

Open

Planning Committee

Agenda

6pm
Tuesday, 15th March 2022
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor C Edginton-White
Vice-Chairman: Councillor C J Barnett

Councillor J Aston

Councillor S J Chambers

Councillor P Harrison

Councillor L J Jones

Councillor C Rogers

Councillor V Caulfield

Councillor A Coleman

Councillor M J Hart

Councillor F M Oborski MBE

Councillor L Whitehouse

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 Sian Burford, Assistant Committee Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732766 or email sian.burford@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 the Council’s 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.

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

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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.

*Unless there are no reports in the open session.

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 Head of Strategic Growth 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 Head of Strategic Growth.
- 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, 15th March 2022

Council Chamber Wyre Forest House, Finepoint Way, Kidderminster

Part 1

Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 15 th February 2022.	7
5.	Applications to be Determined To consider the report of the Development Manager on planning and related applications to be determined.	11
6.	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.	

7.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	
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Part 2

Not open to the Press and Public

8.	<p>New Enforcement Case</p> <p>To receive a report from the Head of Strategic Growth on a new enforcement Case.</p>	-
9.	<p>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.</p>	

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER

15TH FEBRUARY 2022 (6PM)

Present:

Councillors: C Edginton-White (Chairman), G W Ballinger, V Caulfield, S J Chambers, A Coleman, H E Dyke, P Harrison, M J Hart, L J Jones, F M Oborski MBE and C Rogers.

Observers:

Councillors I Hardiman and N Martin.

PL.43 Apologies for Absence

Apologies for absence were received from Councillors: C J Barnett (Vice-Chairman), J Aston and L Whitehouse.

PL.44 Appointment of Substitutes

Councillor G W Ballinger was a substitute for Councillor C J Barnett and Councillor H E Dyke was a substitute for Councillor J Aston.

PL.45 Declarations of Interests by Members

Councillor C Rogers declared a Disclosable Pecuniary Interest (DPI) in respect of Agenda Item No. 6 that he lived near to the area of Woodland mentioned in the report and he would leave the room for this item and take no part in the determination.

Councillor N Martin left the meeting at 6:02pm and returned at 6:04pm.

PL.46 Minutes

Decision: The minutes of the meeting held on 18th January 2022 be confirmed as a correct record and signed by the Chairman.

PL.47 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Management Schedule No. 599 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Management Schedule No 599 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.

Councillor C Rogers and I Hardiman left the meeting at this point (6:50pm).

PL.48 Tree Preservation Order on Land at Bigbury Lane, Wilden, Stourport-on-Severn

The Committee considered a report to determine whether the Tree Preservation Order No 483 (2001) relating to an acre of woodland, on land off Bigbury Lane, Wilden, should be confirmed or not.

Decision:

1.1 That the Tree Preservation Order be confirmed with the following modifications:

TPO to only include:

- **Area of woodland around 1.4 hectares in size.**
- **As the woodland contributes to the amenity of the locality and is considered worthy of protection.**

1.2 For the reasons given in the report around 0.5 hectares of woodland, on the western edge, is removed from the TPO.

Councillor C Rogers returned at this point (6:56pm).

Exclusion of Press and Public

PL.49 Decision: "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 items of business on the grounds that they involve the likely disclosure of "exempt information" as defined in paragraphs of Part 1 of Schedule 12A to the Act.

PL.50 New Enforcement Case

The Committee received a report from the Head of Strategic Growth on a new enforcement case.

Decision: The Solicitor to the Council receive delegated authority to serve or withhold and Enforcement Notice for the reasons and including the requirements detailed in the confidential report to the Planning Committee.

PL.51 Consideration of an Exempt Report

The Committee received an exempt report from the Head of Strategic Growth to consider what actions need to be taken following a refusal of planning permission by Planning Committee. The report referred to relevant planning considerations including external legal advice that had been received on this matter.

Decision: The Committee instructed Officers on their agreed course of action in respect of discussions with the applicant along with the process for the planning appeal and nominated Cllr Hart to act as the Council's witness.

There being no further business, the meeting ended at 8:16pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

15th February 2022 - Schedule 599 Development Management

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 Planning Manager, Wyre Forest House, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 21/0598/FUL
Site Address: Land To The Rear, 5 Mill Lane, Blakedown, Kidderminster, DY10 3NQ
The Committee received representation from Cllr I Hardiman (Ward Member) prior to a decision being made.
Deferred for site visit.

Application Reference: 21/1162/HOU
Site Address: 9 Silver Birch Drive, Kidderminster, Worcestershire, DY10 3XD
APPROVED subject following conditions: <ol style="list-style-type: none"> 1. A6 2. A11 3. Cladding of elevations details to be agreed prior to use 4. No business use 5. Hedge planting

Application Reference: 21/0597/FUL

Site Address: Chichester Caravans, Vale Road, Stourport-on-Severn,
Worcestershire, DY13 8YL

Delegated authority to **APPROVE** subject to the following:

- a. a S.106 agreement to secure public open space contributions; and
- b. the following conditions;
 1. A6 (Standard Time)
 2. Affordable Housing Scheme Only
 3. B1 (Materials)
 4. B11 (Levels)
 5. B13 (Means of Enclosure)
 6. Highway Engineering Details
 7. Cycle Parking
 8. Electric Vehicle Charging Points
 9. CEMP
 10. Residential Welcome Pack
 11. Arboricultural Method Statement
 12. Landscaping Implementation
 13. Surface Water Drainage
 14. Noise Mitigation Implementation
 15. Contamination Tiered Condition
 16. Details of heating system to be submitted to be sustainable source of heat or if justified low NOx Boilers.
 17. Foul Drainage
 18. Energy Statement to details of ant sustainable energy sources
 19. Defibrillator
 20. Obscure glazing to be secured

Notes

- A. S.106
- B. Highways
- C. Surface Water Drainage
- D. Refuse collection to be agreed with operator

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

Part A Applications

Ref:	Address of Site	Recommendation	Page No.
21/0525/FUL	Land Off Clattercut Lane Rushock Droitwich Spa Worcestershire	Approval	12

