

Open

# Planning Committee

## Agenda

6pm  
Tuesday, 13th August 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 C Brewer**

**Councillor B T Glass**

**Councillor D R Godwin**

**Councillor J Greener**

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

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

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

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

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

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

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

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

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

## **WEBCASTING NOTICE**

This meeting is being filmed for live or subsequent broadcast via the Council’s website site ([www.wyreforestdc.gov.uk](http://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, Solicitor to the Council 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, 13th August 2013

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

<b>Agenda item</b>	<b>Subject</b>	<b>Page Number</b>
1.	<b>Apologies for Absence</b>	
2.	<b>Appointment of Substitute Members</b>  To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Solicitor to the Council, together with the name of the Councillor for whom he/she is acting.	
3.	<b>Declarations of Interests by Members</b>  In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered.  Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	<b>Minutes</b>  To confirm as a correct record the Minutes of the meeting held on the 9 <sup>th</sup> July 2013.	7
5.	<b>Applications to be Determined</b>  To consider the report of the Development Manager on planning and related applications to be determined.	13
6.	<b>Applications Pending Decision</b>  To receive a schedule of planning and related applications which are pending.	39

7.	<p><b>Planning and Related Appeals</b></p> <p>To receive a schedule showing the position in relation to those planning and related appeals currently being processed and details of the results of appeals recently received.</p>	61
8.	<p><b>Section 106 Obligation Monitoring</b></p> <p>To consider a report from the Director of Economic Prosperity &amp; Place that gives details of the most current Section 106 Obligations which require monitoring.</p>	65
9.	<p><b>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</b></p>	
10.	<p><b>Exclusion of the Press and Public</b></p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	

Part 2

Not open to the Press and Public

11.	<p><b>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</b></p>	
-----	---	--

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY,  
KIDDERMINSTER

9TH JULY 2013 (6.00PM)

---

**Present:**

Councillors: S J Williams (Chairman), G C Yarranton (Vice-Chairman),  
G W Ballinger, C Brewer, D R Godwin, J Greener, I Hardiman, P B Harrison,  
J A Hart, M J Hart, V Higgs, B McFarland, C D Nicholls, F M Oborski and M Price.

**Observers:**

Councillor M Rayner.

**PL.11 Apologies for Absence**

Apologies for absence were received from Councillors J-P Campion, H J Martin and N J Thomas.

**PL.12 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 J-P Campion.  
Councillor V Higgs was appointed as a substitute for Councillor H J Martin.

**PL.13 Declarations of Interests by Members**

Councillor G C Yarranton declared an interest in application number  
WF/13/0192/FULL, land adjacent to 60 Stourbridge Road, Kidderminster as he  
knew the residents – Mr & Mrs Broomhead – of No. 21 Lyndhurst Drive but came to  
the meeting with an open mind.

**PL.14 Minutes**

**Decision: The minutes of the meeting held on 11<sup>th</sup> June 2013 be confirmed as  
a correct record and signed by the Chairman.**

**PL.15 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated  
in Development Control Schedule No. 511 attached).

**Decision: The applications now submitted be determined, in accordance with  
the decisions set out in Development Control Schedule No. 511 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.16 Applications Pending Decision**

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

**Decision: The schedule be noted.**

**PL.16 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.17 Areley Kings Conservation Area Draft Conservation Area Appraisal Reconsultation**

The Committee received a report from the Director of Economic Prosperity and Place which advised Members of the responses received on the Draft Conservation Area Appraisal for the Areley Kings Conservation Area, and to seek Planning Committee approval for the adoption of the Conservation Area Character Appraisal.

**Decision:**

- 1. The adoption of the revised Areley Kings Conservation Area Character Appraisal, as attached at Appendix 1 of the report to the Planning Committee be approved.**
- 2. Delegated powers be granted to the Director of Economic Prosperity and Place to determine the final format and presentation of the Character Appraisal.**

The meeting ended at 6.33 p.m.



**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**9<sup>th</sup> July 2013 Schedule 511 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 Development Manager, Wyre Forest House, Fine Point Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Councillor G W Ballinger arrived at the meeting at this point (6.11pm).

<b>Application Reference:</b> 13/0192/FULL
<b>Site Address:</b> LAND ADJACENT TO, 60 STOURBRIDGE ROAD, KIDDERMINSTER, DY10 2PR
<b>APPROVED</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B1 (Samples/details of materials).</li> <li>4. Details of windows and doors.</li> <li>5. Details of all boundary treatments.</li> <li>6. Landscaping scheme.</li> <li>7. Landscape implementation in accordance with the relevant British Standard.</li> <li>8. Landscape maintenance schedule (3 years).</li> <li>9. Foul and surface water drainage.</li> <li>10. Access, turning and parking.</li> <li>11. Cycle Parking (Multi Unit).</li> <li>12. Removal of Permitted Development Rights.</li> <li>13. Final window specification to be agreed prior to first occupation.</li> </ol>
Notes
A Private apparatus on the highway.
B Works adjoining highway.
<u>Reason for Approval</u>
The proposed dwellings are well designed and will have an acceptable appearance in the street scene. The scheme is also acceptable in terms of highway safety. The impact of the dwellings upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. The proposed development is therefore considered to be in accordance with policies H.2 D.10 TR.17 NR.11 of the Adopted Wyre Forest District Local Plan, DS01 DS02 CP01 CP03 CP05 CP11 of the Adopted Wyre Forest Core Strategy, SAL.PFSD.1 SAL.DPL1 SAL.CC2 SAL.CC6 of the SAP DPD, Design Quality Supplementary Planning Guidance, and Sections 6 and 7 of the National Planning Policy Framework.

Councillor M Rayner left the meeting at this point, 6.30pm.

<p><b>Application Reference:</b> 13/0209/FULL</p>
<p><b>Site Address:</b> STOURPORT PISTOL AND RIFLE CLUB, BONEMILL RANGE, STOURPORT ROAD, STOURPORT-ON-SEVERN, DY13 8BQ</p>
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A8 (Temporary Permission – Buildings).</li> <li>2. A11 (Approved Plans).</li> <li>3. The proposed building shall be painted dark green.</li> <li>4. The building shall only be used by Stourport on Severn Pistol and Rifle Club.</li> <li>5. No below ground services shall be installed.</li> </ol> <p>Note</p> <p>Landfill gas.</p> <p><u>Reason for Approval</u></p> <p>The proposed temporary clubhouse building is appropriate development in Green Belt. It is considered that the position, size and design are acceptable for temporary period of time and will not adversely impact the openness or visual amenity of the Green Belt or the surrounding area. The proposed development is therefore considered to be in accordance with policies GB.1, GB.2, GB.3, GB.6, NR.3 of the Adopted Wyre Forest District Local Plan, CP01, CP11, CP12 of the Adopted Wyre Forest Core Strategy, SAL.UP1, SAL.UP7 of the SAP DPD and Sections 7 and 9 of the National Planning Policy Framework.</p>

<p><b>Application Reference:</b> 13/0217/LIST</p>
<p><b>Site Address:</b> THE SALON, BROUGHTON COTTAGE, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA</p>
<p><b>APPROVED</b> subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A7 (Listed Building/Conservation Area Consent).</li> <li>2. B1 (Samples/Details of Materials).</li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed alterations are considered to be of a design that would complement the Conservation Area and the Local Listed Buildings. The effects of the development on neighbouring properties have been carefully assessed and it is considered that there will be no undue loss of amenity. The proposed development is therefore considered to be in accordance with policies LB.2 ((ii) (iii) (iv) (vi) of the Adopted Wyre Forest District Local Plan, CP11 of the Adopted Wyre Forest Core Strategy, SAL.UP6, SAL.UP7 of the SAP DPD and Section 12 of the National Planning Policy Framework.</p>

<p><b>Application Reference:</b> 13/0227/RESE</p>
<p><b>Site Address:</b> FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER</p>
<p><b>DELEGATED AUTHORITY TO APPROVE</b> subject to the following:</p> <ol style="list-style-type: none"> <li>1. The receipt of acceptable elevation, boundary treatment, landscaping and levels plans plus satisfactory drainage calculations to ensure that the proposed drainage scheme adheres to the overall drainage scheme for phase 1 of the former British Sugar site;</li> <li>2. Re-consultation where necessary with the receipt of no objections during the re-consultation period;</li> <li>3. The following conditions:             <ol style="list-style-type: none"> <li>i. Approved plans.</li> <li>ii. Approval of reserved matters only.</li> <li>iii. Materials to be agreed.</li> <li>iv. Boundary treatment.</li> <li>v. Removal of permitted development for boundary treatment forward of dwelling unless otherwise agreed.</li> <li>vi. Drainage scheme in accordance with submitted details.</li> <li>vii. Landscaping and maintenance in accordance with plans.</li> <li>viii. Tree protective fencing to trees within Landscape Area 2 to be agreed.</li> <li>ix. Levels in accordance with plans.</li> <li>x. Cycle parking for those plots without garage to be agreed.</li> <li>xi. Submission and agreement of habitat management plan.</li> <li>xii. Lighting to be agreed.</li> <li>xiii. Construction of driveways and turning areas to be agreed.</li> <li>xiv. Welcome pack to promote sustainable transport to be agreed prior to occupation.</li> </ol> </li> </ol> <p><u>Reason for Approval</u></p> <p>The proposed use of this part of the former British Sugar Site has been agreed under planning consent 12/0146/EIA. It is considered that the proposed scheme for 29 residential plots would provide attractive frontages to the public footpath to the north and to the strategic landscape area which forms a steep escarpment to the east. The proposed layout provides adequate parking which would be able to be overlooked by the potential occupiers without detriment to highway safety. The proposed development is therefore considered to be in accordance with policies D4, D10, D11, D12, NR2, NR11, NR12, NC7 of the Adopted Wyre Forest District Local Plan, 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, Re-Wyre Prospectus, Design Quality Supplementary Planning Guidance and Sections 4, 6, 7 of the National Planning Policy Framework.</p>

**Application Reference:** 13/0236/FULL

**Site Address:** STOURPORT ON SEVERN HIGH SCHOOL, MINSTER ROAD,  
STOURPORT-ON-SEVERN, DY13 8AX

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved Plans).
3. Materials (as per approved plan).
4. Details of boundary treatment to be submitted.
5. Details of bollard lights to car park to be submitted.
6. Car park to be completed prior to first public use of the gymnasium.

Reason for Approval

The proposal represents appropriate development in the Green Belt. The applicants have provided sufficient justification for the loss of the sports field, namely the improved indoor facilities, improvements to parking provision and that there would be no loss of functional sports pitches for the school, which in this instance are considered sufficient to clearly outweigh the loss of the sports field. The proposal would not give rise to a situation which would be detrimental to highway safety. The proposed development is therefore considered to be in accordance with policies D.15, NR.13, TR.17, LR.9 of the Adopted Wyre Forest District Local Plan, CP07, CP11 of the Adopted Wyre Forest Core Strategy, SAL.DPL12, SAL.CC.2, SAL.UP7, SAL.UP9 of the SAP DPD and Section 8 of the National Planning Policy Framework.

**EXECUTIVE SUMMARY TO REPORT OF  
DEVELOPMENT MANAGER**

**Planning Committee**

**13/08/2013**

**Part A Reports**

<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
13/0073/FULL	MILESTONES PEARL LANE COMMONSIDE ASTLEY CROSS STOURPORT-ON- SEVERN	APPROVAL	14
13/0324/FULL	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER	APPROVAL	19

**Part B Reports**

<b>Ref.</b>	<b>Address of Site</b>	<b>Recommendation</b>	<b>Page No.</b>
12/0279/FULL	LAND OFF HOLLIES LANE KIDDERMINSTER	APPROVAL	25
13/0082/FULL	RIVERSIDE BUILDING FORMER CARPETS OF WORTH SITE SEVERN ROAD STOURPORT-ON-SEVERN	DELEGATED APPROVAL	29
13/0288/FULL	OAK VIEW ROCK CROSS ROCK KIDDERMINSTER	APPROVAL	37

**WYRE FOREST DISTRICT COUNCIL**  
**PLANNING COMMITTEE**  
**13<sup>TH</sup> AUGUST 2013**

*PART A*

<b>Application Reference:</b>	13/0073/FULL	<b>Date Received:</b>	19/02/2013
<b>Ord Sheet:</b>	379954 269465	<b>Expiry Date:</b>	16/04/2013
<b>Case Officer:</b>	Julia McKenzie-Watts	<b>Ward:</b>	Areley Kings

**Proposal:** First floor bedroom extension and en-suite bathroom over existing ground floor garage

**Site Address:** MILESTONES, PEARL LANE, COMMONSIDE, ASTLEY CROSS, STOURPORT-ON-SEVERN, DY13 0PB

**Applicant:** Mrs J Hinton

<b>Summary of Policy</b>	CP11 (CS) SAL.UP7, SAL.UP8 (SAAPLP) Design Quality SPG Section 7 (NPPF)
<b>Reason for Referral to Committee</b>	Third Party registered to speak at Committee
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 Milestones is a detached, pitch roofed, brick built property located on Pearl Lane in Stourport. The property is set back behind a drive and gardens and benefits from a forward projecting flat roofed garage.
- 1.2 It is proposed to erect a first floor bedroom extension and en-suite bathroom over the existing ground floor and garage.

