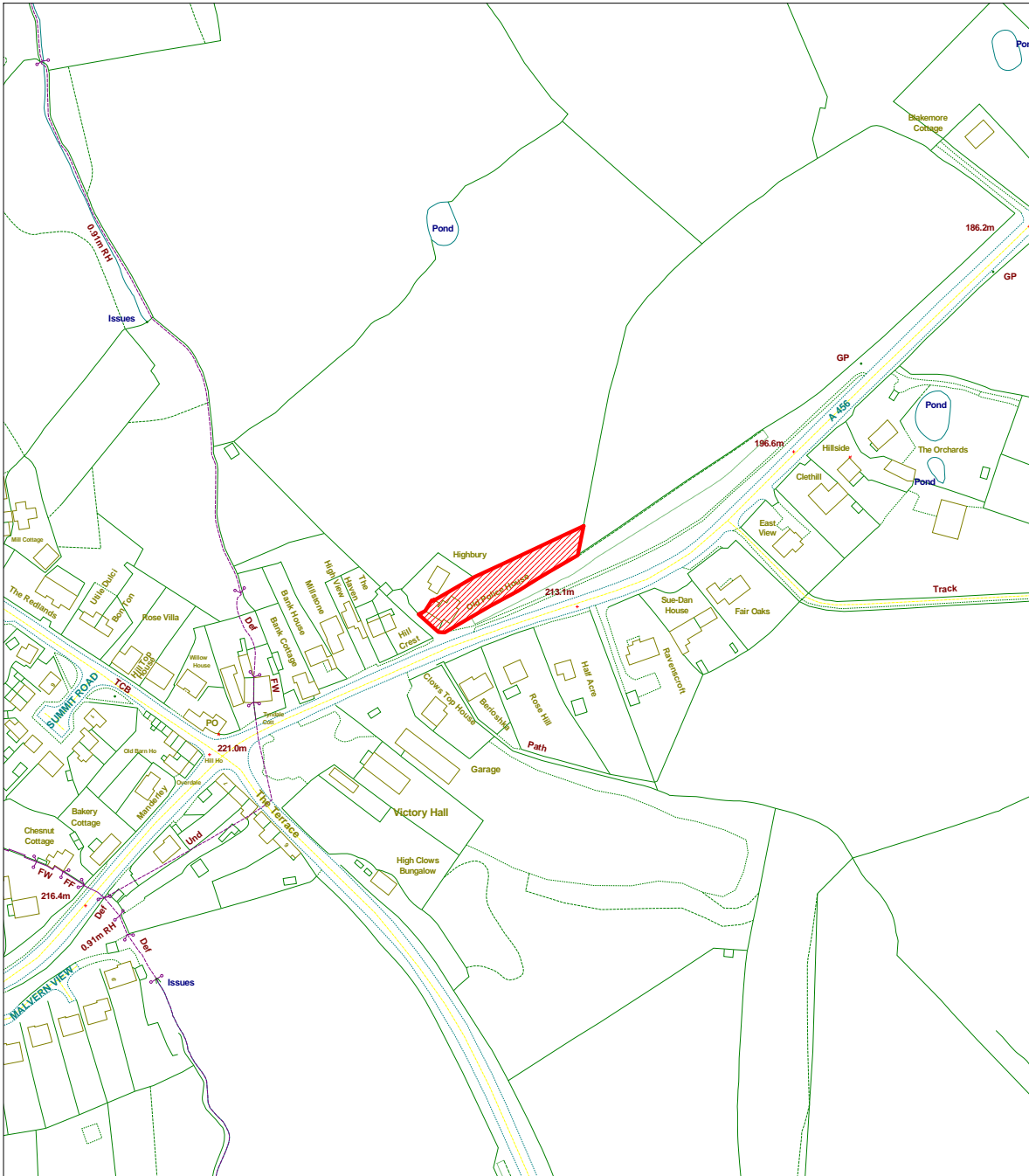
**5.0 Conclusions and Recommendations**

- 5.1 The proposal accords with the relevant policies of the Wyre Forest District Local Development Framework as listed and therefore it is recommended that the application is **APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B3 (Finishing materials to match).
4. Windows in the first floor north east elevation to be kept as obscure glazed in perpetuity.
5. No windows to be installed in the North West elevation without prior written consent of the Local Planning Authority.

Reason for Approval

The proposed extension is considered to be of an appropriate size and design in relation to the original dwelling. The impact of the extension upon the neighbouring property has been carefully assessed and it is considered that the amenity of the neighbour will not be adversely affected to a degree which justifies refusal of planning permission. For these reasons the proposal is considered to be in accordance with the policies listed above.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**The Old Police House**  
**Tenbury Road**  
**Clows Top DY14 9HQ**



Wyre Forest House, Finepoint Way, Kidderminster, Worcs. DY11 7WF Telephone: 01562 732928. Fax: 01562 732556

WYRE FOREST DISTRICT COUNCIL

**PLANNING COMMITTEE**  
**9<sup>TH</sup> APRIL 2013**

**PART B**

<b>Application Reference:</b>	13/0062/FULL	<b>Date Received:</b>	14/02/2013
<b>Ord Sheet:</b>	382272 276212	<b>Expiry Date:</b>	11/04/2013
<b>Case Officer:</b>	James Houghton	<b>Ward:</b>	Sutton Park

**Proposal:** Dropped kerb

**Site Address:** 18 SUTTON ROAD, KIDDERMINSTER, DY11 6QN

**Applicant:** Mr J Montague

<b>Summary of Policy</b>	CP11 (AWFCS) QE3 (WMRSS) Worcestershire County Council Highways Design Guide Section 4 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 The applications is a two-storey, hipped roof dwelling set back from the road behind a front garden and gravelled areas. The property occupies a corner plot on the junction of Sutton Road and Hume Street.
- 1.2 The majority of properties in the immediate area benefit from driveways or off street parking areas.

**2.0 Planning History**

- 2.1 None relevant.

**3.0 Consultations and Representations**

- 3.1 Highway Authority – The site does not presently benefit from a vehicular access and therefore there is no current in curtilage parking. The application proposes to introduce a new access onto Sutton Road which is a classified road and considered to be a route of local importance.

13/0062/FULL

The adopted local transport plan requires that in the formation of a new vehicular access onto a route of importance that a vehicle should be able to enter and exit the site in a forward gear, it is clear from a site inspection that there is insufficient space to allow this to happen within the site frontage and the applicant would have to reverse onto or off the driveway onto Sutton Road to use the parking area. It is considered that the additional reversing movements will create a highway safety hazard which will have an adverse impact on passing vehicles.

3.2 Neighbour/Site Notice – No representations received.

#### 4.0 Officer Comments

4.1 The applicant seeks approval for the addition of a dropped kerb to the front of the property to allow access from Sutton Road. Space is limited on the site although there is sufficient room to park a single vehicle.

4.2 The comments of the Highway Authority are noted. However, the application site is remarkable within the immediate area in that it benefits from no off-street parking accessed by means of a dropped kerb. The majority of properties in this locality which already benefit from off-road parking would also have insufficient space to turn a vehicle and as such it is considered that the proposed dropped kerb and parking area would offer no greater detriment to road safety in this area than is the case at present.

4.3 The proposed access, any potential parking area and the dropped kerb would not appear atypical or alien in this setting. The development proposed would offer no significant detriment to the amenity currently enjoyed by the occupants of neighbouring properties.

#### 5.0 Conclusions and Recommendations

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

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

#### Reason for Approval

The proposed drop kerb is considered acceptable; the access would not appear atypical or incongruous in the context of the street scene or the character of the area. It has been demonstrated that sufficient space exists within the site to provide a parking space and as such it is considered that the development would have no significant impact on highway safety. The development would be considered to accord with the requirements of Policy CP11 of the Adopted Wyre Forest Core Strategy (2010).

## Agenda Item No. 5

**Application Reference:** 13/0076/TCA      **Date Received:** 15/02/2013  
**Ord Sheet:** 388320 279512      **Expiry Date:** 29/03/2013  
**Case Officer:** Alvan Kingston      **Ward:** Blakedown and Chaddesley

**Proposal:** Fell a Silver Birch

**Site Address:** POOL DAM COTTAGE, CHURCHILL, KIDDERMINSTER,  
DY10 3LX

**Applicant:** Mr G Hayward

<b>Summary of Policy</b>	D.4 (AWFDLP) CP14 (AWFCS)
<b>Reason for Referral to Committee</b>	The applicant is a serving Wyre Forest District Council Councillor or is an immediate family member
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The tree within this notification is located on the bank of the pool opposite Churchill Forge House, Churchill.
- 1.2 Due to its rural location the area is very well furnished with trees, hedges and area of woodlands.

### 2.0 Planning History

- 2.1 None.

### 3.0 Consultations and Representations

- 3.1 Churchill and Blakedown Parish Council – No objections received.
- 3.2 Ward Members – No objections received.

### 4.0 Officer Comments

- 4.1 The proposed work within this notification is to fell a Silver Birch on land at Churchill Forge House, Churchill.
- 4.2 The tree is a mature specimen that has signs of decay on its eastern side. It is situated on the side of a private road and therefore can not be clearly seen from public vantage points.

13/0076/TCA

**5.0 Conclusions and Recommendations**

- 5.1 As a result of its condition and location, it is not worthy of a Tree Preservation Order. I therefore have no objection to its removal.



