

Open

Planning Committee

Agenda

6pm
Tuesday, 20 October 2026
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Planning Committee

Members of Committee:

Chairman: Councillor R Drew
Vice-Chairman: Councillor J F Byng

Councillor E Bourne
Councillor H E Dyke
Councillor M J Hart
Councillor N Martin
Councillor C Rogers

Councillor L Carroll
Councillor P Dyke
Councillor D Little
Councillor F M Oborski MBE
Councillor D Ross

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 Louisa Bright Principal Committee and Member Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732763 or email

Disclosure of Interests

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider in ADVANCE of each meeting whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-

registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer or other legal officer in good time before the meeting.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.

Where the matter relates to an ORI they may not vote on the matter unless granted an advance dispensation.

Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.

Where a matter affects the NRI of a Member or co-opted Member, the Code of Conduct sets out the test which must be applied by the MEMBER to decide whether disclosure is required. Again please ensure you have spoken in ADVANCE to the relevant legal officer and determined whether it is appropriate to declare the NRI and leave.

WEBCASTING NOTICE

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

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

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

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

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

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

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

*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, Director of Legal & Governance, or Director of Housing & Planning 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 Housing & Planning.
- 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, 20 October 2026

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 interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. 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 18 August 2026.	7
5.	Applications to be Determined To consider the report of the Planning Manager on planning and related applications to be determined.	12
6.	To consider any other business, details of which have been communicated to the Director of Legal & Governance 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.	Exclusion of the Press and Public To consider passing the following resolution: “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”.	
----	--	--

Part 2

Not open to the Press and Public

8.	To consider any other business, details of which have been communicated to the Director of Legal & Governance 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.	
----	---	--

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

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

18 AUGUST 2026 (6PM)

Present:

Councillors: R Drew (Chairman), J F Byng (Vice-Chairman), E Bourne, L Carroll, H E Dyke, P Dyke, I Hardiman, D Little, N Martin, F M Oborski MBE, C Rogers and D Ross.

Observers:

There were no members present as observers.

PL.11 Apologies for Absence

Apologies for absence were received from Councillor: M J Hart.

PL.12 Appointment of Substitutes

Councillor I Hardiman was a substitute for Councillor M Hart.

PL.13 Declarations of Interests by Members

No declarations of interest were made.

PL.14 Minutes

Decision: The minutes of the meeting held on 16 June 2026 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. 636 attached).

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 636 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.

There being no further business, the meeting ended at 6.36pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18 August 2026 - Schedule 636 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: 26/0067/RES
Site Address: Land At Os 385200 275500, Comberton Road, Kidderminster, Worcestershire
DELEGATED APPROVAL subject to: a. the completion of the Unilateral Undertaking to secure ownership, maintenance and future adoption by WCC Highways of the safeguarded land for shared foot/cycleway; and b. the following conditions: 1. The external materials used in the development shall be strictly in accordance with the Materials Plan Master Rev.L. 2. Notwithstanding the approved plans, no development above slab level shall take place until details of the hard surfacing to all car parking spaces and shared driveways within the Development Core character area have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved details. 3. No development above slab level shall take place, until details of the windows, including window header and cills and reveal depths, in the front elevation of all dwelling types have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details. 4. Removal of permitted development rights for front porches/canopies (Class A of the GPDO). 5. All first floor side facing windows on plots 408, 411, 415, 421, 426, 438, 434, 486, 488, 489, 518, 444, 449, 457, 485, 509, 560, 564, 546, 542, 537, 582, 570, 571, 573, 578, 585, 596, 667, 664, 648, 642, 652, 641, 638, 658, 722, 727, 730, 750, 765, 768, 766, 408, 554, 627, 752, 485, 509, 506, 469, 488, 474, 477, 551, 553, 664, 600, 607, 606, 615, 617, 628, 622, 614, 776, 779, 794, 795, 796, 803, 805, 804, 881 shall be installed with Level 3 Pilkington obscure non-opening or top-opening glazing. 6. Notwithstanding the approved plans, no development above slab level shall take place until details of tree pit planting in respect of trees shown on the approved plans, have been submitted to and approved in writing by the Local Planning Authority and all tree planting shall thereafter be undertaken in accordance with the approved details.