**2.0 Planning History**

- 2.1 WF/0016/82 single Storey extension to form utility room – approved.

13/0073/FULL

### 3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Parish/Town Council – No objection and recommend approval subject to the 45° code remaining unbroken.
- 3.2 Neighbour/Site Notice – Several letters of objection have been received from a neighbour. The objections raised included a number of issues relating to loss of light, loss of outlook due to the overbearing appearance of the extension, loss of views and the massing of the extension following submissions from the agent all but one objections has been removed. The remaining issue is whether the proposed extension would be erected in accordance with the submitted plans, and whether a condition for post-development verification can be imposed.

### 4.0 Officer Comments

- 4.1 Milestones is a detached property located on Pearl Lane in Stourport. At present the property has a front projecting flat roof double garage and a single storey flat roofed utility / kitchen to the side, it is proposed to erect a first floor extension above this area in order to create a large master bedroom, en-suite and bathroom.
- 4.2 The extension would be built above the existing garage and utility area. The extension would be built in materials to match the main house with a velux type roof window on the north west facing elevation of the roof, french doors with a Juliette balcony facing Pearl Lane and two velux type roof windows on the south east elevation facing the boundary with No. 49 Kings Arms Lane. The design of the extension is considered to be acceptable.
- 4.3 The closest neighbour, No. 49 Kings Arms Lane, is located to the south east of the application site. The rear gable of the application property is visible adjacent to the rear boundary at a slightly higher level. Windows to a bedroom and lounge face the extension having a separation distance of approx 11m. The agent has demonstrated through revised and additional drawings that whilst the extension would be within the 45° sector of these windows, when taking account of the relative height of the extension and the separation distances involved, the 45° Code guidelines would not be breached. When taking account of the orientation of No. 49 and the number of windows serving each room, I am satisfied that the proposed extension would have a minimal impact in terms of light loss. A condition should be added to any approval issued which would ensure that no further windows could be added on the side elevation.

13/0073/FULL

- 4.4 The agent acting for the owner of No.49 has requested that a condition is attached to any approval which confirms construction will adhere to the maximum level for the ridge of the extended part is 102,45, the roof pitch and set level for the eaves. In addition, they would like to see a condition requiring a visit from the Council's Enforcement team together with a representative of their client in order to check that the levels being achieved during construction and upon completion are not in excess of the specified levels.
- 4.5 Conditions added to any approval need to be reasonable and proportionate. The Council normally imposes a standard condition which states that "The development hereby approved shall be carried out strictly in accordance with specific drawings as listed on the approval' this considered to be more than adequate in this situation. Particularly given the detail included on the drawings, including completed levels. If the development is found not to be in accordance with that which is approved, appropriate action will be taken if this is considered expedient. A condition requiring an Enforcement Officer to visit site along with a representative from the client would not be considered to accord with the requirements of Circular 11/95: "Use of conditions in planning permission", as it could be construed as being neither necessary nor reasonable.

## 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),  
revised drawing numbers CGD30\_31A, (P) 01, (P) 02B, (P) 03B, (P) 05A, (P) 06B, (P) 07B, (P) 08B, (P) 09.
  3. B3 (Finishing Materials to Match).
  4. J8 No further windows on the south east elevation (elevation facing Number 49 Kings Arms Lane).  
Policy SAL.UP7 and SAL.UP8 of the Site allocations and Policies Local Plan.

### NOTE

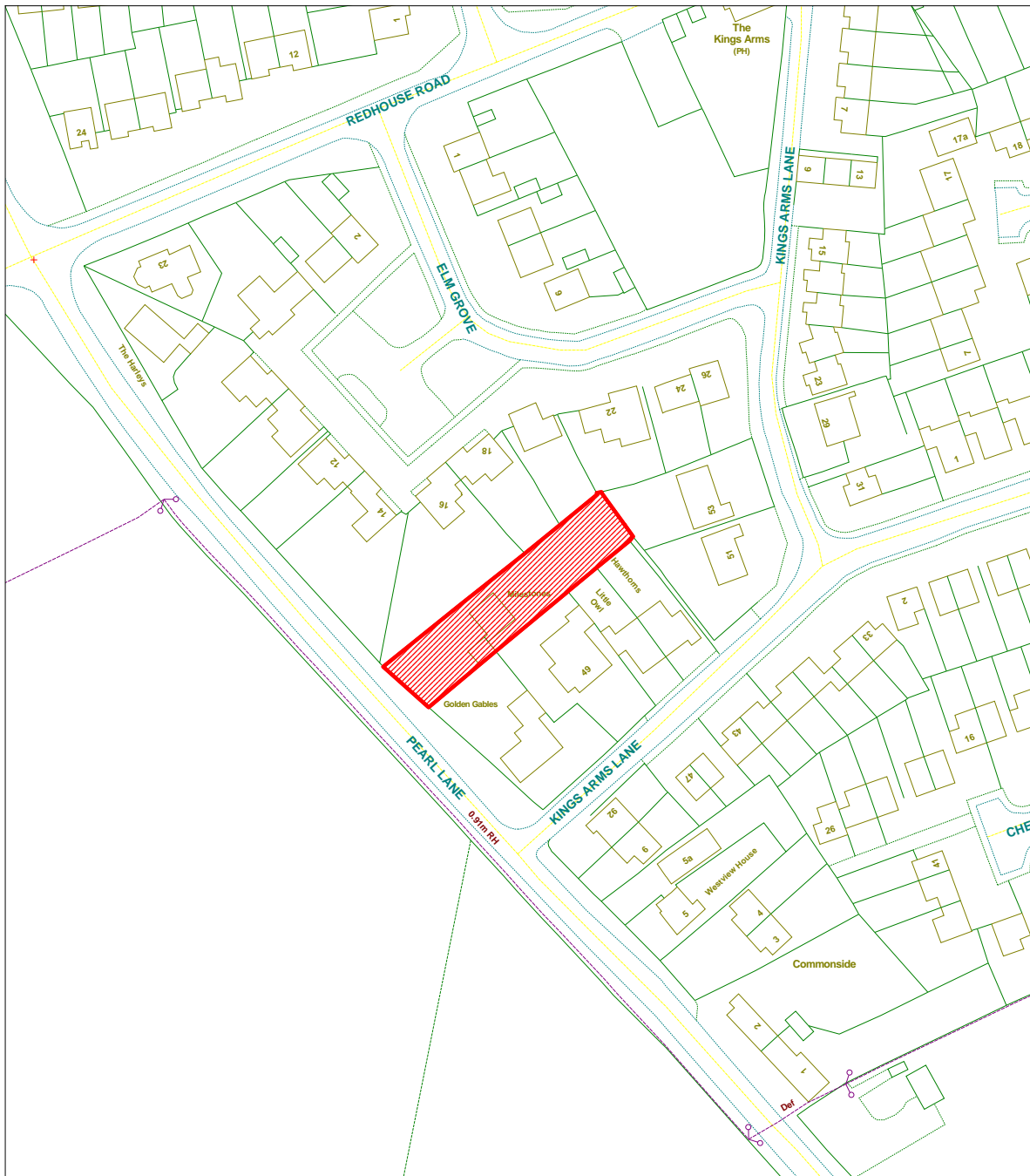
It is requested that the applicant contacts the Local Planning Authority when works commence and are completed on site in order to ensure the development accords with the approve plans.



13/0073/FULL

Reason for Approval

The proposed extension is 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 extension 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 CP11 of the Adopted Wyre Forest Core Strategy (2010) as well as Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest Site Allocations and Policies Local Plan.



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Milestones, Pearl Lane**  
**Commonside, Astley Cross**  
**Stourport-on-Severn. DY13 0PB**



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

**Application Reference:** 13/0324/FULL      **Date Received:** 18/06/2013  
**Ord Sheet:** 389518 274612      **Expiry Date:** 13/08/2013  
**Case Officer:** James Houghton      **Ward:** Blakedown and Chaddesley

**Proposal:** Change of use for keeping horses and erection of new stable block

**Site Address:** PORTLAND HOUSE, DORHALL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QJ

**Applicant:** Mr & Mrs R Neale

<b>Summary of Policy</b>	CP11, CP12 (Core Strategy) SAL.CC7, SAL.UP1, SAL.UP13 (SAP LP) Section 9 (NPPF)
<b>Reason for Referral to Committee</b>	Neighbour registered to speak
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

1.1 The application site is a field adjacent to a property known as Portland House. The field has an area of 1.6ha (3.95 acres) and is currently used for agricultural purposes; the site is within an area washed over by the West Midlands Green Belt.

**2.0 Planning History**

2.1 13/0201/FULL – Change of use of land for the keeping of horses; erection of stable block – Withdrawn prior to the submission of the current application. The layout of the current application makes use of the hedge line to reduce the impact of the proposed stables.

**3.0 Consultations and Representations**

3.1 Chaddesley Corbett Parish Council – No objections and recommend Approval.

3.2 Countryside Conservation Officer – Comments awaited.

13/0324/FULL

- 3.3 Senior Watercourse Management Officer – As far as I am aware this site is not located in an area that is at risk of flooding. However, the surface water flood risk map that is available from the Environment Agency shows that an area nearby is at risk of surface water flooding. It will therefore be important that surface water will be discharged in a way that will not increase flood risk elsewhere, preferably by using infiltration methods such as soakaways.

The application form states that surface water from the development will be discharged to SuDS / soakaway. No further details regarding the discharge of surface water have been submitted. Since Building Regulations (H3 – rainwater drainage) already require that ‘adequate provision shall be made for rainwater to be carried from the roof of the building’ I do not deem it necessary to recommend attaching a condition regarding the design and installation of a SuDS / soakaway.

However, since the application is for the erection of a stable block, I would recommend attaching a drainage condition such as:

“Any water contaminated with manure, for instance from within the stables or from a manure heap, shall be prevented from discharging into any soakaway or field drain present. Permanent manure stores shall have an impermeable base.”

- 3.4 Neighbour/Site Notice – One letter of objection has been received from the occupant of a nearby property. The objections are on the grounds that:

- The structure is larger than would be permitted through Wyre Forest guidelines.
- The structures proposed would be adjacent to a hedgerow which would screen them from the applicant’s property only which would have an adverse effect on the rural landscape.
- The complainant is concerned as to the nature of the transportation mentioned in the supporting information submitted with the application and has concerns that the access may be inadequate.
- The proposed area to be finished in chippings and concrete is not in keeping with the Green Belt.
- The proposed development may result in adverse odour and noise at the complainant’s property.

The complainant also states their concern that the stables may be used, in part, to house small animals such as guinea pigs and rabbits and suggests that a building within the curtilage of the dwelling or in a different location within the application site may resolve or reduce any of the impacts outlined.

13/0324/FULL

#### 4.0 Officer Comments

4.1 The applicant seeks approval for the change of use of the site from agriculture to the keeping of horses and for the erection of a new stable block; an area of hardstanding would be provided to the front of the stables. The proposed stable block would provide two stables and a corner hay store incorporating a tack and tool store. The structure would be positioned adjacent to the boundary shared with Portland House. The stable block would be approximately 20.2m from the highway.

4.2 Section 9 of the National Planning Policy Framework sets out national policy relating to development within the Green Belt. The construction of new buildings within the Green Belt should be regarded as inappropriate development. Paragraph 89 provides a list of exceptions:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

This policy is replicated within the Adopted Site Allocations and Policies Local Plan through policy SAL.UP1. The use of land for the recreational keeping of horses would be considered outdoor sport and recreation and, subject to other policies, would be considered acceptable.

