

Open

Planning Committee

Agenda

6.00pm
Tuesday, 14th May 2013
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

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

Information for Members of the Public:-

Part I of the Agenda includes items for discussion in public. You have the right to request to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

An update report is circulated at the meeting. Where members of the public have registered to speak on applications, the running order will be changed so that those applications can be considered first on their respective parts of the agenda. The revised order will be included in the update.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Delegation - All items are presumed to be matters which the Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply an appropriate indication will be given at the meeting.

Public Speaking

Agenda items involving public speaking will have presentations made in the following order (subject to the discretion of the Chairman):

- Introduction of item by officers;
- Councillors' questions to officers to clarify detail;
- Representations by objector;
- Representations by supporter or applicant (or representative);
- Clarification of any points by officers, as necessary, after each speaker;
- Consideration of application by councillors, including questions to officers

All speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact Sue Saunders, Committee/Scrutiny Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732733 or email 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

This meeting is being filmed for live or subsequent broadcast via the Council’s website site (www.wyreforestdc.gov.uk).

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, 14th May 2013

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Director of Community Assets & Localism, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members 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.	Minutes To confirm as a correct record the Minutes of the meeting held on the 9 th April 2013.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	15
6.	Applications Pending Decision To receive a schedule of planning and related applications which are pending.	84

7.	<p>Planning and Related Appeals</p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	103
8.	<p>Section 106 Obligation Monitoring</p> <p>To consider a report from the Director of Economic Prosperity & Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	107
9.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & 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.</p>	
10.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

11.	<p>To consider any other business, details of which have been communicated to the Director of Community Assets & 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.</p>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

**COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,
KIDDERMINSTER**

9TH APRIL 2013 (6.00PM)

Present:

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

Observers:

Councillor J A Shaw.

PL.107 Apologies for Absence

Apologies for absence were received from Councillors D R Godwin and N J Thomas.

PL.108 Appointment of Substitutes

Councillor G W Ballinger was appointed as a substitute for Councillor N J Thomas. Councillor J A Hart was appointed as a substitute for Councillor D R Godwin.

PL.109 Declarations of Interests by Members

There were no declarations of interests.

PL.110 Minutes

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

PL.111 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 508 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 508 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.112 Applications Pending Decision

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

Decision: The schedule be noted.

PL.113 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.114 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

The Committee considered a report from the Director of Economic Prosperity and Place that asked 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.

Decision:

The Committee resolved 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.**

The meeting ended at 7.19 p.m.

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**9th April 2013 Schedule 508 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.

Application Reference: 13/0094/FULL
Site Address: THE OLD POLICE HOUSE, TENBURY ROAD, CLOWS TOP, KIDDERMINSTER, DY14 9HQ
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 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. <p><u>Reason for Approval</u></p> <p>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. The development is considered to be in accordance with policies D.17, TR.17 of the Adopted Wyre Forest District Local Plan, CP03, CP11 of the Adopted Wyre Forest Core Strategy, SAL.CC1, SAL.CC2 SAL.UP7, SAL.UP8 of the SAP DPD), QE.1, QE.3 of the West Midlands Regional Spatial Strategy, Design Quality Supplementary Planning Guidance and Section 7 of the National Planning Policy Framework.</p>

Application Reference: 12/0760/FULL & 12/0761/LIST
Site Address: 20 - 23 HORSEFAIR, KIDDERMINSTER, DY10 2EW
12/0760/FULL - APPROVED subject to the following conditions: <ol style="list-style-type: none"> 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.

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. Therefore, the development is considered to be in accordance with policies H.2, D.17, LB.1, LB.2, LB.3, LB.5, AR.3 of the Adopted Wyre Forest District Local Plan, DS01, DS02, CP01, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP6, SAL.UP7, SAL.UP8 of the SAP DPD, CTC.19, CTC.21 of the Worcestershire County Structure Plan, QE5 of the West Midlands Regional Spatial Strategy Sections 6, 7, 12 of the National Planning Policy Framework and Design Quality of the Supplementary Planning Guidance.

12/0761/LIST - 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. Therefore, the development is considered to be in accordance with policies H.2, D.17, LB.1, LB.2, LB.3, LB.5, AR.3 of the Adopted Wyre Forest District Local Plan, DS01, DS02, CP01, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP6, SAL.UP7, SAL.UP8 of the SAP DPD, CTC.19, CTC.21 of the Worcestershire County Structure Plan, QE5 of the West Midlands Regional Spatial Strategy Sections 6, 7, 12 of the National Planning Policy Framework and Design Quality of the Supplementary Planning Guidance.

Application Reference: 13/0049/FULL

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

DELEGATED AUTHORITY TO APPROVE subject to:

- i. The signing of a **Section 106 Agreement** to secure a contribution towards Open Space;
- ii. 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. The application is considered to be in accordance with policies H.2, 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.SK3 of the SAP 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, Sections 4, 6, 7, 11, 12 of the National Planning Policy Framework.

Application Reference: 13/0062/FULL
Site Address: 18 SUTTON ROAD, KIDDERMINSTER, DY11 6QN
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). <p><u>Reason for Approval</u></p> <p>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 policies CP11 of the Adopted Wyre Forest Core Strategy, QE3 of the West Midlands Regional Spatial Strategy, Worcestershire County Council Highways Design Guide and Section 4 of the National Planning Policy Framework.</p>

Application Reference: 13/0076/TCA
Site Address: Pool Dam Cottage, Churchill, Kidderminster. DY10 3LX
APPROVED: <p><u>Reason for approval:</u></p> <ol style="list-style-type: none"> 1. As a result of its condition and location, it is not worthy of a Tree Preservation Order.

Application Reference: 13/0103/TREE
Site Address: 7 MOULE CLOSE, KIDDERMINSTER, DY11 6AL
APPROVAL be granted, subject to the following conditions: <ol style="list-style-type: none"> 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 <i>Betula utilis</i> of 8-10cm 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). <p>Schedule of Works. Only the following works shall be undertaken: Fell one birch tree located within the rear garden of 7 Moule Close, Kidderminster.</p>

<p>Application Reference: 13/0110/RESE & 13/0111/RESE</p> <p>Site Address: FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER, DY11 7BW</p> <p>13/0110/RESE - DELEGATED AUTHORITY TO APPROVE subject to:</p> <ul style="list-style-type: none"> 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. <p>The suggested conditions are as listed below:</p> <ul style="list-style-type: none"> 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. <p><u>Reason for Approval</u></p> <p>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. The application is considered to be in accordance with policies D4, D10, D11, D12, NR2, NR11, NR12, NC7 (AWFDLP), DS01, DS05, CP01–05, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 of the SAP DPD, UR2, CF3, CF4, CF5, PA1, QE1, QE2, QE3, QE4, QE5, QE,7, T1–T5 of the West Midlands Regional Spatial Strategy, Re-Wyre Prospectus and Design Quality Supplementary Planning Guidance.</p> <p>Should the current negotiations fail to produce acceptable amended plans prior to 6th May 2013, DELEGATED AUTHORITY TO REFUSE the application for the following reason:</p> <p>Whilst the siting and orientation of the proposed properties fronting Stourport Road provide an active frontage to this main thoroughfare, it is considered that the design of this frontage fails to take the opportunity available to create a locally distinctive development which significantly raises the standard of design and character in the area at this prominently located and strategically important site for regeneration within the District. As such it is considered that the development is contrary to Policy CP11 of the Adopted Wyre Forest Core Strategy, Policy SAL.UP7 of the Site Allocations and Policies DPD (2012) and the advice of the NPPF.</p>
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13/0111/RESE - 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.

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. The application is considered to be in accordance with policies D4, D10, D11, D12, NR2, NR11, NR12, NC7 (AWFDLP), DS01, DS05, CP01–05, CP11, CP12, CP14 of the Adopted Wyre Forest Core Strategy, SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP3, SAL.UP5, SAL.UP7, SAL.UP9, SAL.SK1, SAL.SK2 of the SAP DPD, UR2, CF3, CF4, CF5, PA1, QE1, QE2, QE3, QE4, QE5, QE,7, T1–T5 of the West Midlands Regional Spatial Strategy, Re-Wyre Prospectus and Design Quality Supplementary Planning Guidance.

Should the current negotiations fail to produce acceptable amended plans prior to 10th June 2013, DELEGATED AUTHORITY TO REFUSE the application for the following reason:

Whilst the siting and orientation of the proposed properties fronting Stourport Road provide an active frontage to this main thoroughfare, it is considered that the design of this frontage fails to take the opportunity available to create a locally distinctive development which significantly raises the standard of design and character in the area at this prominently located and strategically important site for regeneration within the District. As such it is considered that the development is contrary to Policy CP11 of the Adopted Wyre Forest Core Strategy, Policy SAL.UP7 of the Site Allocations and Policies DPD (2012) and the advice of the NPPF.

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

14/05/2013

PART A Reports

Ref.	Address of Site	Recommendation	Page No.
13/0116/FULL	2 OLD SCHOOL HOUSE ROCK CROSS ROCK KIDDERMINSTER	APPROVAL	16
13/0120/OUTL	FORMER VICTORIA SPORTS GROUND SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER	DELEGATED APPROVAL	21
13/0124/FULL	37 ARELEY COURT STOURPORT-ON-SEVERN	APPROVAL	60

PART B Reports

Ref.	Address of Site	Recommendation	Page No.
12/0733/FULL	HAMLET PLACE BEWDLEY ROAD STOURPORT-ON-SEVERN	APPROVAL	65
12/0777/FULL	HOBRO VILLA HOBRO WOLVERLEY KIDDERMINSTER	APPROVAL	68
13/0098/FULL	49 BIRCHFIELD ROAD KIDDERMINSTER	APPROVAL	71
13/0130/FULL	269 CHESTER ROAD NORTH KIDDERMINSTER	APPROVAL	73
13/0135/FULL	DELTA PRINT WORCESTER ROAD STOURPORT-ON-SEVERN	APPROVAL	75
13/0186/FULL	FORMER SUTTON ARMS PH SUTTON PARK ROAD KIDDERMINSTER	APPROVAL	78

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
14TH MAY 2013

PART A

Application Reference:	13/0116/FULL	Date Received:	04/03/2013
Ord Sheet:	373599 271289	Expiry Date:	29/04/2013
Case Officer:	James Houghton	Ward:	Rock

Proposal: Proposed side two storey and rear first floor extensions

Site Address: 2 OLD SCHOOL HOUSE, ROCK CROSS, ROCK,
KIDDERMINSTER, DY14 9SF

Applicant: Mrs S Riefler

Summary of Policy	D.17 (AWFDLP) CP11 (AWFCS) SAL.UP7, SAL.UP8 (SAP DPD) QE3 (WMRSS) Design Quality SPG Section 7 (NPPF)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a semi detached, pitch roofed dwelling set off a shared private drive within the village of Rock. The application property benefits from a flat roofed rear extension and a monopitch roofed conservatory to the side. The adjacent property benefits from substantial extensions including a two storey rear extension and a single storey side extension.

1.2 The relationship between this pair of semi-detached properties is unusual in that a first floor side window to No. 1 Old School House is located directly on the boundary with No. 2 (the application property) and faces out over the existing flat roof extension of No. 2.

2.0 Planning History

2.1 None relevant.

13/0116/FULL

3.0 Consultations and Representations

3.1 Rock Parish Council – Recommend refusal on the basis that the extension represents overdevelopment of the site.

3.2 Highway Authority – No objection.

3.3 Neighbour/Site Notice – Letters of objection have been received from the occupants of two neighbouring dwellings. The issues raised comprise:

- The proposed extensions may have a detrimental impact on the privacy enjoyed by the occupant of a neighbouring property. In particular the correspondent believes the development will affect the privacy enjoyed in the kitchen, a bedroom, garden and drive.
- The proposed first floor rear extension would be approximately 2.85m from a side facing window at the neighbouring property which serves a bedroom. The extension would have a significant impact on the levels of light experienced in this room and would also have a detrimental effect on the outlook.
- The occupants of a neighbouring property believe Rock Village was previously designated as a 'Landscape Protection Area' and an area of 'Great Landscape Value'. It is believed that this should apply to the village and this proposal would have an adverse effect on neighbouring properties and the surrounding area if planning permission were to be granted.
- The plans neglect to show the neighbouring dwelling and the existing side facing window to the bedroom at first floor facing into the study/roof extension.
- It is believed that the proposals are in conflict with WFDC guidance 'A Guide to House Extensions' requiring care to be taken with rear extensions in their relationship to neighbours, respecting the neighbour's privacy; outlook and causing no harm. The proposals are not in keeping with the general design of the original house or nearby properties. The proposal does not respect the privacy and outlook from houses neighbouring the proposal. The proposed study extension creates an unacceptable imbalance to the rear elevation.
- The bedroom, affected by the proposal, has another window to the East but views and daylight are limited due to the close proximity of trees some 4-5 metres from the windows. The window to the south is the primary source of daylight and ventilation to the bedroom.
- The new extension to the Study will be sited approximately 2.7m from the bedroom window and will block the existing view to the south, which the property has enjoyed and benefitted from for 40 years plus. It will block the sunlight being south faced. In effect it is affecting visual amenity, privacy and enjoyment plus less sunlight/light into a neighbouring conservatory.

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- The proposals also have a detrimental effect on the Landscape protection area increasing the height of the property and obstructing views onto the Countryside that exist from our property. If this goes ahead our window visual will be blocked by a solid brick wall. This has caused anxiety and stress to us both equally causing us to reach the point of not wanting to live in our house anymore if it goes ahead. Planning policy we believed was to safeguard residential property from this intrusion, why should we have to block our window up?
- The neighbour queries why the applicant needs the study given the size of house and its occasional use. As the planning authority controlling development plans and policy, it is believed that the LPA could and should advise the applicant that the study is considered too much and suggest the applicant changes it.
- The gable end extension of the building would also stop light and affect the view from a neighbouring property due to it being south facing. The correspondent would not object to this going ahead but would prefer it not going ahead at all.

In addition a letter has been received from another user of the shared drive. The letter offers no objection but expresses concerns as to the impact of construction traffic on the driveway and seeks assurances that any damage will be repaired.

4.0 Officer Comments

- 4.1 The applicant seeks approval for the addition of a two storey side extension and a first floor rear extension atop half of the existing flat roofed element. The extensions would provide an enlarged lounge and shower room on the ground floor along with enlarged bedroom and en suite and a study at first floor. The proposed side extension would replace an existing conservatory. Additional plans have been submitted showing that the proposed first floor rear extension meets the 25° requirement of the 45° Code Guidelines.
- 4.2 The proposed two storey side extension would be considered appropriate in terms of both scale and design and would offer no detriment to the character of the property or the immediate area. The first floor element of the development is set back 0.75m from the front elevation of the host property, with the ridge line set down and set back accordingly, the extension would be clearly subservient to the original property. The extension would have no substantial impact on the amenity enjoyed by the occupants of neighbouring properties in terms of privacy, outlook or daylight. The 45° Code guidelines would not be breached.

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- 4.3 The concerns of the neighbour regarding the proposed first floor rear extension are noted. As previously outlined, the side facing window from the neighbours' property is located on the boundary and faces out over the existing flat roof extension over which the proposed first floor study is proposed to be built. The 45° Code guidance specifically states that the 45° Code applies to side facing windows where those side facing windows "provide the only source of light to a habitable room." The extension would be positioned 2.85m from the side facing window which serves a bedroom at the neighbouring property. This window is one of two serving the room, both of approximately the same size. The window is orientated towards the south. The roof of the proposed extension is relatively low when compared to the side facing bedroom window. The window cill height is 3.85m above ground level and is 2.85m from the 4.1m high eaves of the proposed extension and 4.5m away from the 5.1m high ridge line.
- 4.4 The principal impact of the extension on the neighbouring property is the loss of view. The impact on view would not constitute a material consideration in determining a planning application. As such the first floor rear extension would be considered appropriate in terms of both scale and design.

5.0 Conclusions and Recommendations

- 5.1 It is recommended that the application is **APPROVED** subject to the following conditions.
1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. B6 (External details – approved plan).

Reason for Approval

The proposed extensions are considered to be of an appropriate scale and design in relation to the host dwelling and would have no detrimental impact on the street scene. The impact of the extensions on the occupants of neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to accord with Policy D.17 of the Adopted Wyre Forest District Plan (2004) and Policy CP11 of the Adopted Wyre Forest Core Strategy (2010) as well as Policies SAL.UP7 and SAL.UP8 of the Pre-submission Publication Version of the Draft Site Allocations and Policies DPD.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

2 Old School House
Rock Cross
Rock DY14 9SF



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

Application Reference:	13/0120/OUTL	Date Received:	11/03/2013
Ord Sheet:	383700 275010	Expiry Date:	10/06/2013
Case Officer:	Julia Mellor	Ward:	Offmore and Comberton

Proposal: Outline Application for a new Leisure Centre and associated works with some matters reserved

Site Address: FORMER VICTORIA SPORTS GROUND, SPENNELLS VALLEY ROAD, KIDDERMINSTER INDUSTRIAL ESTATE, KIDDERMINSTER

Applicant: WYRE FOREST DISTRICT COUNCIL & VICTORIA CARPETS PLC

Summary of Policy	D4 D10 D11 D15 NR11 TR17 LR1 LR9 (AWFDLP) DS01 DS02 CP01 CP02 CP03 CP07 CP10 CP11 CP14 (AWFCS) PFSD1 CC1 CC2 CC6 CC7 UP3 UP4 UP5 UP7 UP9 (SAP DPD) PFSD1 GPB3 GPB5 GPB7 (KCAAP DPD) UR2 PA11 QE3 QE5 T1-T5 T7 (WMRSS) Sections 1, 2, 4, 7, 8, 11 (NPPF) ReWyre Prospectus WFDC SPD – Planning Obligations
Reason for Referral to Committee	‘Major’ planning application. Planning application represents departure from the Development Plan. The joint applicant is Wyre Forest District Council
Recommendation	DELEGATED APPROVAL

1.0 Site Location and Description

- 1.1 The application site is located at the junction of Spennells Valley Road and Chester Road South, approximately 1.5 km to the south east of Kidderminster Town Centre. The application site currently accommodates a disused football and cricket pitch, having last been used as formal playing fields in 2003.
- 1.2 With an approximate area of 2.2 hectares, the site sits adjacent to the south west edge of the Kidderminster Golf Course. To the south, on the opposite side of Spennells Valley Road, lies an industrial estate, and to the west, on the opposite side of Chester Road South are existing, primarily, two storey residential properties.