7. All soft landscaping details approved shall be implemented in accordance with the approved plans and in accordance with the following criteria: All approved soft landscaping within the curtilage of an approved building shall be implemented prior to the first occupation of that dwelling. All soft landscaping outside of the curtilage of an approved dwelling shall be carried out in the first planting and seeding season, following the first occupation of the relevant buildings or the completion of the development, whichever is the sooner, in accordance with the approved plan.
8. The Development hereby approved shall not be occupied until the highway features including the carriageway, footways, active travel corridor, have been provided as shown in general accordance with drawing PLANNING DESIGN SECTION 38 PLAN SHEET 1 OF 5 P_ENG_200 Revision 6.
9. No dwelling hereby permitted shall be occupied until such time as the associated parking and turning facilities for each dwelling have been implemented in accordance with drawing reference PLANNING DESIGN SECTION 38 PLAN SHEET 1 OF 5 P_ENG_200 Revision 6. Thereafter the onsite parking provision shall be so maintained in perpetuity.
10. No dwelling located on a private drive hereby permitted shall be occupied until such time as its private access drive, and any turning space, has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) and, once provided, shall be so maintained in perpetuity.
11. The development hereby approved shall not be occupied until the visibility splays shown on drawing Road Geometry & Visplay Plan Sheet 1 of 5 ENG_300 Revision 6 have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.
12. Require details of dog waste bins, implementation, maintenance and retention for the lifetime of the development.
13. Require details of the sound reduction specifications of the actual enhanced glazing, for the dwellings adjacent to and near the northern boundary, and the acoustic trickle ventilators, across the site, and the construction and surface density of the recommended acoustic fencing.
14. Measures to mitigate risk of drowning at all proposed attenuation ponds.
15. All existing agricultural fencing along Husum Way frontage, with the exception of palisade fencing required for the railway line, shall be removed in its entirety prior to the first occupation of the development.
16. Boundary treatment to be implemented in accordance with the approved plan.
17. The pumping station to be implemented in accordance with the approved external materials.
18. All works to remove trees shall be implemented in accordance with the approved Bat protection and Soft-Felling Methodology including any Natural England licensing requirements.
19. Require a badger mitigation strategy including Natural England Licensing to be obtained.
20. Require an updated reptile survey including any necessary mitigation and enhancement measures.
21. Require a Reasonable avoidance methodology strategy (RAMS) for Otters.
22. Require details to show where the provision of hedgerow gaps within close boarded fencing panels will be provided across the entire site.

23. Require details showing the location and type of 1no. swift nest box for each dwelling; 1no. built in crevice dwelling bat species feature for each dwelling; 1no. feature to provide suitable hibernation maternity and/or space suitable void for roosting bat species within every 10 dwellings; and 5no. Kent-style bat boxes within the retained woodland.
24. Details of all boundary treatments and knee-rail treatment adjacent to existing hedgerows along the eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the design, location and construction of fences, walls or other boundary features will protect existing hedgerows and provide for their long-term enhancement. This shall include: Measures to avoid damage to hedgerow roots and vegetation during construction; and details of any native hedge reinforcement planting or biodiversity enhancements proposed.
25. Development to be carried out in accordance with the approved plans.

Informatives

- Section 278 Agreement.
- Section 38 agreement details.
- Drainage details for section 38.
- Works adjoining Highway.
- Construction Environmental Management Plan.
- The applicant is advised to contact North Worcestershire Water Management via 01562 732191 or enquiries@nwwm.org.uk to discuss the need for a Land Drainage Consent. A Land Drainage Consent is required for all works that have the potential to alter the flow in an ordinary watercourse, as set out in Land Drainage Act 1991 section 23 (as amended).