13/0324/FULL

- 4.3 Policy SAL.UP13 of the Adopted Site Allocations and Policies Local Plan sets out specific guidance for equestrian development. The policy requires that in considering proposals for smaller scale equestrian developments relating to non-commercial leisure use, applicants should have regard for the need for stables/field shelters/feed stores/tack rooms/manèges to:
- Be sited within or immediately adjoining an existing building or complex, or alongside an existing hedgerow;
  - Provide safe highway access;
  - Be of traditional design and blend naturally into the landscape;
  - Provide appropriate landscaping and screening;
  - Comply with the space standards for stables as recommended by the British Horse Society;
  - Proposal for new manèges must not cause a harmful impact on the character of the landscape or on the amenity of neighbouring occupiers. They should be sited near to the stables to limit the visual impact on the landscape. Proposals for flood lighting will also require planning permission and where it is accepted that such lighting is essential, its use will be controlled through conditions restricting its maximum height, minimal glare and operating times in order to protect the amenity of the area and local residents.
- 4.4 The stables proposed fall within the range of sizes recommended by the British Horse Society “Guidelines for the keeping of horses: stable sizes, pasture acreages and fencing” and the land, assuming that the land provides average pasture and is well managed, is capable of providing the majority of grazing for two horses. The stable block provides an appropriate amount of accommodation for the area of the land for which the change of use is proposed; the provision of a hay barn to provide storage for additional feed and a tack room are also considered appropriate. The proposed hay store is further justified by the applicant’s intention, stated within the supporting letter, to cut and produce hay from a 1.01ha (2.5 acre) paddock to the south of the application site.
- 4.5 The building is considered appropriate in terms of both scale and design. The buildings would be constructed to an appropriate design and of appropriate materials. The building would provide essential facilities for outdoor sport and recreation and the size of the building has been justified. The building would be situated adjacent to the hedge and an access would be provided from within the curtilage of the adjacent property and as such no additional highway access is required. It is considered that the proposed use would not have any significant impact on the amenity enjoyed by the occupants of nearby dwellings; the proposed use would appear neither atypical nor notable in this rural Green Belt setting.

13/0324/FULL

## 5.0 Conclusions and Recommendations

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

1. A6 (Full with No Reserved Matters).
2. A11 (Approved Plans).
3. B1 (Samples/Details of Materials).
4. Details of drainage and manure store to be submitted and approved prior to first use of the development.

### Reason for Approval

The change of use of the site and the provision of a building for the purpose of outdoor sports and recreation within the Green Belt is appropriate, the stables and hay barn proposed are of a size commensurate with the site. The building would be positioned adjacent to a hedge, would be constructed of materials appropriate for the location and the use proposed and the buildings would benefit from safe access from the adjacent residential curtilage. The use of the land for the recreational keeping of horses and the associated building would have no significant impact on the character, openness or appearance of the Green Belt. The proposed change of use, stables, and hay barn would be considered to accord with the requirements of Policies CP11 and CP12 of the Adopted Core Strategy (2010), Policies SAL.UP1 and SAL.UP13 of the Adopted Site Allocations and Policies Local Plan (2013) and Section 9 of the National Planning Policy Framework.

PLANNING COMMITTEE

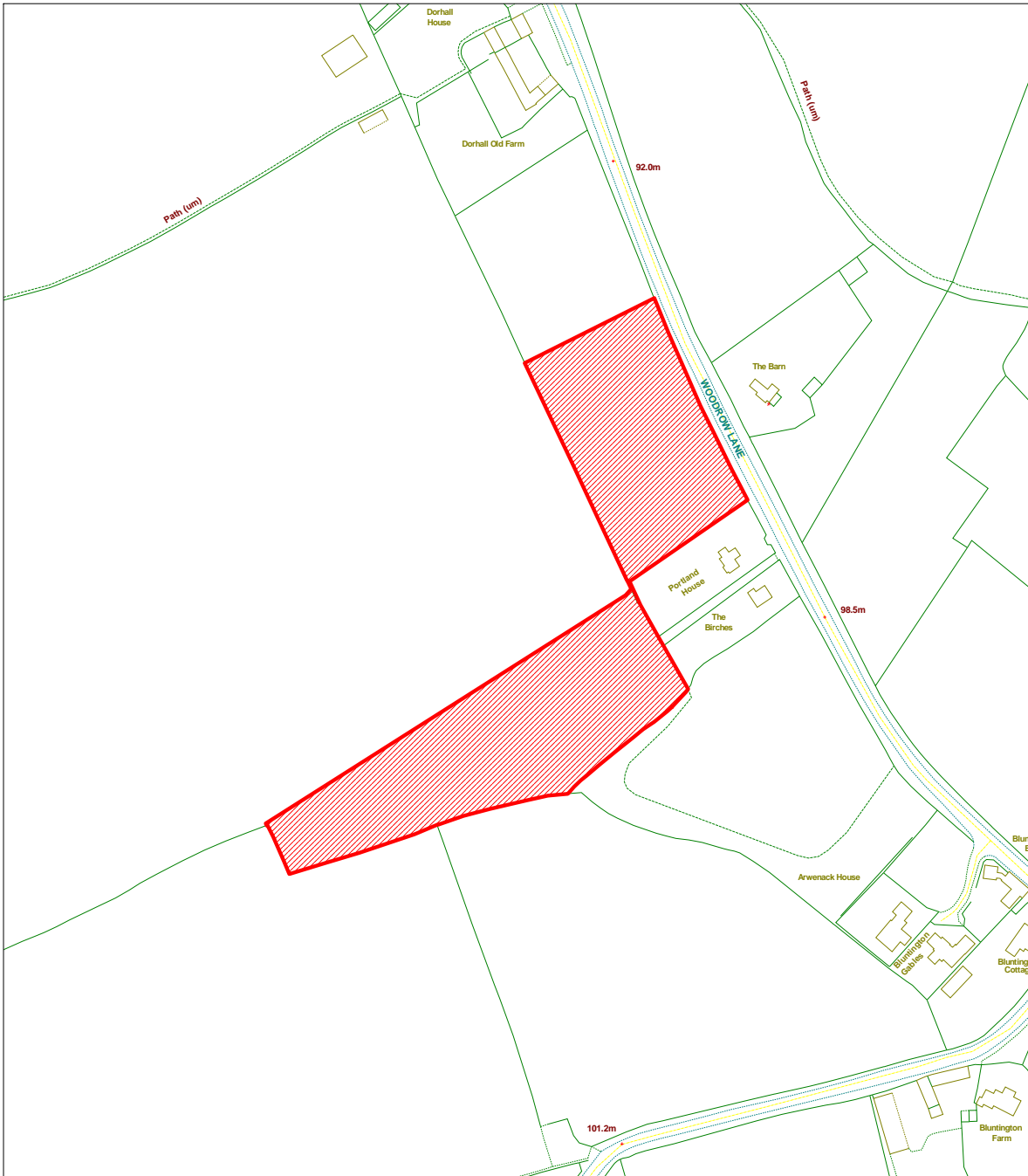
13/0324

Date:- 22 July 2013

OS sheet:- SO8974NW

Scale:- 1:2500

Crown copyright and database rights 2011 Ordnance Survey 100018317



ECONOMIC PROSPERITY AND PLACE DIRECTORATE

**Portland House**  
**Dorhall**  
**Chaddesley Corbett DY10 4QJ**



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



**WYRE FOREST DISTRICT COUNCIL**  
**PLANNING COMMITTEE**  
**13<sup>TH</sup> AUGUST 2013**

*PART B*

<b>Application Reference:</b>	12/0279/FULL	<b>Date Received:</b>	09/05/2012
<b>Ord Sheet:</b>	380708 279141	<b>Expiry Date:</b>	04/07/2012
<b>Case Officer:</b>	James Houghton	<b>Ward:</b>	Wribbenhall

**Proposal:** Erection of wooden storage/amenity building to be used in conjunction with existing land use

**Site Address:** LAND OFF HOLLIES LANE, KIDDERMINSTER, DY11 5RW

**Applicant:** Mr P Lawley

<b>Summary of Policy</b>	CP11, CP12 (CS) SAL.UP1, SAL.UP7 (SAAPLP) Sections 3 and 9 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval.
<b>Recommendation</b>	<b>APPROVAL</b>

**1.0 Site Location and Description**

- 1.1 The applications site is a field within an area washed over by the West Midlands Green Belt. The site has been utilised for forestry, approximately 2000 trees have been planted on the site, to date.
- 1.2 The site currently contains a play house which is set above ground level on wooden legs within a fenced off area which contains specimen trees.
- 1.3 A static caravan was positioned on the site to provide similar facilities to those which would be provided by the proposed building. This caravan has since been removed.

**2.0 Planning History**

- 2.1 None relevant.

12/0279/FULL

### 3.0 Consultations and Representations

- 3.1 Kidderminster Foreign Parish/Town Council – We would strongly recommend the Planning Committee to refuse permission. We do not see the need for a store on site (applicant lives very close to the site) and the forestry being undertaken does not require constant supervision. We are extremely concerned and strongly suspect that this is leading up to creeping development, and would quote two instances where this has been the case in recent years in Wyre Forest:

(Officer Comment – At this point, the Parish Council refer to two specific applications. It is not considered appropriate to make comparisons as the current application stands to be considered on its own merits)

We feel that the end result in this instance will be the same - the creation of a dwelling where there was none before, and in a green belt area. A neighbour of the site, who wanted to erect a stable, was also made to put it adjacent to the lane, not in a corner some distance away from Hollies Lane track. Also, the applicant has some unauthorised structure/caravan already on site which was recently sited, and only brought to the attention of the District Council by Parish Council, and this application has only been submitted as a result of a Contravention Notice being serviced under Enforcement Ref 11/0213.

If the planning committee cannot see our reasoning on this, we at Parish level are very disappointed. If, however, they are minded to grant permission, could a clause be inserted that this is never, ever (in perpetuity) to be granted permission for conversion to a dwelling? And what is the "life" of such a clause? i.e. - can the clause become "out of date" after a period of years, and thence unenforceable?

You can see from our comments that feelings against this application are very strong.

- 3.2 Highway Authority – No objections.
- 3.3 Neighbour/Site Notice – One letter of objection has been received, the correspondent has concerns that the use of the land may become residential. The objection refers to a lack of need for agricultural storage building given the minimal activity on the site. In particular there are concerns that the existing caravan on site is the first step in obtaining permission for a new dwelling.

12/0279/FULL

**4.0 Officer Comments**

- 4.1 The applicant seeks approval for the erection of a shed to be used for forestry purposes. The building would provide space for the storage of posts, wire, wheelbarrow and tools, spraying equipment, compost and other materials and supplies. The shed would also provide a work space with a bench and an area to assemble barriers etc. and a shelter/rest area. Also to be provided within the structure are hygiene facilities (toilet, sink and shower). The shed would measure 5.5m x 4.5m and would be finished with a pitched roof with a maximum height of 3.5m and an eaves height of 2.5m.
- 4.2 The applicant states that it is intended to continue the use of the site for forestry, so far 2000 Christmas trees have been planted with a further 500 to follow each October, 300 trees (including Walnut trees) have been planted to provide wood, 25 holly trees have been planted for the production of Christmas wreaths and 10 fruit trees have also been planted. A further 25 holly trees are to be planted on an annual basis and approximately 40 fruit trees are to be planted by Autumn. It is intended that the first harvest of Christmas trees will be 2016/17 and that the first harvest of fruit would be in 2015.
- 4.3 Section 3 of the NPPF states that Planning Policies should support economic growth in rural areas by taking a positive approach to sustainable new development and that local plans should endeavour to promote the development and diversification of agriculture and land based rural businesses. Similarly Policy DS04 of the Adopted Core Strategy (2010) promotes development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. The forestry use of the site would accord with the aims and objectives of these policies.
- 4.4 Section 9 of the NPPF relates to Green Belt land. Generally the erection of buildings within the Green Belt are considered inappropriate. Exceptions to the policy are set out within the NPPF, amongst which are buildings for the purpose of agriculture and forestry. Policy SAL.UP1 of the Site Allocations and Policies Local Plan replicates this exception list.
- 4.5 The proposed building is considered appropriate in terms of both scale and design. The building is of an appropriate size given the requirement to store materials and to provide a space for preparing trees etc, and is in no way considered excessive in size.
- 4.6 Both the Parish Council and the objector express concern that the building could be utilised as living accommodation. The change of use of a building or the creation of a residential unit would require specific planning consent, and therefore a condition relating to the use of the building is not considered appropriate or necessary. A condition relating to the materials to be used in the construction of the building is considered appropriate to ensure the appearance of the building is apposite given its use. That is to say a brick, stone or block work construction would not be acceptable in this location.

12/0279/FULL

## 5.0 Conclusions and Recommendations

5.1 It is recommended that delegated authority be given to APPROVE this application subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Notwithstanding the information submitted, no development shall take place until details of types and colours of all external materials, including any hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

### Reason

To ensure that the external appearance of the development appears appropriate within this Green Belt site and that the development accords with Policy GB.6 of the Adopted Wyre Forest District Local Plan and Policy CP11 of the Adopted Core Strategy (2010).