Part B Applications

Ref:	Address of Site	Recommendation	Page No.
21/0647/FUL	Land At Os 382233 274260 Stourport Road Kidderminster Worcestershire	Approval	21
21/0794/FUL	Honeybrook Kennels Bridgnorth Road Kidderminster DY11 5RR	Approval	27

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE****15 March 2022****PART A**

Application Reference:	21/0525/FUL	Date Received:	19.05.2021
Ord Sheet:	388848 270307	Expiry Date:	14.07.2021
Case Officer	Richard Jennings	Ward:	Wyre Forest Rural

Proposal: Agricultural access track**Site Address: Land Off Clattercut Lane, Rushock, Droitwich Spa, Worcestershire, ,****Applicant: Mr Scott Howell**

Summary of Policy	CC1 UP5 CP12 UP1 UP7 CC7 Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	APPROVAL
Reason for referral to committee	Consultee Objection and the Application is Recommended for Approval

1.0 History1.1 21/0092/AG - Agricultural building off Lunnon Lane. **Granted****2.0 Consultations and Representations**2.1 Rushock Parish Council

The Parish Council have recommended refusal and registered to speak.

The proposed development is unnecessary as all the land owned by the applicant is accessible from the current entrance which is a good width for farm and construction vehicles with clear visibility in both directions. The entrance leads on to a straight stretch of Clattercut Lane which is a quiet country road wide enough for two vehicles to pass each other safely. The previous landowner kept sheep on the land for at least 10 years without any access problems.

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Construction of the permitted agricultural building has not yet started and so it could be located within easy access of the existing entrance.

Lunnon Lane, which is the site of the proposed track entrance, is a narrow, single vehicle width lane that is popular with pedestrians including walkers on the Monarch's way, cyclists and equestrians. At present it is a peaceful wooded area much appreciated by both local residents and visitors and has been enhanced by the planting of locally significant fruit trees and native flower bulbs by Rushock Parish Council, under licence from Worcestershire County Council, as part of a parish biodiversity enhancement scheme. The verge, which is owned by Worcestershire County Council, was included in the biodiversity enhancement assessment carried out for Rushock Parish Council by a Worcestershire Wildlife Trust ecologist (report available on request) who concluded that 'this verge, between points 1 and 2, Lunnon Lane is bordered on each side by narrow strips of relatively biodiverse woodland. The trees in this woodland are predominantly oaks, with a shrub layer of wild roses, hawthorn, elder, and bramble. The ground flora includes dog's mercury (which can be an indicator of ancient woodland in some areas due to its slow rate of spread), sweet violet, garlic mustard, lords and ladies, common nettle, cleavers, ground ivy, and cow parsley'. The four oak trees were recently granted Tree Protection Orders. The creation of a track and field access would have an adverse visual impact on the local area and would lead to fragmented habitats. Vegetation and therefore biodiversity would be lost from the width of the track itself, at least 5 metres, and the access splays that will be needed to enable a tractor and trailer to turn into the gateway.

This area would be damaged directly by the track along with erosion of the verges by heavy machinery and construction traffic. There is a strong likelihood of damage to the lower branches and roots of the protected trees when large vehicles access the site. We are advised that the proposed root protection system of 100 mm cells is only suitable for light traffic not farm and construction vehicles. This is supported by the manufacturer's literature. Damage to the roots could lead to the death of these much-loved trees.

2.2 Highway Authority – No Objections subject to conditions and note.

Further to my previous comments, the applicant has submitted a Transport Note which provides details of a speed survey and actual vehicle speeds on Lunnon Lane of 30.5mph northbound and 32.6mph southbound and it is acknowledged that where speeds are below 37.3mph, Manual for Streets criteria are applicable. Accordingly, the proposed splays of 39m and 43.1m respectively are accepted and are achievable within the highway as shown on the submitted plan. Vehicle tracking also demonstrates that the proposed 6m access can accommodate the farm traffic associated with the site however the layout in the highway should be as a verge crossing with dropped kerbs, as is appropriate to a rural location rather than the 6m radii as shown. Notwithstanding the existing trees in the vicinity of the proposed access, the construction will be to the Highway Authority's specifications and will be achieved via a Section 278 Agreement.

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2.3 Arboricultural Officer – No objection subject to conditions.

As the construction of the access, from the edge of the highway to the field boundary, needs to be constructed in line with Highway specifications (which won't be a no-dig method) I am happy for the condition I requested to be altered to only require a non-dig method once the driveway is no longer on Highways land.

I would expect most the trees' root systems to be predominately under the field rather than in the ditch or near the road. In addition, the proximity of the trees is of a distance where even if tree roots are damaged, this action would be unlikely to make the trees unstable.

2.4 Countryside and Technical Manager – No Objection subject to condition.

Providing the trees are being retained I do not have any protected species concerns. In order for the application to achieve net biodiversity gain, I would be grateful if the following condition could be included.

An assessment is made of habitat to be lost through the development process by a qualified and experienced ecologist. This will be assessed by a Biodiversity Metric and a mitigation plan prepared to mitigate for any loss of habitat and to demonstrate that the application will deliver a net gain in biodiversity. This being submitted to the local planning authority prior to works commencing, for approval and prior to being implemented. A suitably qualified and experienced ecologist will then monitor this mitigation during year 1 and year 5. The applicant implementing any work identified during the monitoring to ensure the success of the mitigation. A report from a suitably qualified and experienced ecologist then being submitted to the Local Planning Authority for approval during year five.

2.5 Neighbour/Site Notice Representations

Three letters of objection received. The grounds of objection are summarized below:

- Danger to pedestrians
- Inadequate visibility
- Effect on local character
- Loss of vegetation and wildlife through verge crossing

2.6 Supporting statement on behalf of the applicant

The applicants, Scott and Emma, are a young farming couple who both come from local farming families and have lived and worked in the district their entire lives. They were fortunate enough to purchase this site in 2019 to grow and develop their young business, alongside informally renting land in the locality. They currently have 50 pedigree sheep and 30 commercial ewes.

Scott and Emma would like to stress that the development of the site has been carefully considered in light of landscaping, ecology and highways impacts and have worked with local authority officers on the scheme.

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The application follows on from an approval for an agricultural barn on the site. The current application before the Committee is for the construction of a new access onto Lunnon Lane to provide access to the approved barn.