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- 1.3 Within the site the land is bordered by mature trees, with those sited along the western and southern boundaries protected by a Tree Preservation Order (TPO) confirmed in 2004. The TPO consists of both a group of trees (those along the western boundary of the site) as well as 20 individually identified trees.
- 1.4 The application is in outline form with only access and scale to be determined at this stage. The remaining details comprising of appearance, layout and landscaping are reserved for future consideration. The suggested mix of facilities is as listed below, and follows a consultation exercise undertaken to understand the public’s aspirations:

Facility
Reception, Foyer & Entrance
Cafe and seating/viewing area
25m x 6 lane Competition Pool
Learner Pool
Pool Spectator Seating
Wet Changing Facilities
Climbing Wall
Sports Hall
Sports Hall Changing Facilities
Fitness Suite (100 stations)
Fitness/Dance Studios
Fitness Suite/Dance Studio Changing Facilities
Treatment Room
6 x 5 a side all weather pitches (floodlit)
2 x 7 a side all weather pitches (floodlit)
Car Park

- 1.5 Whilst the layout and design of the scheme is currently being developed it is proposed that the leisure centre element would not exceed 5,100 square metres of floorspace. The submitted plans indicate that the site would be accessed via a new point of access off Spennells Valley Road.
- 1.6 The following reports have been submitted to accompany the outline application:
- Design and Access Statement.
 - Planning Statement.
 - Arboricultural Assessment.
 - Phase 1 Environmental Desk Study Report.
 - Update Phase 1 Habitat Survey & Protected Species Survey.
 - Flood Risk Assessment.
 - Transport Statement.
 - Framework Travel Plan.

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2.0 Planning History

- 2.1 WF.0154/05 – Full: Erection of 50 bedroom hotel with integral restaurant together with associated access, car parking and landscaping works : Withdrawn.
- 2.2 07/1165/FULL – Erection of hotel (C1), public house/restaurant (A3), indoor/outdoor bowling facility (D2), access, car parking, landscaping and associated works : Withdrawn.
- 2.3 08/1044/FULL – Erection of a hotel (C1); public house/restaurant (A4); indoor and outdoor bowling facility (D2), access, car parking, landscaping and associated works : Approved 29 February 2012.

3.0 Consultations and Representations

- 3.1 Highway Authority – Views awaited.
- 3.2 Environment Agency – We have no objections to the proposed development, but wish to make the following comments and recommend a condition is attached to any planning permission granted.

FLOOD RISK - The site is located within Flood Zone 3 ('high probability') based on our 'indicative' Flood Zone Map. As part of your Council's Level 1 Strategic Flood Risk Assessment (SFRA) it was identified that there were misalignments in the Hoo Brook Flood Zones. Therefore additional analysis was undertaken as part of your Level 2 SFRA (dated February 2010) by Royal Haskoning to identify more accurately the flood risk along the watercourse (section 3.4.5). Figure 22 (page 39) provides the updated flood extents based on a ISIS model constructed by Royal Haskoning, which shows that the site is located outside of the 1% (100 year) and 0.1% (1000 year) flood extents. The Level 2 SFRA therefore identifies the site as being located within Flood Zone 1, where there is a low probability of flooding.

FLOOD RISK ASSESSMENT (FRA) - The FRA recommends a finished floor level (FFL) at least 600mm above the 1 in 100 year plus climate change flood levels and quotes a minimum FFL of 33.10m AOD, increasing to 33.46m AOD depending on where the building is sited within the site. The FRA does not detail the 100 year plus climate change flood levels or confirm where they have been obtained from; although the site topography and historic responses are included. We acknowledge that the proposed FFLs are at least 700mm above the FFLs proposed in the previous planning application and that the proposed building is situated on the higher ground within the site. For completeness, you may seek confirmation from the applicant of the 100 year plus climate change flood levels and FFL for the building, as the FRA currently provides a range of FFLs. In the absence of this information we would suggest that the precautionary FFL of 33.46m AOD is used. We would recommend the following condition is attached to any planning permission granted to secure this aspect of the proposed development:

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Condition: Finished floor levels shall be set no lower than 33.46m AOD unless otherwise agreed in writing with the Local Planning Authority. Reason - To protect the proposed building from flood risk for the lifetime of the development.

The FRA acknowledges that there is potential for surface water runoff from the surrounding ground (golf course) behind the proposed development. Care should be taken to ensure that the FFLs are lifted above the adjacent ground levels in mitigating for overland flow routes, as recommended in paragraph 3.5 of the FRA. As an additional measure, consideration should be given to the openings and orientation of the building to ensure run-off does not enter.

We would also advise that there is no raising of ground levels within the lower areas of the site (proposed car parking area) to allow for more extreme flood events in protecting the built development.

SURFACE WATER DRAINAGE - Sustainable drainage (SuDS) techniques should be incorporated into the drainage design to control discharge to the Hoo Brook to Greenfield runoff rates. The FRA has provided calculations for greenfield run-off rate and attenuation requirements for the 100 year plus climate change event. Given the scale of the proposal we would not comment on the detail of the scheme, but would refer you to our West Area Flood Risk Standing Advice 'surface water management advice note', for consideration in consultation with the North Worcestershire Water Management team as the Lead Local Flood Authority.

FOUL DRAINAGE - Any foul drainage from the proposed development, including discharges from the proposed swimming pools, should connect to the mains foul sewer. We note that the applicant has indicated a mains connection. We would recommend that Severn Trent Water Ltd. is consulted on the proposed development.

- 3.3 Worcestershire Regulatory Services – No objections subject to conditions.
- 3.4 Worcestershire Wildlife Trust - We note the contents of the various associated documents and we do not wish to object to the proposed development. We consider that the ecological information supplied for this outline application is sufficient for this stage of the decision-making process but it is important to note that further work will be required, particularly in relation to bats, prior to determination of future reserved matters applications. These detailed applications must be designed to retain as many of the boundary trees as possible, especially those of high ecological value and / or covered by TPO and consideration must be given to protecting and retained green corridors and boundary hedges and trees from the adverse impacts of extraneous light. Additional recommendations laid out under section 4 of the accompanying ecological report should also be carried through to later applications and will be important considerations in determination.

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- 3.5 Disability Action Wyre Forest – Difficult to comment on in present form, however a new leisure centre would be welcome and we will give more detail when more details are given.
- 3.6 Severn Trent Water – No objections subject to condition.
- 3.7 Natural England – 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.

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: Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that the following European protected species may be affected by this application: Bats and Great Crested Newts.

We have not assessed the survey for badgers, barn owls and breeding birds, water voles, widespread reptiles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

HOW WE USED OUR STANDING ADVICE TO ASSESS THIS SURVEY AND MITIGATION STRATEGY - We used the flowchart of our Standing Advice Species Sheet: Bats beginning at box (i). Working through the flowchart we reached box (x). Box (x) advises the authority that further survey effort is required in accordance with Bat Surveys - good practice guidelines and you should request additional information from the applicant.

We used the flowchart on our Standing Advice Species Sheet: Great crested newts beginning at box (i). Working through the flowchart we reached box (vii). Box (vii) advises the authority that further survey effort is required in accordance with the Great crested newt mitigation guidelines and you should request additional information from the applicant.

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For future applications, or if further survey information is supplied, you should use our standing advice to decide if there is a 'reasonable likelihood' of protected species being present and whether survey and mitigation requirements have been met.

If you would like any advice or guidance on how to use our standing advice, or how we used the standing advice to reach a conclusion in this case, please contact us on the number above.

This advice is given to help the planning authority determine this planning application. It is for the local planning authority to establish whether the proposed development is likely to offend against Article 12(1) of the Habitats Directive. If this is the case then the planning authority should consider whether the proposal would be likely to be granted a licence. Natural England is unable to provide advice on individual cases until licence applications are received since these applications generally involve a much greater level of detail than is provided in planning applications. We have however produced guidance on the high-level principles we apply when considering licence applications. It should also be noted that the advice given at this stage by Natural England is not a guarantee that we will be able to issue a licence, since this will depend on the specific detail of the scheme submitted to us as part of the licence application.

3.8 Crime Risk Advisor – No comments received.

3.9 Sport England - The site is understood to have provided high quality playing field provision until use of the land for sport ceased in 2003. Since 2003, we note that the ancillary changing pavilion has been removed, the site has taken on an over grown, disused appearance and we also acknowledge that planning consent has been granted for a hotel (C1), public house/restaurant (A4) and indoor and outdoor bowling facility (D2).

Nevertheless, the site remains undeveloped and its planning use remains as playing field. The site is also identified as Urban Open Space, Playing Fields and Sports Pitches on the adopted Wyre Forest District Local Plan Proposals Map (2004) and as Outdoor Sports Facilities on the emerging Site Allocations and Policies Development Plan Document Proposals Map.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy states that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, unless, in the judgement of Sport England, specific circumstances applies.

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The specific circumstances have largely been incorporated into the National Planning Policy Framework and are set out in brief below:

E1 – A proven excess of playing field provision in the catchment area.

E2 – The proposed development is ancillary to the playing field (i.e. – new changing provision).

E3 – The area affected is incapable of forming part of pitch or associated run off areas (e.g. peripheral sloping areas of the site).

E4 – Replacement provision will be provided, equivalent or better with regard to quantity, quality and accessibility.

E5 – The development is for a new sports facility, of sufficient benefit to sport to outweigh the likely detriment which would occur from the loss of playing field.

This current application proposes a new leisure centre and it is appropriate to consider this proposed use in the context of exception E5 of our policy.

SPORTING BENEFITS OF THE PROPOSED NEW LEISURE CENTRE - We are aware of the strategic sports facility planning work which provides a context to this planning application. This work, undertaken by the Council, has included use of Sport England's Facility Planning Model tool to consider different options for the delivery of leisure centre provision within Wyre Forest. Whilst the proposed facility mix is subject to further consideration and potential amendment, the principle of new leisure provision in this general location within the Borough is supported by Sport England against the backdrop of the challenges faced with the existing facility stock.

LIKELY DETRIMENT CAUSED BY THE LOSS OF PLAYING FIELD - The site has not been used for 10 years and would appear to require investment to return it to a fit for purpose facility. Given the time of non use, its loss would not have a direct impact on the current stock of available playing field provision. In addition, the evidence available suggests that the owners of this site are highly unlikely to pursue a re use of the site for pitch sport, especially as the Council has recently deemed that alternative use of this site is acceptable (planning consent for hotel & restaurant).

However, a lack of use does not demonstrate a lack of need for this type of sporting provision. The Council's Playing Pitch Strategy identifies a range of challenges and the reintroduction of this site into the available pitch stock could, in theory, help address some of these challenges.

CONCLUSION - There is a need within the Borough to positively plan for future Built Leisure Centre provision and the proposals within this application would represent a significant investment into sport. The application sets out that other sites to house this required project have been considered and discounted for credible reasons. Within this context, it is felt that the benefits to Sport realised by these proposals do outweigh the sporting detriment that would occur through the loss of this playing field site. As such, we consider the proposals are consistent with exception E5 of our policy.

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This being the case, Sport England does not wish to raise an objection to this application.

- 3.10 Arboricultural Officer – I am generally happy with the proposed outline for the new sports centre.

The new access from the Spennells Valley Road will have a direct affect on Trees 67 (Horse Chestnut), 69 (Horse Chestnut) and 70 (Common Oak).

Trees 67 and 69 are classified as low importance, so there wouldn't be a big issue with them being removed, if need be. However tree 70 is a wonderful oak that is covered by the TPO and has been classified with an A rating (in accordance with BS5837). It is very important that this tree is retained and not adversely damaged during the construction phase of the development.

Although the construction of the access road is possible without damaging the tree's root system, it will need to be carefully considered. I would be looking for a no-dig method, possibly with the use of Silva cells or an appropriate alternative.

The proposed car park looks to be coming close to a few trees including T63, T64, T65, T66, T70, 71, 74 & 75. Tree 75 looks to be the tree most effected by the car park as the proposed layout shows the car park being built around the base of the tree on three sides. Again, care will need to be taken to prevent root damage and a no-dig method would be needed wherever the car park falls within the root protection zones of the protected trees.

As the layout is just indicative, it's difficult to assess if the building that makes up the sports centre will have a direct affect on the trees on the boundary with the golf course, however there should be enough room to ensure these trees are not affected.

There will need to be protective fencing and (where necessary) ground protection in accordance with BS5837:2012, as shown in Appendix B in the submitted Arboricultural Report.

A detailed method statement would be required for the new access road and car park (where it close to trees).

- 3.11 Countryside and Conservation Officer - The report has confirmed there is little likelihood of the application causing biodiversity harm to protected species, and priority habitats and species in all but one area, bats, and the report has recommended further works.

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An appropriately timed survey is needed to investigate a potential roost site. This roost is in a tree, a TPO protected oak, which it is not at the fringe of the development and hence if bats are found at this location there is the potential for some impact on the layout of the applicant's proposal. I also feel that the dawn dusk survey needs to be extended to include the wider site, so some indication of how the rest of the application site is likely to be used by Bats can be determined. It looks to me, that this application may include some significant lighting, for features like the multi use games areas, and hence there exists some potential for a loss of bat habitat. We need to know, qualify and quantify how bats use the site and how the development can mitigate against any losses.

The report suggests the incorporation of bat and bird boxes into the fabric of the buildings. We need to know how these can be accommodated in a manner where they remain unlit.

There is a reasonable loss of immature scrub and rank grassland as part of this development whilst non of this is a uk priority for conservation it does show a net loss for biodiversity for the site which will need to be mitigated through the provision of wildlife friendly landscaping and built artificial habitats

3.12 Planning Policy Manager - My comments relate to a number of issues raised in the applicant's submitted Planning Statement. To summarise these focus on:

- The current allocation of the site for Outdoor Sports Facilities on the Adopted and emerging proposals map.
- Conformity with Adopted Core Strategy Policy DS02 (Kidderminster Regeneration Area).
- Conformity with emerging Site Allocations and Policies Local Plan Policy SAL.UP4 (Open Space and Play Provision) and the weight to be given to this policy.
- Conformity with the emerging KCAP Policies (Policy KCA.EG5 – Bromsgrove Street Area) and the weight to be afforded to it.
- The National Planning Policy Framework's (NPPF) recognition that suitable sites for leisure facilities may not be readily available within the traditional town centres and adoption of the sequential approach.
- The requirement for a town centre impact assessment.
- The standards for the provision of leisure and open space facilities as set out in the Open Space, Sport and Recreation Assessment and the Playing Pitch Strategy.

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PROPOSALS MAP ALLOCATION

The site is allocated as Outdoor Sports facilities on the emerging Policies Map. For clarification purposes this was subject to Independent Examination during January/February 2013 and the District Council is currently awaiting the Examining Inspector's report which is anticipated in mid May, with adoption of the Policies Map anticipated for July 2013. Once adopted the Policies Map will replace the current Adopted Wyre Forest District Local Plan Proposals Map (2004). It is therefore considered that due to its advanced stage in the production process and its recent Independent Examination, it can be afforded a degree of material weight.

CONFORMITY WITH POLICY DS02 (KIDDERMINSTER REGENERATION AREA)

Adopted Core Strategy Policy DS02: Kidderminster Regeneration Area identifies Kidderminster as the District's strategic centre which will provide the focus for new housing, retail, office and leisure development. This policy seeks to focus regeneration opportunities on identified brownfield sites. The former Victoria Carpets site is not an identified site within the Adopted Core Strategy or the emerging Site Allocations and Policies Plan. Therefore this proposal does not conform with the provisions of Policy DS02. The requirement for a sequential test as set out at Paragraph 24 of the National Planning Policy Framework therefore comes into play. Furthermore, this also necessitates an impact assessment as per Paragraph 26 of the NPPF. (I will comment further on the adequacy of these tests as applied in the applicant's Planning Statement.)

CONFORMITY WITH EMERGING POLICY SAL.UP4 (OPEN SPACE AND PLAY PROVISION)

The Site Allocations and Policies Local Plan was subject to independent examination in January/February 2013, with Adoption anticipated in July 2013. There are no outstanding objections to Policy SAL.UP4 and it is therefore considered that due to its advanced stage in production that it can be afforded a degree of material weight in the consideration of this application. This policy seeks to protect existing open space and sports pitches, but in particular it specifies "unless equivalent or better provision can be provided in a suitable location." It is considered that Paragraphs 6.7 – 6.9 of the Planning Statement fully demonstrate that this requirement has been met. Clearly the proposal would offer enhanced sporting provision at this location.

CONFORMITY WITH EMERGING POLICY KCA.EG5 (BROMSGROVE STREET AREA)

The Kidderminster Central Area Plan was also subject to independent examination in January/February 2013, with Adoption anticipated in July 2013. There are no outstanding objections to Policy KCA.EG5 and it is therefore considered that due to its advanced stage in production that it can be afforded a degree of material weight in the consideration of this application.

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Section 10 of the KCAP sets out a series of policies for the KCAP. The current Wyre Forest Glades Leisure Centre location on Bromsgrove Street falls within the identified Eastern Gateway which represents a series of significant development and investment opportunities and projects. Policy KCA.EG5 covers the Bromsgrove Street Area. In particular paragraphs 10.28-10.30 of the reasoned justification outline that following the leisure centre review, the closure of the Glades Leisure Centre would provide a significant redevelopment site in the area and could assist with the ambition for the comprehensive regeneration of Bromsgrove Street. A feasibility study has identified that this area is capable of accommodating a 40,000 sq.ft supermarket store, which will help to increase footfall within this area of Kidderminster. Paragraphs 6.41-6.42 of the Planning Statement demonstrate how this proposal would conform to this policy and help to facilitate its delivery.

SEQUENTIAL APPROACH

Paragraphs 6.13-6.36 of the Planning Statement examine the appropriateness of the site with regard to the sequential test. I note that 14 potential sites were assessed including the application site. These included a mix of town centre, edge of centre and out of centre sites. There are considered to be a number of significant issues associated with the alternative sites which mean that they are not readily available. These issues include significant remediation costs, accessibility and transport network constraints, size and shape of site and its consequential ability to accommodate the new leisure centre. There are also significant planning constraints associated with some of the sites including Green Belt designation, flood risk, proximity to the Air Quality Management Area and longer term regeneration proposals as identified in the emerging Kidderminster Central Area Plan.

Therefore on balance it is agreed that the former Victoria Sports Ground is the most appropriate site, despite being located outside of the town centre. It is readily available and able to accommodate the range of facilities that are required by the new leisure centre. Furthermore, the site already benefits from planning permission for a mixed use development, which includes the provision of sports facilities. Whilst the site is not readily accessible by all modes of transport (most notably walking and cycling), it is reasonably well located for access by bus and I note the preparation of a Travel Plan Framework which would encourage sustainable travel alternatives.

The proposed site would also serve the wider District's needs and it is noted that the Open Space Study sets a 15 minute drive time standard for access to a swimming pool and synthetic turf pitches. The site would therefore largely accord with this standard.

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TOWN CENTRE IMPACT ASSESSMENT

It is considered that the impact assessment on the town centre rightly focuses on the longer term regeneration plans which are identified in the emerging Kidderminster Central Area Plan (KCAP). It is recognised that the development of a new leisure centre at an alternative site is imperative to assist with the Council's detailed regeneration plans for the Eastern Gateway.

Moreover, it should be noted that the KCAP has undergone a detailed production process, including several stages of comprehensive public consultation at Issues and Options, Preferred Options and Publication stages. The Kidderminster Re-Wyre Regeneration Prospectus has also gained significant public and private support for the Eastern Gateway proposals.

Although the proposal involves the loss of a town centre use (leisure) it brings with it substantial facilitating benefits for the regeneration of this area and for this reason I consider that it accords with Paragraph 26 of the NPPF. In particular, it has positive benefits for planned public and private investment in Kidderminster town centre.