4. No retail of trees shall take place from the site without the approval of the Local Planning Authority.

### Reason.

To ensure minimal impact to road safety.

5. The building hereby approved shall at no time be occupied as a dwelling or utilised for the provision of overnight accommodation.

### Reason for Approval

The provision of buildings for forestry within the Green Belt is considered appropriate; the building proposed is of a suitable size to provide the necessary facilities. The building would be constructed of materials appropriate for the location and would utilise an existing site access. The building proposed would have no significant impact on the character, openness or appearance of the Green Belt, the character of the area or the street scene. The proposed building would be considered to offer no significant detriment to the amenity currently enjoyed by the occupants of any nearby dwelling. The development would be considered to accord with the requirements of Policies CP11 and CP12 of the Adopted Core Strategy (2010) Policies SAL.UP1 and SAL.UP7 of the Site Allocations and Policies Local Plan and Sections 3 and 9 of the National Planning Policy.

<b>Application Reference:</b>	13/0082/FULL	<b>Date Received:</b>	04/02/2013
<b>Ord Sheet:</b>	381426 271158	<b>Expiry Date:</b>	06/05/2013
<b>Case Officer:</b>	Paul Round	<b>Ward:</b>	Mitton

**Proposal:** Demolition of existing derelict riverside building and reinstatement as eleven flats, 6No. 1 Bed and 5No. 2 bed

**Site Address:** RIVERSIDE BUILDING, FORMER CARPETS OF WORTH SITE, SEVERN ROAD, STOURPORT-ON-SEVERN,

**Applicant:** Stourport Corporation NV

<b>Summary of Policy</b>	DS01, DS03, CP01, CP02, CP03, CP04, CP05, CP11, CP14 (CS) SAL.PFSD1, SAL.DPL1, SAL.CC1, SAL.CC2, SAL.CC7, SAL.UP4, SAL.UP5, SAL.UP6, SAL.UP7, SAL.UP9, SAL.EA1 (SAAPLP) Severn Road Development Brief SPG Design Quality SPG Planning Obligations SPD NPPF – In particular sections 4, 6, 7, 10, 11, and 12
<b>Reason for Referral to Committee</b>	‘Major’ planning application
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

## 1.0 Site Location and Description

- 1.1 The site forms part of the former Carpets of Worth site located on Severn Road in Stourport-on-Severn. The original site has been split between the approved retail development for Tesco to the north and the mixed use development to the south.
- 1.2 The Riverside Building was originally part of the mixed used scheme and provided office accommodation in the existing derelict building located to the rear of the site. The building in question is contained within the Local List of Historic Buildings and as such constitutes a Heritage Asset in accordance with the NPPF.
- 1.3 The site is within an area of Flood Risk and is within 8m of the bank of the River Stour.

13/0082/FULL

## 2.0 Planning History

- 2.1 08/0768/OUTL - Re-development of site to provide a mixed use development consisting of 159 no. residential properties, Class A retail uses, Class B employment, Class C1 hotel and Class D2 assembly & leisure (outline) – Approved 11/03/11.
- 2.2 11/0534/RESE - Re-development of the site to provide a mix of uses including Residential, Class A Retail Uses and Class B Employment (Reserved Matters following Outline Approval 09/0588/OUTL – Access, Appearance, Landscaping, Layout and Scale to be considered) – Approved 06/11/12.

## 3.0 Consultations and Representations

- 3.1 Stourport-on-Severn Town Council – No objection and recommend Approval.
- 3.2 Highway Authority – No objection subject to condition.
- 3.3 Environment Agency – The building subject to this planning application is part of a larger site for mixed use development, granted outline approval under ref. 08/0768 and 09/0588. The current application is seeking part demolition and re-instatement of the riverside building and a change of use to residential.

We have no objections, in principle, to the proposed development. However, we wish to make the following comments and recommend conditions are attached to any planning permission granted:

### **Flood Risk**

The application has been submitted with the previous Flood Risk Assessment (FRA) by Peter Brett Associates (dated April 2008, ref. 17916/001). Whilst the FRA is out of date in terms of planning policy, the 1 in 100 year plus climate change flood level of 20.5m AOD is still considered relevant for this site. We understand that much of the site has already been re-profiled and is located outside of the 100 year plus climate change floodplain. The adjacent roundabout appears to be at 21m AOD which is well above the 100 year plus climate change flood level of 20.5m AOD. The applicant's consultant has provided a Proposed Site Plan (drawing no. 1227-P-030) with spot levels on for the site. Additional levels to the south of the site, adjacent to the site entrance, would provide your Council with further confirmation that a safe access route is available from the building to adjacent land at or above the 20.5m AOD flood level. The applicant is proposing to set finished floor levels at least 600mm above the 100 year plus climate change flood level i.e. at least 21.1m AOD. We would recommend a condition to secure this:

13/0082/FULL

**River Stour Corridor**

The existing riverside building encroaches onto the bank of the River Stour. We note that the current application is now proposing to reinstate the building, which provides an opportunity to slightly re-locate the position of the building away from the river, to increase the river corridor buffer strip. Moving the building a few metres away from the river bank would provide several benefits, including: 1. Greater stability for the new building; 2. An increase in the semi-natural habitat along the river corridor; 3. Improved views from the rear side of the building, as the wider approved development includes significant tree planting along the reach in question; 4. Reduced shading and disturbance to the river corridor. We would ask the applicant to consider the above opportunity as part of this planning application. It is considered that a small realignment of the building could provide added ecological improvements, in line with the wider proposals of the outline approval to improve the River Stour corridor. Notwithstanding the above, the treatment of the river corridor should tie in with the wider proposals agreed under the outline planning application (ref. 08/0768) and secured through condition 17, 22, 23 and 24 attached to the approval. Limited information has been submitted with this application on the treatment of the river corridor. You may wish to impose a condition on any planning permission granted to secure details on the restoration and management of the River Stour corridor and a Biodiversity/Habitat Management Plan for the site.

**Contaminated Land**

Given the former potentially contaminative uses of the site, the previous outline applications were submitted with a 'Ground Contamination Characterisation Investigation' report by White Young Green, dated July 2005. We agreed with the recommendations of this report to carry out further investigation to fully characterise the site and hydro-geological regime. All land uses should be targeted, and groundwater analyses should be tested against the correct limits of detection. A Quantitative Risk Assessment should be completed for elevated contaminants of concern, which will form the basis for a remedial options appraisal.

- 3.4 Conservation Officer – No objections.
- 3.5 County Archaeology – The application does not provide any information on the architectural and historic significance of this locally listed building, and further information should be provided to ensure that an appropriate understanding of the structure is available in order that an informed decision can be made. It is acknowledged that the building is in a semi derelict state, but the opportunities and benefits of restoring/converting the structure have not been demonstrated. *However*, should it be deemed by the planning authority that no further information is required I would additionally advise that as a condition of planning consent, if granted, provision for the recording of the heritage asset is made.

13/0082/FULL

- 3.6 Crime Risk Advisor – No comments.
- 3.7 Worcestershire Regulatory Services (Environmental Health) – No objection subject to condition.
- 3.8 Housing Services Manager – The provision of 3no. 1 bed units is welcomed and is to be provided within the wider development site. I would prefer to see these units offered as social rent.
- 3.9 North Worcestershire Water Management - I understand that this site was part of a larger outline application back in 2008 (08/0768/OUTL), in which the use for the Riverside Building was either A or B, not residential. A Flood Risk Assessment (FRA) was submitted as part of this outline application and this appears to have been resubmitted unchanged for the current application. I regret the FRA has not been updated to reflect the recent changes in planning policy and validate the forecasted flood levels. I expect that the Environment Agency will comment upon the used flood levels if they would differ from the latest insights.

It is my understanding that the site lies on the fringe of the 1 in 100 year floodplain. In the FRA it is stated that the 1 in 100 year flood level with climate change allowance is 20.5 m AOD. The current proposal shows a minimum floor level of 21.10 m AOD, which would be the required minimum 600 mm above the modelled 1 in 100 annual probability river flood level, including an allowance for climate change. I understand the minimum floor level of 21.10 m AOD was agreed by the Environment Agency in the 2008 outline application.

I understand that the current proposal does not result in an increase in the footprint or in any raising of ground levels. This means that the floodplain storage will not be reduced.

From the submitted documents it is not clear to me whether or not the current application results in an increase in impermeable area. It is also not clear to me what the proposed surface water drainage strategy is for the site. In the application form it is stated that surface water will be discharged to the existing watercourse, which I assume is the river Stour. However, in the 2008 outline application an indicative surface water drainage scheme was included (Figure 8) that included porous paving in front of the Riverside Building and showed this to discharge into a surface water sewer, before falling out into the river Stour. It is my opinion that some form of SuDS should be included in the Riverside Building development, to achieve a reduction in the runoff from the site; 20 % minimum betterment regarding runoff levels is common practice.

### **Conclusion**

Providing the Environment Agency confirms that the flood levels used in the Flood Risk Assessment (2008) are still valid, I believe there is no reason to withhold approval to this application on flood risk grounds.



13/0082/FULL

3.10 Severn Trent Water Ltd – No objections subject to condition.

3.11 Neighbour/Site Notice – No comments received.

#### 4.0 Officer Comments

4.1 The principle of the development on this site has been established through the outline and reserved matters permissions previously granted over the last two years; the site has now been specifically identified with the adopted Site Allocations and Policies Local Plan.

4.2 The Riverside Building, to which this application relates, is identified as an early 20<sup>th</sup> Century warehouse building. It is locally listed and is in a very poor state of repair following fire damage and subsequent deterioration. The character of the building is highlighted by the Applicant as being important, along with the other buildings to be retained as part of the overall design ethos.

4.3 Unfortunately, the damage and the deterioration that has taken place to the building have resulted in only part of the roof structure remaining and only part of the remaining walls being salvageable. The applicant's Agent has confirmed that the clear *"intention is to retain walls which are standing and are structurally sound, to demolish the unsound but recover materials, particularly special details such as lintels and then to rebuild around the remains"*.

4.4 The strategy employed by the development is considered to be an acceptable approach which allows the building to be re-built in a form that would be almost identical to that which was previously approved, although in a financially viable way. The NPPF allows such an approach and gives the discretion to the local planning authority (i.e. The Council) to take account of the 'public benefits' of the scheme. Benefits such as affordable housing provision and contributions to Education facilities and public open space are now achievable as a result of this approach, as detailed later in the report.

4.5 The specific policy within the Adopted Site Allocations and Policies Local Plan SAL.EA1 states that "subject to other material considerations schemes should retain and bring back into use the important buildings and structures..." Such buildings, including the 'Riverside Building' are identified in the Severn Road Development Brief SPG which sets the basis for the adopted policy. Action 4 of the SPG states that "the listed and valued buildings, structures and landscape features ...must be sensitively and creatively incorporated into development proposals unless material considerations indicate otherwise"

13/0082/FULL

- 4.6 The condition of the building would require substantial if not complete rebuilding even for the previously approved office scheme to be implemented. In view of the comments from County Archaeology and the Council's Conservation Officer I am satisfied that the approach to the re-building of this heritage asset allows it to be sensitively and creatively incorporated within the wider scheme without total loss and thus is acceptable given the circumstances and this policy context.
- 4.7 In order to achieve the necessary development value to carry out the necessary works, it is now proposed to dedicate the whole of the building to residential accommodation. This is to be split over three floors and provide 11 one and two bed units. As stated above the design of the building will reflect, if not copy, the appearance of the original building on the exact same footprint. This will secure an acceptable visual appearance as originally intended by both the developer and the design guide.
- 4.8 Although being within the flood plain, matters of flood risk have been addressed through the Outline and Reserved Matters applications. Members will note that both the Environment Agency and North Worcestershire Water Management have offered no objections to the scheme subject to relevant conditions. The floor levels have been agreed and will not be altered as part of this approval; I am therefore satisfied that the proposal does not result in increased flood risk.
- 4.9 Access to the site will be gained from Severn Road via the previously approved and partially constructed new access which will serve both the wider development and the approved A1 supermarket. The proposed development will not create vehicle movements that would result in a substantial difference to that which has already been approved and such movements can be accommodated on the highway network without resulting in deterioration of highway safety. Parking will be provided to the front of the building at a ratio of 1 car parking space and 1 cycle space per unit with 1 additional visitor car parking space. Car parking is in accordance with County Standards and although the amount of cycle spaces is deficient, County Standards requiring 2 per unit, this can be addressed through a suitably worded condition. The Highway Authority have raised no objections to the proposal and I am satisfied that highway matters have been fully addressed.