## Agenda Item No. 5

**Application Reference:** 13/0103/TREE      **Date Received:** 19/02/2013  
**Ord Sheet:** 381958 276884      **Expiry Date:** 16/04/2013  
**Case Officer:** Alvan Kingston      **Ward:** Habberley and Blakebook

**Proposal:** Fell Silver Birch

**Site Address:** 7 MOULE CLOSE, KIDDERMINSTER, DY11 6AL

**Applicant:** Mr D Nobes

<b>Summary of Policy</b>	D.4 (AWFDLP) CP14 (AWFCS)
<b>Reason for Referral to Committee</b>	The applicant is a serving Wyre Forest District Council Officer or is an immediate family member
<b>Recommendation</b>	<b>APPROVAL</b>

### 1.0 Site Location and Description

- 1.1 The tree within this application is located within the rear garden of 7 Moule Close, Kidderminster.
- 1.2 The applicant has a number of mature trees on land to the front of his property and is close to Blakebrook Conservation, where there are many wonderful mature trees located within private garden.

### 2.0 Planning History

- 2.1 None.

### 3.0 Consultations and Representations

- 3.1 Ward Members – No objections received.

### 4.0 Officer Comments

- 4.1 The proposed work within this application is to fell a Silver Birch that is growing within the rear garden of 7 Moule Close, Kidderminster.
- 4.2 The tree is a nice specimen with an even shaped crown; however there are a few small sections of decay around a number of old pruning wounds.

13/0103/TREE

- 4.3 A woodpecker has pecked a sizable hole into the main stem, under the largest of the pruning wounds, which is concerning the applicant as the tree is just over a metre from his conservatory.
- 4.4 I do not feel that the tree is an immediate treat, as the decay appears to be localised around the pruning wound. However, birch trees are not a long living species and once decay is present within the stem, they tend to decay quite quickly.
- 4.5 As the tree is so close to the applicant's dwelling I feel that the tree has reached the end of its safe useful expectancy.

## 5.0 Conclusions and Recommendations

- 5.1 I therefore consider the works indicated above to be acceptable as long as a replacement tree is planted to mitigate for the loss of amenity.
- 5.2 It is therefore recommended that **APPROVAL** be granted, subject to the following conditions:
1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice'.)
  2. Within the first planting season following the removal of the tree hereby approved, a replacement tree of *Betula utilis* of 8108cm diameter at 1.5 metres up the stem, in a location to be agreed in writing with the Local Planning Authority, shall be planted. If within a period of five years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, unless otherwise agreed in writing with the Local Planning Authority.
  3. C17 (TPO Schedule of Works).

### Schedule of Works

Only the following works shall be undertaken:

Fell one birch tree located within the rear garden of 7 Moule Close, Kidderminster.

<b>Application Reference:</b>	13/0110/RESE & 13/0111/RESE	<b>Date Received:</b>	11/03/2013
<b>Ord Sheet:</b>	382089 274479	<b>Expiry Date:</b>	10/06/2013
<b>Case Officer:</b>	Julia Mellor	<b>Ward:</b>	Oldington and Foley Park

**Proposal:** 13/0110/RESE: Redevelopment of part of development block A(ii) within phase 1 of Former British Sugar Site for **4no.** Residential dwellings. Reserved matters approval for scale, appearance, landscaping and layout and internal access with the development block following outline approval 12/0146/EIA

13/0111/RESE: Redevelopment of part of Development Block A(ii) within Phase 1 of the Former British Sugar Site for **30no.** residential dwellings including 6no. affordable units. Reserved Matters approval for scale, appearance, landscaping and layout and internal access within the development block following outline approval 12/0146/EIA

**Site Address:** FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER, DY11 7BW

**Applicant:** 13/0110/RESE: Taylor Wimpey (Midlands)  
13/0111/RESE: Bovis Homes

<b>Summary of Policy</b>	D4, D10, D11, D12, NR2, NR11, NR12, NC7 (AWFDLP) DS01, DS05, CP01–05, CP11, CP12, CP14 (AWFCS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 (SAP DPD) UR2, CF3, CF4, CF5, PA1, QE1, QE2, QE3, QE4, QE5, QE,7, T1–T5 (WMRSS) Re-Wyre Prospectus Design Quality SPG
<b>Reason for Referral to Committee</b>	'Major' planning application
<b>Recommendation</b>	<b>13/0110/RESE: Taylor Wimpey (Midlands) - DELEGATED APPROVAL</b>  <b>13/0111/RESE: Bovis Homes - DELEGATED APPROVAL</b>

**1.0 Site Location and Description**

1.1 The two application sites combined comprise one of the development blocks within phase 1 of the former British Sugar site which gained planning consent in outline last year.

13/0110/RESE & 13/0111/RESE

- 1.2 Phase 1 encompasses 19 hectares of land and extends from the Stourport Road to the west to the Staffordshire and Worcestershire Canal to the east. The Severn Valley Railway line runs along part of Phase 1 and to the south of the site lies the Vale Industrial Estate. Signs have recently been constructed on the frontage to the Stourport Road indicating that the site has been re-named 'Silverwoods'.
- 1.3 The redevelopment of the former British Sugar Site is highlighted as part of the vision for the District within the Core Strategy, with the Development Strategy advising that it is, "*Possibly the most important site to be allocated under this DPD with regard to the regeneration of Kidderminster...*" In addition Re-Wyre Prospectus highlights the site, also called 'The Beet', as a key action area for regeneration.
- 1.4 The 2012 outline approval for Phase 1:
  - i. agreed the point of access into the site from the Stourport Road and the main roads within Phase 1 including the route of the first part of the Hoo Brook Link Road;
  - ii. allowed the following range of uses – Class C3 residential development, Class B1, B2 and B8 employment development; Class A1 retail development, Class A3, A4 and A5 restaurant/café/drinking establishment/hot food take away, Class C1 hotel, Class C2 care home, Class C2 extra care facility, Class D1 crèche, a railway halt, and open space;
  - iii. allowed up to a total of 250 dwellings; and
  - iv. granted planning consent for a layout comprising of Development Blocks and assigned which of the above uses could be implemented within which development block.
- 1.5 The outline consent permits residential development on four parcels of land or Development Blocks known as DEV A (ii), DEV A (iii), DEV B (iii) and DEV C.
- 1.6 The current reserved matters applications combined form Development Block DEV A (ii) which lies at the front of the former British Sugar Site overlooking the Stourport Road.
- 1.7 The first application (Reference 13/0110/RESE) submitted by Taylor Wimpey is for 4 dwellings which would be located along part of the frontage to the Stourport Road.
- 1.8 The second application (Reference 13/0111/RESE) submitted by Bovis Homes is for 30 dwellings and encompasses the remainder of the Development Block.

13/0110/RESE & 13/0111/RESE

1.9 The proposed range of house types is as follows:

Taylor Wimpey

2 bed	0
3 bed	2
4 bed	2

Bovis Homes

2 bed	1
3 bed	20
4 bed	3

Bovis Homes (affordable units)

2 bed	4
3 bed	2

Total = 34 units

1.10 The outline consent was approved with a Section 106 Agreement which requires 12% of the units to be affordable. This would equate to a total of 30 units over the whole of Phase 1 should a maximum of 250 dwellings be approved. The current application for 30 dwellings submitted by Bovis Homes (Reference 13/0111/RESE) proposes 6 units of affordable housing of which 4 would be for social rent and 2 would be shared ownership.

1.11 Both of the applications seek consent for the remaining reserved matters which are:

- Appearance.
- Scale.
- Landscaping.
- Layout (to include internal access).

**2.0 Planning History (relevant)**

2.1 Outline: Redevelopment of the British Sugar Factory (phase 1), including access and Phase 1 link road with all other matters reserved, comprising: demolition of any remaining existing structures on site; residential development up to a maximum of 250 dwellings (class C3); employment development of up to 4 hectares (class B1, B2 and B8); retail development (class A1); restaurant/café/drinking establishment/hot food take away (class A3, A4 and A5); hotel (class C1); care home (class C2); extra care facility (class C2); crèche (class D1); a railway halt; access into site, ancillary roads, footpaths and cycleways; and open space – Approved 07.12.12

13/0110/RESE & 13/0111/RESE

### 3.0 Consultations and Representations

3.1 Stourport on Severn Town Council – Awaiting responses.

3.2 Highway Authority – Awaiting responses.

3.3 Environment Agency – Awaiting responses.

3.4 Natural England -

13/0110/RESE: Taylor Wimpey (Midlands) - This application falls within or is in close proximity to Wilden Marsh & Meadows Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

Aside from the comments on designated sites above, we would expect the LPA to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

PROTECTED SPECIES - If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or Biodiversity Action Plan (BAP) species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice on BAP and protected species and their consideration in the planning system.

LOCAL WILDLIFE SITES - If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application.

LOCAL LANDSCAPE - Natural England does not hold information on local landscape character, however the impact of this proposal on local landscape character (if any) is a material consideration when determining this application. Your authority should therefore ensure that it has had regard to any local landscape character assessment as may be appropriate, and assessed the impacts of this development (if any) as part of the determination process.

13/0110/RESE & 13/0111/RESE

BIODIVERSITY ENHANCEMENTS - This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

13/0111/RESE: Bovis Homes – Awaiting response

3.5 Arboricultural Officer - Awaiting responses.

3.6 Countryside and Conservation Officer - Awaiting responses.

3.7 Crime Risk Advisor - Awaiting responses.

3.8 Disability Action Wyre Forest -

13/0110/RESE: Taylor Wimpey – General satisfaction with development ensuring level access to all dwellings

13/0111/RESE: Bovis Homes - General satisfaction with development ensuring level access to all dwellings. Object strongly to dwellings with garage underneath living accommodation.

3.9 Worcestershire Regulatory Services - Awaiting responses.

3.10 Health & Safety Executive - Awaiting responses.

3.11 Severn Trent Water – no objections subject to condition.

3.12 Strategic Housing Services Manager - 13/0111/RESE: Bovis Homes (only) – I have looked at the affordable units on the above application and I am happy with the proposed provision both in terms of the type of units and space standards of those units.