OPEN SPACE, SPORT AND RECREATION ASSESSMENT AND PLAYING PITCH STRATEGY STANDARDS

The Playing Pitch Strategy (2012) which covers the 2012-26 period and forms the basis for policy requirements set out in Policy SAL.UP4, specifies that there is a need for high quality multi pitch sites which are able to cater for all ages. It states that new sites should be developed in Kidderminster if the opportunity arises, but these must be of high quality.

The Open Space Study (2008) which also forms the basis for policy SAL.UP4 sets out a number of standards for future provision. These are based on extensive surveying and consultation which was undertaken by consultants PMP, to inform the Council's planning policy development. The study included standards and future provision requirements for both swimming pool and playing pitch provision. The following pertinent to this application:

- There are sufficient swimming pools to meet current and future demand in quantitative terms. Pools are ageing and focus should be placed on improving the quality of facilities and providing public transport linkages.
- In particular swimming pools were identified as having poor changing facilities, especially family changing and as suffering from poor maintenance.
- The majority of residents (67%) expect to drive to a swimming pool. Based on the District wide 75% threshold level, residents would be prepared to travel for up to 15 minutes to access a swimming pool.

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- For outdoor sports facilities the quality standard is 1.91ha per 1,000 persons, this is set at the existing level of provision. It is considered that this will allow the Council to focus on improving access to existing/new facilities and identify any locational deficiencies that may exist. This will help the Council in achieving increases in participation in line with national targets, but allow an overall focus on improving the quality of outdoor sports facilities.
- The Study sets a 15 minute drive time access standard for synthetic turf pitches, bowling greens and golf courses.

It is considered that the proposed new leisure centre would help to address these quality standards. In particular, it will give the opportunity to provide a quality swimming pool with a higher standard of changing facilities. The provision of MUGA pitches which are suitable for 5-a-side football will also help to meet the quality standard specified for the provision of outdoor sports facilities. More generally the mix of facilities included within the proposal will help to increase participation in the longer term.

- 3.13 North Worcestershire Economic Development & Regeneration - This development of a new Leisure Centre facility on the former Victoria Carpets Sports Ground would, as part of the Council's wider leisure review, enable the closure of the existing Wyre Forest Glades Leisure Centre located in Kidderminster town centre. The closure of the Glades would provide a significant redevelopment opportunity site that would greatly contribute towards the District Council's ambitions for the comprehensive regeneration of the wider Bromsgrove Street area in which it is currently located.

The existing Glades leisure centre is located within the Eastern Gateway area of Kidderminster town centre which is made up of a collection of sites that also includes the existing Bromsgrove Street public car park, medical centre, and former Magistrates' Court. These sites combined provide a significant opportunity to regenerate this part of the town and deliver a significant retail development to give additional footfall to Worcester Street and improve the quality of the built environment. As such these sites are identified in the emerging Kidderminster Central Area Plan (KCAP) under the Eastern Gateway chapter and, more specifically, the Glades Leisure Centre is covered by policy KCA.EG5 Bromsgrove Street Area. The policies and guidance in the KCAP seek the comprehensive redevelopment of the Bromsgrove Street area and allow for a wide mix of uses befitting its location within the Primary Shopping Area.

In addition to the policies in the KCAP, the District Council has produced a study that explores the feasibility of a major supermarket development within the Bromsgrove Street Area site. This study concluded that this area is capable of accommodating a 40,000sq.ft. supermarket store. It is felt that a supermarket development could deliver the comprehensive redevelopment needed in this area. Furthermore, it would help to drive footfall and activity towards this side of the town benefiting Worcester Street and Bromsgrove Street, which are both much in need of regeneration.

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However, the delivery of a supermarket development, and indeed to achieve comprehensive redevelopment generally, requires the existing sites to be vacated and released, including the Glades Leisure Centre. Without this the redevelopment of the area becomes significantly less deliverable and its regeneration compromised. The new leisure facility that is the subject of this application would serve to facilitate the closure of the Glades and therefore would provide an important step in the delivery of this site for a future redevelopment scheme that would help to regenerate this part of the town centre.

3.14 Watercourse Officer – Comments awaited.

3.15 Neighbour/Site Notice/ Press Notice – One letter of objection has been received. In summary it raises concerns regarding the following:

- Moving the leisure centre away from its current location will do more harm to our town centre shops, customers of the leisure centre often pop into town to use the local shops, and in doing so pay to park which is revenue for the council.
- The position of the new leisure is not a good decision because of access, people not living locally will have to change buses to get to the centre and the centre is not on a direct bus route, this will encourage patrons to use their cars, bad for the environment bad for an already congested area and putting pressure on the parking spaces available.
- I believe the money should be spent on refurbishing our current leisure centres and in the process this will save us money

The second has been sent on behalf of a community group called Core 11. It states the following:

*“I refer at this time to NPPF part 14 at decision making.
Part 74 in part notes [Existing open space, sports and recreational buildings and land, including playing fields, should not be built on]
Part 78 of NPPF [Local policy for managing development within a local Green Space should be consistent with policy for Green Belts]
Core 11 are not a Neighborhood Forum, as such we do not make planning proposals nor propose refusal of planning applications, in any way, That is for our LPD , we do however occasionally give notice to references in PPDs
As you know our Role is to help from the onset, the Core Strategy to move foreword. We observe: monitor and check for compliance with the core strategy LDF, and any following SPDs or guidance notes such as the NPPF.
As such our comments are made with the intention to help, and not obstruct development, but to ensure policies are complied with as we see them .
Interpretation can differ. It is for this reason we as a community group with local interests, will consult official governmental departments for clarification, or official interpretation, of items in the various documents produced”.*

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A representation on behalf of Core 11 has also been received querying the procedure for determining the current application. (*Officer Comment - In consultation with the Council's Solicitor, the procedure for determining the application is in conformity with the Town and Country Planning General Regulations 1992*).

A more recent consultation exercise, which ended on 31st March 2013, was undertaken by the Cultural Services Manager in order to ascertain the public's preferences in relation to proposed new leisure centre. A total of 424 responses were received with the top ten preferences as follows:

- Crèche – 38.
- Slides – 33.
- Stourport pool – 32.
- Fun pool – 28.
- 25m x 8 lane pool – 15.
- Central location / bus routes – 14.
- Waves – 13.
- Adequate parking – 13.
- Swimming pool – 13.
- Indoor climbing wall – 11.

4.0 Officer Comments

BACKGROUND

4.1 The submission of the current application follows a strategic review undertaken by this Council of how it can best meet the future leisure centre requirements within the District. A strategic options appraisal commenced in 2011, acknowledging that the leisure centre buildings and facilities were coming to the end of their useful life with increasing capital and revenue finance required to ensure that they remain fully operational and fit for purpose. When the strategic options appraisal commenced the then leisure management contract with DC Leisure, who currently manage the existing leisure centres in Kidderminster, Bewdley and Stourport, was due to expire in March 2013. It has since been extended and will now expire in March 2015.

4.2 In January 2012 Cabinet resolved that the future leisure needs of the District would be achieved by:

- i Closing the existing Wyre Forest Glades Leisure Centre in Kidderminster and constructing a new leisure to serve the District;

It was also agreed that closure will occur the earliest of:

- a) When a new leisure centre is complete; or
- b) If the site needs to be vacated in order to allow its development by any purchaser of the site; or

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- c) the end of the 2 year extension to the DC Leisure contract which is now due to expire in March 2015.
- ii Ceasing the operation of Stourport Sports Centre by the District Council;

Discussions on a potential Community Asset Transfer are not yet concluded.

- iii The transfer of Bewdley Leisure Centre out of the District Council's control.

Negotiations are at this moment in time still ongoing.

- 4.3 In order to implement part (i) above an assessment of a number of sites where a new leisure centre could be provided was undertaken and the current application site was chosen as the preferred option. The alternative sites which were rejected are discussed below.

PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 4.4 Published in March 2012 it sets out the Government's planning policies for England. It emphasises the presumption in favour of sustainable development, which it defines as consisting of three dimensions, namely an economic role; a social role; and, an environmental role. The Framework is broken down into sections which relate to specific topics and provides guidance on how to deliver sustainable development in accordance with the overarching aspirations of the NPPF.
- 4.5 Section 2 seeks to ensure that the vitality of town centres are maintained during the Local Development Framework (LDF) process and the determination of planning applications. With respect to the latter, paragraphs 24 to 26 advise when local planning authorities should apply a sequential test and require an impact assessment.
- 4.6 Under section 4 entitled 'Promoting Sustainable Transport' the NPPF advises that when preparing plans local authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable transport.
- 4.7 It states that all developments that generate significant amounts of movement should be supported by a Transport Assessment and, in order to maximise the use of sustainable transport modes be required to provide a Travel Plan.
- 4.8 Section 7 is specific to the matter of design. The NPPF advises that good design is a key aspect of sustainable development and is indivisible from good planning. It emphasises the need to make places better for people through the achievement of high quality and inclusive design. Great weight should, it is advised, be given to outstanding and innovative design whilst permission should be refused for development of a poor design.

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- 4.9 Under section 8 the NPPF promotes healthy communities stating that, *“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.”*
- 4.10 It is stated that existing open space, sports and recreational land, including playing fields, should not be built on unless:
- The land is assessed as being surplus to requirements; or,
 - The loss would be replaced by equivalent or better provision in terms of quantity and quality, in a sustainable location; or,
 - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 4.11 Section 10 is specific to meeting the challenge of climate change, flooding and coastal change. The Framework seeks to encourage reductions in greenhouse gas emissions and the provision of resilience in terms of the impact of climate change. Development proposals are required to demonstrate energy efficiency measures and it promotes the use of suitable materials to maximise the sustainability credentials of a new building.
- 4.12 The Framework also advises that development should be sited in areas at least risk from flooding, but where the development is deemed to be necessary it should be made safe without increasing flood risk elsewhere.
- 4.13 Finally with respect to the NPPF, Section 11 seeks to ensure that the natural environment is conserved and enhanced by protecting existing valued assets; minimising impacts on biodiversity; providing net gains in biodiversity where possible; and remediating and mitigating despoiled and contaminated land where appropriate.
- 4.14 It advises that local planning authorities should refuse permission if significant harm from a development cannot be avoided, adequately mitigated or compensated.

REGIONAL SPATIAL STRATEGY

- 4.15 The planning system is currently undergoing reform. The Government's intention to revoke the Regional Spatial Strategy (RSS) has been known for several months, and finally the intention to revoke the RSS was laid before Parliament last month. It will be finally revoked on 20th May 2013 however the information and evidence base of the RSS is still a material consideration as is the decision to revoke it. It is for Local Planning Authorities to consider how much weight they attach to either in their consideration of planning applications. The RSS provides a long term land use and transport planning framework for the region and identifies the general distribution of new development.

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- 4.16 Policy UR2 seeks to encourage local authorities and other agencies to bring forward local regeneration policies and programmes in a number of settlements outside of the Major Urban Areas, one of those settlements listed is Kidderminster.
- 4.17 Policy PA11 identifies a strategic network of 25 town and city centres which will be the focus for large scale retail, cultural, tourism, community, leisure and office uses. Kidderminster is one of the 25 centres listed.
- 4.18 Policy QE3 refers to new developments which should secure a high quality of townscape through the use of architecture, urban design and landscape design. The Policy highlights sustainability considerations, creating a safe environment and minimising noise and light pollution.
- 4.19 Policy QE7 seeks to protect, manage and enhance the region's biodiversity and nature conservation resources.
- 4.20 Policies T1 to T5 highlight the need to introduce measures to reduce the need to travel, expand travel choice, tackle congestion, improve safety and protect the environment. Policy T3 specifically encourages the provision of greater opportunities for walking and cycling.
- 4.21 Finally in respect to the RSS Policy T7 refers to parking standards and the need for local authorities to develop maximum standards in line with those given in PPG13, and identify those areas where more restrictive standards should be applied.

ADOPTED WORCESTERSHIRE COUNTY STRUCTURE PLAN (WCSP)

- 4.22 Until such time as the RSS is revoked the remaining saved policies of the WCSP are a material consideration in the determination of planning applications. Of relevance is Policy CTC9 which requires development to demonstrate that it would not cause the pollution of surface water or groundwater. In addition the provision of car parking standards expressed in terms of a maximum provision are proposed as part of the Policy T4.

ADOPTED WYRE FOREST DISTRICT LOCAL PLAN (2004)

- 4.23 Until such time as the policies with the Kidderminster Central Area Action Plan and the Site Allocations and Policies DPDs have been adopted there still remain relevant policies within the Adopted Local Plan which have been saved and are material to the consideration of the current application. The following Local Plan policies are considered relevant to the consideration of the proposed development:
 - 4.24 Policy D.4 requests a detailed tree survey where necessary with clear justification for the felling of trees.
 - 4.25 The detailed design of boundary treatment and landscaping schemes are the subjects of Policies D.10 and D.11.

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- 4.26 Policy guidance with respect to the design of new car parks is provided by Policy D15.
- 4.27 Policy NR11 seeks to ensure that the noise generated by developments does not adversely affect nearby sensitive locations. It promotes the use of appropriate attenuation measures where necessary.
- 4.28 Proposals for development likely to need external lighting are required, by virtue of Policy NR.12, to include details to demonstrate that light spillage is minimised, there would be no adverse impact upon residential amenity or areas of nature conservation importance or protected species.
- 4.29 The information necessary to accompany a planning application which would affect an area known for its nature conservation value is explained in Policy NC.7. This includes mitigation plans.
- 4.30 Policy TR.17 refers to the current parking standards adopted by the District Council. They should be regarded as maximums and should not be exceeded. The Policy allows for the provision of lower levels of car parking in locations which are highly accessible by other modes of transport as part of a co-ordinated package of planning and transport measures.
- 4.31 Policy LR.1 is relevant to Parks, Public Open Spaces and Other Open Space Areas and states that proposals for development which would result in the loss or reduction in public open space will not be allowed, except in exceptional circumstances whereby equivalent or improved levels of provision are made in suitable alternative locations.
- 4.32 Policy LR.9 indicates that privately owned outdoor Sports Pitches and Playing Fields will be protected due to their contribution to sports pitch provision within the District and as valuable urban amenity open spaces. Development proposals which would remove such facilities will only be permitted in cases where alternative or improved levels of provision are made available.

ADOPTED WYRE FOREST DISTRICT COUNCIL CORE STRATEGY (2006 – 2026)

- 4.33 The Core Strategy, adopted in December 2010, highlights the key issues and challenges facing the District both now and in the future up to 2026 and it shapes these into a Vision and Objectives for the District's future development. The development objectives include the continuing development of Kidderminster as the strategic centre for the District; the safeguarding of the District's rich and varied biodiversity and the fostering of healthy lifestyles in the District.
- 4.34 The Strategy sets out five strategic core policies relating to the broad location of future development, the role of the District's settlements and the phasing and implementation of new development. There are then a further fifteen policies to deliver the development strategy which are grouped together into four themes.

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- 4.35 The strategic policies which explain the development strategy for the District are labelled DS01 to DS05. Policy DS01 states that new development will be concentrated on brownfield sites within the urban areas of Kidderminster and Stourport. Furthermore it recognises that preference will be given, when allocating future sites for development to key regeneration sites within the Kidderminster Central Area Action Plan (KCAAP) boundary as highlighted within the Kidderminster Regeneration Prospectus. The Policy advises the adoption of a sequential approach to the location of new development.
- 4.36 The opportunities for redevelopment and regeneration within Kidderminster are recognised by Policy DS02 which indicates that new development will focus on opportunities presented on identified brownfield sites.
- 4.37 The first theme is entitled 'Adapting to and Mitigating Against Climate Change'. Policy CP01 states that consideration will be given to the design, layout, siting and orientation of a proposed development together with the proposed construction methods and materials in order to deliver a sustainable development which maximises energy conservation and reduces waste.
- 4.38 Policy CP02 refers to flood risk and advises that new development should incorporate a sustainable urban drainage system (SuDS).
- 4.39 Policy CP03 promotes an integrated transport system and enhancing accessibility. In doing so the Policy acknowledges that development proposals should have full regard to the traffic impact on the local highway network and provide a travel plan to demonstrate that accessibility by all modes of transport has been fully considered.
- 4.40 Policy CP07 seeks to resist the loss of existing community facilities including open space and recreational uses and encourages developers to provide community infrastructure as part of their schemes or by way of off site contributions.
- 4.41 The final theme is entitled 'A Unique Place' and the creation of successful places is encouraged by Policy CP11 which seeks to ensure that developments connect sensitively to their surroundings, improve sustainable transport and reflect design quality.
- 4.42 CP14 states that new development will be required to contribute towards biodiversity by enhancing opportunities within the site or by making a contribution to off-site projects. In addition proposed developments must include measures to ensure that they have a positive impact on the ability of species to migrate. The opportunity to increase biodiversity by conserving and enhancing existing trees is recognised.

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DRAFT WYRE FOREST DISTRICT COUNCIL SITE ALLOCATIONS AND POLICIES DPD PRE SUBMISSION PUBLICATION VERSION (JULY 2012)

- 4.43 The Draft Site Allocations and Policies DPD allocates areas of land for particular uses to meet the requirements set out in the Adopted Core Strategy. It includes Development Management Policies which apply across the whole of the District and are used for determining planning applications. The Draft DPD is set out under the same headings or themes as the Adopted Core Strategy and it reiterates the Development Strategy.
- 4.44 The DPD was subject to Independent Examination during January/February 2013 and the District Council is currently awaiting the Examining Inspector's report which is anticipated in mid May, with the adoption of the Policies Map anticipated for July 2013. Once adopted the Policies will replace the remaining saved policies of the current Adopted Wyre Forest District Local Plan (2004). However, their advanced nature enables some considerable weight to be given to them in determining planning applications.
- 4.45 Policy PFSD1 advises that the Council will view development proposals which accord with the overarching Development Strategy and reflect the principles of sustainable development positively.
- 4.46 According to Policy CC1 development should safeguard and enhance the existing cycle route network, not adversely affect bus priority routes and provide shared surfaces with an emphasis on connected and legible layouts which give priority to pedestrians over vehicles. Proposals which would lead to the deterioration of highway safety will not be allowed.
- 4.47 Policy CC2 seeks to ensure that new developments meet the parking standards set out in the Worcestershire County Highways Design Guide.
- 4.48 Policy CC6 highlights the desire for the incorporation of renewable technologies within new development, and gives guidance with regard to roof orientation to maximise the potential for solar technologies.
- 4.49 The implementation of SuDS schemes is promoted by Policy CC7.
- 4.50 Policy UP3 seeks to safeguard the existing green infrastructure network and open spaces identified within the Wyre Forest District Open Space, Sport and Recreation Assessment (2008). The Policy states that proposals should enhance and retain open space or provide compensatory provision in a suitable alternative location.
- 4.51 Again Policy UP4 states that sites identified in the Wyre Forest District Open Space, Sport and Recreation Assessment (2008) and the Wyre Forest District Playing Pitch Strategy (2012) will be safeguarded from development. These sites should not be built on unless it can be demonstrated that such sites are surplus to requirements; equivalent or better provision can be provided in a suitable location; or, the need for the development clearly outweighs the loss of open space and/or sports pitches

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- 4.52 The retention and enhancement of biodiversity is the subject of Policy UP5. All new developments should take steps to enhance biodiversity and development which would have a significant adverse impact upon protected or priority species or habitat will be refused unless the impact can be adequately mitigated or compensated for.
- 4.53 Policy UP7 seeks to achieve development which is of the highest design quality. In attempting to do so it seeks to ensure that development demonstrates compatibility with a list of 15 criteria. These include integrating well with the street scene, incorporating existing trees and delivering well designed parking solutions.
- 4.54 Finally Policy UP9 seeks to ensure that proposed landscaping schemes and boundary treatment are appropriate.