13/0082/FULL

- 4.10 Policy CP04 of the adopted Core Strategy requires developments of 10 or more dwellings to provide up to 30% affordable housing provision. Members will recall that when the wider scheme was approved, it was agreed that either 10% or 20% provision would be made, depending on grant funding. Following negotiations in respect of this proposal it has been agreed that 3 one-bed units will be provided for affordable housing purposes. Whilst this equates to 27% the provision of an additional 4 units will result in an over provision. For management reasons the Registered Provider (formerly referred to as RSL) does not wish to have units within ‘Riverside Building’ but would prefer them to be located within the larger development area where affordable housing provision has previously been approved and will be located. The Principal Housing Strategy Officer has been involved in the discussions and is happy with the additional provision of 1 bed units the location proposed and has requested tenure of ‘social rent’. This provision is entirely within the policy framework and is supported.
- 4.11 Financial contributions are required for the development in line with the adopted Planning Obligations SPD. The agreed contributions are set out below:

	Amount	Details
<b>Education Contributions</b>	£9,810	To be spent at Stourport Primary School / Stourport High School
<b>Public Open Space</b>	£2,316	To be spent at Riverside Open Space

These are acceptable and will be secured via a S.106 agreement.

- 4.12 The proposal will not adversely impact on neighbouring properties. There are no other matters of acknowledged importance.

## 5.0 Conclusions and Recommendations

- 5.1 The proposed re-building of the ‘Riverside Building’ a heritage asset and the provision of 11 residential units is considered to be acceptable and in accordance with policy given the material considerations advanced. The proposed development will not adversely impact on highway safety, flood risk or residential amenity. Provision for affordable housing, education contributions and public open space contributions will be provided in line with adopted policy.

13/0082/FULL

5.2 I therefore recommend **delegated APPROVAL** subject to:

- i. the signing of a S.106 Agreement to secure -
  - a. 3 no. 1 bed units for affordable housing purposes;
  - b. Education Contribution of £9,810; and
  - c. Public Open Space Contribution of £2,316
- ii The conditions and notes listed below:
  1. A6 (Full with No Reserved Matters).
  2. A11 (Approved Plans).
  3. B1 (Samples/Details of Materials).
  3. B9 (Details of Windows and Doors).
  4. B11 (Details of Enclosure).
  5. C8 (Landscape Implementation).
  6. C11 (Maintenance of Existing Hedges).
  7. E2 (Foul and Surface Water).
  8. HC25 (Access Closure - occupation – vehicular).
  9. HC36 (Cycle Parking -Multi Unit).
  10. Method statement for retaining features.
  11. Details of Surface Water Management.
  12. Contaminated Land.
  13. Contaminated Land (remediation).
  14. Finished Floor Levels.
  15. Archaeology.

Notes

- A Highways - Access via unadopted road.
- B Flood Defence.
- C Biodiversity.

Reason for Approval

The proposed re-building of the 'Riverside Building' a heritage asset and the provision of 11 residential units is considered to be acceptable and in accordance with policy given the material considerations advanced. The proposed development will not adversely impact on highway safety, flood risk or residential amenity. Provision for affordable housing, education contributions and public open space contributions will be provided in line with adopted policy. For these reasons the proposal is in accordance with the policies listed at the top of the report.

<b>Application Reference:</b>	13/0288/FULL	<b>Date Received:</b>	31/05/2013
<b>Ord Sheet:</b>	372671 272398	<b>Expiry Date:</b>	26/07/2013
<b>Case Officer:</b>	James Houghton	<b>Ward:</b>	Rock

**Proposal:**                   Erection of double garage

**Site Address:**           OAK VIEW, ROCK CROSS, ROCK, KIDDERMINSTER,  
DY14 9RW

**Applicant:**                Ms R Griffiths

<b>Summary of Policy</b>	CP11 (CS) SAL.UP7, SAL.CC1 (SAAPLP) Design Quality SPG Sections 4 and 7 (NPPF)
<b>Reason for Referral to Committee</b>	Statutory or non-statutory Consultee has objected and the application is recommended for approval
<b>Recommendation</b>	<b>APPROVAL</b>

## 1.0 Site Location and Description

- 1.1 The application property is located close to the junction of Rectory Lane and the A456. The site is one of a cluster of five dwellings grouped around the junction.
- 1.2 The property is a brick built detached bungalow set back from the road behind a front drive and gardens. Located within the space to the front of the property is a shed and a greenhouse, and these structures are largely obscured from the highway by a hedge.

## 2.0 Planning History

- 2.1 WF/0722/96 - Full : Erection of Three Bedroom Single Storey Dwelling with Integral Garage (replacement dwelling) : Approved 17/12/96.

## 3.0 Consultations and Representations

- 3.1 Rock Parish Council – Object to the proposal and recommend refusal. The Parish Council state that the development is considered inappropriate and that the wrong design and materials are proposed. The Parish Council recommend that the garage should be single in size and of brick construction with a pitched tiled roof.
- 3.2 Highway Authority – No objections.
- 3.3 Neighbour/Site Notice – No representations received.

13/0288/FULL

#### 4.0 Officer Comments

- 4.1 The applicant seeks approval for the erection of a pre-cast concrete, sectional, double garage with a pebble dash finish positioned 3.2m from the front of the dwelling and 2.0m from the south eastern boundary of the property. The garage would have a corrugated, galvanised, dual pitch roof and be finished with white up and over doors. The garage would have a maximum height of 2.7m.
- 4.2 Provision is made within Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for the construction of outbuildings such as garages within the curtilage of dwellings. The proposed garage would, however, be positioned forward of the principal elevation of the property and as such would require planning permission.
- 4.3 The proposed garage would be considered appropriate in terms of scale, position and design, the structure would be close to the dwelling, some 11.4m from the highway, and would offer no significant detriment to the character of the area or the street scene. The existing boundary treatment to the front of the site serves to minimise the impact of the building on the area although it should be noted that even without this hedge it is not considered that the garage would have any undue effect on the street scene or character of the area.
- 4.4 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.

#### 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. The materials to be used externally on the development hereby authorised shall comply with the details within Section 10 of the application form submitted.

#### Reason for Approval

The proposed development would have no impact on the amenity enjoyed by the residents of properties nearby; the design of the garage is considered acceptable and appropriate, the development would offer no detriment to the street scene and would offer no significant detriment to the character of the area. The proposed development would accord with the provisions of Policy CP11 of the Adopted Wyre Forest District Core Strategy and Policy SAL.UP7 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan.

## Wyre Forest District Council

Planning Committee Meeting 13 August 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 CLEFT 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
12/0279/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
12/0411/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
12/0447/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
12/0549/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
12/0658/FULL	22/10/2012	17/12/2012	THE SLADD KINVER ROAD CAUNSALL KIDDERMINSTER DY115YG	Conversion of former agricultural barns to 3 dwellings (Renewal of 09/0682/Full)	Mr T Nock	James Houghton
12/0690/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
12/0739/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
12/0784/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
13/0049/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
13/0064/CERTP	08/02/2013	05/04/2013	DRAKELOW LODGE WOLVERLEY VILLAGE WOLVERLEY KIDDERMINSTER DY11 5XE	Certificate of lawfulness for proposed conversion of existing garage to form ancillary accommodation	Mr R Bloomer	Emma Anning
13/0071/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
13/0073/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
13/0100/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
13/0104/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0120/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
13/0131/FULL	13/03/2013	08/05/2013	NEW HOUSE FARM NETHERTON LANE DUNLEY STOURPORT-ON- SEVERN DY130UW	New vehicular access to farmyard (for improved road safety)	Mr & Mrs Nicholls	Julia McKenzie-Watts
13/0153/EIASC	13/03/2013	03/04/2013	WEST MIDLAND SAFARI PARK SPRING GROVE BEWDLEY DY121LF	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Erection of Hotel, Conference Centre and Water Park	West Midlands Safari Park	Paul Round
13/0133/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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0139/EIASC	19/03/2013	09/04/2013	TESCO STORES SEVERN ROAD STOURPORT-ON-SEVERN	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Request for Screening Opinion in relation to the proposed development to remove the barrage and associated structures from the River Severn	TESCO STORES LTD	Julia Mellor
13/0157/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
13/0170/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
13/0193/FULL	09/04/2013	09/07/2013	78 MILL STREET KIDDERMINSTER DY116XJ	Conversion of existing garage workshop, formerly part of the demolished mill, to 5 no. two-bed dwellings and the construction of 3no. two bedroom dwellings and 5 no. live-work units, with associated amenity and parking facilities.	Mr M Worton	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

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
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
13/0214/FULL	16/04/2013	11/06/2013	UNIT 1 FIRS INDUSTRIAL ESTATE OLDINGTON LANE KIDDERMINSTER DY117QN	Extension to existing factory unit to give covered storage and workshop storage (B2/B8)	DMS (CHROMIUM) LTD	Julia McKenzie-Watts
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
13/0206/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
13/0217/LIST	25/04/2013	20/06/2013	THE SALON BROUGHTON COTTAGE THE VILLAGE CHADDESLEY CORBETT KIDDERMINSTER DY104SA	Replacement of all existing windows with hardwood painted timber frames and double glazed units	Ms V Paulovic	Ayesha Ali
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
13/0219/FULL	29/04/2013	24/06/2013	4 WORCESTER ROAD MUSTOW GREEN KIDDERMINSTER DY104LA	Proposed rear kitchen & breakfast room extension	Mr P MacDonald	Ayesha Ali

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0227/RESE	01/05/2013	31/07/2013	FORMER BRITISH SUGAR SITE STOURPORT ROAD KIDDERMINSTER	Redevelopment of development block A(iii) within Phase 1 of the Former British Sugar Site for 29no. Residential dwellings including 9no. Affordable units. Reserved matters approved for scale, appearance, landscaping and layout including internal access within the development block following outline approval 12/0146/EIA	Taylor Wimpey (Midlands)	Julia Mellor
13/0237/FULL	02/05/2013	01/08/2013	UPPER MOOR SMALL HOLDING TIMBER LANE STOURPORT-ON- SEVERN DY139LU	Change of use to use as a 4 pitch Gypsy and Traveller site and associated ancillary development	Mrs S Loveridge	Paul Round
13/0240/FULL	03/05/2013	28/06/2013	15 WOODTHORPE DRIVE BEWDLEY DY122RH	First floor extension over part of existing garage	Mr & Mrs Rogers	Ayesha Ali
13/0238/FULL	09/05/2013	08/08/2013	SANDALWOOD 25 COMBERTON ROAD KIDDERMINSTER DY103DL	Variation of condition 3 of planning permission 09/0841/FULL to allow occupation of the units solely by person(s) aged 65 years of age or over who are in need of care (within C2 extra care use class) and by no other persons whatsoever other than visitors of such persons unless otherwise agreed in writing by the Local Planning Authority, with the exception of apartment No.3 which shall be occupied by the person who occupied the apartment at the date of the submission of the application.	Mr L Connell	Julia Mellor
13/0247/FULL	15/05/2013	10/07/2013	19 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130NZ	Proposed two storey side and single storey rear extension	Mr G Davis	Julia McKenzie-Watts
13/0249/FULL	15/05/2013	10/07/2013	THE WOODLANDS PLOUGH LANE FAR FOREST KIDDERMINSTER DY149UT	Single storey extension	Mr M Potter	James Houghton



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0270/FULL	20/05/2013	15/07/2013	FAIRVIEW HOP POLE LANE BEWDLEY DY122LB	Proposed Sun Lounge, Shower Room and Entrance Hall with associated internal alterations.	Mrs J Ward	Julia McKenzie-Watts
13/0294/FULL	20/05/2013	15/07/2013	EVERGREEN HALLS FARM LANE TRIMPLEY BEWDLEY DY121NP	Two storey side and front extension following demolition of existing single storey element	MR & MRS J & S GAMMOND	James Houghton
13/0274/FULL	22/05/2013	17/07/2013	16 REDCROSS COTTAGES CHADDESLEY CORBETT KIDDERMINSTER DY104PP	Installation of domestic vehicle access	EXECUTORS OF MISS EJ WOOD (DECD)	Julia McKenzie-Watts
13/0281/FULL	22/05/2013	17/07/2013	UNIT 1 FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Minor Material Amendment to Planning Permission 12/0586/FULL to allow increase to external display area	Go Outdoors Ltd	Paul Round
13/0272/FULL	23/05/2013	18/07/2013	2 STOKESAY CLOSE KIDDERMINSTER DY101YB	Bedroom, bathroom and utility extension over existing garage	Mr M Wilkins	James Houghton
13/0278/FULL	28/05/2013	23/07/2013	HITTER HILL DRYMILL LANE BEWDLEY DY122LF	Internal alterations to form first floor two bedroom flat plus provision of amenity land	Mr & Mrs D Lock	James Houghton
13/0279/FULL	30/05/2013	25/07/2013	HILL FARM NORTHWOOD LANE BEWDLEY DY121AT	Installation of foul and surface water drainage system incorporating treatment plant to serve 19No. Properties	Mr M Halford The Halford Trust	Emma Anning
13/0286/FULL	30/05/2013	25/07/2013	20 SPENCER AVENUE BEWDLEY DY121DB	Two storey rear extension. Single storey front extension	Mr K Akathiotis	Julia McKenzie-Watts
13/0287/FULL	30/05/2013	25/07/2013	2 PARK LANE BEWDLEY DY122EL	Extension to existing garage	Mrs A.C. Toye	Ayesha Ali