3.13 Neighbour/Site Notice/ press notice – No representations received.

13/0110/RESE & 13/0111/RESE

#### **4.0 Officer Comments**

- 4.1 As stated previously the reserved matters applications propose a total of 34 dwellings within Development Block A (ii) which fronts onto the Stourport Road. A mix of 2, 3 and 4 bedroom houses are proposed within a layout comprising of two development blocks that allow the dwellings to front onto the perimeter roads and address the public realm.
- 4.2 The layout of this particular block has been restricted by a condition attached at the outline stage which requires that all of the dwellings are set back from the Stourport Road by a minimum of 22m to ensure that the future occupiers are adequately protected from noise from the highway. The proposed layout adheres to this condition.
- 4.3 In terms of the layout, the submitted Design and Access Statement advises in summary that:
- The overall layout has closely adhered to the Masterplan;
  - The proposed plots are generally arranged to address the street frontage with parking pushed back beyond the building line in order to lessen the impact of the motor vehicle;
  - Two private courtyard parking areas define public and private space and encourages security;
  - The layout creates a permeable network of streets;
  - Private spaces have been positioned in a back to back form to minimise exposed boundaries and promote active frontages and natural surveillance; and
  - Corner locations have been addressed with windows to habitable rooms providing surveillance in both directions.
- 4.4 As stated previously the former British Sugar Site is a strategically important site within the District and has been earmarked for redevelopment for a number of years via policies within the Adopted Local Plan and the Local Development Framework. Furthermore the Council keen to encourage the re-use of the site.
- 4.5 It is considered that the layout of the Development Block which shows the dwellings fronting onto the Stourport Road is commendable. However there is the preference for a high density continuous frontage to the Stourport Road to showcase this strategic site. Notably this is the most prominently sited residential Development Block within the whole of the 19 hectare Phase 1. The density of the development within this Development Block equals approximately 41 dwellings per hectare which is considered to be low for a site which, due to its surroundings, does not necessarily need to reflect the density or character of adjacent sites. However whilst the density of the development, and in particular the frontage to the road could be conceded, it is considered that the elevational treatment of those plots does not provide the high quality design that officers are seeking.



13/0110/RESE & 13/0111/RESE

- 4.6 The design policies within both the Adopted Core Strategy and soon to be adopted Site Allocations and Policies DPD's seek to ensure that developments reflect design quality which maximise opportunities to contribute to local distinctiveness and improves the character of an area.
- 4.7 Unfortunately the frontage to Stourport Road does not live up to expectations and would not, it is considered, deliver an innovative development at the former British Sugar site, a prominent site which provides a unique development opportunity with minimal design constraints. Notably the indicative Masterplan for the whole site, submitted at an outline stage indicates, "*a strong and continuous building line*" and it is suggested that development could reach a height of up to 12m. It is also acknowledged that, "*The architectural detailing will be informed by the local vernacular....although as highlighted....there is little architectural inspiration upon which the design can take its cue.*"
- 4.8 Having considered the above there is however the guidance of the NPPF which has to be acknowledged. At the heart of the NPPF is a presumption in favour of sustainable development, which for decision making means, "*approving development proposals that accord with the development plan without delay*". There is also the saleability of the plots which, according to the applicants, is the impetus for the designs chosen based on the house builders' experiences elsewhere in the country.
- 4.9 An objection has been received from Disability Action Wyre Forest with respect to one particular house type within the Bovis application (Ref. 13/0111/RESE) which shows the provision of living accommodation above a private drive leading to a parking courtyard at the rear. In response colleagues in Building Control have advised that subject to the provision of a level point of access the house type would accord with Building Regulations. Furthermore only one of the 34 plots proposes this type of dwelling.
- 4.10 Housing Services find the proposed number of affordable properties together with their size and tenure to be acceptable.

## 5.0 Conclusions and Recommendations

- 5.1 The design aspirations for this prominent site and the viability or saleability of the proposed dwellings need to be balanced, and with this approach Officers are currently in negotiations with both applicants to secure an acceptable design. Therefore the recommendations are as follows:
- 5.2 With respect to planning application reference **11/0110/RESE** the recommendation is for **delegated** authority to **APPROVE** subject to:
- i. no objections from the outstanding consultees and neighbours;
  - ii. the submission of acceptable amended plans; and
  - iii. the conditions as listed paragraph 5.4 of the report.

13/0110/RESE & 13/0111/RESE

- 5.3 With respect to planning application reference **11/0111/RESE** the recommendation is for **delegated** authority to **APPROVE** subject to:
- i. no objections from the outstanding consultees and neighbours;
  - ii. the submission of acceptable amended plans; and
  - iii. the conditions as listed paragraph 5.4 of the report.
- 5.4 The suggested conditions are as listed below:

1. Development undertaken in accordance with plans.
2. Materials.
3. Boundary treatment in accordance with plans.
4. Drainage in accordance with plans.
5. Landscaping in accordance with plans.
6. Landscaping maintenance in accordance with plans.
7. Details of site levels relative to surrounding roads and footpaths.
8. Details of parking for site operatives.
9. Details of cycle parking.
10. Submission of Construction Environmental Management Plan (CEMP).
11. Submission of a Habitat Management Plan to enhance biodiversity.
12. Details of lighting with no adverse impact upon lighting.
13. Details of road / private drive surfacing construction.
14. Details of a welcome pack for homeowners.
15. Site investigation.

Reason for Approval

The principle of residential development on this part of phase 1 of the former British Sugar site (i.e. within Development Block A(ii)) together with the proposed access into the development block has been agreed at the outline stage under planning approval 12/0146/EIA. The proposals are considered to be of an appropriate design in principle with no significant adverse impact upon surrounding land users, ecology or highways. It is considered that the proposals accord with the relevant Policy guidance.

## Wyre Forest District Council

Planning Committee Meeting 09 April 2013

### 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	John Baggott
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	John Baggott

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	Julia Mellor
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
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
09/0575/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
10/0121/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

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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
11/0543/CERTE	31/08/2011	26/10/2011	SMITHS TURNING 5A WHITEHILL ROAD KIDDERMINSTER DY116JH	The use of an area of land as garden land	MR J CADDICK	James Houghton
11/0647/S106	02/11/2011	28/12/2011	SEVERN ROAD STOURPORT-ON- SEVERN	Variation of Section 106 agreement to enable a change to the timescale relating to the approval and implementation of Public Art	Tesco Stores Ltd	Julia Mellor
11/0740/CERTE	16/12/2011	10/02/2012	44 ROUSBINE CARAVAN PARK CALLOW HILL ROCK KIDDERMINSTER DY149DD	Residential occupation of unit 44 by Site Warden	Mr & Mrs Lunnon	Paul Round
12/0126/FULL	06/03/2012	01/05/2012	OAK TREE FARM KINLET ROAD FAR FOREST KIDDERMINSTER DY149UE	Proposed timber show house and associated features.	ROBERT TAYLOR ASSOCIATES	Julia McKenzie- Watts
12/0155/FULL	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0156/LIST	15/03/2012	10/05/2012	LAND TO THE REAR OF 10 YORK STREET & 31 HIGH STREET STOURPORT-ON-SEVERN DY139EG	Internal and external alterations for the proposed conversion of rear buildings to form 3 No. two-bedroom flats and 2 No. one-bedroom flats	Mr D Allcock	Julia Mellor
12/0266/CERTE	27/04/2012	22/06/2012	THE STABLES AT THE WOODLANDS WORCESTER ROAD CLENT STOURBRIDGE DY9 0HS	Lawful Development Certificate for an existing use or operation: Stables with self contained studio apartment above	Mr P Knowles	Julia McKenzie- Watts

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12/0268/S106	04/05/2012	29/06/2012	MORGANITE ADVANCED CERAMICS BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of S106 to allow revised affordable housing percentage (24%) and mix	Mr M Marsh	Paul Round
12/0273/FULL	09/05/2012	04/07/2012	WALLFLOWERS INTERIORS 28 BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103JN	Change of use of ground floor from A1 (retail) to D2 (personal training studio)	Mr C Gardner	Julia McKenzie-Watts
12/0279/FULL	09/05/2012	04/07/2012	LAND OFF HOLLIES LANE KIDDERMINSTER DY115RW	Erection of wooden storage/amenity building to be used in conjunction with existing land use	Mr P Lawley	James Houghton
12/0296/TREE	16/05/2012	11/07/2012	REDROW SITE (FORMER MORGANITE ADVANCED CERAMICS) BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Fell Horse Chestnut (T9)	Mr S Duffin	Alvan Kingston
12/0321/FULL	25/05/2012	20/07/2012	UNIT 2 GREENACRES LANE BEWDLEY DY122RE	Demolition of existing industrial unit and offices, and construction of a three bedroom detached house and associated works	Mr M Harding	James Houghton
12/0341/FULL	31/05/2012	26/07/2012	OLD BEAR STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Installation of car park lighting columns	Spencer Taverns Ltd	James Houghton
12/0411/LIST	05/07/2012	30/08/2012	PARKHALL BIRMINGHAM ROAD BLAKEDOWN KIDDERMINSTER DY103NL	Extensions and alterations to Keepers Cottage including 'reinstatement' of first floor level, chimneys, loading doors and windows and addition of single storey extension to west elevation	Mr R Stevens	Julia Mellor
12/0433/FULL	13/07/2012	07/09/2012	CAUNSALL FARM 100 CAUNSALL ROAD CAUNSALL KIDDERMINSTER DY115YW	Conversion and alterations of existing barns to create 2No. dwellings and the erection of stables	The Wridgway family	Paul Round