DRAFT KIDDERMINSTER CENTRAL AREA ACTION PLAN (KCAAP) PRE SUBMISSION PUBLICATION VERSION (JULY 2012)

- 4.55 The Draft KCAAP provides detailed planning policy for the development and regeneration of the central area of Kidderminster. Like the Draft Site Allocations and Policies DPD it too was subject to Independent Examination during January/February 2013 and the District Council is currently awaiting the Examining Inspector's report which is anticipated in mid May, with the adoption of the Policies Map anticipated for July 2013. Once adopted the Policies will replace the remaining saved policies of the current Adopted Wyre Forest District Local Plan (2004); and in the meantime they can be given considerable weight in determining planning applications.
- 4.56 It is acknowledged that the application site lies outside of the KCAAP boundary and therefore its policies are not directly relevant, however a summary of the policies with respect to the proposed leisure provision within the Kidderminster town centre area are considered to be useful to the consideration of the current proposals.
- 4.57 Policy PFSD1 replicates the same Policy within the Draft Site Allocations and Policies DPD which highlights a proactive approach towards sustainable development.
- 4.58 Policy GPB3 encourages a flexible approach to areas not designated as a primary or secondary shopping frontage but within the Primary Shopping Area. The Policy permits a range of land uses including leisure.
- 4.59 Policy GP5 encourages health and education development and uses including leisure within specific parts of the town known as the Traditional town centre; Eastern Gateway; Heritage Processions; Churchfields; and Western Gateway. These areas are considered in greater detail in Part B of the KCAAP which provides site specific policies.

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4.60 Major new D2 leisure uses are promoted by Policy GPB7 within the waterside environments of the Western Gateway area of the town. Furthermore the Policy encourages development that enhances the evening and night time leisure offer of the town centre.

PROPOSED LOCATION AND SEQUENTIAL APPROACH

4.61 A leisure centre use is recognised within the NPPF as a ‘town centre use’; as the proposed location is not within an existing centre, to accord with paragraph 24 of the NPPF a sequential test should be applied when considering the current application.

4.62 The sequential test or approach seeks to direct development towards locating within existing strategic and town centres to contribute to their regeneration, reduce the need to travel and promote sustainable communities. Its principles are adhered to within the Development Objectives and Policies DS01, DS02 and CP09 of the Core Strategy; and within the Vision together with Policies DPL2 GPB3, GPB5, and GPB7 of the KCAAP DPD.

4.63 As outlined within the NPPF the sequential approach means that local planning authorities should require applications for main town centre uses to be located within town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

4.64 The submitted sequential test has considered the following sites:

	Site Name	Summary of reason(s) for rejecting or accepting
1	Former Sladen School site	the current surrounding highway network is unsuitable without significant levels of investment; likely to have adverse impact upon Air Quality Management Area (AQMA)
2	Former British Sugar site	subject of significant remedial works in terms of the removal of old associated infrastructure and contamination and the associated ‘knock on’ land and build costs would be prohibitive; the site is impacted upon by an HSE ‘exclusion’ zone in respect of an adjacent site, such that if there were a suitable and affordable site it is highly likely that this would be located within ‘Phase 2’. In terms of timeframes and deliverability, this would severely impact upon the Council’s aspirations for the deliverability of a new Leisure Centre, not to mention having a ‘knock on’ impact upon the deliverability of the Eastern Gateway site
3	Land at Stourport-on-Severn sports club and Stourport-on-Severn secondary school	area of land appears to fall short of the minimum requirement; the site falls within the Green Belt and from a planning policy perspective, exceptional circumstances would need to be demonstrated to justify such a development

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4	Green Street (Council) Depot	the site falls well below the minimum size of site required to facilitate the new Leisure Centre development.
5	Land at Crossley Retail Park	the shape of the site is somewhat irregular and as such will limit the range of facilities that can be delivered on the site; the site is at risk from flooding with cost implications; the site is already earmarked as part of a wider redevelopment regeneration aspiration for the wider Churchfields Masterplan area; a Leisure Centre development in this location may prejudice future development opportunities and linkages
6	Churchfields Business Park	the current surrounding highway network unsuitable without significant levels of investment; likely to have adverse impact upon Air Quality Management Area (AQMA)
7	Former Victoria Sports Ground (i.e. the application site)	the site is available; not a central location in terms of Kidderminster, but access to the site is generally good; benefits from planning permission for a sport related (mixed) use development
8	Former school site, Habberley Road	availability and size constraints
9	Romwire site	remediation costs are likely to be significant and prohibitive.
10	Chainwire site	unlikely to be readily available; the site falls within the Green Belt and from a planning policy perspective, exceptional circumstances would need to be demonstrated to justify such a development
11	Eastern Gateway/Bromsgrove Street	availability issues; planning policy aspirations for retail redevelopment (see below)
12	Cheshires site	not currently available; level changes could have implications for viability; insufficient space to accommodate full desired mix of leisure facilities
13	Former Rock Works site;	site too small; access poor due to narrowness of the highway in the immediate vicinity of the site
14	Matalan and Timber Yard site.	access poor; shape of site constrains delivery of proposed sports hall and outside pitches
15	Comberton Place, Kidderminster	linear in shape and dissected by public highway therefore would not be able to deliver a suitable layout or appropriate car parking
16	Weavers Wharf, Kidderminster	linear in nature and identified as a potential retail redevelopment opportunity; the likely costs of acquiring the site would be prohibitive
17	Mill Street Mixed Use Area, Kidderminster	shape and size of the site is not considered appropriate; multiple owners which would make land assembly difficult; the site is dissected by the public highway
18	Blakebrook School and County Buildings, Kidderminster	site is not allocated for leisure use and planning policy seeks to retain listed building on the site compromising the provision of a suitable layout; located at a 'pinch point' on the highway network and the associated traffic implications are not considered favourable in this location

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19	Tan Lane and County Buildings, Stourport	a 'split site', with the public highway separating the two sites; the size and shape of the two sections would restrict development; issues regarding ownership and availability
20	Civic Centre, Stourport	size of the site is too small, even allowing for the proximity to existing Council owned car parking; issues relating to accessibility to the site
21	Swan Hotel and Working Men's Club, Stourport	size and shape of the site is inappropriate; planning policy steer to providing A1 retail along the High Street frontage
22	Load Street Redevelopment Area, Bewdley	site is too small; poor access; issues regarding availability; aspirations to provide new Health Care facilities within Bewdley Town Centre
23	Lax Lane, Bewdley	site too small; poor access; issues regarding availability due to multiple occupancy

- 4.65 Some additional explanation is considered necessary with respect to the site known as the Eastern Gateway, number 11 as listed above. This is the name given to the site at Bromsgrove Street where the existing Wyre Forest Glades Leisure Centre is located and at first glance is perhaps the most obvious choice for the proposed new facility.
- 4.66 However firstly, redeveloping the current Glades site would mean a gap in leisure centre provision for a period of 18 to 24 months as a replacement new build could not be developed on the site concurrently with the vacation and demolition of the existing centre. This was not considered to be a suitable option when Cabinet took the decision in January 2012 to build a new facility at another site.
- 4.67 Secondly and more importantly the regeneration aspirations for this site are well known and fully endorsed by the policies within the LDF and the Re-Wyre Prospectus. Policy EG5 of the Draft KCAAP DPD allocates the Bromsgrove Street Area for a wide range of uses and the reasoned justification states that, *"The closure of the Glades would provide a significant redevelopment of the site in this area and could assist with the ambition for the comprehensive regeneration of Bromsgrove Street."* The regeneration ambitions refer to securing a major retail development on this site and the viability and delivery is a key element of achieving this aspiration. The Council has put considerable resources into demonstrating that retail led regeneration of the site is feasible and the land assembly necessitates inclusion of the existing Glades site. The overall vision as outlined in Part A of the Draft KCAAP is to create a *"retail dumbbell anchored at one end (west) by Weavers Wharf and at the other (east) by new development in Bromsgrove Street.....Therefore, the Primary Shopping Area extends to areas including Weavers Wharf and Bromsgrove Street to maximise opportunities for new retail development in line with the Adopted Core Strategy."*

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To assist with this vision the Council commissioned a Concept Feasibility Study, also referred to within the reasoned justification to Policy EG5, which explains in more detail how the redevelopment of the site for a major 40, 000 sq.ft. supermarket could be realised.

- 4.68 Therefore whilst the provision of a new leisure facility at this location accords with Policy EG5 it is considered that it would be at the cost of the opportunity to facilitate the redevelopment of the Eastern Gateway for retail floorspace which would drive footfall to this side of the town centre and strengthen its overall vitality and viability.
- 4.69 The sequential test has assessed a number of town centre, edge of centre and out of centre sites. As the summary information in the table indicates there are a range of physical, highway and planning issues associated with the alternative sites which mean that they are not suitable or readily available. One issue highlighted with respect to the rejection of a number of the sites is that they are too small in size to accommodate the range of uses proposed. In contrast the NPPF advises that applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. However further explanation advises that a fundamental consideration has been the desire to ensure that all facilities associated with the proposed new Leisure Centre can be accommodated on a single site. ‘Splitting’ leisure facilities onto separate sites would bring with it additional costs in terms of duplication of associated facilities (e.g. car parking; changing facilities; staffing of facilities etc.). A single site would deliver economies of scale; ease of management of the site; and, reduce potential costs when considered against ‘multiple’ site alternatives.
- 4.70 Therefore on balance with the size of the site defining its suitability and the availability of the site driving the sequential test forward to ensure that a new facility is completed by March 2015, in order to avoid the under provision of leisure facilities within the District, it is agreed that the former Victoria Sports Ground is the most appropriate site.

PROPOSED LOCATION AND IMPACT UPON THE TOWN CENTRE

- 4.71 Paragraph 26 of the NPPF requires the inclusion of an impact assessment for applications for main town centre uses proposed at out of centre locations, which are not in accordance with an up-to-date Local Plan and are over a default threshold of 2,500 sq m. The NPPF states that this should consider;
- *“the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*
 - *the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.”*

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- 4.72 First it is envisaged that by locating the proposed development at the application site, outside of the town centre, the redevelopment of the existing Glades Leisure Centre site together with the wider Bromsgrove Street Area could be delivered earlier. As explained above the development of a new leisure centre at an alternative site is critical to the delivery of Bromsgrove Street in the short term and the wider Eastern Gateway in the medium to long term in accordance with Policy EG5 of the KCAAP. By permitting the development at the application site it would allow significant public and private sector investment in Kidderminster town centre.
- 4.73 To reiterate this would improve the overall retail offer within Kidderminster town centre, increase connectivity between Bromsgrove Street and Worcester Street and would enhance the vitality and viability of the traditional town centre. Furthermore the aspirations for the redevelopment of the Eastern Gateway with a retail led scheme would, it is argued, bring an even greater benefit to the evening economy of the town centre.
- 4.74 It is therefore considered that the potential impact upon the town centre, in terms of the matters highlighted within the NPPF as set out above, would be acceptable.

LOSS OF OPEN SPACE

- 4.75 Whilst it is considered that the application is acceptable in terms of the sequential and impact tests it is necessary to consider the proposed use of the land in the context of its current land use policy designation. To reiterate the application site was previously used as a cricket and a football pitch. A pavilion is shown on the 1938 map of the area with a bowling green indicated on the south east corner of the site on information dating back to 1966. All buildings have since been removed and the site was last in formal sporting use in 2003. Since then the owners of the site have been sponsoring cricket provision at the Kidderminster Cricket Club.
- 4.76 Within the Adopted Local Plan the application site is designated under Policies LR1 and LR9. Both of these policies seek to safeguard areas of open space and sports pitches. LR1 states that development which would lead to their loss will only be allowed in exceptional circumstances when equivalent or improved compensatory provision is made in a suitable alternative location, and this requirement is echoed within Policy LR9.
- 4.77 These policies are consistent with the guidance of the NPPF within Section 8 – Promoting Healthy Communities. It states, “*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- i. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

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iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”

- 4.78 The most up to date local planning policies are those within the Adopted Core Strategy and the soon to be adopted Draft Site Allocations and Policies DPD. Again Policy CP07 of the Core Strategy and Policies UP3 and UP4 of the Draft Site Allocations and Policies DPD reiterate the principles within the Adopted Local Plan Policies and the NPPF as outlined above. However notably they refer to documents which formed the evidence base to the LDF. The first is the Wyre Forest Open Space Sport and Recreation Assessment (2008) and the second is the Wyre Forest District Playing Pitch Strategy (2012). Policy UP3 seeks to safeguard spaces identified within the 2008 Assessment unless compensatory provision is provided in a suitable alternative location. Policy UP4 seeks to retain those sites identified in the 2008 Assessment and the 2012 Strategy, and states that they should not be built upon unless any of the criteria replicated from the NPPF as set out under (i), (ii) or (iii) apply.
- 4.79 In terms of part (i) the site was identified in the 2008 Assessment as contributing to the overall provision of grass pitches in the area, despite the fact that it was in private ownership had been unavailable for use for approximately five years at that time. Notably the 2008 Assessment identified a deficiency in Kidderminster East, the ward where the application site is located, of 27 hectares of outdoor sports facilities.
- 4.80 Furthermore whilst the 2012 Strategy did not identify the application site as a playing pitch it recognised the Kidderminster East area to be the most deficient in playing pitches.
- 4.81 Therefore the application site, whilst not in public use could not be said to be surplus to the current requirement for pitches.
- 4.82 However, with respect to part (ii) it could be argued that the proposed development would not result in the loss of pitches. To reiterate, the current provision on the application site is nil with no realistic likelihood of this changing. Furthermore the proposed development will provide 8 all weather pitches together with a range of other indoor sporting facilities. It is considered that the proposal would deliver better provision in terms of both quantity and quality. The suitability of the proposed location with respect to the sequential and impact test has been found to be acceptable. Its suitability in terms of its accessibility is discussed in more detail below.

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- 4.83 It is also considered that the proposed development accords with part (iii) as there is a clear need for the alternative sports facilities which are proposed. As stated previously the Council's leisure facilities are coming to the end of their useful life, and as acknowledged within the 2008 Assessment the existing swimming pools together with their associated changing rooms within the District are ageing with the Assessment advising that focus should be placed on improving the quality of the facilities. It is considered that there is a demonstrable need for a new publicly accessible leisure centre which would be of benefit to the wider community and that this need clearly outweighs the loss of the previous and currently unused private cricket and football pitch. As an aside, reference should also be made to the extant planning permission for a hotel, restaurant and bowling club which has already permitted the loss of the previous pitches in principle.
- 4.84 It is acknowledged that the application site is a greenfield site allocated as open space within the Adopted Local Plan and the emerging LDF. However it is considered that the proposed development to provide both indoor and outdoor leisure facilities accords with the policies of the Adopted and emerging plans and the NPPF.
- 4.85 Community Group Core 11 refer specifically to paragraphs 74 and 78 of the NPPF. Paragraph 74 states that open space should not be built upon unless it meets one of the three criteria quoted a (i) to (iii) above. Consideration of these criteria has already by discussed. The reference to paragraph 78 refers to Local Green Space where the Framework advises that the management of such areas should be consistent with policy for Green Belts, to quote paragraphs 76 and 77, "*Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them ...The Local Green Space designation will not be appropriate for most green areas or open space.*" It is considered that paragraphs 76 to 78 of the NPPF refer to areas of open space such as village greens not to enclosed private areas such as the application site. There is no Local Green Space designation within the Adopted Local Plan or Core Strategy or within the emerging DPD's, and therefore the reference to paragraph 78 is not considered to be relevant or material to the consideration of the current application.

HIGHWAYS AND ACCESSIBILITY

- 4.86 The policies discussed above in reference to the proposed loss of open space refer to the compensatory provision of open space in a suitable location. The NPPF also advises that when considering edge of centre and out of centre proposals preference should be given to accessible sites that are well connected to the town centre. Accessibility the car and other modes of transport is considered below.

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- 4.87 The site lies approximately 1.5km from Kidderminster town centre. Vehicle access to the site would be via a new entrance sited approximately 90m east of the junction of the A449 and the Spennells Valley Road roundabout. The Spennells Valley Road would be widened from 7.3m to 9.0m to accommodate a new junction at the site entrance which would allow for a right hand turn lane into the site. The proposed access to the site is consistent with the access approved in respect of a previous application on the site for a hotel, public house and bowling club (LPA ref: 08/1044/FULL).
- 4.88 Whilst the proposed access to the site is to be determined at this stage the proposed layout of the site is a reserved matter and therefore the number of parking spaces has not been decided. However the illustrative layout indicates the provision of 150 spaces.
- 4.89 In accordance with the NPPF and Policy CP03 of the Core Strategy a Transport Assessment (TA) and a Travel Plan form part of the submission.
- 4.90 In assessing the likely traffic movements associated with the scheme the TA refers the TRICS database for estimating trip rates associated with the proposed use and compares these to the movements applied to the extant permission for a hotel, pub/restaurant and bowling club on the site. The TA concludes that the traffic impact of the proposed development will be no greater than that of the consented scheme and therefore the proposed development would have no adverse material impact on the local highway network.
- 4.91 A car park accumulation exercise has been undertaken which refers to parking data at four other leisure centres with the same range of facilities as proposed. These other sites have car parks with a total number of spaces ranging from 42 to 186 spaces which suggests that the proposed total of 150 would be acceptable. It should however be acknowledged that the four sites are all described as an edge of town locations rather than the out of town location as proposed. However the detailed comments from the Highways Authority with respect to parking will be received at the reserved matters stage.
- 4.92 At this moment in time the comments of the Highways Authority on the current application are still awaited.
- 4.93 In terms of accessibility by foot the application site is within 2km of the town centre which is recognised as being an acceptable walking distance for most journey purposes. Pedestrian access is proposed from Spennells Valley Road and in order to improve pedestrian accessibility a crossing facility to cross the road is proposed as is a new footway along a short section on the northern side of the road to link the pedestrian crossing to the entrance to the site. In addition a new access for pedestrians and cyclists from Chester Road South is being considered, and it is deemed appropriate that a suitably worded condition should impose this second access.