Alternative locations for the access have been considered, including use of the existing off Clattercut Lane. The main issue associated with this is the loss of a large swathe of agricultural land which the applicants cannot afford to lose through the creation of a track linking the barn and the existing access.

Additionally, it would result in agricultural machinery turning off Clattercut Lane, a busy road, into the site.

There have been concerns raised with regards to the trees. The design of the track is such that the layout and materials will not impact on the root system. The trees are not covered by a Tree Preservation Order and they have no intention to fell the trees. On the contrary, Scott and Emma are keen to provide ecological enhancements across the site, including the gapping up of the existing hedgerows.

Further to the submission of additional information, formal comments of no objection have been made by all the relevant statutory consultees, including Worcestershire County Council in their capacity as Highways Authority and Alvan Kingston, Wyre Forest District Council's Arboricultural Officer. As set out in the Planning Officer's Committee report, the application complies with all the relevant local and national planning policies and as such is recommended for approval.

3.0 Site Location and Description

- 3.1 The application site is a parcel of agricultural land which benefits from a previous extant consent for the erection of an agricultural building on the land. The current application proposes a new access point to serve the building for agricultural purposes of to bring agricultural traffic in and out of the site onto Lunnon Lane which is essentially a quieter back lane access point. The current access point is poor and involves farm traffic entering onto the much more heavily trafficked Clattercut Lane. The installation of a track between this existing access and the approved building would also involve a huge length of visible track within the landscape.
- 3.2 The application has been the subject of several revisions during the determination process in order to overcome outstanding concerns raised by statutory consultees, namely the Highway Authority and the Councils Arboricultural Officer.

4.0 Officer Comments

APPROPRIATENESS IN THE GREEN BELT

- 4.1 The site lies within the West Midlands Green Belt. The first consideration is therefore whether the proposal represents 'appropriate' development within the Green Belt. The starting point for development of this nature within the Green Belt is always one of inappropriateness unless the proposal is accompanied by satisfactory 'Very Special

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Circumstances' or the proposal is reflected within the closed list of exemptions as outlined within the NPPF. In this case, the proposal for engineering works associated with an existing agricultural enterprise are clearly outlined within the closed list of exemptions as 'appropriate development', so long development does not adversely impact on openness and the purposes of including land within the Green Belt.

OPENNESS AND VISUAL AMENITY

- 4.2 The short section of proposed access track and associated Highway crossing are considered to have a minimal impact on openness and will receive very restricted views within the wider landscape. The application of stone at ground level to provide an all-weather access route to the already approved farm building will only be visible from the immediate vicinity of the site, with existing landscaping and land contours minimising any risk of an alien feature being visible within the wider landscape. In terms of the surface itself, a condition would be applied to any consent restricting its make-up to natural stone only with no recycled material to be used within its construction. As with the majority of farm tracks constructed of permeable stone, they quickly become naturalised with grass growing within them and generally they dissolve into the landscape over time.
- 4.3 On the basis of these considerations, the proposed access track is appropriate development in the Green Belt and as is acceptable in principle.

DESIGN AND IMPACT ON LOCAL CHARACTER

- 4.4 The proposed field access with re planted visibility splays is considered commensurate with the rural district in terms of appearance, and represents development of a type which is replicated both throughout the district. Concerns have been raised that the field access will appear both alien and incongruous, however this cannot be substantiated on the basis that the proposed development represents an exact replication of the majority of lanes throughout the district, dotted with field access points and cannot be considered an alien feature on that basis. This is especially true with the proposed addition of a condition requiring the submission of details of types and finish of gates to be installed, which will ultimately give greater control over the appearance of the access above and beyond the majority of other similar access points around the district. I consider that the condition should ensure that the gates are of timber field gate construction to naturalise and blend the access into its rural surroundings. The condition will also ensure that the gates are retained and maintained in this manner.
- 4.5 Objections have been raised on the grounds that the applicants land benefits from an alternative, existing access point which could be utilised. It should be noted that the applicant proposed the approved agricultural building in its current location, and not adjacent to the existing access, to avoid harm to the visual amenity of the area as this site would have been far more prominent in the wider landscape. The applicant could still apply for an access track from this existing access to the approved building, however, the resulting loss of good agricultural land which would result and the visible scarring of this huge length of track in the landscape is in my opinion a far worse scenario in terms of openness and visual amenity than the current proposal.

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HIGHWAYS AND ACCESS

- 4.6 Following an initial Highway Authority deferral, the applicant conducted a Transport Note including details of a speed survey and actual vehicle speeds on Lunnon Lane of 30.5mph northbound and 32.6mph southbound were concluded. Where speeds are found to be below 37.3mph, as is the case here, the Manual for Streets criteria are applicable. Therefore, the proposed splays of 39m and 43.1m respectively are accepted and are achievable within the highway as shown on the submitted plan. Vehicle tracking has also shown that the proposed 6m access can safely accommodate farm traffic entering and leaving the site, however the layout in the highway should be as a verge crossing with dropped kerbs, as is appropriate to a rural location rather than the 6m radii as shown.
- 4.7 The construction of the proposed access will therefore be carried out to the Highway Authority's specifications and will be achieved via a Section 278 Agreement and conditional approval. Objections have been raised in terms of Highway safety, however, based on the evidence submitted and the Highway Authority's satisfaction with the current proposal, I conclude that this ground for objection is unsubstantiated and anecdotal, and the proposed access in terms of visibility, turning, waiting and vehicle speeds does not result in a deterioration in Highway safety for road users and no Highway refusal reason could be maintained should the proposal form the subject of an appeal. The proposal is therefore fully in accordance with the requirements of Policy SAL.CC1 of The Site Allocations and policies Local plan.

ECOLOGY

- 4.8 The Councils Countryside and Technical Manager has confirmed that the proposed retention and protection of the trees immediately adjacent to the access point as proposed, results in no loss of protected species. In terms of Biodiversity, as with any application, if there will be loss of any nature as part of the proposal then net biodiversity gain must be shown as part of the application proposal to give overall resulting betterment.
- 4.9 It is recommended that any approval will be accompanied by a condition requiring that a full assessment is made by a qualified ecologist, which will result in a biodiversity metric and mitigation plan proposing mitigation measures for any loss of habitat and overall net gain. The successful establishment of these mitigation measures, which could be satisfactorily provided elsewhere on the site, will be monitored by the retained ecologist over a five year period. Due to the amount of land under the applicant's control, the Councils ecologist is in no doubt that adequate on-site provision can be made to achieve biodiversity gain. The loss of a small area of hedgerow to form the access opening will also be mitigated by the replanting of the visibility splays by condition, which will result in a net gain in overall hedgerow length.