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0288/FULL	31/05/2013	26/07/2013	OAK VIEW ROCK CROSS ROCK KIDDERMINSTER DY149RW	Erection of double garage	Ms R Girffiths	James Houghton
13/0290/FULL	31/05/2013	26/07/2013	FORMER GARAGE SITE LAYAMON WALK STOURPORT-ON-SEVERN	Erection of 1No. 3 bed house and 1No. 2bed house with associated access and landscaping	Mark Taylor	Emma Anning
13/0293/CERTE	31/05/2013	26/07/2013	MILL HOUSE STOURPORT ROAD BEWDLEY DY121BD	Use of Mill House as 4 Flats and separate Office (Class A/B) - Certificate of Lawful Use	Mr K Ahern	Paul Round
13/0282/FULL	03/06/2013	29/07/2013	STONE MANOR HOTEL STONE CHADDESLEY CORBETT KIDDERMINSTER DY104PJ	Change of use of Assembly Room to No.5 x 3 bed dwellings; alterations to elevations and existing roof; provision of private amenity space; new access gates and piers	STONE MANOR HOTELS LTD	Emma Anning
13/0283/ADVE	03/06/2013	29/07/2013	STOURPORT SERVICE STATION VALE ROAD STOURPORT-ON-SEVERN DY138YJ	Internally illuminated totem sign	Esso Petroleum Company Ltd	Julia McKenzie-Watts
13/0295/TREE	03/06/2013	29/07/2013	32 WESLEY AVENUE STOURPORT-ON-SEVERN DY130EJ	Remove lowest two limbs from a Sycamore	Mr S Harcombe	Alvan Kingston
13/0299/FULL	03/06/2013	29/07/2013	FORMER GARAGE SITE BREDON AVENUE KIDDERMINSTER DY117EP	Construction of 6 No. 2bed/ 4person houses including associated access and landscaping	CHG PROPERTY SERVICES	Emma Anning
13/0297/TREE	04/06/2013	30/07/2013	27 KITTIWAKE DRIVE KIDDERMINSTER DY104RS	Crown lift Silver Birch to 5m	Mr J Heseltine	Alvan Kingston
13/0300/FULL	04/06/2013	30/07/2013	78 FERNDALE CRESCENT KIDDERMINSTER DY115LW	First floor side extension	Mr & Mrs Soley	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0302/FULL	05/06/2013	31/07/2013	UNIT 15a WORCESTER ROAD HOOBROOK INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Single storey rear extension to industrial unit	Mrs S Rook	James Houghton
13/0303/FULL	05/06/2013	31/07/2013	R O DONAGHEY LTD 8 OLDINGTON TRADING ESTATE KIDDERMINSTER DY117QP	New roof and porch extension to existing office and re-roof existing building	R O DONAGHEY LTD	Julia McKenzie-Watts
13/0298/TREE	06/06/2013	01/08/2013	TRESCO ROCK KIDDERMINSTER DY149DB	Fell Cedar Tree	Mr B Lawson	Alvan Kingston
13/0304/FULL	06/06/2013	01/08/2013	28 GROSVENOR AVENUE KIDDERMINSTER DY101SS	Single story extension to rear following removal of existing conservatory, hipped roof over existing first floor to rear	Mr W Billingsley	James Houghton
13/0305/FULL	07/06/2013	02/08/2013	158 KIDDERMINSTER ROAD BEWDLEY DY121JD	First floor extension to side, single storey extension to rear and extension to existing garage with pitched roof over	Mrs A Palmer	Julia McKenzie-Watts
13/0306/FULL	07/06/2013	02/08/2013	BROOKSIDE COTTAGE RECTORY LANE ROCK KIDDERMINSTER DY149RR	Proposed rear kitchen extension	Mrs J Curtis	James Houghton
13/0309/FULL	07/06/2013	02/08/2013	30 BEWDLEY ROAD NORTH STOURPORT-ON-SEVERN DY138PS	First floor side extension; single storey rear extension and single storey front extension.	Mr & Mrs P Royall	Julia McKenzie-Watts
13/0315/TREE	07/06/2013	02/08/2013	THE STADDLESTONE 4 BARNETTS GROVE KIDDERMINSTER DY103HG	Fell Lawson Cypress	Mr N J Pritchard	Alvan Kingston
13/0321/CERTE	07/06/2013	02/08/2013	BARNETT HILL GARDEN & LEISURE WORCESTER ROAD CLENT STOURBRIDGE DY9 0EE	Use of poly-tunnels for specific retail sales in breach of Condition 16 of WF/1079/00-Certificate of Existing Lawful Use	GARDEN & LEISURE GROUP LTD	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0323/TREE	07/06/2013	02/08/2013	19 FIELDFARE COURT KIDDERMINSTER DY104TT	Reduce section of the crown of a Beech Tree overhanging 9 Cygnet Court by 20%	Mrs M Johnson	Alvan Kingston
13/0317/FULL	10/06/2013	05/08/2013	THE CLUBHOUSE RUSSELL ROAD KIDDERMINSTER DY103HT	Proposed construction of 1.4m high wall and 1.8m high piers at entrance	KIDDERMINSTER GOLF CLUB	Julia McKenzie-Watts
13/0318/FULL	10/06/2013	05/08/2013	CLOVERFIELD ROCK KIDDERMINSTER DY149XL	Proposed single storey rear extension	Mr M Brighton	James Houghton
13/0307/FULL	11/06/2013	06/08/2013	CROFTON LODGE TRIMPLEY BEWDLEY DY121NL	Construction of detached garages	MRS E PASS	Emma Anning
13/0313/FULL	12/06/2013	07/08/2013	46 BELBROUGHTON ROAD BLAKEDOWN KIDDERMINSTER DY103JG	Ground floor rear extension to house	Mr J harrison	Julia McKenzie-Watts
13/0314/FULL	12/06/2013	07/08/2013	WITS END COTTAGE LONGBANK BEWDLEY DY122QT	Single storey rear extension to dwelling for kitchen-dining room	Mr T Wooldridge	James Houghton
13/0311/FULL	13/06/2013	08/08/2013	9-11 POWER STATION ROAD STOURPORT-ON-SEVERN DY139PF	Proposed sub-division of single dwelling into two No. 2 bedroom dwellings	S.C.FURNITURE LTD	Emma Anning
13/0320/FULL	13/06/2013	08/08/2013	HIGH ACRE TRIMPLEY BEWDLEY DY121NG	RECONSTRUCTION OF ROOF STRUCTURE TO FORM ADDITIONAL ACCOMMODATION	Mr P Coates	Emma Anning
13/0312/FULL	14/06/2013	09/08/2013	LITTLE MAYHILL FARM RANTERS BANK ROCK KIDDERMINSTER DY149DT	Proposed rear single storey extension of disabled relative	Mrs R Stanier	Julia McKenzie-Watts
13/0319/FULL	17/06/2013	12/08/2013	4 CHURCHILL LANE BLAKEDOWN KIDDERMINSTER DY103NB	Detached double garage with workshop/store and games room above with dormer windows	Mr & Mrs c Murphy	Julia McKenzie-Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0328/FULL	17/06/2013	12/08/2013	11 FOLD COURT CHADDESLEY CORBETT KIDDERMINSTER DY104QP	Extension to Boot Room/Kitchen at ground floor and conversion of loft	Mr & Mrs R Green	James Houghton
13/0329/FULL	17/06/2013	12/08/2013	2 CHURCH FARM BARNs CHURCHILL KIDDERMINSTER DY103LY	Conversion of barn to dwelling (amendment to approved application 11/0105/FULL)	Mr J Lloyd	Emma Anning
13/0324/FULL	18/06/2013	13/08/2013	PORTLAND HOUSE DORHALL CHADDESLEY CORBETT KIDDERMINSTER DY104QJ	Change of use for keeping horses and erection of new stable block	Mr & Mrs R Neale	James Houghton
13/0332/FULL	18/06/2013	13/08/2013	70 CHESTER ROAD SOUTH KIDDERMINSTER DY101XF	Proposed two storey extension to provide enlargement of kitchen and bedroom - loft conversion	Mr M Price	Julia McKenzie-Watts
13/0333/FULL	18/06/2013	13/08/2013	9 CLAUGHTON COURT KIDDERMINSTER DY116BL	First floor extension over existing garage, garage converted into living accommodation	Mr & Mrs Crane	James Houghton
13/0334/FULL	19/06/2013	14/08/2013	RUDDS BRIDGE STATION ROAD ROCK KIDDERMINSTER DY149UQ	Proposed modernisation and extensions to existing cottage	Mrs N Gatehouse	James Houghton
13/0347/CERTP	19/06/2013	14/08/2013	THE CROFT LOWE LANE KIDDERMINSTER DY115QR	Existing roof to be removed and new gable roof and dormer to rear elevation to be constructed to provide first floor living accommodation	Mr N Mason	Emma Anning
13/0322/TREE	20/06/2013	15/08/2013	SIDE OF 3 THRELFALL DRIVE BEWDLEY DY121HU	Crown reduction of a Cedar Lebanon	Mr D Marshall	Alvan Kingston
13/0337/FULL	20/06/2013	15/08/2013	MILL BANK HOUSE MILL STREET KIDDERMINSTER DY116XJ	Change of use third floor storage area to single apartment	Mr & Mrs D Sanders	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0338/OUTL	20/06/2013	15/08/2013	LAND OFF PLIMSOLL STREET KIDDERMINSTER DY116TY	Proposed development to provide 2No. One bed apartments	N & A Developments	Paul Round
13/0342/FULL	20/06/2013	15/08/2013	REAR OF 2 SCULTHORPE ROAD BLAKEDOWN KIDDERMINSTER DY103JL	Relocation of Signal Box and change of use to Community Resource (Storage, Meeting Room, Viewing Area)	Churchill and Blakedown Parish Council	John Baggott
13/0325/LIST	21/06/2013	16/08/2013	THE BAILIFFS HOUSE 68 HIGH STREET BEWDLEY DY122DJ	The proposal is for timber frame and roof repairs including stripping and relaying the roof to the south elevation, reusing tiles where possible and replacing tiles with new to match existing where necessary. The proposal also includes new larch feather edge boarding to the south elevation above ground floor level, new windows to the south elevation, and new galvanised steel half round gutters and circular downpipes.	Mr I Jones	Julia McKenzie- Watts
13/0326/ADVE	21/06/2013	16/08/2013	UNIT FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	Various Advertisements	Go Outdoors Ltd	Paul Round
13/0327/FULL	21/06/2013	16/08/2013	UNIT FREDERICK ROAD HOO FARM INDUSTRIAL ESTATE KIDDERMINSTER DY117RA	The blocking up of existing roller shutter door and installation of replacement roller shutter door, new trolley store with other minor alterations	Go Outdoors Ltd	Paul Round
13/0330/TREE	21/06/2013	16/08/2013	1 HUNTS RISE BEWDLEY DY121HR	Pollard a Maple and a Lime	Mrs E Bond	Alvan Kingston
13/0335/FULL	21/06/2013	16/08/2013	26 MIDDLETON ROAD KIDDERMINSTER DY115EY	Proposed 3 bedroom detached house	Mr K O'Reilly	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0336/FULL	21/06/2013	16/08/2013	LAWSONS WORCESTER ROAD HARVINGTON KIDDERMINSTER DY104LX	Conversion of existing garage to accommodation with construction of new link and double car garage	Mr M Nixon	Emma Anning
13/3008/PNH	21/06/2013	02/08/2013	SOUTHVIEW SHEEPWASH LANE WOLVERLEY KIDDERMINSTER DY115SE	Proposed 8m rear extension with double pitch roof	Mr S Fellows	
13/0331/TREE	24/06/2013	19/08/2013	KING CHARLES HIGH SCHOOL HILL GROVE HOUSE COMBERTON ROAD KIDDERMINSTER DY101XA	Various Tree Works	KING CHARLES HIGH SCHOOL (Miss S Knight)	Alvan Kingston
13/0345/FULL	25/06/2013	20/08/2013	KOPERNICUS HOUSE WORCESTER ROAD KIDDERMINSTER DY101JR	Change of use from A1 to Sui Genius/B2 for car sales with car workshop	MR C PARKS	James Houghton
13/3009/PNH	25/06/2013	06/08/2013	11 BISHOP STREET STOURPORT- ON-SEVERN DY138JH	Single storey rear extension with pitch roof	Mr & Mrs Clarke	
13/0228/FULL	26/06/2013	21/08/2013	24 GARDNERS MEADOW BEWDLEY DY122DG	Proposed Orangery style conservatory	Mr & Mrs P Wilson	Paul Round
13/0340/LIST	26/06/2013	21/08/2013	STOURPORT CANAL BASIN STOURPORT-ON-SEVERN DY139EP	Engine Lane Yard - dismantle & rebuild back wall to match existing - re-using bricks and bonding with lime mortar. Opposite Barge Lock Cottage - Installation of galvanised steel covers to lock sluice stop plank grooves. Lower Basin retaining wall - repairs and stone replacement	Canal & River Trust	Julia McKenzie- Watts
13/0349/FULL	27/06/2013	22/08/2013	BOXERS WELL FARM KINLET ROAD ROCK KIDDERMINSTER DY149UE	The construction of a manege surrounded by post and rail fencing in existing paddock area	Miss B Middlebrough	James Houghton