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- 4.94 With respect to cycling, 5km is recognised as being an acceptable cycling distance for most journey purposes, and the whole of Kidderminster is reported as being within a 5km catchment of the application site. There is an existing on road cycle route on Chester Road South, an off road cycle route on Worcester Road and routes recommended by cyclists on Barnetts Lane and Wilden Lane. In addition, as mentioned above, a new access for pedestrians and cyclists from Chester Road South is being considered.
- 4.95 Four bus routes lie within a 5 minute walk of the site, (i.e. within 400m walking distance) which link the site to the town centre. The frequency of the buses over a Monday to Saturday time period range from 30 minutes (service no.10, stops at Heronswood Road) to 2 hours (service nos. 15 and 295 both stop at Chester Road South).
- 4.96 The accompanying Travel Plan seeks to encourage both staff and patrons not to rely on the private car. It states, "*Measures aimed at patrons will seek to increase awareness of alternatives to private car use, though the display and promotion of information on notice boards and through the distribution of leaflets*". It is proposed to survey staff travel behaviour within six months of the opening of the leisure centre and set Travel Plan targets to reduce single car occupancy thereafter. The Travel Plan will be implemented at the leisure centre under the control of a Travel Plan Co-ordinator.
- 4.97 It is considered that whilst the site lies at an out of centre location it is suitably located to allow adequate access by car and alternative modes of transport in order to accord with the NPPF and LDF policy whilst the implementation of a Travel Plan which could be required by a suitably worded planning condition should ensure that opportunities to use sustainable transport modes are exploited.

DESIGN, LAYOUT & IMPACT UPON RESIDENTIAL AMENITY

- 4.98 The current application is in outline form and therefore the precise position of the building and the 8 pitches within the application site is unknown, as is the detailed design and appearance of the building, however the minimum and maximum height has been defined as the scale of the development is to be determined at this stage.
- 4.99 The indicative plans suggest that a central core, at 3 storeys in height, be provided and flanked on either side by the swimming pool and the sports hall. In terms of the height of the respective sections of the building, it is suggested that the minimum height (above the swimming pool) would be 7m, with the maximum height for the sports hall section of the building standing at 11m. In addition, a small section of the building, housing the proposed climbing wall, would rise to 15m in height. As a guide, the average height of a house is approximately 7m to the ridge and the maximum height of the previously approved development on site was 10m.

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- 4.100 The indicative plans also suggest a tiered design of building, to help reduce the overall massing, with the lower sections of the building located closer to the Chester Road South frontage, and the taller elements stepped back away from the frontage to reduce the visual impact when viewed from the residential dwellings on the opposite the side of Chester Road South.
- 4.101 It is considered that the due to the size of the site and the maximum height proposed an appropriate layout could defined (and has been submitted albeit in illustrative form) which would not significantly affect outlook or cause loss of light to the residential properties nearby. There is also concern at the possible siting of the proposed outdoor sports pitches with the intention for these to be floodlit and the possible associated noise and disturbance. Notably the anticipated opening and closing times would be 06:30 to 23:00 hours. However as the suggested indicative layout illustrates the pitches could be located to the rear of the site behind the proposed Leisure Centre building, thereby using the physical structure as a screen or buffer, both in terms of lighting and noise, and as such minimising the potential impact upon the residents of the dwellings in Chester Road South. These finer points of detail would be assessed at a reserved matters stage however it is considered that an appropriate layout is possible to accord with Policy CP11 of the Core Strategy and Policy UP7 of the Draft Site Allocations and Policies DPD.
- 4.102 The application is made in outline form, with appearance reserved for subsequent approval. As such, the finishes and materials have not been finalised. It is, however, the aim that the proposed Leisure Centre achieve at least a "Very Good" BREEAM rating, with a further aspiration to achieve an "Excellent" rating. It is also advised that water efficiency measures will also be explored, along with rain water harvesting for use as "grey water" within the building, whilst rain water management on the site will be designed such that insofar as is possible a SUDs drainage system will be utilised, subject to the findings of detailed modelling work with regard to flood risk on the site. As such it is considered that the proposals are in accordance with the NPPF, and Policy CC6 of the Draft Site Allocations and Policies DPD.

LANDSCAPING & IMPACT UPON EXISTING TREES

- 4.103 As stated previously the application site accommodates a TPO, confirmed in 2004, comprising of 20 individual trees and 5 groups of trees. The majority of the protected trees are sited around the periphery of the site along the western and southern boundaries.
- 4.104 The application is accompanied by an Arboricultural Assessment which has appraised the quality of 79 individual and 9 groups of trees within the site and concludes whether they are of such value as to be worthy of retention. It advises that, *"Many of the trees were found to be on good physical health and condition, thereby offering significant levels of amenity to the local area. The mix of species, which included both evergreen and broadleaved varieties increases the collective value and impact the trees have locally for all year round interest."*

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- 4.105 Whilst the layout of the site including the position of the building is not known at this stage the proposed vehicle access into the site is a matter to be determined. The Council's Arboricultural Officer considers that the proposed access would directly effect two 10m tall horse chestnuts and one 22m tall common oak tree. All three trees are protected under the TPO. However the two horse chestnuts are described, within the submitted Assessment as within a category defined as, "*unremarkable trees of limited merit or such impaired condition that they do not qualify in higher categories*". The Arboricultural Officer raises no objection to their potential removal. In contrast the common oak tree is recognised within the Assessment and by the Arboricultural Officer as a high quality tree. The Officer advises that the construction of the access road would need to be undertaken without adversely affecting its root system using an appropriate no dig methodology.
- 4.106 The potential loss of two trees by the proposed access to the site could, it is considered, be mitigated through additional tree planting. Furthermore it is considered that the potential layout of the site could retain a significant number of the existing trees to secure its amenity value to accord with Adopted Local Plan Policy D4, Policy CP14 of the Adopted Core Strategy and UP7 of the emerging Draft Site Allocations and Policies DPD.

ECOLOGY & BIODIVERSITY

- 4.107 As the submitted Phase 1 Habitat Survey and Protected Species Survey Assessment reports, the site lies within 2km of the Wilden Marsh and Meadows Site of Special Scientific Interest (SSSI), and adjacent to the Spennells Valley Local Nature Reserve.
- 4.108 The Assessment indicates that the site is of low ecological interest and that there is no evidence of protected species on site; "*from the evidence available there appears to be no obvious and immediate implications for development with regard to any species protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 or the Protection of Badgers Act 1992.*" However there are two matters with respect to ecology that are considered to be of note.
- 4.109 The first is that there are four ponds on the adjoining golf course which lie within 500m of the site, one of which is within 10m of the site boundary. Whilst the ponds are located outside of the application site they have been appraised in terms of their suitability for great crested newts. This habitat suitability assessment is based on 10 different factors including water quality and pond size, with each factor allocated a numerical value between highly unsuitable (0.01) and highly suitable (1.0). Thereafter an overall suitability score for the pond is calculated. Using this method all four ponds were assessed as having a Habitat Suitability Index of 'Average' and the Assessment concludes that there should be no implications for the proposed development in this regard.

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- 4.110 Secondly the Assessment acknowledges that there are no opportunities for bats to roost within buildings as no buildings remain on site. However reference is made to a common oak tree where a woodpecker hole was seen at a height of approximately 12m above the ground. This is the same protected oak tree positioned in close proximity to the proposed access from Spennells Valley Road, highlighted by the Council's Arboricultural Officer for its amenity value. The Habitat Assessment advises that a dedicated survey should be undertaken in order to establish whether bats are using this tree as a roosting site, and the comments from the Council's Countryside and Conservation Officer plus Natural England have picked up on this point. In response it is considered that the retention of this tree and a specific survey to ascertain whether it is being used as a bat roost with the implementation of appropriate mitigation measures could be secured by conditions.
- 4.111 It is also considered that the submission of the first reserved matters application, when the proposed layout of the site encompassing the floodlit pitches is known, should include a lighting survey to assess the potential impact of the lighting upon bats, again with appropriate mitigation measures if necessary.
- 4.112 The NPPF and Policies CP14 of the Adopted Core Strategy, UP5 of the Draft Site Allocations and Policies DPD encourage the enhancement of biodiversity as part of development proposals. The Habitat Assessment suggests incorporating bat bricks or boxes and bird boxes within the proposed building together with ornamental landscaping to provide foraging sources for birds, bats and invertebrates. It is considered that such enhancements could be considered at the reserved matters stage when the proposed design of the building and the proposed landscaping scheme is determined.
- 4.113 It is considered that the potential impact upon ecology and biodiversity is acceptable subject to proposed conditions to secure mitigation where necessary.

FLOOD RISK

- 4.114 According to the Environment Agency's Flood Zone mapping the site is located almost entirely within Flood Zone 3 of the Hoo Brook, which runs approximately 20m to the south of the application site. This flood zone is defined as having a high probability of flooding with a 1 in 100 year or greater annual probability of river flooding. This however contrasts with the Council commissioned Level 2 Strategic Flood Risk Assessment (SFRA) produced in 2010 which was used as part of the evidence base to the Adopted Core Strategy and the emerging DPD's. The SFRA followed further detailed analysis of the flood risk of the Hoo Brook and re-designated the application site as within Flood Zone 1 where there is a low probability of flooding. The submitted Flood Risk Assessment (FRA) agrees with this revised designation.

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- 4.115 According to the NPPF the proposed use of the site is defined as a ‘less vulnerable’ use which is appropriate within Flood Zone 1.
- 4.116 The Environment Agency has considered the Level 2 SFRA and the submitted FRA and has raised no objections subject to a condition regarding floor levels.
- 4.117 The submitted Design and Access Statement refers to the topography of the site being suitable for a sustainable urban drainage system (SuDS) for surface water and there is the intention that a SuDS scheme will be incorporated if possible in the final layout of the site.
- 4.118 It is considered that the proposed development is at an acceptable level of flood risk and a satisfactory drainage scheme incorporating SuDS could be conditioned to accord with the NPPF, Policy CP02 of the Adopted Core Strategy and Policy CC7 of the emerging Draft Site Allocations and Policies DPD.

S106 OBLIGATIONS

- 4.119 According to the Adopted Supplementary Planning Document on Planning Obligations a scheme of the size proposed is above the threshold for possible contributions towards the following:

Biodiversity	It is considered preferable to secure enhancements on site
Sustainable transport	Comments from highways are awaited and will be included on the update sheet.
Travel plan	Comments from highways are awaited and will be included on the update sheet.
Public Realm	It is considered preferable to secure an improvement to the public realm through the design of the proposed new building(s).

5.0 Conclusions and Recommendations

- 5.1 The application site is located on an out of town site and the sequential test found no suitable and available site within or on the edge of the town centre. The availability of the site is a key issue in order to provide a continuous leisure centre facility to the public.
- 5.2 By providing the proposed new facility at a new location it would support the retail aspirations for the centrally located Eastern Gateway site, and enable the significant public and private investment required to enhance the viability and viability of not only this part of the town but of the centre as a whole.

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- 5.3 It is acknowledged that the proposed development would cause the loss of open space. The policies of the Adopted Local Plan, the NPPF, the Core Strategy and the emerging DPD's all resist such a loss. However when assessing the proposal against the criteria of paragraph 74 of the NPPF, replicated by Policy UP4 of the Draft DPD, it is considered that the proposed scheme would deliver a betterment in provision and there is a clear need for the facilities proposed which outweigh the loss of the existing private pitches that have remained unused for ten years.
- 5.4 Whilst not a town centre site it is considered that its location, in terms of accessibility by the private car and by walking, cycling or public transport is acceptable. Notwithstanding the potential loss of two protected trees the proposed access from Spennells Valley Road is considered satisfactory in respect of highway safety and there is the opportunity to provide adequate replacement planting.
- 5.5 The application is in outline form with only access and scale to be determined at this stage. It is however considered that the submitted illustrative layout indicates that an acceptable form of development could be achieved on the site without a significant adverse affect upon the amenity currently enjoyed by residential occupiers.
- 5.6 The submitted Habitat Assessment indicates that the impact upon ecology would be acceptable subject to further mitigation if necessary. Enhancements to biodiversity could be secured at the reserved matters stage.
- 5.7 The Environment Agency have agreed that the site lies within Flood Zone 1 and that the site is appropriately located in term of flood risk. Furthermore there is the opportunity to incorporate a SuDS scheme to accord with Policy.
- 5.8 It is therefore considered that, on balance, taking the timeframe for delivering an alternative leisure centre into account that the proposed site is the most appropriate and the development of this site for the proposed uses accords with the Adopted and emerging policies regarding impact upon the town centre, loss of open space, highways, accessibility, design and impact upon neighbours, landscaping and trees biodiversity and flood risk.
- 5.9 Under Paragraph 5 of The Town and Country Planning (Consultation) (England) Direction 2009 the application needs to be referred to the Secretary of State who reserves the right to call the application in for his own determination.
- 5.10 Therefore the recommendation is for **DELEGATED AUTHORITY** to approve subject to the following:
- a) No objections from the Highway Authority:
 - b) the Secretary of State deciding not to call the application in; and

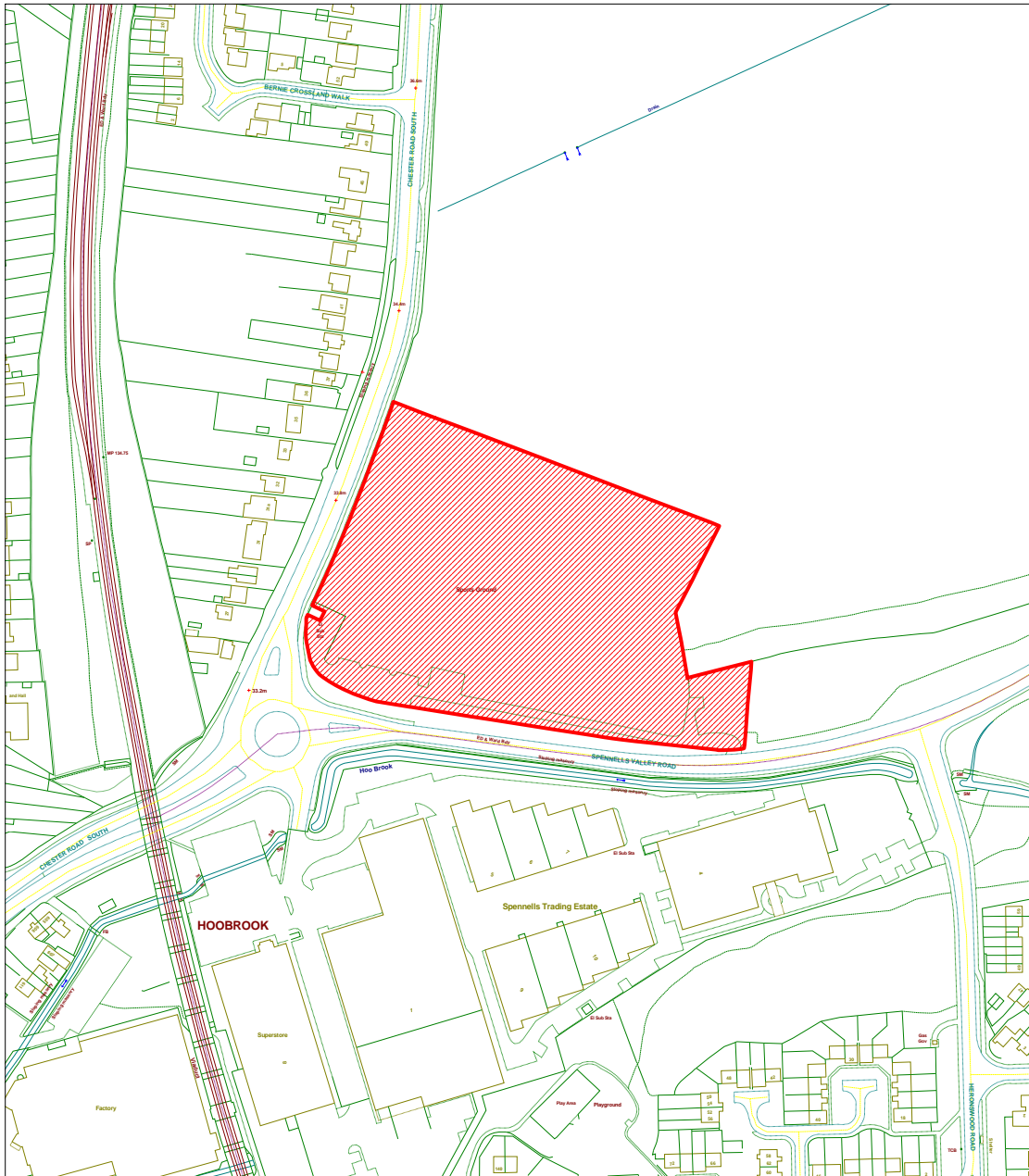
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- c) the conditions as listed below:
1. A1 (Standard outline {Development shall be begun either before the expiration of 3 years from date of outline permission or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later}).
 2. A2 (Standard outline - Reserved matters [appearance, layout, landscaping]).
 3. A3 (Submission of reserved matters within 3 years).
 4. A5 (Scope of outline permission (maximum gross floorspace 5,100 sq.m; maximum height of any part of the building not to exceed 15m).
 5. First reserved matters application to be accompanied by the following:
 - a) Noise assessment to demonstrate the impact of the proposals upon residential amenity;
 - b) Details of lighting including a luminance plan and details of the potential impact of the lighting upon ecology;
 - c) Details of a proposed pedestrian and cycling access into the site from Chester Road South;
 - d) A bat survey of tree T12 and details of mitigation measures to ensure no harm;
 - e) Plans to show which trees are proposed to be retained and which are to be lost.
 6. A11 (Approved plans).
 7. Any further reserved matters application submitted on or after 1 January 2014 shall be accompanied by an update to the submitted Phase 1 Habitat Survey & Protected Species Survey Assessment;
 8. All trees surveyed as part of the submitted Arboricultural Assessment shall be retained on site unless shown to be removed in the detailed plans to be submitted at the reserved matters stage).
 9. Tree T12 to be retained in its current form with no lopping or topping with no works or development within root zone of tree.
 10. Travel Plan to be implemented in accordance with the 'Management of Travel Plan' section of the submitted Framework Travel Plan, with the results of the proposed annual review and travel plan targets agreed by the Local Planning Authority.
 11. Site contamination.
 12. Finished floor levels no lower than 33.46m AOB unless otherwise Agreed.
 13. Drainage scheme to be submitted and agreed.