TREES

- 4.10 The applicant has commissioned and submitted both an Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS) by a suitably qualified Arboriculturalist to accompany the application as the access lies in close proximity to trees. Both reports clearly indicate that the proposed track can be achieved using a no-dig method of construction within the site, thereby minimising root damage during the construction process and longer term use of the access.

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4.11 The Councils Arboricultural Officer has confirmed that the majority of the important root system of the trees will lie within the applicants field and not within the Highway Verge, which has been subjected to disturbance over the years. It is also highly important for members to note that the trees in question do not benefit from any statutory protection in the form of a tree Preservation Order. The trees considered some time ago and deemed not worthy of this protection by the Councils Arboricultural Officer. It is the applicants desire to retain the trees as he feels they are an important landscape feature and does not wish to harm them as part of the proposal. However, the applicant was fully within his rights to remove these trees prior to submission which would have then avoided the requirement for the AIA and AMS which he commissioned. On the basis of the position outlined above, the Councils Arboricultural Officer raises no objection to the proposal subject to the imposition of a condition to ensure a watching brief by the retained project Arboriculturist is conducted on site during the construction phase and that the works are completed fully in accordance with the submitted AIA/AMS with a no dig method employed within the applicants land ownership, outside of the Highway Authority construction area.

DRAINAGE

4.12 The site is not at risk from any flooding source and the permeable make-up of the proposed track will result in no interference in natural infiltration drainage. There may be a road ditch present in the location of the proposed access point in which case the applicant will be required to obtain land drainage consent in order to install a piped crossing. The ditch may not be infilled as this would constitute an obstruction to flow, and therefore an advisory is recommended as part of any consent directing the applicant to this requirement. I therefore consider that on that basis, the proposal complies with the requirements of Policy SAL.CC7 of the Site Allocations and Policies Local Plan in terms of drainage.

5.0 Conclusion and Recommendations

5.1 The proposed agricultural access and track represent 'appropriate' development in the Green Belt and as such it complies with the requirements of Policy SAL.UP1 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Government advice in section 13 of the National Planning Policy Framework. I therefore consider that the proposal meets the requirements of both National and local policy falling directly within the closed list of exemptions as outlined within the NPPF and reflective Green belt policy SAL.UP1 and are in scale and character to the rural location, resulting in no demonstrable harm to openness or visual amenity of the Green Belt. The installation of a field access with re planted hedgerows to the visibility splays, and natural timber field gates is in my opinion both characteristic of the immediate and wider rural district and compliant in full with the design policies of the Development Plan.

5.2 In terms of Highway safety, ecology, trees and drainage, no statutory consultee objections have been received following the most recent revisions and the submission of required additional information, subject to the imposition of suitable conditions, and I therefore consider the proposal to be fully policy compliant. Any refusal of Planning Permission and subsequent appeal would leave the Local Planning Authority attempting to defend this position with no statutory consultee support.

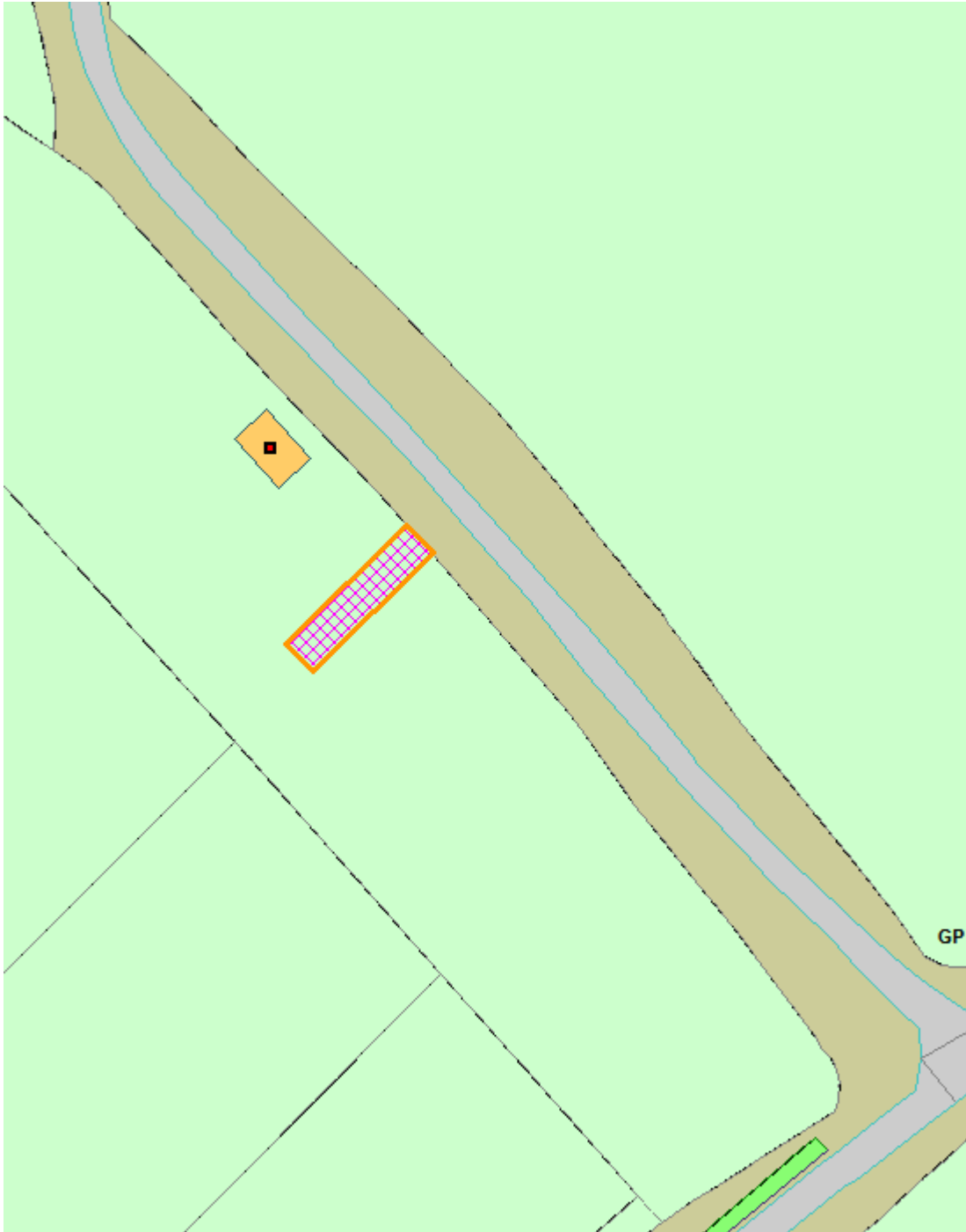
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5.3 I therefore recommend **APPROVAL** subject to the following conditions;