Application Reference: 26/0380/RG3

Site Address: Former Crown House, Bull Ring, Kidderminster, Worcestershire

APPROVED subject to:

1. 5 year temporary consent.
2. Require details of soft landscaping and implementation.
3. Development to be in accordance with approved plans.

Application Reference: 26/0366/RG3

Site Address: The Old Court, 40-42 Worcester Street, Kidderminster, Worcestershire DY10 1EW

APPROVED subject to:

a. The following conditions:

1. Development to be commenced within 3 years of the date of the permission.
2. Development to be undertaken in accordance with approved plans and details.

Application Reference: 26/0367/LBC

Site Address: The Old Court, 40-42 Worcester Street, Kidderminster,
Worcestershire DY10 1EW

APPROVED subject to:

- a. The following conditions:
 - 1. Development to be commenced within 3 years of the date of the Listed Building Consent.
 - 2. Development to be undertaken in accordance with approved plans and details.

Application Reference: 26/0415/RG3

Site Address: Wyre Forest District Council, The Hub, Green Street,
Kidderminster, Worcestershire DY10 1HA

APPROVED subject to:

- a. The following conditions:
 - 1. Development to be commenced within 3 years of the date of the permission.
 - 2. Development to be undertaken in accordance with the approved plans and details.

Application Reference: 26/0530/HOU

Site Address: 65 Park Lane, Bewdley, Worcestershire DY12 2HA

APPROVED subject to:

- a. The following conditions:
 - 1. Development to be commenced within 3 years of the date of the permission.
 - 2. Development to be carried out in accordance with approved plans.
 - 3. Full details of external materials to be submitted prior to the commencement of any above-ground works.
 - 4. Development to be carried out in full accordance with the submitted Reasonable Avoidance Methods Statement (RAMS).

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

Planning Committee

Part A Applications

Ref:	Address of Site	Recommendation	Page No.
25/0901/FUL	Austcliffe House Cottage Austcliffe Road Cookley Kidderminster Worcestershire DY10 3UR	Approval	13
26/0481/FUL	Plot 50 Frederick Road Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA	Approval	25

Part B Applications

Ref:	Address of Site	Recommendation	Page No.
26/0442/RG3	Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA	Approval	36
26/0443/LBC	Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA	Approval	36
26/0595/HOU	28 Wilden Lane Stourport On Severn Worcestershire DY13 9LR	Approval	41
26/0624/FUL	Land At Os 379750 269570 Redhouse Road Stourport On Severn Worcestershire	Approval	46
26/0659/LBC	Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA	Approval	57

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE****20 October 2026****PART A**

Application	25/0901/FUL	Date	20.03.2026
Reference:		Received:	
Ord Sheet:	384845 280694	Expiry	07.07.2026
		Date:	
Case Officer	James Glennie	Ward:	Wyre Forest Rural

Proposal: Demolition of existing dwelling (Austcliffe Cottage) and outbuilding and change of use of land to amalgamate site into Austcliffe Park, together with the stationing of 2No. static caravans and associated works to increase the total number of caravans to 100

Site Address: Austcliffe House Cottage, Austcliffe Road, Cookley, Kidderminster, Worcestershire, DY10 3UR,

Applicant: Mr Nigel Thomas

Summary of Policy	Policies SP.2, SP.19, SP.20, SP.22, SP.23, SP.27, DM.21, DM.22, DM.24, DM.26, DM.30 of the Wyre Forest District Local Plan National Planning Policy Framework (2026) WCC Streetscape Design Guide
Recommendation	APPROVAL
Reason for referral to Committee	Parish Council objection

1.0 Planning History

The site has a long history associated with its use as a caravan park, with the below being the most relevant for the purposes of assessing the current proposal:

- 1.1 KR 238/55 – Renewal of consent for caravan site (temporary – expiring 30 September 1960) (*Granted: 3 January 1956*)
- 1.2 KR 153/73 - Use of Caravan site for 11 months of the year (*Approved: 1 May 1973*)
- 1.3 WF 197/74 – Change of use of caravan park from holiday to residential (*Refused: 25 June 1974, dismissed at appeal*)
- 1.4 WF 567/77 – Permanent occupation of caravan by site manager (*Approved: 16 August 1977*)

25/0901/FUL

- 1.5 WF 1018/81 – Change of use of plot 86 to residential and plot 89 to holiday use
(Approved: 8 January 1982)
- 1.6 WF 907/96 – Change of use of land to extend and enlarge caravan site (no change in home/van numbers) (Refused: 18 February 1997, dismissed at appeal)
- 1.7 WF 26/99 – Variation of “seasonal use” condition to exclude occupation of holiday homes between 6th January to 6th February on any one year (Approved: 16 February 1999)
- 1.8 WF 3/02 – Variation of occupancy condition to allow use of caravans for 50 weeks each year (Refused: 12 February 2002, dismissed at appeal)
- 1.9 WF 176/02 – Retention of holiday unit (Approved: 9 April 2002)
- 1.10 WF 06/1178 – Modification of condition 1 of 26/99 (which modified condition 1 of KR 153/73) to read “The site shall be used as a holiday caravan site only and no caravan shall be occupied during the months of February in any one year.” (Approved: 19 December 2006)

2.0 Consultations and Representations

- 2.1 Wolverley and Cookley Parish Council – Recommend refusal due to loss of non-designated heritage asset. Request for committee if application to be approved.

[Officer comment – The building that is subject to this application and is to be demolished is not statutorily or locally listed, however it is on the County Council’s Historic Environment Record due to the age of the building. The building has no architectural or historic interest and the Council’s Conservation Officer has raised no objection to the application and does not consider that the building is of a significance that warrants protection through local or statutory listing].

- 2.2 Worcestershire Highway Authority – No objection subject to conditions requiring Construction Traffic Management Plan and Access, Parking and Turning details conditions.
- 2.3 Nuisance Assessment Team (WRS) – No objection.
- 2.4 WCC Archaeologist – Recommend refusal due to loss of non-designated heritage asset. Recommend historic building record condition should LPA be minded approving the application.
- 2.5 Canal and River Trust – No objection.
- 2.6 Countryside Access Team – No objection subject to permission being sought outside the planning process for permission to use the PRow for vehicular access.
- 2.7 Senior Housing and Enforcement Officer – No objection, though notes the requirement to secure an amended site licence.

25/0901/FUL

- 2.8 Natural England – No response received.
- 2.9 Conservation Officer – No objection following submission of additional information. The proposal would not impact on the Staffordshire and Worcestershire Canal Conservation Area due to separation distance, and whilst the proposal would result in the loss of a non-designated heritage asset on the Historic Environment Record and heritage harm, it is noted that there is a realistic fallback of demolition given the deteriorated state of the property.
- 2.10 Tree and Biodiversity Officer – No objection.
- 2.11 Neighbours/Public – One comment received objecting to the proposal on the grounds that the proposal would involve the loss of the historic building and result in the loss of a valued building in the community. Concerns were also raised that the proposal was out of keeping with the area, would represent over development, and that it was generally dislikeable.

[Officer comment – The building that is subject to this application and is to be demolished is vacant and has not had any community use in the past. It was previously used as a residential dwellinghouse.]