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12/0444/FULL	17/07/2012	11/09/2012	ROWLAND HILL SHOPPING CENTRE VICAR STREET KIDDERMINSTER DY101DE	Amendments to planning Permission 12/0013/FULL to allow revised entrance to Vicar Street, internal alterations including retention of staircase and toilet in lieu of new retail units	Joint LPA Receivers of Rowland Hill Centre	Julia Mellor
12/0447/FULL	17/07/2012	11/09/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Demolition and rebuild animal shelter (pig sty)	Mr S Cox	James Houghton
12/0507/FULL	08/08/2012	07/11/2012	LAND OFF CLENSMORE STREET CHURCHFIELDS KIDDERMINSTER	Substitution of house types on plots 156 - 223 (inclusive) previously approved under planning application ref 11/0163/FULL	Barratt West Midlands	Julia Mellor
12/0549/FULL	29/08/2012	24/10/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SF	Demolition and Rebuild of Chicken rearing sheds	Mr S Cox	James Houghton
12/0570/FULL	21/09/2012	16/11/2012	SIX ACRES CASTLE HILL LANE WOLVERLEY KIDDERMINSTER DY115SE	Proposed temporary agricultural dwelling in form of static caravan and associated storage container for a temporary 3 years period	Mr N Cox	James Houghton
12/0623/FULL	01/10/2012	26/11/2012	LAND ADJACENT 7 HARTLEBURY ROAD STOURPORT-ON-SEVERN DY139NL	Construction of three 2no. Bed houses and two 2no. Bed flats, new vehicle access (Amendment of planning permission 10/0446/FULL)	Robert Gordon Hughes LLP	Julia McKenzie-Watts
12/0633/CERTP	05/10/2012	30/11/2012	BARN CLOSE COTTAGE THE HOLLOWAY CHADDESLEY CORBETT KIDDERMINSTER DY104QD	Two storey rear extension, single storey side extensions to north and south elevations	Miss E Pardoe	Paul Round

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12/0644/S106	17/10/2012	12/12/2012	PRIMARY CARE CENTRE HUME STREET KIDDERMINSTER DY116RE	Variation to Section 106 Agreement to allow a Community Transport contribution to replace already agreed public transport contribution	Haven Health Properties Ltd Diane Darlington (Com	Emma Anning
12/0658/FULL	22/10/2012	17/12/2012	THE SLADD KINVER ROAD CAUNSALL KIDDERMINSTER DY115YG	Conversion of former agricultural barns to 3 dwellings (Renewal of 09/0682/Full)	Mr T Nock	James Houghton
12/0659/FULL	22/10/2012	17/12/2012	THE MOUNT TRIMPLEY BEWDLEY DY121NL	Change of use of existing outbuilding to from holiday letting (Resubmission of withdrawn application 12/0548/FULL)	Mrs A Hall	Emma Anning
12/0667/FULL	30/10/2012	25/12/2012	BRITISH RED CROSS SOCIETY REDCROSS HOUSE PARK STREET KIDDERMINSTER DY116TW	Proposed conversion of existing building to form 5 No. residential units with new parking	Central Building Design	Emma Anning
12/0690/FULL	02/11/2012	28/12/2012	5 & 6 CHURCH STREET KIDDERMINSTER DY102AD	Change of use from offices to 6 No. 1 & 2 bedroom flats on three floors and the retention of approximately 134sq m of office/commercial space on ground floor	Finch house Properties	Emma Anning
12/0691/LIST	02/11/2012	28/12/2012	5 & 6 CHURCH STREET KIDDERMINSTER DY102AD	Change of use from offices to 6 No. 1 & 2 bedroom flats on three floors and the retention of approximately 134sq m of office/commercial space on ground floor	Finch house Properties	Emma Anning
12/0733/FULL	12/11/2012	11/02/2013	HAMLET PLACE BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of condition 25 of Outline Planning Permission 10/0321/OUTL to allow occupation of up to 13 plots prior to completion of highway works.	Mr S Duffin	Paul Round



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12/0739/FULL	26/11/2012	25/02/2013	BURLISH PARK GOLF CLUB ZORTECH AVENUE KIDDERMINSTER DY117DY	Re-modelling of existing golf course	Mr T Plummer	Paul Round
12/0756/FULL	28/11/2012	23/01/2013	HAMLET PLACE BEWDLEY ROAD STOURPORT-ON-SEVERN DY138QR	Variation of condition 7 of 10/0321/OUTL to allow occupation of plots 5 to 12 prior to noise attenuation works being completed	Mr S Duffin	Paul Round
12/0741/FULL	29/11/2012	24/01/2013	ROWBERRYS NURSERIES LOWER CHADDESLEY KIDDERMINSTER DY104QN	Extension to existing restaurant	Mr C Rowberry	James Houghton
12/0754/FULL	30/11/2012	25/01/2013	THE COTTAGE BUCKERIDGE BANK ROCK KIDDERMINSTER DY149DN	Conservatory to rear and side of property	Mr R Barker	Julia McKenzie-Watts
12/0760/FULL	30/11/2012	25/01/2013	20 - 23 HORSEFAIR KIDDERMINSTER DY102EW	Repair alteration and extension of Nos. 20-22 Horsefair comprising of 3no dwellings, demolition of No. 23 Horsefair, installation of temporary interpretation art work	Mr R Tolley	John Baggott
12/0761/LIST	30/11/2012	25/01/2013	20 - 23 HORSEFAIR KIDDERMINSTER DY102EW	Repair alteration and extension of Nos. 20-22 Horsefair comprising of 3no dwellings, demolition of No. 23 Horsefair, installation of temporary interpretation art work	Mr R Tolley	John Baggott
12/0758/LIST	05/12/2012	30/01/2013	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Change of use of existing agricultural building to annex office with associated conversion works and demolition of existing steel and block barns	Mr & Mrs L Roper	Paul Round
12/0757/FULL	06/12/2012	31/01/2013	HORSELEY HILL FARM HORSELEY HILL WOLVERLEY KIDDERMINSTER DY115TD	Change of use of existing agricultural building to annex office with associated conversion works and demolition of existing steel and block barns	Mr & Mrs L Roper	Paul Round

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12/0764/FULL	06/12/2012	31/01/2013	6 HARTLEBURY ROAD STOURPORT-ON-SEVERN DY139NL	Change of use for 6 Hartlebury Road to offices (B1) and vehicle storage (B8)	Mr I Harrodine	Emma Anning
12/0763/FULL	07/12/2012	01/02/2013	VACCAROS 10 COMBERTON HILL KIDDERMINSTER DY101QG	Change of use to A3 Restaurant/Deli	Ms L Mares	John Baggott
12/0770/FULL	11/12/2012	05/02/2013	KWIK-FIT CHURCHFIELDS KIDDERMINSTER DY102JL	Retention of concrete panel fence	Kwik Fit Properties Limited	Emma Anning
12/0777/FULL	12/12/2012	06/02/2013	HOBRO VILLA HOBRO WOLVERLEY KIDDERMINSTER DY115SZ	Proposed garage, mower store & equipment store	Mr N Shillingford	James Houghton
12/0783/FULL	20/12/2012	14/02/2013	FORMER HOME DELIVERY NETWORK DEPOT JUNCTION OF FREDERICK ROAD/WORCESTER ROAD KIDDERMINSTER DY117RA	Change of use from Distribution Warehouse (Class B8) to a Retail Warehouse Club (sui generis use), together with alterations to car parking and service yard, revised entrance door and associated works.	JTF Wholesale Ltd (Mr R Amans)	Paul Round
12/0784/FULL	20/12/2012	14/02/2013	75 MILL ROAD STOURPORT-ON- SEVERN DY139BJ	Demolition of existing houses (75-77 Mill Road) and erection of 7 dwellings with associated access, parking and alteration of Public Right of Way. (Renewal of Planning Permission 08/0490/FULL)	Mr I Grant	Paul Round
13/0007/FULL	02/01/2013	27/02/2013	63 STEATITE WAY STOURPORT- ON-SEVERN DY138PQ	Proposed two storey extension to front, side and rear	Mr A Howes	Emma Anning
13/0009/FULL	04/01/2013	01/03/2013	HEATHFIELD POUND GREEN ARLEY BEWDLEY DY123LL	Proposed garage	Mr & Mrs D Bell	Emma Anning

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13/0010/FULL	07/01/2013	04/03/2013	THE OLD COACH HOUSE BROCKENCOTE CHADDESLEY CORBETT KIDDERMINSTER DY104PY	North Elevation: remove door and window; add five new windows; add two roof-lights; add porch. East Elevation; remove two windows; enlarge one window	Mr M Glendenning	Julia McKenzie-Watts
13/0014/FULL	14/01/2013	11/03/2013	STOURPORT ON SEVERN HIGH SCHOOL MINSTER ROAD STOURPORT-ON-SEVERN DY138AX	Change of use of part of playing field to car park associated with gymnasium, rendering of south elevation, alterations to fenestration and replacement of external canopy	Mr C Gripenstedt	Emma Anning
13/0016/FULL	14/01/2013	11/03/2013	WOLVERHILL WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY115XD	Proposed change of use of land to residential curtilage and construction of garage	Mr A Yarnold	Julia McKenzie-Watts
13/0022/FULL	14/01/2013	15/04/2013	HEATH LANE SHENSTONE KIDDERMINSTER DY104BS	Change of use of Agricultural land to travelling show people site, including stationing of 8 residential caravans, 10 touring caravans and 1 static caravan along with storage of equipment and vehicles and associated access parking and drainage works.	Mr N Jennings	Paul Round
13/0024/FULL	16/01/2013	13/03/2013	10 LOWER LICKHILL ROAD STOURPORT-ON-SEVERN DY138RH	Two storey side extension and front porch	Mr P Key	Julia McKenzie-Watts