1. A6 (Standard time limit)
2. Highways - Access, internal track and hardstanding provided.
3. Ecological mitigation.
4. Arboricultural Method Statement
5. Track construction to be of natural stone only.
6. The new visibility splays shall be replanted with a native mix of hedgerow plants.
7. Details of the proposed gates

Notes

- a) Informative: Section 278 Agreement
- b) Land drainage consent.



Economic Prosperity and Place Directorate

Land Off Clattercut Lane Rushock Droitwich Spa Worcestershire

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PART B

Application Reference:	21/0647/FUL	Date Received:	29.06.2021
Ord Sheet:	382234 274261	Expiry Date:	28.09.2021
Case Officer	Paul Round	Ward:	Foley Park And Hoobrook

Proposal: Automotive and Construction Skills Centre With Associated Car Parking

Site Address: Land At Os 382233 274260, Stourport Road, Kidderminster, Worcestershire, ,

Applicant: Gemini Properties (UK) Ltd

Summary of Policy	DS02 CP02 CP03 CP08 CP11 CP14 GPB1 CC1 CC2 UP4 UP5 UP7 UP9 Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	APPROVAL
Reason for referral to committee	Major Planning Application

1.0 History

1.1 None

2.0 Consultation Responses

2.1 Kidderminster Town Council - Agree in principle subject to the highways concerns being satisfied

2.2 Highway Authority – No Objection subject to conditions.

Following assessment of the Transport Assessment and subsequent documents, it is concluded that the traffic generation, parking levels and pedestrian and cycle linkages to the surrounding transport network are all acceptable and that no adverse impact will follow as a result of this proposal.

2.3 Arboricultural Officer – No Objection subject to conditions.

2.4 Countryside and Technical Manager – No Objection subject to conditions.

I am now happy we have a detailed enough Biodiversity Net Gain calculation that is able to demonstrate that if the Oldington Wood Woodland Management Plan is implemented there will be a biodiversity net gain.

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We will need to condition that this plan is implemented and that the effects of implementing this plan are reviewed by an experienced and qualified ecologist after 1 year from the development being implemented, then during year three and year 5 following implementation. These reviews will, through the production of an ecological report, provide the local Planning Authority with detail of the management undertaken and how effective these works have been to achieve the Biological Net Gain mitigation. Any additional measure seen necessary following review will then be implemented to allow the mitigation to fulfil its Biological Net Gain requirements.

The site has protected species concerns relating to Bats. Additional surveying has been recommended. However, the type of bat habitat being impacted upon by the development is of a nature that is likely to be mitigated for through the provision of bat boxes suitable for crevice dwelling bat species. Hence, we could condition the production of a full Bat survey and mitigation report to be produced, submitted to the Local Authority for approval, before being implemented. This needs implementation prior to any works commencing.

There is potential for lighting to negatively impact on any bat roosts and or forage and commuting habitat. Hence, we will need a condition that a suitably qualified and experienced ecologist reviews and oversees the production of a lighting plan. This will provide suitable detail and ecological rationale to clearly demonstrate that the proposed development will not impact on bat species. This being submitted to the Local Planning Authority for review prior to the works commencing but following the production of the bat survey. This plan being implemented there after.

There are no badgers at present but there is potential for them to access the site. Hence, we need a condition that a CEMP is produced that ensures that the development poses no risk to Badgers or other itinerant animals that may enter the site. We will also need to condition an additional ecological assessment if works have not commenced by 1st April 2023 to ensure badgers have not taken up residence on the proposed site.

We will also need a condition that all vegetation clearance work will take place between 1st September and the 1st of March or the services of an experienced and qualified ecologist will be employed to ensure no harm comes to nesting birds

The site is one of the last remnants of the historic Oldington wood and as the applicant is looking at introducing access it would be good to condition that some interpretation about the value of the woodland, its historic context and the wildlife it supports would be a nice addition.

2.5 North Worcestershire Water Management – No Objection subject to condition.

I understand from the submitted information that the proposal is that the entire site will dispose of surface water via 3 soakaways, each designed to cope with the 1 in 100 year rainfall event, plus an allowance of 40% for climate change. Discharge via infiltration is the preferred method, where ground conditions allow (permeability and pollution). The submitted information includes the result of on site permeability tests which confirm that the site is suitable for the use of soakaways from a permeability point of view. I am not aware of any pollution issues or historic land uses that would render the site not suitable from that point of view. I understand that any activities

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linked to the proposed use that could introduce a risk to the water environment are actually undertaken inside, which means that the water that discharges to the proposed soakaways is effectively 'clean'. I have therefore no adverse comments to make.

2.6 Health and Safety Executive – The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Wyre Forest District. HSE does not advise, on safety grounds, against the granting of planning permission in this case

2.7 Severn Trent Water – I can confirm that we have no objections to the proposals subject to conditions

2.8 Worcestershire Regulatory Services (Contaminated Land)
No objection subject to condition. The historical maps show the previous land use to be woodland, prior to the site being cleared and occupied by a number of buildings. Surrounding land has been occupied by a variety of industrial/commercial premises - engineering works, builders' yard, sewage treatment works, sand & gravel pits. A tiered contaminated land condition is required.