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Reason for Approval

Whilst the site has an out of centre location the local planning authority has applied the sequential and impact tests and found that the proposed site to be acceptable. The site is currently designated as open space and outdoor sports pitches and playing fields the within Adopted Local Plan and the emerging Draft Site Allocations and Policies DPD and these policies seek to resist the loss of such space. However it is considered that by providing a betterment in terms of leisure provision and assisting the delivery of a facility which is needed to serve the wider public, the proposals accord the NPPF at paragraph 74, the Adopted and emerging open space local planning policies in this regard. The site is considered to be acceptable in terms of highway safety and suitably accessible by transport modes other than the private car. The illustrative layout of the site indicates that an appropriate form of development could be achieved with the maximum and minimum heights proposed that would not significantly adversely affect the amenity currently enjoyed by neighbours. The impact upon the existing trees, some of which are protected, upon ecology and flood risk have been found to be acceptable with no significant adverse harm. It is therefore considered that the proposed development accords with the Policies listed at the beginning of the report.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Former Victoria Sports Ground
Spennells Valley Road, Kidderminster
Industrial Estate, Kidderminster**



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

Application Reference: 13/0124/FULL	Date Received: 11/03/2013
Ord Sheet: 380153 270814	Expiry Date: 06/05/2013
Case Officer: Paul Round	Ward: Areley Kings

Proposal: Proposed demolition of existing and construction of replacement bungalow (resubmission of 13/0013/FULL)

Site Address: 37 ARELEY COURT, STOURPORT-ON-SEVERN, DY13 0AR

Applicant: Mr & Mrs B Hicks

Summary of Policy	H.2, D.10, TR.17 (AWFDLP) DS01, DS03, CP01, CP02, CP03, CP11 (AWFCS) DPL1, CC1, CC2, CC7, UP7 (SAP DPD) QE1, QE3 (WMRSS)
Reason for Referral to Committee	Third party has registered to speak at Committee
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Number 37 Areley Court is a detached bungalow built in the early 1970's and forming part of the modern estate within the grounds of Areley Court following its demolition.
- 1.2 The design of the bungalow is typical of its age and surrounding bungalows albeit differing in that it is set back from the main building line of the street with the garage forming a projecting element. The rear boundary adjoins Rectory Lane, with the side boundaries adjoining other residential properties. The bungalow to the north-east was built approximately 9 years ago and as such forms a modern context to this part of the estate.
- 1.3 The proposal seeks for the demolition of the existing dwelling and the replacement with a new bungalow.

2.0 Planning History

- 2.1 13/0013/FULL – Replacement Bungalow : Withdrawn.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No objection and recommend approval.
- 3.2 Highway Authority – No objection.

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3.3 Neighbour/Site Notice – Two letters received which are summarised as follows;

First Letter – The height of the bungalow matches those adjacent and would not cause a problem. Our only concern is the depth of the bungalow which will cause loss of light and privacy to us and our neighbour.

Second Letter – Although the roof is lower than previous, due to the size of the bungalow which remains the same, there will be extreme loss of light and privacy to my en-suite shower room, 2 rear bedrooms, conservatory, rear garden and probably affect my satellite signal. A new wall is proposed - this would need to be completely on the applicants' land and not damage my property. The new bungalow will completely overwhelm my property and cause great unhappiness and distress.

4.0 Officer Comments

- 4.1 The principle of new development within residential areas has been curtailed over recent years, primarily due to the re-classification of previously developed land (which excluded garden land) and established and emerging policy requiring new development to be on previously developed land. However the straight replacement of a dwelling on the same or similar footprint is accepted, due to building footprint being previously developed land. As such the proposed development is acceptable in principle.
- 4.2 A previous application was withdrawn, following concerns over the height of the bungalow. The re-submission shows a height that is the same as the existing modern bungalows although 0.6m higher than the existing neighbour at No. 36. When compared within the street scene this height provides an acceptable visual appearance particularly as the bungalow will be set back from the others.
- 4.3 The new dwelling will sit on the footprint of the existing and whilst incorporating additions to the front and rear, will be of a form that is similar to that which exists at present. The main increases are to the front with marginal increases to the rear. The impact of the increases on the adjacent properties has been fully assessed in line with the published 45 degree code. The windows of No. 36 are far enough away from the development so as not to be affected by the development.

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- 4.4 In respect of No. 38 the impact needs to be considered against the existing impact. The nearest window to the rear is a bedroom window which faces north west and is affected by the position of the existing bungalow. The impact on this property of the proposed replacement bungalow is principally the increased height. The height of the proposal at the intersection of the 45 degree line is approximately 4.5m (i.e. a 0.4m increase over the existing). Whilst the length of the elevation remains the same, the addition of pitched roofs does create a different situation. Having taken account of the proposal it is considered that increased impact on No. 38 will not result in significant loss of light to this property and given its orientation it is felt that no undue harm will ensue.
- 4.5 In respect of privacy to these properties it is acknowledged that there are side facing windows. A number of these can be obscure glazed as they are non-habitable. However where they are habitable rooms, the applicants have agreed that upper sections that will be visible above the boundary treatment can be obscure glazed. This can be secured by condition. Due to the single storey nature of the property there will be no direct overlooking. On the basis of the above it is considered that there will be no significant loss of privacy.
- 4.6 The design provides a pleasing approach to the property and adopts the design elements of surrounding properties. The massing and scale of the development is acceptable in this context and the projecting elements add interest to the front elevation. There are no outstanding issues in respect of design.
- 4.7 A new vehicular access will be provided to serve the new garage and provide three car parking spaces in line with County Council standards. A 'no objection' response has been received from the Highway Authority.
- 4.8 Occupants of neighbouring properties have raised the issue in respect of proposed boundaries. Whilst no details have been submitted with the proposal, this is a matter that can be conditioned. It should be noted that whilst the Council can agree the details of any new boundary treatment, it is good practice for the interested parties to agree the position and type in order to discharge any legal responsibilities they have and such matters are not a matter for the Local Planning Authority.

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5.0 Conclusions and Recommendations

5.1 The proposed replacement bungalow is considered acceptable in respect of design and siting. The impact on neighbouring properties has been assessed and it is concluded that no significant impact will occur over and above the existing situation. Access and parking will be provided in line with the adopted standards.

5.2 It is therefore recommended that **APPROVAL** be given subject to the following conditions:

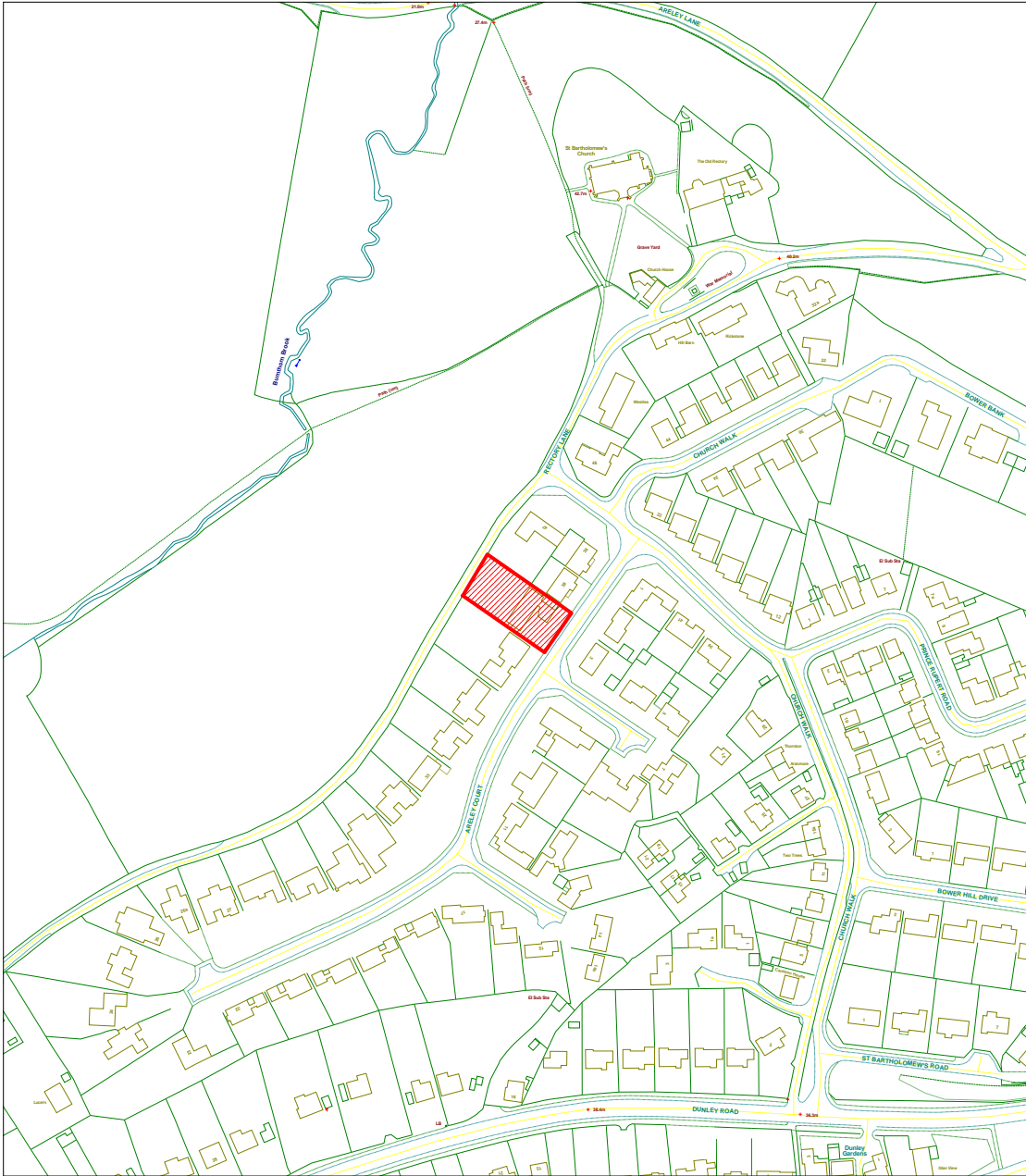
1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B1a (Samples/details of materials).
4. Scheme for obscure glazing.
5. No change in levels.
6. Connection to drainage prior to occupation.
7. Details of any changes to boundary treatment.
8. Vehicle access construction.
9. Access close – occupation – vehicular.
10. Driveway gradient.
11. Access, parking, turning.

Notes

- A. SN12 (Neighbours' rights).
- B. HN4 (Private apparatus within the highway).
- C. HN5 (Alteration of highway to provide new or amend vehicle crossover).

Reason for Approval

The proposed replacement bungalow is considered acceptable in respect of design and siting. The impact on neighbouring properties has been assessed and it is concluded that no significant impact will occur over and above the existing situation. Access and parking will be provided in line with the adopted standards. For these reasons the proposal is in accordance with the policies listed above.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**37 Areley Court
Stourport
DY13 0AR**



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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
14TH MAY 2013

PART B

Application Reference: 12/0733/FULL **Date Received:** 12/11/2012
Ord Sheet: 380349 272308 **Expiry Date:** 11/02/2013
Case Officer: Paul Round **Ward:** Lickhill

Proposal: 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

Site Address: HAMLET PLACE, BEWDLEY ROAD, STOURPORT-ON-SEVERN, DY13 8QR

Applicant: Mr S Duffin

Summary of Policy	CP03 (AWFCS) SAL.CC1 (SAP DPD) Highway Design Guide Section 4 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

- 1.1 Hamlet Place is the name given to the residential development by Redrow Homes which lies adjacent to the Morgan Technical Ceramics factory site on Bewdley Road, Stourport.
- 1.2 The site is currently being developed with a number of plots already completed. The application seeks to vary the highways condition to allow phased occupation of up to 13 plots prior to completion.

2.0 Planning History (of relevance)

- 2.1 10/0321/OUTL - Residential Development of up to 150 dwellings : Approved.
- 2.2 11/0601/FULL - Removal of Condition 5 of 10/0321/OUTL to remove requirement for a continuous block of single aspect houses along the south west boundary : Approved.

12/0733/FULL

- 2.3 11/0703/RESE - Erection of 98No. dwellings with associated garaging and ancillary car parking, hard and soft landscaping and ancillary works : Approved.
- 2.4 12/0268/S.106 - Variation of S106 to allow revised affordable housing percentage (24%) and mix – Awaiting Completion.
- 2.5 12/0756/FULL – Variation of condition 7 of 10/0321/OUTL to allow occupation of plots 5 to 12 prior to noise alteration works being completed : Approved.

3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – Object and recommend Refusal. There is enough precedent in Stourport-on-Severn (Millfields) to demonstrate that relaxation of requirements for completion of highway works can create prolonged and indefinite delays before completion of such works; or even cast doubt on whether such works will ever be completed to the satisfaction of the District Planning Authority.
- 3.2 Highway Authority – No objection following technical approval of the highway works.
- 3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The original condition was imposed in order to provide the necessary road works to serve the residential development and the remaining factory complex in order to safeguard highway safety. Condition 25 stated:

The development hereby approved shall not be occupied until the right turn facility and a pedestrian refuge on Bewdley Road have been completed to the written satisfaction of the Local Planning Authority and in accordance with drawings and specifications approved in writing by the Local Planning Authority.
- 4.2 When this variation application was submitted in November 2012 the Highway Authority recommended refusal on the basis that *“The applicant has not justified why this is appropriate and what the alternative means of access to the proposed residential units will be. It is considered that as the proposed access works are not phased in any means that it is lawful to allow a partial implementation of the scheme as the highway works do not yet have a technical approval and there is no legal agreement in place authorizing any works in the highway”*.

12/0733/FULL

- 4.3 The application has been held in abeyance whilst detailed discussions have taken place between the County Council and the Developer. These successful discussions have now resulted in 'technical approval' being given by the County Council and the commencement of the legal process to allow the works to be carried out. In light of the timescales involved it is deemed appropriate to allow a small number of the dwellings to be occupied whilst this process is ongoing. As such it is proposed to vary the condition as follows:

No more than 13 dwellings shall be occupied until the right turn facility and a pedestrian refuge on Bewdley Road have been completed to the written satisfaction of the Local Planning Authority and in accordance with drawings and specifications approved in writing by the Local Planning Authority.

- 4.4 This partial release to allow limited occupation of dwellings will still provide the enforceability of the condition for the remaining units so as to avoid any possible repeat of the situations that are referred to by the Town Council.
- 4.5 Given the revised comments from the Highway Authority and the progression with the legal agreement for the required works there now appears to be no reason to resist the application.

5.0 Conclusions and Recommendations

- 5.1 The developer has secured technical approval for the road works to serve the dwelling and is now progressing through the legal route. The partial relaxation to allow up to 13 dwellings to be occupied is considered acceptable in these circumstances.
- 5.2 It is therefore recommended that **APPROVAL** be given subject to the following revised condition:

(25) No more than 13 dwellings shall be occupied until the right turn facility and a pedestrian refuge on Bewdley Road have been completed to the written satisfaction of the Local Planning Authority and in accordance with drawings and specifications approved in writing by the Local Planning Authority.

The remaining unchanged conditions will be repeated.

Reason for Approval

The developer has secured technical approval for the road works to serve the dwelling and is now progressing through the legal route. The partial relaxation to allow up to 13 dwellings to be occupied is considered acceptable in these circumstances.

Application Reference:	12/0777/FULL	Date Received:	12/12/2012
Ord Sheet:	381041 280828	Expiry Date:	06/02/2013
Case Officer:	James Houghton	Ward:	Wolverley

Proposal: Proposed garage, mower store & equipment store

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

Applicant: Mr N Shillingford

Summary of Policy	GB.1, GB.2, GB.6 (AWFDLP) CP11, CP12 (AWFCS) SAL.UP1, SAL.UP6, SAL.UP7 (SAP DPD) D.39 (WCSP) QE3, QE6 (WMRSS) Sections 7, 9 (NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a detached dwelling set within a relatively substantial site. The site is within an area washed over by the West Midlands Green Belt.

2.0 Planning History

2.1 WF/0559/96: Full - Erection of Extension with alterations to provide three new bedrooms, bathroom and living room : Approved 24/09/96.

2.2 WF/0550/97: Full - Demolition of existing garage and store and erection of replacement garage and workshop/store : Approved 08/09/97.

2.3 WF/0456/99: Full - Construction of four ornamental pools : Approved 20/07/99.

3.0 Consultations and Representations

3.1 Wolverley and Cookley Parish Council – Recommend Refusal. Totally out of character of area and extremely detrimental visual impact to the surrounding area.

12/0777/FULL

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The applicant seeks approval for the erection of a timber framed, tile roofed garage to the rear of the application property. Amended plans have been submitted omitting a workshop space which originally formed part of the proposed building.
- 4.2 Adopted Local Plan Policy GB.1 echoes the National Planning Policy Framework in stating that within the Green Belt the extension of a dwelling, providing that it does not result in disproportionate addition over and above the size of the original dwelling, would not be considered inappropriate. The erection of detached buildings within the grounds of existing dwellings is not specifically mentioned and would be considered to constitute inappropriate development. As such any proposal for the erection of a detached building would create harm to the Green Belt by definition. It therefore fails to consider whether very special circumstances exist to outweigh the potential harm.
- 4.3 Very Special Circumstances are, in this case, provided by the potential for an outbuilding to be erected under the provisions of Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) exists. Under Class E a garage could be erected with a maximum ridge height of 4m to the side or rear of the existing property within the residential curtilage, although it would be necessary to position such a building a minimum of 2.0m from the site boundary. In addition, the applicant's agent has provided justification for the building demonstrating that it is of the minimum size necessary and is required to cater for domestic vehicles and other equipment to manage the 7 hectares of associated land. These two aspects outweigh the 'in principle' harm and other harm and, as such, very special circumstances exist.
- 4.4 The proposed structure would be positioned to the rear of the dwelling and would have a maximum height of 4.35m, whilst larger than the building which could be erected under permitted development the proposed structure would be considered appropriate in terms of scale and design and would integrate well with the character of the area.
- 4.5 The impact of the structure on the amenity enjoyed by the occupants of nearby dwellings has been assessed and it is considered that there would be no significant loss of amenity as a result of the development.

12/0777/FULL

5.0 Conclusions and Recommendations

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

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).
4. Use for domestic vehicles and equipment for Hobro Villa and land edged red and blue on the approved plan.

Reason for Approval

The proposed development, although being inappropriate development, is considered acceptable due to the Very Special Circumstances in this case. The building would have no impact on the amenity enjoyed by the residents of properties nearby; the design of the replacement dwelling is considered acceptable and appropriate, the development would offer no detriment to the street scene and would offer no significant detriment to the character and openness of the Green Belt. The proposed development would accord with the provisions of Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan (2004), Policies CP11 and CP12 of the Adopted Wyre Forest Core Strategy (2010) and Policies SAL.UP1, SAL.UP6 and SAL.UP7 of the Pre-submission Publication Version of the Draft Site Allocations and Policies DPD.

Application Reference:	13/0098/FULL	Date Received:	22/02/2013
Ord Sheet:	381821 276140	Expiry Date:	19/04/2013
Case Officer:	Ayesha Ali	Ward:	Sutton Park

Proposal: Proposed Porch and Garage Extension

Site Address: 49 BIRCHFIELD ROAD, KIDDERMINSTER, DY11 6PQ

Applicant: Mr & Mrs J Bond

Summary of Policy	D.17 (AWFDLP) CP11 (AWFCS) SAL.UP7, SAL.UP8 (SAP DPD) Design Quality SPG Section 7(NPPF)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is a semi detached house in a residential area. The properties opposite the applicant house, are a mix of semi-detached and bungalow dwellings.

2.0 Planning History

2.1 None.

3.0 Consultations and Representations

3.1 Highway Authority – Recommends that the application be refused for the following reasons:

The proposed extension will reduce the available driveway space by 1m leaving only sufficient space to park a vehicle and will remove the ability to open and close the garage doors. The existing layout is considered to be acceptable and the application, in principle, due to the retained space, is not. The applicant should provide 6m between the garage doors and the back of the pavement to ensure that a vehicle does not obstruct the public highway and, in this instance, the application prevents this from occurring.

The result of the application will see the pavement obstructed by a vehicle when the doors are being opened and closed which will reduce pedestrian provision having an adverse impact on highway safety.