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13/0033/FULL	23/01/2013	24/04/2013	LUCY BALDWIN HOSPITAL OLIVE GROVE STOURPORT-ON-SEVERN DY138XY	Demolition of existing main building; construction of 38 new residential dwellings and change of use and conversion of existing lodge building into 3 residential dwellings to comprise 41 dwellings in total served via the existing access from Olive Grove; landscaping; car parking; earthworks to facilitate drainage and other ancillary works	Mr M Price	Paul Round
13/0037/ADVE	24/01/2013	21/03/2013	LLOYDS TSB BANK PLC 1 VICAR STREET KIDDERMINSTER DY101DE	Display of illuminated and non-illuminated advertisements	Lloyds Banking Group	Julia McKenzie-Watts
13/0039/LIST	24/01/2013	21/03/2013	12 WESTBOURNE STREET BEWDLEY DY121BS	Repairs to timber frame, floors and staircase and alterations to include replacement doors and windows and removal of conservatory	Mr G Nicklin	Julia McKenzie-Watts
13/0043/FULL	25/01/2013	22/03/2013	12 PEMBROKE WAY STOURPORT-ON-SEVERN DY138RY	Single storey extension to provide a ground floor bathroom	MrR Gray	Julia McKenzie-Watts
13/0044/FULL	28/01/2013	25/03/2013	37 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Extension to existing kitchen on ground floor, alterations and extensions at first floor to add bathroom and bedroom and loft conversion with dormer	Mr S Workman	Emma Anning
13/0048/LIST	30/01/2013	27/03/2013	APARTMENT 8 WOLVERLEY HOUSE BLAKESHALL LANE WOLVERLEY KIDDERMINSTER DY115XE	Installation of stairlift on staircase between ground & first floor to allow access to apartment No. 8	Mr R Hancox	James Houghton
13/0050/FULL	30/01/2013	27/03/2013	BARN OPPOSITE THE STABLES COLDRIDGE FARM WITNELLS END SHATTERFORD BEWDLEY DY121TH	Change of use of rural building to dwelling and associated work	Mr J Jones	Paul Round

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13/0057/FULL	30/01/2013	27/03/2013	76 DORSETT ROAD STOURPORT-ON-SEVERN DY138EL	Two storey extension to side & rear of property and single storey extension to rear	Mr M & L Cook	James Houghton
13/0049/FULL	01/02/2013	03/05/2013	REILLOC CHAIN STOURPORT ROAD KIDDERMINSTER DY117BQ	Demolition of existing factory and erection of 56 No. Dwellings comprising of a mixture of 1 & 2 bed flats and 2 & 3 bed houses	Mr GT Wooddisse	Paul Round
13/0052/FULL	01/02/2013	29/03/2013	FORMER MORGAN CERAMICS BEWDLEY ROAD STOURPORT-ON-SEVERN DY138XJ	Proposal for 2No. House type substitutions (plots 16 & 48) following prior reserved matters approval, 11/0703/RESE	Mr D Bent	Paul Round
13/0061/TREE	01/02/2013	29/03/2013	SUTTON RESERVIOR SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Thin woodland at former Sutton Park Reservoir, Sutton Park Road, Kidderminster. By felling 28 trees, crown lift one tree and remove limb at base of other	David Wilson / Barrett Merica	Alvan Kingston
13/0085/FULL	01/02/2013	29/03/2013	2 STOKESAY CLOSE KIDDERMINSTER DY101YB	Bedroom, bathroom and utility extension over existing garage	Mr M Wilkins	James Houghton
13/0053/FULL	04/02/2013	01/04/2013	VISION & AUDIO SERVICES LTD 138 SUTTON ROAD KIDDERMINSTER DY116QR	Extensions and alterations to form 1No. two bed dwelling (resubmission of 12/0675/FULL change of planning permission from two single bedroom flats to a two bedroom house)	Mr T Smith	Emma Anning
13/0082/FULL	04/02/2013	06/05/2013	RIVERSIDE BUILDING FORMER CARPETS OF WORTH SITE SEVERN ROAD STOURPORT-ON-SEVERN	Demolition of existing derelict riverside building and reinstatement as eleven flats, 6No. 1 Bed and 5No. 2 bed	Stourport Corporation NV	Paul Round

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13/0056/FULL	05/02/2013	02/04/2013	2 TORRIDON CLOSE STOURPORT-ON-SEVERN DY138NB	Variation of Condition No. 4 to temporarily remove part of the existing hedgerow to allow access for drainage/works and replacement of current boundary fence and the implementation of a landscaping scheme	Mr J Silwood	James Houghton
13/0055/FULL	07/02/2013	04/04/2013	THE WILLOWS MILL LANE WOLVERLEY KIDDERMINSTER DY115TR	Single storey rear extension and new separate outbuilding in garden	Mr S Goode	James Houghton
13/0064/CERTP	08/02/2013	05/04/2013	DRAKELOW LODGE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY11 5XE	Certificate of lawfulness for proposed conversion of existing garage to form ancillary accommodation	Mr R Bloomer	Emma Anning
13/0063/FULL	11/02/2013	08/04/2013	CHARLEMONT BLISS GATE ROAD ROCK KIDDERMINSTER DY149YA	Two storey and single storey extensions to front, side and rear to provide additional bedrooms and extended living accommodation 'demolition of existing workshop'	Mr & Mrs J & D Noakes	Emma Anning
13/0097/FULL	11/02/2013	08/04/2013	66 LOAD STREET BEWDLEY DY122AW	Attach air conditioning unit to rear wall of previous extension	Mr Balbinder Jagpal	Alvan Kingston
13/0068/FULL	13/02/2013	10/04/2013	13 BEAUCHAMP AVENUE KIDDERMINSTER DY117AH	Proposed replacement of existing timber conservatory with brick built single storey extension to rear of property	Mr & Mrs C Bayliss	Julia McKenzie- Watts
13/0069/FULL	13/02/2013	10/04/2013	LAND TO REAR OF 32 & 33 LOAD STREET BEWDLEY DY122AS	Erection of 1No. two bed dwelling with parking and access	Mr T Barratt	Julia McKenzie- Watts
13/0071/FULL	13/02/2013	10/04/2013	20 SEVERN SIDE STOURPORT- ON-SEVERN DY139PJ	Single and two storey extension to rear.	Mr & Mrs Lewis	James Houghton

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13/0062/FULL	14/02/2013	11/04/2013	18 SUTTON ROAD KIDDERMINSTER DY116QN	Dropped kerb	Mr J Montague	James Houghton
13/0067/FULL	14/02/2013	11/04/2013	48 CLEE AVENUE KIDDERMINSTER DY117BS	Proposed rear study extension	Miss J Pearson	Ayesha Ali
13/0086/LPAC	14/02/2013	07/03/2013	LAND AT (1) PEARL LANE AND (2) SOUTH OF LONFMORE HILL ASTLEY CROSS	Outline application with some matters reserved for a residential development of up to 106 houses, access, amenity space, associated works and attenuation period	Bovis Homes Limited	Paul Round
13/0070/FULL	15/02/2013	12/04/2013	7 BURLISH CROSSING STOURPORT-ON-SEVERN DY138QA	Single storey extension to rear	Mr & Mrs G Pigney	Ayesha Ali
13/0072/TREE	15/02/2013	12/04/2013	1 OAK GROVE & 66 HILLGROVE CRESCENT KIDDERMINSTER DY103AR	Various tree works	Mr D Ledger	Alvan Kingston
13/0074/ADVE	18/02/2013	15/04/2013	STARBUCKS COFFEE SHOP WEAVERS WHARF KIDDERMINSTER DY101AA	3No. Non-illuminated panels to be displayed on existing totem sign	Mr D Fisher	Ayesha Ali
13/0075/FULL	18/02/2013	15/04/2013	PARK STREET WORKS PARK STREET KIDDERMINSTER DY116RZ	Installation of roof mounted photovoltaic (Solar) panels	STEPHEN BETTS & SONS	Ayesha Ali
13/0077/FULL	18/02/2013	15/04/2013	11 VINE STREET KIDDERMINSTER DY102TS	Dormer extension to side elevation	Mr R Massey	Ayesha Ali
13/0080/FULL	18/02/2013	15/04/2013	73 MEADOW RISE BEWDLEY DY121JS	Ground floor rear extension to provide dining room & bay window to front elevation	Mr & Mrs Sebright	Julia McKenzie-Watts
13/0073/FULL	19/02/2013	16/04/2013	MILESTONES PEARL LANE COMMONSIDE ASTLEY CROSS STOURPORT-ON-SEVERN DY130PB	First floor bedroom extension and en-suite bathroom over existing ground floor garage	Mrs J Hinton	Julia McKenzie-Watts

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13/0081/FULL	19/02/2013	16/04/2013	2 WILLOWFIELD DRIVE KIDDERMINSTER DY115DN	Two storey side extension	Mr R Jones	James Houghton
13/0103/TREE	19/02/2013	16/04/2013	7 MOULE CLOSE KIDDERMINSTER DY116AL	Fell Silver Birch	Mr D Nobes	Alvan Kingston
13/0087/FULL	20/02/2013	17/04/2013	UNIT F CARPET TRADES WAY CROSSLEY RETAIL PARK KIDDERMINSTER DY116DY	External/Fabric alterations to facilitate the sub-division of an existing retail unit	Chester Properties Ltd	Paul Round
13/0090/FULL	20/02/2013	17/04/2013	51 LICKHILL ROAD STOURPORT- ON-SEVERN DY138SL	Two storey side extensions	Mr & Mrs Little	James Houghton
13/0078/FULL	21/02/2013	18/04/2013	159 PUXTON DRIVE KIDDERMINSTER DY115HT	Ground floor W.C & hall extension to the front	Mr & Mrs Hill	Ayesha Ali
13/0088/FULL	21/02/2013	18/04/2013	7 & 9 WALTER NASH ROAD EAST KIDDERMINSTER DY117EA	Single storey rear extension to form dining room and joint side extensions for garages	Mr Louis Edgar	James Houghton
13/0089/FULL	21/02/2013	18/04/2013	250 MARLPOOL LANE KIDDERMINSTER DY115DD	Detached garage	Mr D Warner	Ayesha Ali
13/0096/FULL	22/02/2013	19/04/2013	KANDULA 6 LICKHILL MEADOW MOOR HALL LANE STOURPORT- ON-SEVERN DY138RD	Proposed Extension and change to a pitch roof	Mr D Postin	James Houghton
13/0098/FULL	22/02/2013	19/04/2013	49 BIRCHFIELD ROAD KIDDERMINSTER DY116PQ	Proposed Porch and Garage Extension	Mr & Mrs J Bond	Ayesha Ali
13/0100/CERTE	22/02/2013	19/04/2013	THE RAMILIES HILL FARM NORTHWOOD LANE BEWDLEY DY121AT	Certificate of lawfulness: Use of property for full occupation for more than 4 years	Mr S Hartill	Emma Anning
13/0102/FULL	22/02/2013	19/04/2013	PLOTS 83 to 87 CHURCHFIELDS NORTH CLENSMORE STREET KIDDERMINSTER DY102J	Substitution of house types to plots 83 to 87 of planning permission 11/0163/FULL	KEVIN SCOTT	Julia Mellor