2.9 Worcestershire Regulatory Services (Noise) – No objections.

2.10 Neighbour/Site Notice Representations - None

3.0 Site Location and Description

3.1 The site forms part of land owned by Gemini Properties previously being part of Smethwick Drop Forge (SDF). The site is within the Oldington Woodland and contains an area of hard surface use for storage. The woodland is protected by a Tree Preservation Order. Access to the site is via a private access road owned by Severn Trent Water directly from the Stourport Road.

3.2 The majority site is allocated for employment purposes within the Site Allocations and Policies Local Plan and also within the emerging Local Plan. A small portion of the application site to the north being within allocated as Semi Natural Open Space, although this designation is not included in the emerging plan.es

3.3 The application submitted on behalf of Kidderminster College for an Automotive and Skills education centre, providing teaching spaces for automotive and building educational courses. The application is supported by the Worcestershire LEP.

4.0 Officer Comments

POLICY CONTEXT AND PRINCIPLE OF DEVELOPMENT

4.1 The application site is allocated in the main for employment purposes within the Adopted and emerging Local Plan, located along the main Stourport Road

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employment corridor. It is accepted that the use of the building falls within an education use classification, which would not normally be accepted within a mainly employment/industrial allocation. However, on this occasion the skills centre is based upon training for uses that would fall naturally within employment uses. I consider that this specific use and size of the building is most appropriate in an employment allocated area and would not be suitable in areas where education uses are normally expected.

4.2 A small amount of land to the rear of the development will be located into the Semi Natural Open Space allocation of the adopted Local Plan. It is accepted whilst this is not ideal, detailed assessment has shown that it will not compromise the woodland, as discussed later in the report. Weight is given to the emerging plan, which does not include the specific open space allocation. On this basis, it is considered that there will be no conflict with Policy SAL.UP4, and that the application can be judged on its merits.

4.3 The application is therefore acceptable in principle subject to detailed considerations.

DESIGN AND IMPACT ON LOCAL CHARACTER

4.4 The building measures some 80m x 30m and provides accommodation across two floors. Teaching rooms are provided for a number of building skills and motor vehicle workshops/body shops, along with staff space, computer suites and other classrooms.

4.5 The design of the building has an industrial feel with the use of coloured cladding, punctuated with a distinctive glass entrance. The design has a modern style whilst maintaining a functional building that meets the needs of the indented use.

4.6 The building will fit well within the context of the surrounding area which is industrial in character. In addition, due to its siting within the woodland setting, limited views will be gained from the Stourport Road, any glimpses will be seen in the context of the existing industrial buildings. It is considered the external appearance of the building is acceptable.

4.7 In layout the building is set on the existing hardstanding area with car parking to the east and a yard area to the north. The proposal has limited the development as much as possible to the previously developed area of the site, with any works outside being considered wholly necessary for the delivery of the project. In design terms the layout is acceptable and does not result in an overdevelopment of the site.

HIGHWAYS AND ACCESS

4.8 A transport assessment has been provided which quantifies the traffic generation to the site, the sustainability of access and parking demand. The level of vehicle movement can be accommodated on the existing access and the surrounding network without resulting adverse highway safety concerns. The Stourport Road is a main distributor road and is suitable for this purpose.

4.9 The submitted plans show a total of 29 dedicated parking spaces, including 5 accessible spaces, along with an overflow car parking area to the west that can accommodate approximately 28 cars. This level of car parking has been robustly demonstrated as part of the Transport Assessment.

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- 4.10 Following discussions with the Highway Authority additional information has been provided in respect of pedestrian and cycle connect to the building. This includes the provision of a pedestrian refuge being provided to allow pedestrians to cross from the northbound bus stop. A pedestrian cycle path will be provided through the woodland to enable safe access without having to traverse the access road.
- 4.11 The Highway Authority have assessed the application and submitted information carefully and satisfied that the proposal is acceptable in highway safety, parking and accessibility matters in accordance with the Development Plan and the Streetscape Design Guide.

ECOLOGY & TREES

- 4.12 A significant amount of information has been provided in respect of ecology and biodiversity. This level of information has qualified the harm to biodiversity and show Biodiversity Net Gain. The woodland that surrounds the site is an important wildlife link between the SSSI's at Burlish Top and Wilden Marshes forming the last remaining part of the historic Oldington Wood. The ability to be able to manage this woodland in a better way is very much welcomed and the proposals for net gain adequately mitigate any harm that would be caused. Conditions are required to ensure that this provided and that protected species within the woodland are not adversely impacted during construction of the building or its future use.
- 4.13 It is a requirement of the construction that quite a few trees are required to be felled. However, it has been demonstrated that the large amount of these trees are poor or low quality in classification. Where high quality trees are to be lost, it is due to the positioning of the building that has been placed to avoid loss of other trees and the functionality of the space. It is appreciated that a balanced view needs to be taken in this context taking in account the wider benefits of the woodland management plan and the provision of this important educational facility, any harm is suitably outweighed. On this basis, it is concluded that the building and the associated car parking and yard can be accommodated within this woodland setting.

OTHER MATTTTERS

- 4.14 The site is not a risk of flooding and surface water, and foul drainage can be dealt with suitably within the site or through connection to existing services. Additional technical detail can be provided by way of suitable conditions.
- 4.15 Worcestershire Regulatory Services are satisfied in respect of contamination and noise that there will be no adverse impact subject to conditions being provided on contaminated land.
- 4.16 Details of the sustainability credentials of the building and the provision of a defibrillator have not been provided as part of the application, but they can be secured through suitable conditions which are also recommended.

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5.0 Conclusion and Recommendations

5.1 The proposal provides an important educational facility for the town for the enhancement of the skill base for the District. The detailed considerations have been fully taken into account and addressed by the applicant to ensure that no adverse harm will ensue to highway safety, ecology, biodiversity and trees. This well building will sit well in the context of the surrounding area providing a high quality educational establishment.