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0343/FULL	28/06/2013	23/08/2013	28 MARLBOROUGH DRIVE STOURPORT-ON-SEVERN DY130JH	Porch with matching pitched roof over garage front	Mrs D Watson	James Houghton
13/0344/FULL	28/06/2013	23/08/2013	10 SPENCER AVENUE BEWDLEY DY121DB	Proposed single storey side extension, conversion of existing garage into larger bedroom, canopy to provide new entrance to front elevation and re-positioning of bow window	Mr & Mrs Higgins	Julia McKenzie-Watts
13/0351/FULL	28/06/2013	23/08/2013	LILAC COTTAGE 64 LICKHILL ROAD STOURPORT-ON-SEVERN DY138SD	Garden room and attached store room	Mrs B Wilcox	Julia McKenzie-Watts
13/0358/CERTP	28/06/2013	23/08/2013	PUNCHS OAK CLEOBURY ROAD FAR FOREST KIDDERMINSTER DY149EB	Certificate of lawfulness for proposed: Demolition of existing double garage and existing store. Erection of Oak framed single storey home office and games room/hobby room	Miss M Parker	James Houghton
13/0346/EIASC	01/07/2013	22/07/2013	HILL FARM ROCK CROSS ROCK KIDDERMINSTER DY149SD	Request for a Screening Opinion under Regulation 5 of Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - 70m tip height wind turbine	Christina Perez Mayo	Paul Round
13/0350/FULL	01/07/2013	26/08/2013	142 STOURPORT ROAD KIDDERMINSTER DY117BW	Single storey side extension	Mr & Mrs M Wood	Julia McKenzie-Watts
13/0352/FULL	01/07/2013	26/08/2013	4 BRIARWAY LICKHILL LODGE STOURPORT-ON-SEVERN DY138ST	Single storey extension to front	Mr J Martin	James Houghton
13/0354/FULL	01/07/2013	26/08/2013	2 KINGS ROAD KIDDERMINSTER DY116YU	First floor extension	Mr G Perkin	Julia McKenzie-Watts



WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/3010/PNH	01/07/2013	12/08/2013	21 HIGHFIELD ROAD KIDDERMINSTER DY102TL	Proposed rear family room extension	Mrs A Walker	John Baggott
13/0355/CERTE	02/07/2013	27/08/2013	28-29 WORCESTER STREET KIDDERMINSTER DY101ED	A2 Ground Floor Retail Units	Connells Residential	Emma Anning
13/0356/FULL	02/07/2013	27/08/2013	1 HAFREN WAY STOURPORT-ON- SEVERN DY138SJ	Dormer window to front elevation, orangery to rear of dwelling	Mr & Mrs Gray	John Baggott
13/0359/FULL	02/07/2013	27/08/2013	THE ABRASAFE BUILDING EDWIN ROAD HOO FARM INDUSTRIAL ESTATE WORCESTER ROAD KIDDERMINSTER DY117RA	Change of use to dance studio and fitness centre	M&M Dance & Fitness Studios	Emma Anning
13/0353/FULL	03/07/2013	28/08/2013	HEATHFIELD SCHOOL WOLVERLEY ROAD WOLVERLEY KIDDERMINSTER DY103QE	Retention of 2x Portakabin classroom units (used for individual learning support) for a furthr 3yr term	HEATHFIELD SCHOOL	Emma Anning
13/0357/COUN	03/07/2013	24/07/2013	MILL LANE WOLVERLEY KIDDERMINSTER DY115TR	The proposal is for a control cabinet and area of concrete hard-standing to serve a new sewage pumping station	Severn Trent Water Limited	Emma Anning
13/3012/PNH	03/07/2013	14/08/2013	7 BURLISH CROSSING STOURPORT-ON-SEVERN DY138QA	Single storey rear extension	Mr G Pigney	John Baggott
13/0365/WCCR	05/07/2013	26/07/2013	HERONSWOOD PRIMARY SCHOOL HERONSWOOD ROAD KIDDERMINSTER DY104EX	Proposed Change of Use from amenity land to Education Use. Erection of 2m high fence to create new school boundary	Worcestershire County Council	Paul Round
13/0373/FULL	05/07/2013	30/08/2013	PADDOCKS AT CURSLEY LANE KIDDERMINSTER DY104LF	Change of use to the keeping of horses and construction of stables and tackroom	Mr J Bradley	Julia McKenzie- Watts
13/0360/FULL	08/07/2013	02/09/2013	HEATHSIDE LOWER HEATH STOURPORT-ON-SEVERN DY139PG	Extensions and alterations to roof to form additional first floor accommodation	Mr & Mrs T Todd	Paul Round

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0361/FULL	08/07/2013	02/09/2013	2 WHITE HOUSE COTTAGES RIBBESFORD ROAD STOURPORT- ON-SEVERN DY130TF	Proposed rear two storey extension	Mr D Dyke	James Houghton
13/0362/FULL	08/07/2013	02/09/2013	377 CHESTER ROAD NORTH KIDDERMINSTER DY102RS	Single storey rear extension and garage to side	Mr J Smith	Julia McKenzie- Watts
13/0363/FULL	08/07/2013	02/09/2013	1 & 2 LITTLE BARRATTS COTTAGES RECTORY LANE ROCK KIDDERMINSTER DY149RR	Replacement of a pair of semi-detached cottages by one cottage style dwelling, re- use of outbuildings as garage, stables and home office and paddock for equestrian purposes	Mr A Robinson	Emma Anning
13/0364/TREE	09/07/2013	03/09/2013	WYRE FOREST HOUSE STOURPORT ROAD KIDDERMINSTER DY11 7WF	Fell 6 Pine, 1 Whitebeam and 1 Maple	WYRE FOREST DISTRICT COUNCIL	Alvan Kingston
13/0367/FULL	09/07/2013	03/09/2013	OAK TREE FARM POUND GREEN ARLEY BEWDLEY DY123LG	Kitchen and hall extension to front and extension to side to form garden room, new drive entrance form in/out access with existing	Mr & Mrs Rose	James Houghton
13/3014/PNH	09/07/2013	20/08/2013	1 THE CROFT KIDDERMINSTER DY116LX	PVCU conservatory to the rear elevation	Mr & Mrs W Mullen	John Baggott
13/0369/FULL	10/07/2013	04/09/2013	48 CHESHIRE AVENUE STOURPORT-ON-SEVERN DY130EA	Two story side extension	Mr A Walsh	James Houghton
13/3011/PNH	10/07/2013	21/08/2013	19 SILVERSTONE AVENUE KIDDERMINSTER DY115HG	Conservatory to rear of property	Mr P Warner	John Baggott
13/0366/FULL	11/07/2013	05/09/2013	62 FRANCHE ROAD KIDDERMINSTER DY115AL	Proposed two storey rear extension	Lambert Properties	Julia McKenzie- Watts

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0370/FULL	11/07/2013	05/09/2013	ASSOCIATED DESIGN GROUP AVENUE HOUSE 27 BIRMINGHAM ROAD KIDDERMINSTER DY102BX	Change of use of building to children's care home (Use Class C2)	e-Innovation Centre SE203 (Ms B Cyrus)	Emma Anning
13/0372/ADVE	11/07/2013	05/09/2013	THE CO-OPERATIVE CHILDCARE COVENTRY STREET KIDDERMINSTER DY102BG	Display of advertisement on perimeter fence	Midcounties Coop (Mr J James)	Paul Round
13/3013/PNRES	13/07/2013	07/09/2013	M F G SOLICITORS CARLTON HOUSE MARLBOROUGH STREET KIDDERMINSTER DY101BA	Change of use of second floor offices into 4 flats	M F G SOLICITORS	Paul Round
13/0368/TREE	15/07/2013	09/09/2013	52 THE DEANSWAY KIDDERMINSTER DY102RJ	Remove two crossing limbs from beech T1 and crown lift T1 & T2 to 8 metres	Mr A Adams	Alvan Kingston
13/0371/CERTP	16/07/2013	10/09/2013	63 BEECHFIELD DRIVE KIDDERMINSTER DY115HQ	Certificate of Lawfulness for proposed: A small rear extension to rear bedroom	Mrs P Blunt	James Houghton
13/0378/FULL	17/07/2013	11/09/2013	65 LYNWOOD DRIVE BLAKEDOWN KIDDERMINSTER DY103JZ	Two storey side extension	Mr N Doherty	James Houghton
13/0374/FULL	18/07/2013	12/09/2013	46 DUNLEY ROAD STOURPORT- ON-SEVERN DY130AX	Two storey side extension, porch to front; raised patio area at rear	Miss R Datson	Julia McKenzie- Watts
13/0376/FULL	18/07/2013	12/09/2013	42 CHESTER ROAD SOUTH KIDDERMINSTER DY101XJ	Proposed first floor extension to create a two storey dwelling; regrading of existing front garden to create parking area and creation of a new vehicle access	Mr M Robbins	Emma Anning
13/0377/FULL	18/07/2013	17/10/2013	SPENNELLS NATURE RESERVE SPENNELLS VALLEY ROAD KIDDERMINSTER INDUSTRIAL ESTATE KIDDERMINSTER	Creation of a series of three fry refuges and associated wetland habitat adjacent to Spennells Nature Reserve	Mr B Morris - Environmental Agency	Emma Anning

WF No.	Valid Date	Target Date	Address of Site	Description of Proposal	Applicant	Case Officer
13/0379/FULL	18/07/2013	12/09/2013	49 ABBERLEY AVENUE STOURPORT-ON-SEVERN DY130LZ	Ground & First Floor Side Extensions	Mr I Barkas	Julia McKenzie-Watts
13/0380/FULL	18/07/2013	12/09/2013	15 STOURPORT ROAD BEWDLEY DY121BB	Two storey extension to rear	Mr M Robbins	James Houghton
13/0382/ADVE	18/07/2013	12/09/2013	HALIFAX PLC 27-28 VICAR STREET KIDDERMINSTER DY101DA	One new internally illuminated fascia sign, one new internally illuminated projecting sign, two new internally illuminated external ATM tablet signs and one new non-illuminated window poster display unit	Lloyds Banking Group	Julia McKenzie-Watts
13/0381/LIST	19/07/2013	13/09/2013	BLAKESHALL HALL BLAKESHALL WOLVERLEY KIDDERMINSTER DY115XP	Sun Room	Mr & Mrs C Hind	James Houghton
13/0375/FULL	23/07/2013	17/09/2013	35 CONISTON WAY BEWDLEY DY122QA	Single storey rear extension (Extension of time limit for implementation of planning permission 10/0385/FULL)	Mr G Peplow	Julia McKenzie-Watts

## WYRE FOREST DISTRICT COUNCIL

**Planning Committee**

**13 August 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
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	
		DY104DX	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 by	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		31/07/2013 Stourport Suite	