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13/3004/DEM	22/02/2013	22/03/2013	RESIDENTIAL GARAGE SITE QUEENS ROAD STOURPORT-ON- SEVERN DY130BH	Demolition of garage blocks	Wyre Forest Community Housing	James Houghton
13/0092/LIST	23/02/2013	20/04/2013	45 HIGH STREET BEWDLEY DY122DJ	Internal alterations comprising new staircase, refurbishment of fireplace, new kitchen and bathroom layouts, taking down existing modern stud partitions at 1st floor and replacing with new partitions to suit new layout. External alterations comprising new front door, new handrails to front steps and new rear-facing conservation roof light to roof space	Mrs S Brown	Ayesha Ali
13/0093/FULL	23/02/2013	20/04/2013	15-17 COVENTRY STREET KIDDERMINSTER DY102BG	Change of use of building from A2 to form music hub for young people providing learning and practice studies (sui generis)	Mr T Gandhi	John Baggott
13/0094/FULL	23/02/2013	20/04/2013	THE OLD POLICE HOUSE TENBURY ROAD CLOWS TOP KIDDERMINSTER DY149HQ	Proposed first floor extension	Mrs L Kloos	Emma Anning
13/0095/FULL	25/02/2013	22/04/2013	HIGHBANK CLEOBURY ROAD BEWDLEY DY122PG	Two storey rear extension	Mr S McKie	Alvan Kingston
13/0099/FULL	25/02/2013	22/04/2013	9 RESERVOIR ROAD KIDDERMINSTER DY117AP	Two storey rear extension	MR J PARSONS	Julia McKenzie- Watts
13/0105/FULL	25/02/2013	22/04/2013	3 LODGE ROAD STOURPORT-ON- SEVERN DY139HL	Proposed rear extension	Mr & Mrs B&J Winter	Ayesha Ali
13/0107/TREE	27/02/2013	24/04/2013	47 CARDINAL DRIVE KIDDERMINSTER DY104RZ	Remove Pine Tree	Mr S Withers	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0104/CERTE	28/02/2013	25/04/2013	100 COMBERTON HILL KIDDERMINSTER DY101QH	Certificate of Lawfulness: Use of premises as car MOT, tyres and repairs for 10 years	Mr B Garrett	Paul Round
13/0106/FULL	28/02/2013	25/04/2013	10 SCULTHORPE ROAD BLAKEDOWN KIDDERMINSTER DY103JL	First Floor Side Extension	Mr P Finch	Ayesha Ali
13/0112/FULL	28/02/2013	25/04/2013	37 LOW HABBERLEY KIDDERMINSTER DY115RA	Single storey side extensions for kitchen, utility and WC	Mr & Mrs Stevenson	James Houghton
13/0113/FULL	28/02/2013	25/04/2013	OLD BLISS FARM ROCK KIDDERMINSTER DY149YG	Partial rebuilding of existing barn for keeping of cattle and storage of hay	M rR Shimwell	James Houghton
13/0115/FULL	01/03/2013	26/04/2013	36 BEECHCOTE AVENUE KIDDERMINSTER DY115TS	Single storey side and rear extension	Mr T Rose	Julia McKenzie-Watts
13/0119/FULL	01/03/2013	26/04/2013	HAWKBATCH COTTAGE OFF DOWLES ROAD UPPER ARLEY BEWDLEY DY123NH	Ground floor alteration extension at first floor level	Mr G Tennant	James Houghton
13/0114/ADVE	04/03/2013	29/04/2013	409 STOURPORT ROAD KIDDERMINSTER DY117BG	Internally illuminated fascia sign and internally illuminated free standing sign	Vets 4 Pets Kidderminster	Emma Anning
13/0116/FULL	04/03/2013	29/04/2013	2 OLD SCHOOL HOUSE ROCK CROSS ROCK KIDDERMINSTER DY149SF	Proposed side two storey and rear first floor extensions	Mrs S Riefler	James Houghton
13/0117/CERTE	04/03/2013	29/04/2013	THE ROCK TANDYS LANE HARVINGTON KIDDERMINSTER DY104NG	Certificate of Lawfulness use of property as two separate dwellings for a period in excess of 4 years	Mr S Orme	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0134/RESE	04/03/2013	29/04/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY117BW	Provision of 2no. Service housings to serve mains electricity and gas for the redevelopment of phase 1 of the Former British Sugar Site. Reserved matters approval for scale, appearance, landscaping and layout	Mr A Plant	Julia Mellor
13/0109/FULL	05/03/2013	30/04/2013	FORMER CROWN INN OLD CHESTER ROAD SOUTH KIDDERMINSTER DY101XL	Demolition of former public house and change of use to car sales, erection of car sales office, staff facilities and lighting columns	Mr S Grieveson	Emma Anning
13/0108/FULL	06/03/2013	01/05/2013	BIRCH HOLLOW CHURCHILL KIDDERMINSTER DY103LY	Double storey side extension	Mr McCairn	Emma Anning
13/0118/ADVE	06/03/2013	01/05/2013	LONDIS 63 ARELEY COMMON STOURPORT-ON-SEVERN DY130NG	Externally illuminated fascia sign, internally illuminated projecting sign and non-illuminated post sign	Mr J Perry	Emma Anning
13/0127/FULL	06/03/2013	01/05/2013	22 BLAKEBROOK KIDDERMINSTER DY116AP	Demolition of existing front wall and erection of replacement 1.0 metre high front and side wall	Mr N Paveley	Ayesha Ali
13/0121/FULL	07/03/2013	02/05/2013	2A GALAHAD WAY STOURPORT- ON-SEVERN DY138SQ	New outbuilding to rear garden	Mr D D'Angelo	Ayesha Ali
13/0130/FULL	07/03/2013	02/05/2013	269 CHESTER ROAD NORTH KIDDERMINSTER DY102RR	Installation of dropped kerb	Mr M Ganderton	Julia McKenzie-Watts
13/0123/FULL	08/03/2013	03/05/2013	6 KINGSWAY STOURPORT-ON- SEVERN DY138NP	Conservatory extension	Mr & Mrs S Bricknell	Ayesha Ali