5.2 I therefore recommend **APPROVAL** subject to the following conditions;

1. A6 (Standard Time)
2. B1a
3. Arboricultural Impact Assessment
4. Arboricultural Method Statement
5. Tree Protection
6. Landscaping
7. Lighting Strategy
8. Ecological/Biodiversity Plan implementation and review
9. Bat surveys
10. CEMP
11. No site clearance March – Sept without Ecological Clerk of Works
12. Electric Vehicle Charging Points
13. Sustainable Energy/Heating Plan
14. Provision of Defibrillator
15. Highway Access
16. Highway Parking
17. Cycle Parking
18. Pedestrian Route provision
19. Overflow car park and pedestrian route
20. Contaminated Land
21. Surface Water Drainage
22. Foul Water Drainage

PART B

Application Reference:	21/0794/FUL	Date Received:	13.08.2021
Ord Sheet:	380868 279294	Expiry Date:	08.10.2021
Case Officer	Julia Mckenzie-Watts	Ward:	Wribbenhall And Arley

Proposal: Conversion of barn to one dwelling

Site Address: Honeybrook Kennels , Bridgnorth Road, Kidderminster, DY11 5RR

Applicant: Ms Gemma Jenkinson

Summary of Policy	UP1 UP7 UP11 CC1 CC2 DPL2 CC7 DS04 CP02 CP03 CP11 CP12 Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	APPROVAL
Reason for referral to committee	Statutory Consultee Objects and the Application is Recommended for Approval

1.0 History (of relevance)

1.1 21/0850/FUL - Demolition of existing buildings and erection of 4 new dwellings – Pending Decision

2.0 Consultation Responses

2.1 Parish Council - No objections to the plan submitted. Query Mobile Home on site and when this will be removed

2.2 Highway Authority – Recommend Refusal. Whilst the technical elements of the access have been fully resolved and there are no objections to the access or traffic generation, the recommendation of refusal is based grounds of the lack of locational sustainability which is contrary to Paragraphs 110 and 112 NPPF.

The length (600m+) and poor quality of the route on the private access track from the site to the highway would be refusal reason enough and future occupiers will inevitably drive. Once at the A442, the environment is not conducive to sustainable modes and even a very competent cyclist would be reluctant to cycle here. Distances to bus stops and schools are beyond the acceptable range and there's no lighting.

However, if the Local Planning Authority is minded to approve the application, it is recommended that conditions are applied and consideration should be given to lighting provision, such as solar bollards, on the access track. Works in the highway to

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provide vehicular access in accordance with standards must be carried out via a S278 agreement with the Highway Authority.

- 2.3 Conservation Officer – No Objections - The applicant has submitted a level 2 building recording which describes the architectural and historic significance of the barn, and which, when read in conjunction with the heritage statement submitted for the remainder of the development satisfies the NPPF (2021) at paragraph 194.

The revised elevation proposals will secure the retention, sympathetic re-ordering and continued beneficial use of this undesignated heritage asset.

The proposal appears to me to comply with WFDC Policies SAL.UP6 and SAL.UP11

- 2.4 North Worcestershire Water Management – No Objection subject to conditions and note.

A tributary of the Honeybrook discharges diagonally through the application site in a culverted fashion. As the culverted section is about 400 m long and has no access manholes, the route is I understand marked indicative only on the proposed site plan. Hydraulic modelling was undertaken to better understand the flood risk to the proposed development site. The results from this exercise showed the development site to be at risk. This is the equivalent of a flood zone 3 classification (the site was not included in the flood zone modelling due to its upstream location in the catchment).

Having taken account of the additional information submitted along with the FRA. I conclude that the proposed barn conversion would be acceptable from a flood risk point of view, providing that the applicant confirms that the finished floor levels will be raised appropriately (this can then be conditioned). The FRA includes the recommendation that the finished floor level of the barn is raised to 67.04 m AOD, which would require the existing finish floor level to be raised by 390mm.

Following review of proposed foul drainage arrangements it is requested that the Applicants are made aware that future operator(s) of a septic tank or sewage treatment plant must check with the Environment Agency that they meet the 'general binding rules' and apply for an Environmental Permit if they do not. As from 1 January 2020 discharge of treated effluent directly from a septic tank to a surface water (watercourse, ditch etc.) is no longer allowed.

- 2.5 Neighbour/Site Notice Representations – No comments received.

3.0 Site Location and Description

- 3.1 Honeybrook Barn is located within a site consisting of over 62 acres including 44 acres of deciduous woodland and 16 acres of pastureland in the West Midlands Green Belt. The site consists of a 19th century former farmhouse, a brick built barn and a number of buildings left on the site from the former use a dog kennels / greyhound business. It is a non designated heritage asset recorded on the county Historic Record.

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- 3.2 The current application relates to the conversion of the barn into a single residential dwelling after demolition of a garage, workshops and WC that exist on the site. The accommodation would consist of a kitchen and lounge at ground floor with bedroom and two further bedrooms and a bathroom on the first floor.

4.0 Officer Comments

POLICY CONTEXT / PRINCIPLE OF DEVELOPMENT

- 4.1 This application seeks to convert the former timber clad building into a four bedroom dwelling to be used as a separate unit of accommodation with its own access, amenity area and parking spaces.
- 4.2 Paragraphs 89 and 90 of the National Planning Policy Framework state the following:
- The re-use of buildings provided that the buildings are of permanent and substantial construction is not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.
- 4.3 Policy SAL.UP1 of the Adopted Site Allocations and Policies Local Plan and Policy 25 of the emerging Local Plan sets out what is considered to be appropriate development in the Green Belt and one of the exceptions stated allow the proposals where ' the development involves the re-use or conversion of buildings in accordance with the policies for the re-use and adaptation of Rural Buildings (SAL.UP11).
- 4.4 Policy SAL.UP11 and the emerging Policy 28A discusses that when considering the re-use and adaptation of rural buildings for any new use the following criteria will need to be met:
- *The building(s) are permanent structures which are in keeping with their surroundings and they are of a size which makes them suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.*
 - *The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character and setting of the building.*
 - *That the proposed development enhances and safeguards heritage assets.*
 - *That suitable access arrangements can be made, without the need for extensive new access roads.*
 - *That there is no adverse impact on the countryside, landscape and wildlife or local amenities.*
 - *That appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and are available for the lifetime of the development.*