13/0098/FULL

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 Consent is sought for the extension of the existing porch and garage to the front of the property of 49 Birchfield Road, Kidderminster.

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. This is a modest extension of just 1 metre deep to the front of the garage and porch. The style of the proposed extension is acceptable and is in keeping with the architecture and characteristics of the host property.

IMPACT ON AMENITY

4.3 The proposed extension to the garage and porch will have no impact upon the amenity and privacy of neighbouring properties. The proposed extension will only extend outwards by 1 metre, and there are no 45° Code implications.

HIGHWAY IMPACT

4.4 The proposed extension will see the driveway space reduced by 1 metre, from 6 metres to 5 metres. However, it is clear that this would have no impact upon how the two cars of the applicant would be parked. Currently the applicant has enough room for two car parking spaces on the drive. Even allowing for the proposed extension there would still be sufficient space available on the drive for the two cars to be parked. The objections of the Highway Authority are noted, however Officers are satisfied that adequate space remains available to allow two cars to be parked clear of the footpath.

5.0 Conclusions and Recommendations

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

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B3 (Finishing materials to match).

Reason For Approval

The proposed extension is considered to be of an appropriate size and design in relation to the original dwelling. The impact of the extension upon the neighbouring properties has been carefully assessed and it is considered that the amenity of the neighbours will not be affected. For these reasons the proposal is considered to be in accordance with the policies listed above.

Application Reference:	13/0130/FULL	Date Received:	07/03/2013
Ord Sheet:	384156 277214	Expiry Date:	02/05/2013
Case Officer:	Julia McKenzie-Watts	Ward:	Greenhill

Proposal: Installation of dropped kerb

Site Address: 269 CHESTER ROAD NORTH, KIDDERMINSTER, DY10 2RR

Applicant: Mr M Ganderton

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

1.0 Site Location and Description

- 1.1 The application site is a two-storey, terraced property set back from the road behind a paved area which is used to park the owners car. The property occupies a plot near to the junction with the Birmingham Road.
- 1.2 The properties either side of number 130 have dropped kerbs and the majority of properties in the immediate area benefit from driveways or off street parking areas albeit some with the kerbs not lowered as in this instance.

2.0 Planning History

- 2.1 None.

3.0 Consultations and Representations

- 3.1 Highway Authority – The site does not presently benefit from a vehicular access and therefore there is no in curtilage parking. The application proposes to introduce a new access on to Chester Road North which is the A449 and considered to be a route of strategic importance. The adopted local transport plan requires that in the formation of a new vehicular access on to 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 on to or off the driveway onto Chester Road North 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.

13/0130/FULL

Whilst I recognise that some properties have existing accesses this will set precedence in this area resulting in a proliferation of accesses with substandard parking facilities and disruption to the flow of traffic on the A449 and will have an adverse impact on vehicle and pedestrian safety.

3.2 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

4.1 The applicant seeks approval for the addition of three dropped kerbs with a taper kerb at either side to the front of the property in order to allow access from Chester Road North. 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 currently does not benefit from 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).

Application Reference: 13/0135/FULL **Date Received:** 12/03/2013
Ord Sheet: 381650 271071 **Expiry Date:** 07/05/2013
Case Officer: James Houghton **Ward:** Mitton

Proposal: Proposed 2 storey extension to rear of factory unit to provide additional storage

Site Address: DELTA PRINT, WORCESTER ROAD, STOURPORT-ON-SEVERN, DY13 9AS

Applicant: Mr A Bird

Summary of Policy	E.2, D.18 (AWFDLP) CP.11 (AWFCS) SAL.UP7, SAL.UP8 (SAP DPD)
Reason for Referral to Committee	Statutory or non-statutory Consultee has objected and the application is recommended for approval
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application property is an industrial unit accessed from Worcester Road and is behind a car sales business. The unit is on land allocated for employment uses (B1, B2 and B8) and is currently utilised by a printing company.

2.0 Planning History

2.1 WF/0081/01 - Retention of LPG Tank : Approved 20/03/01.

2.2 WF/0248/01 - Erection of extension to south elevation : Approved 26/04/01.

3.0 Consultations and Representations

3.1 Stourport-on-Severn Town Council - No objection and recommend approval provided that no objection is raised by the County Highway Authority.

13/0135/FULL

- 3.2 Highway Authority - Recommends that the permission be refused for the following reasons:

The application does not address the increase in car parking that the increased building capacity generates. Presently the site should provide 12 car parking spaces based on the stated floor area, and comparing that against the standards stated in the local transport plan. The site drawing indicates 4 car parking spaces and the application form indicates that 5 spaces are available. The proposed storage is considered to be ancillary to the existing B2 operation rather than being B8 warehouse storage and the increased floor area will generate a need to provide a supplemental 2 car parking spaces. As the site is already short of the required parking provision and there is no scope to provide additional car parking to the required standard it is considered that the shortfall of car parking will be displaced onto the adjoining highway network. The applicant has not provided any justification to why the extension is needed and why it may be appropriate in this instance to relax the parking provision. I therefore consider that the application does not comply with the adopted local transport plan resulting in an adverse impact on the highway network.

- 3.3 Neighbour/Site Notice – No representations received.

4.0 Officer Comments

- 4.1 The applicant seeks approval for the erection of a flat roof, single and two storey extension which would provide additional storage and an office for the existing printing business. The extension takes the form of a narrow, linear construction with maximum dimensions of 19m x 2.8m.
- 4.2 The applicant has provided additional information on the operation of the company occupying the unit. The business occupying the unit has two staff, one full time and another part time; as such there is usually a maximum of two cars parked for any length of time. The majority of the space within the unit is occupied by textile machinery for garment printing and the office leaving a relatively small area for the storage of garments and ink. The extension proposed is similar to that approved in 2001.
- 4.3 The proposed extension is considered appropriate in terms of both scale and design. The extension would not appear incongruous or atypical in this area and the impact on the occupants of neighbouring units, both industrial and residential, would be negligible.
- 4.4 The concerns of the Highway Officer are noted; however, there is no space within the site where additional parking could be provided. It is considered that the extension would not provide sufficient space to allow significant expansion of the business, especially given the linear nature of the extension. As such, the extension would offer no appreciable detriment to highway safety.

13/0135/FULL

5.0 Conclusions and Recommendations

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

1. A6 (Full with No Reserved Matters).
2. A11 (Approved plans).
3. B6 (External Details – Approved Plan).

Reason for Approval

The proposed extension would be considered appropriate and would have no significant impact on the appearance of the building, the character of the area or the street scene. The development would be considered to accord with the requirements of Policies D.18 of the Adopted Wyre Forest District Local Plan, Policy CP11 of the Adopted Wyre Forest Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Pre-submission Publication Version of the Draft Site Allocations and Policies DPD.

Application Reference: 13/0186/FULL **Date Received:** 12/04/2013
Ord Sheet: 381927 275345 **Expiry Date:** 12/07/2013
Case Officer: Emma Anning **Ward:** Sutton Park

Proposal: Substitution of house types for redevelopment of 14 dwellings and associated infrastructure (Previously Approved - 11/0512/RESE)

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

Applicant: Miller Homes Ltd (Ms J Morgan)

Summary of Policy	H2, D.4, D.10, D.11,TR.17 (AWFDLP) DS01, CP05, CP07 (AWFCS) SAL.DPL1, SAL.UP7, SAL.UP9 (SAP DPD) CF.2, QE.3 (WMRSS) Design Quality SPG PPS1; PPG3 NPPF
Reason for Referral to Committee	'Major' planning application
Recommendation	APPROVAL

1.0 Site Location and Description

1.1 The application site is a corner plot of land located in a residential area of Kidderminster. The site measures 3,800 square metres and was previously occupied by a detached public house known as the Sutton Arms and its associated car park. The land has been cleared of buildings and is now screened by the developer's hoardings. The site is bounded to the south by Sutton Park Road and to the east by Parry Road. Residential properties in Sutton Park Road are situated to the west of the site and properties situated at a lower level in Parry Road and Tomkinson Drive lie to the north.

1.2 The site constitutes previously developed land and lies within an area allocated for residential development. It is affected by a Tree Preservation Order.

2.0 Planning History

2.1 08/0538/OUTL - Demolition of existing public house and redevelopment of the site for residential dwellings : Approved 31/3/09.

2.2 10/0532/RESE – Erection of 11 detached houses (Reserved matters following outline approval 08/0538/OUTL) : Refused 8/12/10.

13/0186/FULL

- 2.3 11/0268/FULL - Removal of condition 5(ii) of outline planning permission 08/0538/OUTL to permit shared access arrangements to Sutton Park Road : Approved 21/6/11.
- 2.4 11/0512/RESE - Approval of Reserved Matters for access, appearance, landscaping, layout and scale for 14 dwellings (following Outline Planning Permission 08/0538/OUTL as amended by Planning Permission 11/0268/FULL) : Approved 17/11/12.
- 2.5 13/0136/FULL - Redevelopment of the site for 14 new dwellings and associated infrastructure : Withdrawn.

3.0 Consultations and Representations

- 3.1 Highway Authority – Views awaited.
- 3.2 Severn Trent Water – Views awaited.
- 3.3 Arboricultural Officer – Views awaited.
- 3.4 Neighbour/Site Notice – No representations received from neighbours.

A letter has been received from Hillcrest Residents Association raising concerns that the car parking space for plot 2 is unnecessarily remote from the property. Suggestion that plots 1 to 4 be moved back by 2m to allow frontage parking for all properties and the garden lengths of plots 1 to 4 and 11 to 14 shortened by 1m to accommodate this alteration. An alternative to the above would be to substitute plots 1 and 2 for one single detached dwelling.

We find it disingenuous for the presentation of the street scene from Parry Road to omit the London Plane tree. Please remind Members how big the tree is.

4.0 Officer Comments

BACKGROUND

- 4.1 Outline planning permission was granted on the 31st March 2009 for up to 14 dwellings on this site. A reserved matters application (10/0532/RESE) was refused on the 8th December 2010 on the basis that the scheme proposed an excessive number of vehicular access points and because the vehicular access to four of the properties made no provision for turning movements which would be detrimental to highway safety. A later application (11/0268/FULL) amended the outline planning permission by allowing shared access points onto Sutton Park Road and a later application (11/0512/RESE) granted reserved matters consent in respect of the above outline application (as amended). The applicants at that time were Banner Homes.

13/0186/FULL

PROPOSAL

- 4.2 The current proposal is a full planning application which seeks consent for the substitution of house types following the sale of the site from Banner Homes to Miller Homes, the applicants. No alterations are proposed to the number of units on site which would remain at 14 and no significant alterations are proposed to the plot layout. However the property type and size would be altered to reflect the current applicant’s (i.e. Miller Homes) house designs as shown in the table and as described below:

Plot Number	Number of Beds (approved)	Number of beds (proposed)
1, 4, 11, 14	3	3
2, 3, 5,10,12,13	4	4
6, 9	5	4
7, 8	5	5
Total Beds	56	54

PRINCIPLE OF DEVELOPMENT

- 4.3 The principle of the erection of 14 properties on this site has been established through the previous consent and is therefore not for consideration as part of this application which seeks simply to substitute the approved house types for alternatives. Matters relating to layout, design, landscaping and highway safety are relevant where the proposals would result in impacts different to the approved scheme and as such each is considered in turn below;

LAYOUT

- 4.4 As with the approved scheme, six detached properties are proposed fronting onto Sutton Park Road served by three access points. To the rear of properties fronting Sutton Park Road would be eight other properties. Four properties would front Parry Road with a shared vehicular access and four properties would gain access from Sutton Park Road via a private driveway running to the west of Plot 10. The proposed means of access and the number of properties served by them are identical to the previous approved scheme.
- 4.5 With the alterations proposed to the house types minor differences in the location of some of the dwellings within their plots and alterations to the plot sizes has resulted. The most notable differences affect plots 1, 2, 9, 10, 11 and 12 and are explained below:

- 1) The substitution of plots 11 to 14 for semi detached properties has resulted in the gable end of plot 11 being pushed 1.5m towards the shared boundary with plot 10, however the change in house type to Plot 10 would result in its rear elevation being 1m further from the shared rear boundary and therefore the net decrease in separation distance would be 0.5m. The impact of the changes to the siting of Plot 11 and the alteration to the house type of plot 10 is therefore considered to be negligible and given that there would remain a separation distance of 12m between the two dwellings this alteration is judged to be acceptable.

13/0186/FULL

- 2) The substitution of plots 1 to 4 for semi detached properties would result in the gable end of Plot 1 being 1m closer to the boundary shared with 3 Parry Road which is the side boundary to Plot 1 and is the rear boundary to 3 Parry Road. 3 Parry Road sits at a 45 degree angle to its rear boundary. At its shortest the distance between the rear elevation of 3 Parry Road and the rear boundary is 9m. The approved scheme maintained a 13m separation between the gable end of the proposed property and the rear wall of 3 Parry Road. The current proposal would see the separation distance reduced to 12m and the approved hipped roof replaced with a gable end. This amendment would clearly result in a different relationship between plot 1 and 3 Parry Road however given that there would be no direct overlooking of 3 Parry Road and a separation distance of 12m would be achieved the relationship between the two properties is judged to be acceptable and would not result in the amenity of occupiers being compromised. It is worth noting that the property type approved for plot 1 benefited from a single storey side garage which was to be built 1m from the shared boundary, with the current proposal there would be no garage and as such the distance between the boundary and the proposed property would be increased to 3m.
- 3) Minor alterations to the shape of each plot would arise as a result of the changes to house types and the need to reconfigure shared boundaries between the plots. Given that a minimum garden length of 10m would be maintained for each property proposed it is therefore considered that the proposal would not give rise to a situation which could result in a loss of amenity of future occupiers due to the poor relationship between the siting of each property.

DESIGN

- 4.6 As was the case with the previous approved scheme, the properties fronting onto Sutton Park Road reflect the style of housing in the area in that each house incorporates a front projecting gable with bay windows below and the highway frontage is lined by a low boundary brick wall which is a typical architectural feature of this locality. The two end properties which book-end the row also incorporate hipped roofs which is also a characteristic design feature of the immediate area. The semi-detached properties fronting Parry Road have a different character more responsive to the architectural style of properties on Parry Road, being more modest in size with flat frontages and features such as front projecting gables. Similarly the four properties accessed via to a private driveway to the side of Plot 10 would be flat-fronted traditional style properties with a front projecting gable.
- 4.7 The properties proposed are considered to be an attractive composition that will make a positive contribution to the overall appearance of the neighbourhood and are considered to be acceptable in terms of their visual impact and relationship to the surrounding street scene.

13/0186/FULL

LANDSCAPING

- 4.8 There are a number of trees on the application site, protected by virtue of a Tree Preservation Order which applies to the trees which run along the northern boundary backing on the properties 3 and 4 Parry Road and 53 to 59 Tomkinson Drive and the western boundary to 194 Sutton Park Road. The previous application included a detailed landscaping scheme which showed which trees were to be retained or removed. The current application, although not accompanied by any landscaping proposals does propose the same level of tree retention as was previously approved and therefore in this respect the proposal is considered to be acceptable. The views of the District Council's Arboricultural Officer have been sought to confirm this. In the absence of a detailed landscaping scheme in this instance it is proposed to condition the submission of a full scheme to be agreed prior to any works being carried out.
- 4.9 A concern has been raised by Hillcrest Residents Association that the large London Plane tree which sits on the eastern boundary of the site and would be to the front of Plots 1-4, may lead to problems for future occupiers of these properties. The type of problems which are feared may arise have not been identified; however the views of the Arboricultural Officer on this matter have been sought and will be added to the update sheet. Members are however reminded that the properties in plots 1-4, as proposed, would be no closer to the London Plane than the properties previously approved, and the integrity of the protected tree was to be preserved via a 'hand dig' method within the root spread of the tree.

HIGHWAYS & ACCESS

- 4.10 The application proposes a total of 5 access points, four of which are onto Sutton Park Road and only one onto Parry Road. This is no different to the previously approved access arrangement and is therefore considered to be acceptable and would not give rise to a situation which would compromise highway safety.
- 4.11 Alterations proposed to the house types would result in a change in the size of the properties proposed as summarised in the table at 4.2 of this report. This has resulted in a net loss of two bedroom spaces across the scheme following the replacement of two five bed properties with four bed units. Given the reduction in bedroom provision it is considered that the current scheme offers a betterment over the extant consent and would maintain the level of parking provision already approved. The proposed substitution of house types would therefore have no additional highway safety implications.
- 4.12 The views of the Highway Authority are awaited and will be added to the Addenda and Corrections sheet.

13/0186/FULL

5.0 Conclusions and Recommendations

- 5.1 The principle of residential development on this site has been agreed. The number of plots remains as approved and the impact upon the amenity of neighbours, highway safety and the overall layout and appearance of the site is considered acceptable.
- 5.2 It is therefore recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Standard time).
 2. A11 (Approved plans).
 3. Single access – new – footway.
 4. Vehicle access construction.
 5. Driveway gradient.
 6. Cycle parking (multi unit).
 7. Parking for site operatives.
 8. Landscaping scheme to be submitted.
 9. Materials as per the details submitted.

Notes

- A Highway notes.
B SN2 (Section 106 Agreement).

Reason for Approval

The principle of residential development on this site has been agreed under Planning Permission 08/0538/OUTL and 11/0512/RESE. The number of plots remains as approved and the impact upon the amenity of neighbours, highway safety and the overall layout and appearance of the site is considered acceptable and in compliance with the policies as listed at the top of the report.