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0125/FULL	08/03/2013	03/05/2013	47 HIGH STREET BEWDLEY DY122DJ	Construction of detached single storey garden room to be built alongside and include the repair and refurbishment of existing brick built WW2 Air Raid Shelter	Mr & Mrs S Smith	Julia McKenzie-Watts
13/0110/RESE	11/03/2013	06/05/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY117DX	Redevelopment of part of development block A(ii) within phase 1 of Former British Sugar Site for 4no. Residential dwellings. Reserved matters approval for scale, appearance, landscaping and layout and internal access with the development block following outline approval 12/0146/EIA	Taylor Wimpey (Midlands)	Julia Mellor
13/0111/RESE	11/03/2013	10/06/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER DY117BW	Redevelopment of part of Development Block A(ii) within Phase 1 of the Former British Sugar Site for 30no. residential dwellings including 6no. affordable units. Reserved Matters approval for scale, appearance, landscaping and layout and internal access within the development block following outline approval 12/0146/EIA	Bovis Homes	Julia Mellor
13/0120/OUTL	11/03/2013	10/06/2013	FORMER VICTORIA SPORTS GROUND SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER	Outline Application for a new Leisure Centre and associated works with some matters reserved	WYRE FOREST DISTRICT COUNCIL & VICTORIA CARPETS PL	Julia Mellor
13/0124/FULL	11/03/2013	06/05/2013	37 ARELEY COURT STOURPORT- ON-SEVERN DY130AR	Proposed demolition of existing and construction of replacement bungalow (resubmission of 13/0013/FULL)	Mr & Mrs B Hicks	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0126/FULL	12/03/2013	07/05/2013	102 WILDEN LANE STOURPORT-ON-SEVERN DY139LP	PVCu Conservatory to replace existing timber lean-to	Mr R Weston	Julia McKenzie-Watts
13/0128/FULL	12/03/2013	07/05/2013	12 OAKDEN PLACE KIDDERMINSTER DY116BP	Proposed rear extension	Mr S Trow	James Houghton
13/0135/FULL	12/03/2013	07/05/2013	DELTA PRINT WORCESTER ROAD STOURPORT-ON-SEVERN DY139AS	Proposed 2 storey extension to rear of factory unit to provide additional storage	Mr A Bird	James Houghton
13/0129/FULL	13/03/2013	08/05/2013	5 BIRCH TREE ROAD BEWDLEY DY122HB	Two storey side and single storey rear extension for enlarged bedroom, lounge and kitchen and garage conversion for utility and bathroom	MR JOHN ALLSOP	James Houghton
13/0131/FULL	13/03/2013	08/05/2013	NEW HOUSE FARM NETHERTON LANE DUNLEY STOURPORT-ON-SEVERN DY130UW	New vehicular access to farmyard (for improved road safety)	Mr & Mrs Nicholls	Julia McKenzie-Watts
13/0153/EIASC	13/03/2013	03/04/2013	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Erection of Hotel, Conference Centre and Water Park	West Midlands Safari Park	Paul Round
13/0132/TREE	14/03/2013	09/05/2013	4 SUTTON PARK GARDENS KIDDERMINSTER DY116LJ	Cut back branches from mature Oak, overhanging 5 Sutton Park Gardens, Kidderminster	Mr S Tsang	Alvan Kingston
13/0133/CERTE	14/03/2013	09/05/2013	STABLE END WORSELEY FARM BANK LANE ABBERLEY WORCESTER WR6 6BQ	Use building as a single residential dwelling in excess of four years	Mr R Jukes	Emma Anning
13/0141/FULL	18/03/2013	13/05/2013	TUDOR HOUSE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Install solar PV panels on garage roof	Mr D Fordham	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0144/LIST	18/03/2013	13/05/2013	GLENHURST PLEASANT HARBOUR BEWDLEY DY121AD	Internal Alterations	Mr M Thorpe	James Houghton
13/0145/LIST	18/03/2013	13/05/2013	UNION STEEL PRODUCTS LTD 12A FOUNDRY STREET STOURPORT-ON-SEVERN DY138EB	Alterations to chimney stack, replacement chimney pot	MR J Slough	Julia McKenzie-Watts
13/0146/FULL	18/03/2013	13/05/2013	WEST MERCIA CONSTABULARY KIDDERMINSTER POLICE STATION HABBERLEY ROAD KIDDERMINSTER DY116AN	Single storey extension to form 'Van Dock' and a break out area and store. Modifications to existing Custody Area	Mr J Birch	James Houghton
13/0147/FULL	18/03/2013	13/05/2013	FRANCHE COMMUNITY CHURCH CHESTNUT GROVE KIDDERMINSTER DY115QA	Extension to form meeting room	FRANCHE COMMUNITY CHURCH	Emma Anning
13/0151/FULL	18/03/2013	13/05/2013	32 GREENHILL AVENUE KIDDERMINSTER DY102QU	External wall insulation	Mr Hopkins	Ayesha Ali
13/0154/FULL	18/03/2013	13/05/2013	409 STOURPORT ROAD KIDDERMINSTER DY117BG	Conversion of roof void to form 1No. Two bedroom apartment	Mr M Goucher	Emma Anning
13/0137/LIST	19/03/2013	14/05/2013	7 THE TONTINE SEVERN SIDE STOURPORT-ON-SEVERN DY139EN	Installation of a ground floor cloaks and wc	Mr A Smith	Emma Anning
13/0138/EIASC	19/03/2013	09/04/2013	HILL FARM NORTHWOOD LANE BEWDLEY	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Hill Farm Wind Turbine	Sinclair Knight Merz	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0139/EIASC	19/03/2013	09/04/2013	TESCO STORES SEVERN ROAD STOURPORT-ON-SEVERN	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Request for Screening Opinion in relation to the proposed development to remove the barrage and associated structures from the River Severn	TESCO STORES LTD	Julia Mellor
13/0148/FULL	19/03/2013	14/05/2013	66 SPENCER STREET KIDDERMINSTER DY116NE	Proposed Two Storey Rear Extension	Ms K Stanier	Julia McKenzie-Watts
13/0149/FULL	19/03/2013	14/05/2013	MOPSONS CROSS FARM ROCK KIDDERMINSTER DY149XW	Proposed Two Storey Rear Extension	Mrs P Griffin	James Houghton
13/0150/FULL	19/03/2013	14/05/2013	15 POCHARD CLOSE KIDDERMINSTER DY104UB	Two storey side extension	Mr M Smith	Ayesha Ali
13/0155/FULL	19/03/2013	14/05/2013	HARE & HOUNDS WORCESTER ROAD SHENSTONE KIDDERMINSTER DY104BU	Proposed children's play area	Mr G Attwood	Paul Round
13/0156/FULL	19/03/2013	14/05/2013	NISA 27-28 HORSEFAIR KIDDERMINSTER DY102EN	Extension to provide storage space for shop	Mr Bill Sidhu	Ayesha Ali
13/0140/TREE	20/03/2013	15/05/2013	27 THE CROFT KIDDERMINSTER DY116LX	Fell Common Yew and cut back branch from an Oak	Mr M Bread	Alvan Kingston
13/0142/TREE	20/03/2013	15/05/2013	THE RECTORY 14 DUNLEY ROAD STOURPORT-ON-SEVERN DY130AX	Various tree work	WORCESTER DBF LTD	Alvan Kingston
13/0143/TREE	20/03/2013	15/05/2013	ORION PLACE SION GARDENS STOURPORT-ON-SEVERN DY138BG	Reduce the crown of a Mulberry by 1metre	Wyre Forest Community Housing (Mr S Harcombe)	Alvan Kingston

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0136/FULL	21/03/2013	20/06/2013	FORMER SUTTON ARMS PH SUTTON PARK ROAD KIDDERMINSTER DY116LE	Redevelopment of the site for 14 new dwellings and associated infrastructure	Miller Homes Ltd	Emma Anning
13/0152/LIST	21/03/2013	16/05/2013	SHOEMAKERS COTTAGE 8 WELCH GATE BEWDLEY DY122AT	House sign to be fixed to the front of the building depicting its former use as a Shoemakers cottage	Mr & Mrs K Thompson	Emma Anning



## WYRE FOREST DISTRICT COUNCIL

Planning Committee

09 March 2013

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
WFA1413 12/0113/LIST	APP/R1845/E/12 /2184988/NWF	Mr E H Gatehouse	WOODHOUSE FARM POUND GREEN ARLEY BEWDLEY DY123LD  Installation of Solar Panels on barn	WR  18/10/2012	29/11/2012			

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
WFA1417 11/0545/FULL	APP/R1845/A12/ 2183527/NWF	MRS S J SMITH	TOP ACRE OFF CURSLEY LANE SHENSTONE KIDDERMINSTER  Application under S.73 to vary conditions 1 and 2 of Planning Permission 06/1062/FULL to remove all reference to the limited time period of 5 years for the stationing of caravans for residential purposes, the laying of hardstanding and erection of a close boarded and gravel board fence	HE  09/11/2012	21/12/2012			

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
WFR1419 12/0443/OUTL/2190850/NWF	APP/R1845/A/13	Leswell Enterprises	26-28 LESWELL STREET KIDDERMINSTER DY101RP  Proposed demolition of 26 and 28 Leswell Street and the development of 6 No. Apartments (Outline all matters reserved) (Resubmission of 110136/OUTL)	WR  13/02/2013	27/03/2013			
WFR1415 12/0496/CERT/2186069	APP/R1845/X/12	Mrs M Tracey	CUCKOO HILL KINGSFORD LANE WOLVERLEY KIDDERMINSTER  Certificate: Proposed front extension	WR  24/11/2012	05/01/2013			

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**9<sup>TH</sup> APRIL 2013**

Outline application with some matters reserved for a residential development of up to 106 houses, access, amenity space, associated works and attenuation pond  
**LAND AT PEARL LANE AND SOUTH OF LONGMORE HILL,  
 ASTLEY CROSS  
 13/0086/LPAC**

<b>OPEN</b>	
<b>DIRECTOR:</b>	Director of Economic Prosperity and Place
<b>CONTACT OFFICER:</b>	John Baggott - Extension 2515 john.baggott@wyreforestdc.gov.uk
<b>APPENDICES:</b>	None

**1. PURPOSE OF REPORT**

- 1.1 To make a decision on the Planning Consultation received from Malvern Hills District Council in respect of the Outline planning application for residential development of up to 106 houses and all associated works on land at Pearl Lane and South of Longmore Hill, Astley Cross.

**2. RECOMMENDATION**

- 2.1 **The Committee is asked to resolve to respond to the consultation by offering the following OBJECTIONS to the application:**

1. **The proposed residential development of this Greenfield site which is located within the open countryside where development is restricted, is clearly contrary to both Adopted and emerging local planning policies. It is considered that there are sufficient sequentially preferable sites identified to meet housing needs within the Malvern Hills District. The location and scale of this proposal would not represent sustainable development and is therefore wholly inappropriate in its nature.**
2. **The proposed development would be of a scale that would be out of kilter with the size and character of the surrounding village and would effectively create an urban extension to Stourport-on-Severn pushing built development into the open countryside. The effect of this intrusion would significantly harm the character and appearance of the Landscape and the surrounding area as a whole.**

**3. BACKGROUND**

3.1 The District Council received a planning consultation from Malvern Hills District Council on 14<sup>th</sup> February 2013. The consultation relates to development located just outside the District boundary to the south of Areley Common, on a triangle of land formed between Pearl Lane and Areley Common.

3.2 The site is a 5.4ha site previously used for agricultural purposes. The site is located within the open countryside. The Worcestershire Landscape Character Assessment identifies the site as being within the Sandstone Estatelands Landscape Character Type which is defined as:

*“... open, rolling landscapes characterised by an ordered pattern of large, arable fields, straight roads and estate plantations. Fields are typically defined by straight thorn hedges, reflecting the late enclosure of much of this landscape from woodland and waste. This historic land use pattern is also reflected in the occurrence of isolated brick farmsteads and clusters of wayside dwellings, interspersed with occasional small villages. Despite the fact that this is a functional landscape, the consistent geometric pattern can convey a strong sense of visual unity.”*

3.3 The application is submitted in outline form with access only being considered at this stage, and seeks for the construction of up to 106 houses and associated works. In addition drainage works are proposed which involve works to a field to the south of Longmore Hill, Astley. The application is submitted by Bovis Homes Ltd.

3.4 The consultation process allows Wyre Forest District Council to have an input into the determination process of Malvern Hills District Council putting forward comments of how the scheme impacts on Wyre Forest. In this regard comments on the detail of the scheme will be kept to a minimum concentrating on more strategic issues.