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- 4.5 Where residential development is concerned, the re-use or adaptation of rural buildings for residential use will be carefully assessed. Proposals must be accompanied by justification that a reasonable effort has been made to secure a suitable economic development use, or that this is not viable, before residential use is considered. Proposals for the conversion of rural buildings to residential use must also ensure the following criteria are adhered to:
- *The proposal does not lead to the dispersal of economic activity, which would have an adverse impact on the local economy, or prejudice the vitality of nearby town centres or villages*
 - *The buildings to be converted are not domestic outbuildings.*
- 4.6 In this instance the building concerned is a permanent structure which is in keeping with its surroundings and is not a domestic building, no justification has been put forward as part of the submission to show that a suitable economic development has been considered.
- 4.7 The Councils Conservation Office has comments that the applicant has submitted a level 2 building recording which describes the architectural and historic significance of the barn, and which, when read in conjunction with the heritage statement submitted for the remainder of the development satisfies the NPPF (2021) at paragraph 194.
- 4.8 Initial concerns were raised over the blocking up of the cart entrance and the insertion of a ground floor window. Instead of setting this window in a new brick wall, revised plans show the window slightly recessed and set within the existing opening with vertical timber boarding above and below. This will perpetuate the overall barn-like appearance of the NW elevation by retaining the effect of the cart entrance doors and will secure the retention, sympathetic re-ordering and continued beneficial use of this undesignated heritage asset.
- 4.9 WAAS have commented that the principle of retention and conversion of the barn is welcome, as it will secure the future of the undesignated heritage asset, however concerns have been raised over the loss of the southern range of buildings and alterations to the main structure. Whilst it is appreciated that there will be a loss this can be mitigated through a condition attached to the approval requiring the submission of a comprehensive historic built record to Level 3 (as defined by Historic England) prior to the conversion taking place and is therefore considered acceptable in this case.
- 4.10 The proposal complies with Policy SAL.UP11. It is considered that the location of the property, the highway access and neighbouring properties that a residential scheme is the best and most viable option to secure the long term use of the heritage asset. On this basis the proposal is compliant with the policies referred to above and constitutes appropriate development in the Green Belt.

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HIGHWAY ACCESS AND LOCATION

- 4.11 The application has been subject to discussions with the Highway Authority in respect of the access and visibility splays on then the main A442 Bridgnorth Road. The proposals will provide an improved access for both this application and the pending application for residential development. In respect of the consideration of a single dwelling as part of this application, which is considered on its own as no other approvals have been made, the access proposed is wholly acceptable in technical terms. The traffic generation associated with a single unit will not result in any harm to the adjacent or surrounding highway network.
- 4.12 The barn is in a location which is considered by the Highway Authority as being not accessible by sustainable modes of travel as required by the Framework and therefore future occupiers will inevitably be reliant on private car use because there is no genuine choice of transport modes associated with the site.
- 4.13 It is noted that the site lies 1.2 miles from a Supermarket and Pharmacy, 1.5 miles from a Primary School, 3 miles from a Secondary School, 2.5 miles from the Hospital/Medical Centre and 2.5 miles from Kidderminster Town Centre. On this basis the site is not isolated and is not divorced from local services. In addition, 250 metres to the south access track there is a continuous footway that leads from Honeybrook Stud to Franche, bus stops and local services. It appreciated that this not an ideal situation but on the basis of a 3 minute walk on a wide grass verge to reach this footway, it is considered there is a reasonable choice for the residents of this single dwelling to utilise alternative means of transport.
- 4.14 The barn has existed on the site for many years along with the adjacent residential property. This application is for the conversion of this heritage asset to a dwelling. The Council's Conservation Officer and Worcestershire Archive and Archaeology Services feel that the barn is an important structure which needs to be converted to ensure its retention and re-use rather than falling into a state of disrepair. This adds to the balance in favour of the development.
- 4.15 Taking these factors into account it is considered that the objection raised by the Highway Authority does not create sufficient harm to outweigh the benefits of the application in the provision of a new dwelling and the re-use of a heritage asset for its optimum viable use.
- 4.16 Conditions are considered necessary to ensure the surface of the track and passing bays are provided prior to the development is occupied, along with parking and turning spaces shown on the proposed plan that are considered to be acceptable. An electric vehicle charging point will also be secured through a suitable condition. On this basis it is concluded that highway safety, sustainability and parking are acceptable and in accordance with the relevant development plan policies.

OTHER MATTERS

- 4.17 A Flood Risk Assessment has been submitted to support the application, due to a tributary of the Honeybrook discharging diagonally through the application site in a culverted fashion. The assessment has been fully considered by North Worcestershire Water Management who have concluded that whilst the site may be at risk of flooding,

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subject to floor levels with in the barn being raised in accordance with the FRA, they have no objection to the application.

- 4.18 Foul drainage will be dealt with through a suitable package treatment plant which will be provided prior to occupation. This can be suitably conditioned and is considered to be acceptable.
- 4.19 No protected species or habitat concerns have been raised as part of this application. However, it is considered that suitable enhancements can be included as part of a suitably worded condition.

5.0 Conclusion and Recommendations

- 5.1 The reuse of the barn into a single residential unit would not adversely impact on the fabric, character and appearance of the building which is of a satisfactory size and physical permanence for its proposed use, offering sufficient amenity space to ensure the requirement for additional extensions or outbuildings is minimised. The conversion of the building does not result in any deterioration in the amenity currently enjoyed by the occupiers of the adjoining property with access by way of a satisfactory access track. The property can be accessed safely from the surrounding network and is suitably located to offer alternative modes of travel. Subject to suitable conditions the site can be converted without resulting any risk to future occupiers from flood risk
- 5.2 I therefore recommend **APPROVAL** subject to the following conditions;

- 1. A6 (Standard Time)
- 2. B1a (Materials to be submitted for any new works)
- 3. J1 (Removal PD Rights)
- 4. No Demolition
- 5. No Additional Windows in roof
- 6. Electric Vehicle Charging Points
- 7. Cycle Parking
- 8. Access Track surfacing
- 9. Passing Bays
- 10. Parking, access and turning for the dwelling
- 11. Access and Visibility Splays
- 12. Floor level to be set at 67.04m AOD
- 13. Details of ecological enhancement to be submitted.

Note

- A. Highways
- B. Foul Drainage
- C. Removal of PD Rights
- D. Protected Species