3.0 Site Location and Description

- 3.1 The proposal relates to a single residential dwelling located in the Austcliffe conurbation, though not part of an identified settlement as defined in the Local Plan and surrounded by Austcliffe Caravan Park. The property is in close proximity to the Staffordshire and Worcestershire canal and is washed over by the West Midlands Green Belt. Access is provided along a private lane derived from Austcliffe Lane. A Public Right of Way runs directly East of the site and runs along the existing access to the site. The existing cottage is set below the PRow to the east and is tucked in between several caravans that form part of the caravan site.
- 3.2 The existing property, Austcliffe House Cottage, is a two-storey, timber-framed, render cottage in a considerable state of disrepair. It is identified on historic mapping and by virtue of the building recording as dating back to the late 18th or early 19th century. The building is not statutory or locally listed but is on the Historic Environment Record.
- 3.3 The proposal is for the demolition of Austcliffe House Cottage, and its replacement with two static caravans to amalgamate the domestic curtilage of the property into the wider Austcliffe Caravan Park, raising the total number of caravans to 100 with the two additional caravans for holiday occupation only. The existing access is to be maintained.

4.0 Officer Comments

- 4.1 The main considerations for this application are:
- The principle of development

25/0901/FUL

- The impact of the proposal on the Green Belt
- The heritage impacts of the proposal
- The impact of the proposal on residential amenity
- The highway impacts of the proposal
- The impact of the proposal on biodiversity

CONTEXT AND RELEVANT PLANNING LEGISLATION

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Council benefits from an adopted development plan which has been found to accord with the National Planning Policy Framework (NPPF). Notwithstanding this, the NPPF constitutes national guidance for local planning authorities and is a critical material consideration to be given weight in determining applications. Where policies, or parts of policies, in the Local Plan do not accord with the current NPPF, they are given very limited weight.
- 4.3 The Council's development plan consists at this time of the Wyre Forest District Local Plan (April 2022) and adopted Neighbourhood Plans.

PRINCIPLE OF DEVELOPMENT

- 4.4 When considering the principle of development, Policies SP.2, SP.19 and DM.21 have been considered.
- 4.5 Policy SP.2 sets out the broad spatial development strategy for the District, and states that development outside of settlement boundaries will be strictly controlled and limited to specific forms of development permitted by other Wyre Forest Local Plan policies.
- 4.6 In this regard, Policy SP.19 states that support will be given to proposals that improve the quality and diversity of existing visitor/tourist accommodation, where development is compatible with the physical character of the area and does not cause any unacceptable impacts. It also states that support will be given to developments that assist in promoting the waterways as a tourist attraction and encourage heritage tourism.
- 4.7 Policy DM.21 states that applications for extensions and improvements to existing sites will be considered on their individual merits.
- 4.8 The proposed expansion of the caravan site through demolition of Austcliffe House Cottage is considered to be, as outlined in the remainder of the committee report, to be acceptable with regard to Policies DM.21 and SP.19 when considering the specific circumstances of the case. The proposal will enhance an existing tourist accommodation site alongside the Staffordshire and Worcestershire Canal, supporting waterway-related tourism. The expansion of the caravan park would be largely infill in nature, with the site being flanked by caravans on two sides. It is therefore not considered that the extension of the caravan park through amalgamation of the curtilage of Austcliffe House Cottage would represent an unacceptable encroachment of the caravan park into open or otherwise undeveloped land. It is noted that the increase in size of the caravan park from 98 to 100 caravans is not a significant

25/0901/FUL

increase and would not result in a noticeable intensification of the site and its impacts. The use of the existing access would not see a significantly altered pattern of vehicular access, and the minor increase in access associated with two caravans (as opposed to one cottage) is considered to have minimal impacts in terms of area character.

- 4.9 Given the accordance with Policies DM.21 and SP.19, it is considered that the form of development proposed would be acceptable in principle and would therefore represent a form of development permitted outside of settlements by local plan policies in accordance with Policy SP.2.
- 4.10 The proposal is therefore considered to be acceptable in principle, and is in accordance with Policies SP.2, SP.19 and DM.21 of the Wyre Forest District Local Plan, subject to the following site specific considerations.