Wyre Forest District Council

Planning Committee Meeting 14 May 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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0644/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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
12/0758/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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
12/0784/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
13/0050/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
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
13/0082/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
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
13/0064/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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	Ayesha Ali
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
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
13/0075/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
13/0073/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
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
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

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
13/0113/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
13/0116/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
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
13/0108/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
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
13/0135/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0144/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0138/EIASC	19/03/2013	09/04/2013	HILL FARM ROCK CROSS ROCK KIDDERMINSTER DY149SD	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
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
13/0161/TREE	19/03/2013	14/05/2013	10 THE CROFT KIDDERMINSTER DY116LX	Crown reduction of a Yew in the garden of 10 The Croft, Kidderminster	Mr D Christie	Alvan Kingston
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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0143/TREE	20/03/2013	15/05/2013	ORION PLACE SION GARDENS STOURPORT-ON-SEVERN DY138BG	Reduce the crown of a Mulberry by 1 metre	Wyre Forest Community Housing (Mr S Harcombe)	Alvan Kingston
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
13/0157/CERTE	21/03/2013	16/05/2013	THE CREST RICKYARD MEADOW NORTHWOOD LANE BEWDLEY DY121AT	Certificate of lawfulness: Use of property as a permanent dwelling in excess of 4 years	Mrs R Russell	Emma Anning
13/0172/FULL	22/03/2013	17/05/2013	OFFMORE RESIDENTIAL HOME OFFMORE FARM CLOSE KIDDERMINSTER DY103HB	Extension to form reminiscence room for themed activities	OFFMORE RESIDENTIAL HOME	Julia McKenzie- Watts
13/0162/FULL	25/03/2013	20/05/2013	11 KINGS ROAD KIDDERMINSTER DY116YU	Proposed first floor bedroom extension, ground floor kitchen and dining room extension	Mr P Lofthouse	James Houghton
13/0163/FULL	25/03/2013	20/05/2013	58 LUDLOW ROAD KIDDERMINSTER DY101NW	Two storey side & rear extension and single storey front & side extension	Heeley & Holiick	James Houghton
13/0173/FULL	25/03/2013	20/05/2013	R/O 37 NORTHUMBERLAND AVENUE KIDDERMINSTER DY117AN	Erection of dormer bungalow	Mrs M Cook	Paul Round
13/0168/FULL	26/03/2013	21/05/2013	NORTHWOOD LANE MAGGS MEADOW BEWDLEY DY121AB	Change of use of park to private garden and associated change of use of garden land to park (partially retrospective)	Wyre Forest District Council	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0170/FULL	26/03/2013	21/05/2013	LAND TO WEST OF RESOLUTION WAY SITE IN RIVER SEVERN STOURPORT-ON-SEVERN	Demolition and removal of the existing old foot/access bridge from the bank of the river to the barrage wall, removal down to the water level of the concrete barrage; and remove corroded sheet piles and make good works to bridge and river bank	Tesco Stores Limited	Julia Mellor
13/0171/FULL	26/03/2013	21/05/2013	22 ST. JOHNS AVENUE KIDDERMINSTER DY116AU	Proposed two storey rear extension, new pitched roof to existing garage and replacement wall to front, porch to front elevation	Mr B Stuart	Julia Mellor
13/0165/FULL	27/03/2013	22/05/2013	1 CALDY WALK STOURPORT-ON-SEVERN DY138QX	Garage extension	Mr R Garbett	Ayesha Ali
13/0166/FULL	27/03/2013	22/05/2013	6 PEACOCK MEWS KIDDERMINSTER DY102LE	Extension to the front of the property, to extend the existing ground floor WC	Mr D Challender	Ayesha Ali
13/0167/FULL	27/03/2013	22/05/2013	15 MAYBERRY CLOSE STOURPORT-ON-SEVERN DY138TP	Single storey rear extension	Mr R Kautzner	James Houghton
13/0169/FULL	27/03/2013	22/05/2013	31 QUEENSWAY BEWDLEY DY121ET	Change of use of ground floor unit to Hot Food Takeway (Class A5)	Mr J Khan	Julia McKenzie-Watts
13/0164/FULL	28/03/2013	23/05/2013	1 SEVERN WAY BEWDLEY DY122JQ	Proposed first floor side extension over existing garage	Mr J Tolley	James Houghton
13/0174/FULL	28/03/2013	23/05/2013	1 & 2 WILLIAM BULLOCK CLOSE STOURPORT-ON-SEVERN DY138UG	Conversion of 2no. 3 bed dwellings into 4no. 1 bed flats in a group dwelling scheme	Mark Taylor	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0175/LIST	29/03/2013	24/05/2013	ST MARYS CATHOLIC CHURCH HARVINGTON HALL LANE HARVINGTON KIDDERMINSTER DY104LR	Addition of 2No. Buttresses to existing listed adjoining exterior wall of the St. Mary's Catholic Church Presbytery at Havington Hall	Mr Monsignor Moran	Ayesha Ali
13/0177/TREE	02/04/2013	28/05/2013	FORMER LUCY BALDWIN HOSPITAL OLIVE GROVE STOURPORT-ON-SEVERN DY138XY	Various tree works	Taylor Wimpey	Alvan Kingston
13/0178/TREE	03/04/2013	29/05/2013	39 & 41 CHURCH WALK and 1 ARELEY COURT STOURPORT-ON- SEVERN DY130AL	Various tree works	Mr K Jones	Alvan Kingston
13/0179/FULL	03/04/2013	29/05/2013	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Installation of canopy	Mr S Cummins	Ayesha Ali
13/0180/FULL	03/04/2013	29/05/2013	6 BOWER HILL DRIVE STOURPORT-ON-SEVERN DY130AN	Proposed front extension to form porch	Mr A Wilkes	Ayesha Ali
13/0181/FULL	04/04/2013	30/05/2013	1 BLISS GATE ROAD ROCK KIDDERMINSTER DY149YB	First Floor Extension	Mr & Mrs S Tramontana	Ayesha Ali
13/0182/FULL	04/04/2013	30/05/2013	THE COBBLES 232 WESTBOURNE STREET BEWDLEY DY121BS	Proposed change of use from office use to a studio flat	Miss M Jones	Ayesha Ali
13/0194/FULL	04/04/2013	30/05/2013	VINE COTTAGE 3 PEWTERERS ALLEY BEWDLEY DY121AE	Construction of new 2 car garage against north east boundary to replace the existing timber and corrugated asbestos roofed garage	Mr R Barton	Julia McKenzie-Watts
13/0176/FULL	05/04/2013	31/05/2013	FOURWAYS WOODROW CHADDESLEY CORBETT KIDDERMINSTER DY104QG	First floor extension plus ancillary habitable room over garage	Mr D Nelson	James Houghton
13/0183/FULL	05/04/2013	31/05/2013	GREENACRES ROCK KIDDERMINSTER DY149DW	Orangery to side of property	Mr P Childs	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0184/FULL	08/04/2013	03/06/2013	1 LUDLOW ROAD KIDDERMINSTER DY101NR	Two storey extension to the rear	Mr M Baker	Ayesha Ali
13/0195/FULL	08/04/2013	03/06/2013	139 SUTTON PARK ROAD KIDDERMINSTER DY116JQ	Proposed double garage	Mrs J Thompson	Ayesha Ali
13/0185/FULL	09/04/2013	04/06/2013	28 POCHARD CLOSE KIDDERMINSTER DY104UB	First floor extension to the side	Mr K Andrews	Julia McKenzie-Watts
13/0193/FULL	09/04/2013	09/07/2013	78 MILL STREET KIDDERMINSTER DY116XJ	Conversion of existing garage workshop, formerly part of the demolished mill, to Five Live Work units, and construction of Eight two bedroom dwellings, including the provision of four affordable homes, with associated amenity and parking facilities	Mr M Worton	Emma Anning
13/0188/FULL	10/04/2013	05/06/2013	CROFTS END 13A THE CROFT BLAKEDOWN KIDDERMINSTER DY103JP	Erection of shed	Mrs S Wakeman	Emma Anning
13/0187/FULL	11/04/2013	06/06/2013	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QJ	Demolition of existing garage and erection of new detached double garage	Mr R Neale	Julia McKenzie-Watts
13/0190/FULL	11/04/2013	06/06/2013	280 CHESTER ROAD NORTH KIDDERMINSTER DY102RR	New roof over garage	Mr P Taylor	James Houghton
13/0186/FULL	12/04/2013	12/07/2013	FORMER SUTTON ARMS PH SUTTON PARK ROAD KIDDERMINSTER DY116LE	Substitution of house types for redevelopment of 14 dwellings and associated infrastructure (Previously Approved - 11/0512/RESE)	Miller Homes Ltd (Ms J Morgan)	Emma Anning
13/0192/FULL	12/04/2013	07/06/2013	LAND ADJACENT TO 60 STOURBRIDGE ROAD KIDDERMINSTER DY102PR	Proposed 6 no. One bedroom dwellings. Resubmission of withdrawn application 12/0695/FULL	Mr & Mrs Humphries	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0196/FULL	15/04/2013	10/06/2013	BANK FARM HOUSE BANK LANE ABBERLEY WORCESTER WR6 6BQ	Erection of single storey oak frame porch	Mrs J Murrant	Paul Round
13/0198/FULL	15/04/2013	10/06/2013	14 PARK CRESCENT STOURPORT-ON-SEVERN DY138YB	Two storey side extension	Mr & Mrs Bishop	Ayesha Ali
13/0191/FULL	16/04/2013	11/06/2013	40 CHICHESTER AVENUE KIDDERMINSTER DY115JA	Proposed two storey side extension	Mr R Sheffield	Ayesha Ali
13/0200/CERTE	16/04/2013	11/06/2013	LAND ADJACENT TO THE CONIFERS 41 KENT CLOSE KIDDERMINSTER DY101NS	Certificate of lawfulness for an existing use: Use of land as garden	Mr E Hudson	Julia Mellor
13/0201/FULL	17/04/2013	12/06/2013	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QJ	Change of use of land for the keeping of horses; erection of stable block	Mr & Mrs R Neale	James Houghton
13/0204/FULL	17/04/2013	12/06/2013	PATCHWAY 13 NEW WOOD LANE BLAKEDOWN KIDDERMINSTER DY103LD	Minor amendments to the rear footprint and front bays as approved under planning permission ref 09/0102/FULL. Amendments to the elevations approved under ref 09/0102/FULL	MR K McMill	Emma Anning
13/0197/FULL	19/04/2013	14/06/2013	86 HABBERLEY ROAD KIDDERMINSTER DY115PN	Single storey extensions to front	Mr R Hartley	Ayesha Ali
13/0199/FULL	22/04/2013	17/06/2013	DOVE DALE HOUSE LONGBANK BEWDLEY DY122UN	Demolition of existing garage & store and erection of replacement garage & store	Mr D Withey	Emma Anning
13/0210/FULL	22/04/2013	17/06/2013	27 PARK DINGLE BEWDLEY DY122JY	Pitched roof above existing garage and porch	Mr R Giles	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0211/CERTE	22/04/2013	17/06/2013	BARNETT HILL GARDEN & LEISURE WORCESTER ROAD CLENT STOURBRIDGE DY9 0EE	Certificate of lawfulness for existing use of land for retail purposes of specific goods and polytunnels	Neville Prest	Paul Round
13/0202/TREE	23/04/2013	18/06/2013	32 ANTON CLOSE BEWDLEY DY121HX	Fell three beech trees growing on land at 32 Anton Close, Bewdley	Mr S Taylor	Alvan Kingston
13/0206/FULL	23/04/2013	18/06/2013	MEADOW FALL SHATTERFORD LAKES BIRCH BANK SHATTERFORD BEWDLEY DY121TW	Use of building as single dwelling in conjunction with shatterford lakes fishery	Mr I Norman	Emma Anning
13/0209/FULL	23/04/2013	18/06/2013	STOURPORT PISTOL AND RIFLE CLUB BONEMILL RANGE STOURPORT ROAD STOURPORT- ON-SEVERN DY138BQ	Provision of portable cabin to form club room	STOURPORT PISTOL AND RIFLE CLUB	Paul Round
13/0205/FULL	25/04/2013	20/06/2013	BAY HORSE FARM DRAKELOW LANE WOLVERLEY KIDDERMINSTER DY115RU	Single storey rear extension	Tim Price	Paul Round
13/0207/ADVE	25/04/2013	20/06/2013	20-22 HORSEFAIR KIDDERMINSTER	Display of Lectern Interpretation Panel	Mr R Tolley	John Baggott
13/0212/FULL	25/04/2013	20/06/2013	FARMHOUSE COMMON FARM CROWN LANE IVERLEY STOURBRIDGE DY8 2SA	Erection of detached garage & store building	Mr K Singh Gora	James Houghton
13/0208/FULL	26/04/2013	21/06/2013	CORNER OF CASTLE ROAD & PARK LANE KIDDERMINSTER DY116TG	Development of 8 new two bedroom homes	Mr T Smith	Paul Round

WYRE FOREST DISTRICT COUNCIL

Planning Committee

14 May 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	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	HE 09/11/2012	21/12/2012		26/03/2013 Kidderminster & Rock Suite	
			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					

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	Public Inquiry, Hearing or Site Visit Date	Decision
WFA1419 12/0443/OUTL	APP/R1845/A/13 /2190850/NWF	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 11/0136/OUTL)	WR 13/02/2013	27/03/2013			
WFA1420 13/0011/FULL	APP/R1845/D/13 /2194200	Mr S Powell	WEST VIEW DRAYTON ROAD CHADDESLEY CORBETT Proposed first floor side extension, rendering of existing house, proposed porch infill and additional access	WR 27/03/2013	08/05/2013			

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	Public Inquiry, Hearing or Site Visit Date	Decision
WFA1421 12/0323/FULL	APP/R1845/A/12 /2189056	Mr Simon Griffiths	22 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG The erection of a new building to provide support accommodation in the form of 5 no. one-bed apartments, 1 no. two-bed apartments including communal space for tenants and occupants including staff sleep-over room.	HE 25/03/2013	06/05/2013			
WFR1415 12/0496/CERT	APP/R1845/X/12 /2186069	Mrs M Tracey	CUCKOO HILL KINGSFORD LANE WOLVERLEY KIDDERMINSTER Certificate: Proposed front extension	WR 24/11/2012	05/01/2013			

SECTION 106 OBLIGATION MONITORING

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

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0193/FULL	78 Mill Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £12,714 • Public Open Space contribution of £1,908.48 • Affordable Housing – at 30% resulting in 4no. of the 13no. Units being for affordable housing 		
13/0049/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> • Public Open Space Contribution of £13,896 • Affordable housing 		Draft out with applicant's solicitors

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13/0033/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £169,228.00 • Public Open Space Contribution of £34,045.20 (split between Town Council and WFDC) • Highway Contribution of £3,660.00 • Affordable Housing Provision – 12 affordable units (6 shared ownership and 7 rented) 		Agreement completed
12/0321/FULL	Unit 2 Greenacres Lane Bewdley	Provision of a dry access across third party land (two plots)		Engrossments out for signature
12/0507/FULL	Land off Clensmore Street Churchfields Kidderminster	Supplemental agreement to confirm the terms of the original apply to the new application		Agreement completed
12/0690/FULL	5 and 6 Church Street Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £2,542.80 		Draft with applicants solicitors
12/0695/FULL	60 Stourbridge Road Kidderminster	<ul style="list-style-type: none"> • Education Contribution of £4,238.00 		Withdrawn

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Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0317/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> • Education Contribution of £169,228.00 • Public Open Space Contribution of £34,045.20 • Highway Contribution of £3660 • Affordable Housing Provision – 12 affordable units (5 shared ownership and 7 rented) 		Application refused on 13/11/12
12/0667/FULL	British Red Cross Society Redcross House Park Street Kidderminster	<ul style="list-style-type: none"> • Education contribution of £3,390.40 • Open Space contribution of £2,779.20 		Agreement completed
12/0644/S106	Primary Care Centre Hume Street Kidderminster	Variation to allow a Community Transport contribution to replace already agreed public transport contribution		Draft out for agreement
12/0623/FULL	Land adjacent 7 Hartlebury Road Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £15,696 • Open Space contribution of £2,316 		Agreement completed
12/0528/FULL	Sutton Park Reservoir Sutton Park Road Kidderminster	£85,000 towards offsite affordable housing	Commencement of development	Agreement completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0429/FULL	The Old Post Office Blackwell Street Tower Buildings Kidderminster	£8,400 towards off site open space	Prior to first occupation of any unit	Engrossments out for signature
12/0114/FULL	Former Blakedown Nurseries Belbroughton Road Blakedown	<ul style="list-style-type: none"> • Education contribution of £147,188 • The provision of 19 affordable units 13 social rented 6 shared ownership • Open Space contribution of £31,932.96 to be spent as specified (or not) by the Parish Council 	<p>Prior to first occupation of any unit</p> <p>Prior to first occupation of any unit</p>	Complete
12/0146/EIA	Former British Sugar Site Stourport Road Kidderminster	<ul style="list-style-type: none"> (i) a minimum of 12% affordable housing; (ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West; (iii) a minimum of £90k towards maintaining three areas of informal open space (i. the knoll, ii. the informal space to the south of the site, iii. the wooded embankment adjacent to the canal) (iv) up to £35k towards public realm 		Complete

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Application Number	Site	Provisions	Triggers for Compliance	Performance
12/0433/FULL	Caunsall Farm 100 Caunsall Road Caunsall	Revocation of Secretary of State's decision dated 19 March 1979 which allowed a retail shop		Draft with applicants
12/0155/FULL	Land to rear of 10 York Street/ 31 High Street Stourport on Severn	<ul style="list-style-type: none"> • Education contribution of £2,460 • Public Open Space contribution of £1,349.28 	Commencement of development	Draft with applicants
12/0268/S106	Morganite Advanced Ceramics Bewdley Road Stourport on Severn	Variation to allow revised affordable housing percentage (24%)		Draft with applicants
11/0309/FULL	1 Frederick Road, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12
11/310/FULL	Unit 1 Frederick Road, and land to the east, Hoobrook Industrial Estate, Worcester Road, Kidderminster	Contribution towards biodiversity	Commencement of development	Completed 13/7/12

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1044/FULL	Former Victoria Sports Field, Spennells Valley Road, Kidderminster	<ul style="list-style-type: none"> • Contribution of a £100,000 to Wyre Forest District Council to enhance sporting provision • £10,000 to Worcestershire County Council towards sustainable cycle routes • Sponsorship of Kidderminster Victoria Cricket Club providing £3,500 per annum for 10 years • Sponsorship of Worcestershire Bowling League of £1,500 per annum for 5 years 	<p>Commencement of development</p> <p>Commencement of development</p> <p>Commencement of development & annually thereafter</p> <p>Commencement of development & annually thereafter</p>	Completed

Application Number	Site	Provisions	Triggers for Compliance	Performance
11/0163/FULL	Churchfields Business Park, Clensmore Street Kidderminster	<ul style="list-style-type: none"> • Affordable housing 22% (49 units – 17 shared ownership / 32 social rented) • Education - £150 000 • AQMA - £29 000 (towards • appropriate traffic management scheme to reduce emissions) • Sustainable Transport - £35 000 (towards refurbishing Limekiln bridge) • Highway Improvements - £284 000 (as indicated in Churchfields Masterplan including but not limited to improving bus services 9/9a) • Open Space £200 000 	<p>Prior to occupation of one third general market dwellings in phase 1 and 50% in phase 2</p> <p>1st dwelling in phase 1 & 106th in Phase 2</p> <p>Commencement of development</p> <p>Commencement of development</p> <p>1st dwelling in phase 1 & 106th in Phase 2</p> <p>On site:5 years after landscaping completed & maintained</p> <p>Offsite: 1st dwelling in phase 1 & 106th in Phase 2</p>	Agreement completed

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Application Number	Site	Provisions	Triggers for Compliance	Performance
11/0390/FULL	Corner of Hurcott Road and Stourbridge Road Kidderminster	<ul style="list-style-type: none"> Air Quality Monitoring and Management contribution of £10,000 		Agreement completed and contribution paid
11/0471/FULL	Clent Avenue, Kidderminster	<ul style="list-style-type: none"> Open space contribution of £2,023.92 		Agreement completed
11/0469/FULL	Richmond Road Bewdley	<ul style="list-style-type: none"> Open space contribution of £1,779.04 		Engrossment agreements with applicants for signature
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period 	Commencement of development	Completed
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> To prevent implementation of 10/0653/FULL approved 13th December 2010 To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling 	Immediate	Completed
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> Education contribution of £38,224 Highway contribution of £20,000 Affordable housing provision of 25 units (11 Shared Ownership & 14 Rent) 	<ul style="list-style-type: none"> Occupation of one third of dwellings Occupation of first dwelling Before completion of the general market dwellings 	Completed

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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