Appeal and Application Number	Planning Inspectorate Reference	Appellant	Site (Proposal)	Form of Appeal and Start Date	Written Reps. or Statement required by	Proof of Evidence required by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1422 13/0034/CERT/2197212	APP/R1845/X/13	THE DIOCESE OF WORCESTER	LAND TO REAR OF 5 MILL LANE BLAKEDOWN KIDDERMINSTER  Carrying out of development approved under planning application reference 08/0839/FULL (Erection of three detached dwellings, access and turning area)	WR  30/04/2013	11/06/2013			
WFA1423 12/0745/FULL	AAP/R1845/A/1 3/2196708	Mrs W Packwood	HEYBRIDGE KINGSFORD LANE WOLVERLEY KIDDERMINSTER  Proposed Change of Use of Ancillary Accommodation to self contained dwelling	WR  06/06/2013	18/07/2013			

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 by	Public Inquiry, Hearing or Site Visit date	Decision
WFA1424 13/0183/FULL	APP/R1845/D/13 /2199594	Mr P Childs	GREENACRES ROCK KIDDERMINSTER DY149DW  Orangery to side of property	WR  14/06/2013	26/07/2013			
WFA1425 13/0176/FULL	APP/R1845/D/13 /2201913	Mr D Nelson	FOURWAYS WOODROW CHADDESLEY CORBETT  First floor extension plus ancillary habitable room over garage	WR  22/07/2013	02/09/2013			
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
13/0082/FULL	Riverside Building Former Carpets of Worth Site Severn Road Stourport on Severn	<ul style="list-style-type: none"> <li>• Education contribution of £9,810</li> <li>• Public Open Space contribution of £2,316</li> <li>• Affordable Housing – 3no. dwellings</li> </ul>		
13/0208/FULL	Corner of Castle Road and Park Lane Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £16,952</li> <li>• Highway contribution of £3,660 for Traffic Regulation Order</li> <li>• Public Open Space contribution of £3,816.96</li> </ul>		
13/0299/FULL	Former Garage Site Bredon Avenue Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space contribution of £1,192.80</li> </ul>		Draft with applicant's solicitors

**Agenda Item No. 8**

Application Number	Site	Provisions	Triggers for Compliance	Performance
13/0282/FULL	Stone Manor Hotel Stone Chaddesley Corbett	<ul style="list-style-type: none"> <li>• Education contribution of £24,525</li> <li>• Public Open Space contribution of £4,771.20</li> <li>• Highway contribution (to be confirmed following negotiations with Worcestershire County Council)</li> </ul>		Draft with applicant's solicitors
13/0186/FULL	Former Sutton Arms Sutton Park Road	<ul style="list-style-type: none"> <li>• Variation to education contributions</li> </ul>		Engrossments out for signature
13/0120/OUTL	Former Victoria Sports Ground Spennells Valley Road Kidderminster Industrial Estate Kidderminster	<ul style="list-style-type: none"> <li>• Contribution of £10,000 to provide an additional bus stop</li> </ul>		Engrossments out for signature
13/0193/FULL	78 Mill Street Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £12,714</li> <li>• Public Open Space contribution of £1,908.48</li> <li>• Affordable Housing – at 30% resulting in 4no. of the 13no. Units being for affordable housing</li> </ul>		Draft in circulation

**Agenda Item No. 8**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
13/0049/FULL	Reilloc Chain Stourport Road Kidderminster	<ul style="list-style-type: none"> <li>• Public Open Space Contribution of £13,896</li> <li>• Affordable housing</li> </ul>		Engrossments out with applicant's solicitors for execution
13/0033/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> <li>• Education Contribution of £169,228.00</li> <li>• Public Open Space Contribution of £34,045.20 (split between Town Council and WFDC)</li> <li>• Highway Contribution of £3,660.00</li> <li>• Affordable Housing Provision – 12 affordable units (6 shared ownership and 7 rented)</li> </ul>		Agreement completed
12/0321/FULL	Unit 2 Greenacres Lane Bewdley	Provision of a dry access across third party land (two plots)		Agreement completed
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"> <li>• Education Contribution of £2,542.80</li> </ul>		Draft with applicants solicitors
12/0695/FULL	60 Stourbridge Road Kidderminster	<ul style="list-style-type: none"> <li>• Education Contribution of £4,238.00</li> </ul>		Withdrawn

**Agenda Item No. 8**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
12/0317/FULL	Lucy Baldwin Hospital Olive Grove Stourport on Severn	<ul style="list-style-type: none"> <li>• Education Contribution of £169,228.00</li> <li>• Public Open Space Contribution of £34,045.20</li> <li>• Highway Contribution of £3660</li> <li>• Affordable Housing Provision – 12 affordable units (5 shared ownership and 7 rented)</li> </ul>		Application refused on 13/11/12
12/0667/FULL	British Red Cross Society Redcross House Park Street Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £3,390.40</li> <li>• Open Space contribution of £2,779.20</li> </ul>		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"> <li>• Education contribution of £15,696</li> <li>• Open Space contribution of £2,316</li> </ul>		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"> <li>• Education contribution of £147,188</li> <li>• The provision of 19 affordable units 13 social rented 6 shared ownership</li> <li>• Open Space contribution of £31,932.96 to be spent as specified (or not) by the Parish Council</li> </ul>	<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"> <li>(i) a minimum of 12% affordable housing;</li> <li>(ii) £100k towards a MOVA to be installed to increase the capacity at the junction of Stourport Road/Walter Nash Road West;</li> <li>(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)</li> <li>(iv) up to £35k towards public realm</li> </ul>		Complete

**Agenda Item No. 8**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
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"> <li>• Education contribution of £2,460</li> <li>• Public Open Space contribution of £1,349.28</li> </ul>	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"> <li>• Contribution of a £100,000 to Wyre Forest District Council to enhance sporting provision</li> <li>• £10,000 to Worcestershire County Council towards sustainable cycle routes</li> <li>• Sponsorship of Kidderminster Victoria Cricket Club providing £3,500 per annum for 10 years</li> <li>• Sponsorship of Worcestershire Bowling League of £1,500 per annum for 5 years</li> </ul>	<p>Commencement of development</p> <p>Commencement of development</p> <p>Commencement of development &amp; annually thereafter</p> <p>Commencement of development &amp; 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"> <li>• Affordable housing 22% (49 units – 17 shared ownership / 32 social rented)</li> <li>• Education - £150 000</li> <li>• AQMA - £29 000 (towards</li> <li>• appropriate traffic management scheme to reduce emissions)</li> <li>• Sustainable Transport - £35 000 (towards refurbishing Limekiln bridge)</li> <li>• Highway Improvements - £284 000 (as indicated in Churchfields Masterplan including but not limited to improving bus services 9/9a)</li> <li>• Open Space £200 000</li> </ul>	<p>Prior to occupation of one third general market dwellings in phase 1 and 50% in phase 2</p> <p>1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p> <p>Commencement of development</p> <p>Commencement of development</p> <p>1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p> <p>On site: 5 years after landscaping completed &amp; maintained</p> <p>Offsite: 1<sup>st</sup> dwelling in phase 1 &amp; 106<sup>th</sup> in Phase 2</p>	Agreement completed



**Agenda Item No. 8**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
11/0390/FULL	Corner of Hurcott Road and Stourbridge Road Kidderminster	<ul style="list-style-type: none"> <li>Air Quality Monitoring and Management contribution of £10,000</li> </ul>		Agreement completed and contribution paid
11/0471/FULL	Clent Avenue, Kidderminster	<ul style="list-style-type: none"> <li>Open space contribution of £2,023.92</li> </ul>		Agreement completed
11/0469/FULL	Richmond Road Bewdley	<ul style="list-style-type: none"> <li>Open space contribution of £1,779.04</li> </ul>		Engrossment agreements with applicants for signature
10/0523/FULL	The Watermill Park Lane Kidderminster	<ul style="list-style-type: none"> <li>Contribution of £10,000 towards ramp linking the canal towpath with the Stourport Road and maintenance for a 5 year period</li> </ul>	Commencement of development	Completed
10/0752/FULL	Rose Cottage Clattercut Lane Chaddesley Corbett	<ul style="list-style-type: none"> <li>To prevent implementation of 10/0653/FULL approved 13<sup>th</sup> December 2010</li> <li>To ensure demolition of existing dwelling known as Rose Cottage within 3 months of first occupation of new dwelling</li> </ul>	Immediate	Completed

**Agenda Item No. 8**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
10/0633/FULL	Puxton Drive Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £38,224</li> <li>• Highway contribution of £20,000</li> <li>• Affordable housing provision of 25 units (11 Shared Ownership &amp; 14 Rent)</li> </ul>	<ul style="list-style-type: none"> <li>• Occupation of one third of dwellings</li> <li>• Occupation of first dwelling</li> <li>• Before completion of the general market dwellings</li> </ul>	Completed
10/0550/FULL	Land adjacent to Sebright Road, Kidderminster	<ul style="list-style-type: none"> <li>• Public open space contribution of £3055.92</li> <li>• Sustainable transport contribution of £90.00</li> </ul>	Commencement of development	Agreement completed

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

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

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

**Agenda Item No. 8**

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/1053/EIA	Former Carpets of Worth Site, Severn Road, Stourport on Severn	<p>Obligations to Worcestershire County Council:</p> <ol style="list-style-type: none"> <li data-bbox="757 421 1281 619">1. Contribution towards the provision of signage and street furniture to promote sustainable access (by pedestrians and cyclists) to and within Stourport of £20,000</li> <li data-bbox="757 657 1281 1086">2. Contributions towards the provision of new and enhancement of existing bus services based on the agreed routes enhancing service numbers 914, 915 and 11 and to provide an addition service to Areley Kings (each linking the development to the town centre) to improve accessibility to the Former Carpets of Worth site by means of public transport by:</li> </ol>		Completed

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



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

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

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

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

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

**Agenda Item No. 8**

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"> <li>• Public Open Space contribution - £12,759.60</li> <li>• To be retained for Affordable Housing Only</li> </ul>		Engrossment out for signature
09/0509/FULL	Former Shell Garage, Vale Road, Stourport on Severn	<ul style="list-style-type: none"> <li>• 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</li> <li>• Highway works contribution - £10,000</li> <li>• Upgrade of towpath - £2,733</li> </ul>	<ul style="list-style-type: none"> <li>• First occupation</li> <li>• First occupation</li> </ul>	Completed

**Agenda Item No. 8**

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

Application Number	Site	Provisions	Triggers for Compliance	Performance
09/0061/OUTL	Sutton Reservoir, Sutton Park Road, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of - £2,389 per 2/3 bed dwelling and £3,584 per 4+ bed dwelling</li> <li>• 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.</li> <li>• Open Space contribution calculated at – No. of child bed spaces x 24 sq.m x £17.15</li> <li>• Biodiversity contribution (to be agreed)</li> <li>• Public realm contribution achievable through improvements to the streetscene by virtue of the development itself.</li> </ul>		Completed
08/0963/FULL	Brintons Ltd., Exchange Street, Kidderminster	<ul style="list-style-type: none"> <li>• 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;</li> <li>• The units are restricted to people of 55 years of age or over (or related to); and</li> <li>• The units are provided by an RSL and therefore do not become market housing.</li> </ul>		Engrossment out for signature



**Agenda Item No. 8**

<b>Application Number</b>	<b>Site</b>	<b>Provisions</b>	<b>Triggers for Compliance</b>	<b>Performance</b>
08/1106/FULL	Land Adjacent Land Oak Public House, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution - £10,514</li> <li>• Open Space provision - £4,778</li> </ul>		Completed
08/1035/FULL	Hillgrove Court, Mill Street, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution - £5733.60</li> <li>• Open Space provision - £2469.60</li> </ul>		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"> <li>• Open Space contribution of £9,878.40</li> </ul>		Completed
08/0659/FULL	Hodge Hill Farm Barns, Birmingham Road, Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £30,344.00</li> <li>• Open Space contribution of £3,704.40</li> </ul>		Completed
08/0787/FULL	93-94 New Road, Kidderminster	<ul style="list-style-type: none"> <li>• Contribution of £5,000 towards the maintenance of the Council car park</li> </ul>		Draft in circulation

**Agenda Item No. 8**

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

**Agenda Item No. 8**

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

**Agenda Item No. 8**

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

**Agenda Item No. 8**

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

**Agenda Item No. 8**

Application Number	Site	Provisions	Triggers for Compliance	Performance
08/0263/FULL	The Eagles Nest Coningsby Drive Kidderminster	<ul style="list-style-type: none"> <li>• Education contribution of £16,164</li> <li>• Public Realm contribution of £10,000 towards bus stop opposite</li> <li>• Open Space contribution of £7,192</li> <li>• Biodiversity contribution of the planting of a specimen tree of a type, species and position to be agreed.</li> </ul>		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"> <li>• Open Space contribution of £7,192.80</li> <li>• 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)</li> </ul>		Agreement completed

**Agenda Item No. 8**

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