

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE20TH OCTOBER 2015

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
15/0380/FULL	12	<p><u>Highway Authority</u> (additional comment) - The applicant will need to undertake a revision to the turning head as the current design will not allow sufficient manoeuvring space for refuse and other large vehicles. Whilst there is space to address the matter without changing the siting of any buildings or structures a condition requiring that full details of a revised layout of the access road be submitted is required. (Such details should show the width and length of the track reduced to show that tracking details for refuse vehicles are contained in their entirety within the carriageway).</p> <p><i>(Officer Comment – It is considered acceptable to deal with the above matter through the inclusion of an additional condition as the alterations proposed would not result in any fundamental changes to the siting and layout of the site. All buildings and other structures will remain as proposed. Only minor alterations including the increase in landscaped areas would result and, for this reason, it is not considered reasonable to withhold planning permission pending submission of such details which can be secured by condition).</i></p> <p><u>Conservation Officer</u> - The application site adjoins the rear boundaries of no's 4-8 Comberton Terrace which are residential properties included on the Local Heritage List for Kidderminster.</p> <p>These properties were built between 1838 and 1884 and are typical detached and semi-detached villas of the mid-Victorian era situated prominently overlooking the town.</p>

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		<p>Although the applicant has not submitted a heritage statement (as required by Policy SAL.UP6) to identify the impact on the significance of the locally listed buildings, I do not think that the local interest of 4-8 Comberton Terrace would be compromised by the construction of new dwellings on the application site. Previously the site had been allotment gardens and possibly excavated as a sand pit, prior to the construction of the cattle market in 1961.</p> <p>The market building was constructed in 1961 as one of three similar buildings to serve the town's cattle market, of which only one now remains. The structure is not included on the Local Heritage List for Kidderminster, nor is it included within the Worcestershire Historic Environment Record.</p> <p>It is, however, illustrated within the book: Historic Concrete Background to Appraisal, Edited by James Sutherland, Dawn Humm and Mike Chrimes; Thomas Telford Publishing; 2001. (p187).</p> <p>The market building represents an example of a reinforced concrete shell roof, typically employed on school halls, canteens, factories swimming pools and markets during the 1950s due to the relative shortage of steel following the Second World War.</p> <p>The building's roof presents an attractive sculptural form, however as the building does not technically qualify as a heritage asset under Policy SAL.UP6, no heritage statement has been submitted outlining the significance of the building.</p> <p>I assume that the building was considered for inclusion on the Local Heritage List in 2004 and rejected. However because the significance of mid-20th century building types, particularly where these use non-traditional materials in their construction, is not widely understood, I have sent a request to the Twentieth Century Society for advice on the significance, rarity and degree of innovation of the design</p> <p>As the national significance of the building is as yet unknown I am unable to recommend approval at this point in time, and suggest that the application is deferred pending further information being made available</p>

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		<p>However, should the Committee be minded to approve this application on the basis of the information currently available, a condition should be applied requiring a scheme of building recording as specified by Worcestershire County Council to be undertaken prior to the demolition of the market building.</p> <p><i>(Officer Comment - The comments of the Conservation Officer are noted however, there is a strong policy background which supports the redevelopment of this site, including the removal of the Market Auction building. I place significant weight on this policy as a driver for redevelopment. Notwithstanding this, I do consider the recommendation that a full record of building recording be carried out proper to any demolition on site to be a reasonable and necessary one to ensure that a record of the historic significance of this building is retained)</i></p> <p><u>Worcestershire Archive & Archaeology Service</u> - The planning application will affect a structure of potential post-war architectural significance. The building, which is something of a local landmark, visible in views across the Stour Valley, was constructed in 1961 as one of three similar structures built to serve the town's cattle market, of which only this one now remains. The roof is formed of cylindrical cast in-situ concrete barrel shells or vaults that are typical of the post World War II regeneration and construction boom and the increased use of cast concrete construction methods due to a shortage of steel. The resulting wave form roof takes design inspiration from other, earlier, post-war buildings including the Grade II* Listed 1952 Stockwell Bus Garage, Lambeth, Greater London, built by Adie, Button and Partners with Thomas Bilbow, for the London Transport Executive, which has a very similar style of roof construction, comprised of cantilevered barrel vaults, albeit on a much larger scale.</p> <p>Good 20th century and post-War architecture is increasingly being valued, as evidence by the inclusion of the <i>designation of post-war buildings</i> as a priority in the Historic England <i>Action Plan 2015-2018</i> and while this building is not recorded on the Worcestershire Historic Environment Record it has been identified as being of historic environment interest through the planning and decision making process.</p>

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		<p>Consequently we would suggest that the development proposals affecting the building should be determined in accordance with policies for existing locally identified heritage assets and guidance contained in the National Planning Policy Framework.</p> <p>Should the District Council be minded to grant consent for demolition, in order to mitigate the impact on the historic environment it is advised that the building should be recorded to Historic England Level 3 standard prior to the commencement of any demolition works.</p> <p><u>Add additional Conditions -</u></p> <ul style="list-style-type: none"> 13. Details of revised access road to be submitted 14. Use of dwellings for Affordable Housing 15. Full scheme of historic building recording to be carried out and submitted to the Local Planning Authority