4. **KEY ISSUES**

4.1 The main considerations in respect from Wyre Forest's perspective fall under three headings:

1. Policy and strategic considerations.
2. Infrastructure considerations.
3. Landscape considerations.

**Policy and Strategic Considerations**

4.2 Comments received from the Planning Policy Manager provide a useful policy context, and reads as follows:

*Malvern Hills Adopted Local Plan policies have been saved until replaced by the emerging South Worcestershire Development Plan.*

*I note that this site is not allocated for residential development within the saved policies. Similarly, it is not allocated to meet Malvern Hills District's housing needs within the emerging South Worcestershire Development Plan, which has recently undergone its Pre-Submission Publication stage and has been through several stages of public consultation prior to this.*

*Under the provisions of paragraph 216 of the NPPF, decision takers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the policies contained within the NPPF. It is therefore considered that policies contained within the Pre-Submission Publication South Worcestershire Development Plan should carry a degree of material weight having previously been through their Issues and Options and Preferred Options consultation stages.*

*It is evident that the site is not required to meet Malvern Hill's District Housing Needs and that other more sequentially preferable and sustainable sites have been allocated within the emerging plan. Residential development at this rural, Greenfield site would therefore be contrary to both the Saved Malvern Hills Local Plan policies and the emerging South Worcestershire Development Plan.*

*Wyre Forest District has an Adopted Core Strategy which identifies the level of dwellings required to meet the District's own housing need to 2026. This is for 4,000 dwellings with a required annual delivery of 200 dwellings. It should be noted that the District currently has a 7 year housing land supply and therefore this development for 106 dwellings would also not be required to meet Wyre Forest District's housing needs.*

*The Core Strategy has a clear development strategy which is strongly focussed on regeneration of brownfield sites within Kidderminster and Stourport on Severn town centres. This has been carried forward to site specific allocations within the Submission Site Allocations and Policies Local Plan, which is currently awaiting the Inspector's report. It is strongly considered that such large scale residential development at Astley Cross would be of significant detriment to the District's regeneration strategy. This is of grave concern to the District Council.*

*The scale of the proposed development is also disproportionate to the nearest Malvern Hills settlement of Astley Cross and would overwhelm this small settlement with new dwellings. I note that as the site is located within open countryside the proposals would not be consistent with Policy SWDP2 (Development Strategy & Settlement Hierarchy) of the Pre-Submission Publication South Worcestershire Development Plan, which states that open countryside is defined as land beyond any development boundary. In these areas, development will be strictly controlled and limited to dwellings for rural workers, small scale employment, house extensions, replacement buildings and renewable energy projects. Therefore the significant scale of this proposal clearly would not comply with policy requirements and is considered to be inappropriate.*

- 4.3 On the basis that the provision of this greenfield site for residential development is not required to meet the housing needs for either Malvern Hills or Wyre Forest the proposed development is unacceptable in principle. Both Districts have identified sufficient sites in suitable locations. The proposed site does not feature as part of these plans and as such it also undermines the strategic aims of the Districts to promote growth within brownfield and sustainable locations with areas identified within their respective plans.

**Infrastructure Considerations**

- 4.4 The Planning Policy Manager comments further:

*There are little or no nearby services within the Malvern Hills District within easy reach of the site and therefore its residents would be dependent upon services located at Areley Kings and Stourport-on-Severn. It is therefore considered that the impacts would fall disproportionately and unfairly on the Wyre Forest District, which is already making adequate provision to meet its own population's housing needs.*

- 4.5 It is a matter for Malvern Hills District Council to consider matters of highways and drainage infrastructure, although it is understood that there are significant concerns on the suitability of the site in respect of drainage and floodrisk. It is clear that the proposed would put increased pressure of strained services in Areley Kings and Stourport on Severn, however this is not a planning consideration that can be relied on as part of Wyre Forest District Council's formal representations

**Landscape Considerations**

- 4.6 The site is located outside of any settlement boundaries and lies within the open countryside. Its open nature is an important facet in retaining the separation between Areley Kings and the small settlement of Astley Cross. As set out above one of the key characteristics of this area of countryside is its open nature with dwellings only featuring in the form of wayside dwellings and discrete established villages.
- 4.7 It is appreciated that the existing residential area already intrudes into the surrounding landscape; however the proposal effectively is an urban expansion which would exacerbate this harm. The field boundary has historically provided a boundary to residential development. To remove this strategically important area of land would result in significant harm to the character of the landscape and the surrounding area.

**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. EQUALITY IMPACT ASSESSMENT**

- 7.1 There are no equality impact implications to be considered.

**8. RISK MANAGEMENT**

- 8.1 There are no risk management issues.



**9. CONCLUSION**

- 9.1 The Planning Policy Manager's summary I feel sets out Officers' opinion in this case, and reads as follows:

*The proposed residential development on this Greenfield site located within the open countryside is clearly contrary to both Adopted and emerging local planning policies. It is considered that there are sufficient sequentially preferable sites identified to meet housing needs within the Malvern Hills District. The location and scale of this proposal would not represent sustainable development and is therefore wholly inappropriate in its nature.*

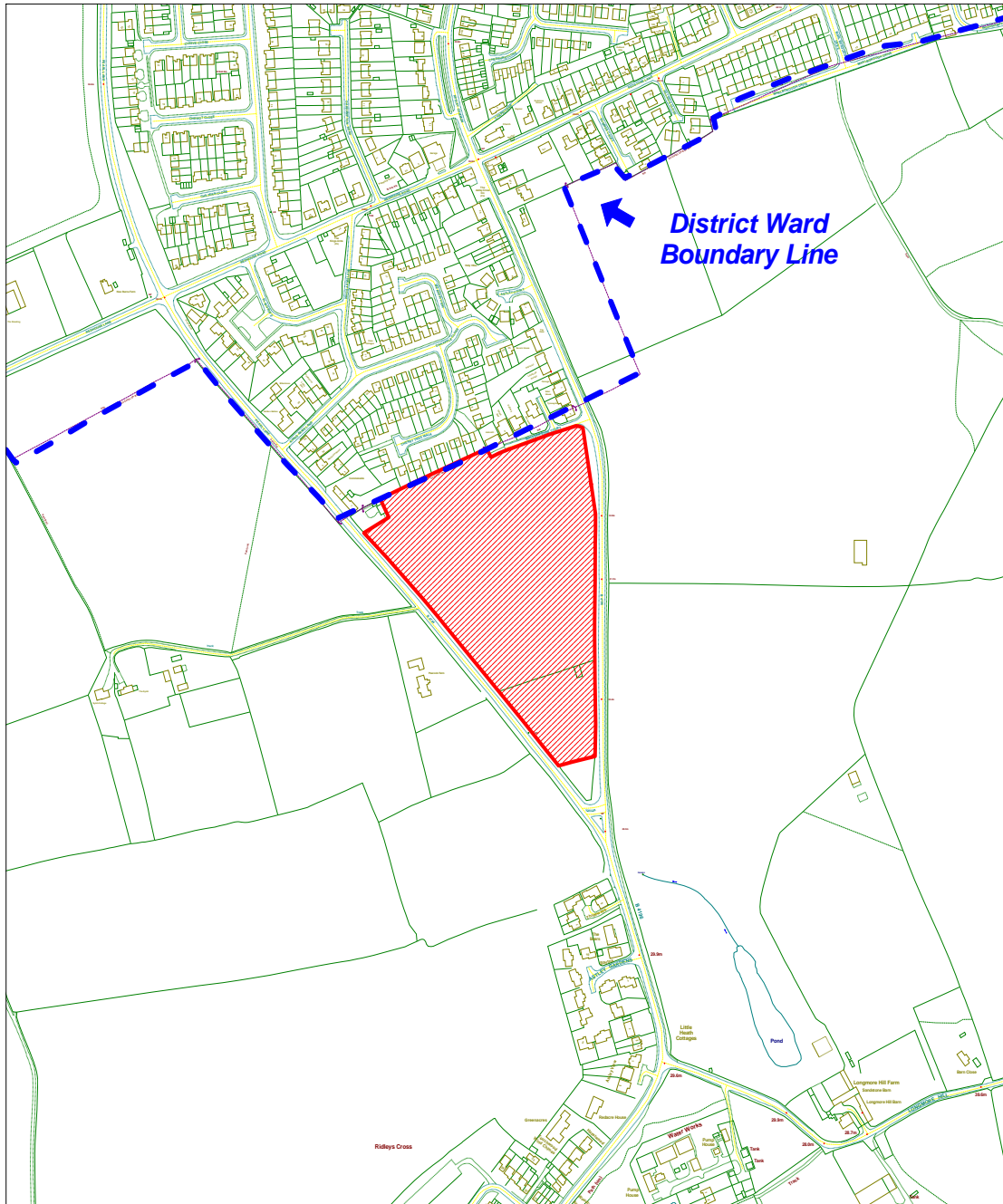
- 9.2 On this basis it is concluded that a formal **OBJECTION** response should be returned to Malvern Hills District Council based on the reasons set out in paragraph 2.1.

**10. CONSULTEES**

- 10.1 Planning Policy Manager.

**11. BACKGROUND PAPERS**

- 11.1 Planning Consultation 13/0086/LPAC.
- 11.2 Malvern Hills District Council Planning Application 13/00127/OUT.
- 11.3 Malvern Hills District Local Plan.
- 11.4 Emerging South Worcestershire Development Plan.
- 11.5 Worcestershire County Structure Plan.
- 11.6 National Planning Policy Framework.
- 11.7 Wyre Forest District Core Strategy.
- 11.8 Emerging Wyre Forest Site Allocations and Policies DPD.
- 11.9 Worcestershire Landscape Character Assessment.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Land at Pearl Lane and  
south of Longmore Hill  
Astley Cross**



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