GREEN BELT

- 4.11 When considering the impact of the proposal on the Green Belt, Policy DM.22 of the Wyre Forest District Local Plan has been considered, alongside the NPPF.
- 4.12 Policy DM.22 states that development within the Green Belt will not be permitted except in very special circumstances, or unless one of the listed exceptions applies. The proposal would utilise previously developed land and thus would meet one of the exceptions listed under Policy DM.22 which then sends the decision maker to consider the application under Policy SA.PDL of the Local Plan.
- 4.13 Policy SA.PDL states that in order to protect the openness of the Green Belt, windfall development proposals for Previously Developed Sites in the Green Belt should:
 - i. Contribute to the achievement of the objectives for the use of land in the Green Belt
 - ii. Not exceed the height of the existing buildings and other structures and trees
 - iii. Not give rise to off site infrastructure problems.

The Policy further states that the design and landscaping of development should seek to minimise the impact on the Green Belt through the use of sensitive materials and colours and by providing extensive landscaping and tree planting to screen boundaries, where appropriate.

- 4.14 In this regard, the caravans make use of previously developed land, replacing an existing disused and derelict cottage and associated outbuilding on the domestic curtilage of the property. With regard to impact on openness, whilst precise dimensions and volumes of the caravans have not been provided, an indicative site plan shows the location of the caravans in a similar position to that of the existing cottage and outbuilding. The caravans will need to comply with the restrictions contained within the Caravan Sites Act 1968 to be legally considered caravans, though a condition will be applied to ensure the size of the caravans is of a scale so as to minimise height and visual impact on openness and ensure the caravans are white and reflect other caravans in the holiday park. The impact on the openness of the Green Belt visually is considered to be minimal, with the site being surrounded by caravans to the south, west, and north, and existing buildings to the east. It is not considered that the demolition of the cottage and its replacement with two caravans

25/0901/FUL

would contribute to a substantial loss of visual openness given the surrounding context and existing built form on site and it is not considered appropriate nor necessary to screen the caravans with extensive landscaping and tree planting as suggested by Policy SA.PDL.

- 4.15 It is also not considered that the replacement of an existing residential cottage with two holiday caravans as part of a wider large-scale caravan site would represent a significant change in activity levels in the area, and it is therefore considered that there would be no significant impact on openness as a result of intensification of activity or a substantial change in character as a result of the proposal.
- 4.16 Therefore, the proposal is considered to be in accordance with Policies DM.22 and SA.PDL of the Local Plan and is not considered to be inappropriate development in the Green Belt.

HERITAGE

- 4.17 As the property is recorded on the Historic Environment Record, the property is considered to be a Non-Designated Heritage Asset (NDHA). Policies SP.21 and DM.23 of the Wyre Forest District Local Plan refer to safeguarding the historic environment and state that any development proposal causing harm or loss of significance to a heritage asset will be resisted unless clear and convincing justification is provided to permit assessment against the NPPF criteria. The building to be demolished is not statutory listed and the Conservation Officer does not consider the building to meet the criteria to be locally or statutory listed.
- 4.18 Policy HE7 of the NPPF states that where a development proposal would cause the total loss of the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset. Local Plan policies are therefore considered to be materially consistent with the NPPF and are afforded full weight.
- 4.19 A Level 1 building recording has been undertaken by Archaeology England, which is considered to provide sufficient information relating to the heritage and significance of the asset.
- 4.20 The submitted Level 1 building recording confirms that the building has an early 19th century, or earlier, core, and retains surviving historic fabric in the form of hand-worked timbers and timber framing. There have been considerable alterations in the 20th century. It is noted in both the Level 1 building recording and the structural report that the building is in a considerable state of disrepair, emerging from a lengthy period of disuse. These defects include:
1. Sagging of the main roof covering along the rear elevation
 2. The eaves of the single storey lean to attached to the rear bowing noticeably outwards
 3. The eaves line to the roof structure have displaced laterally
 4. The eastern gable elevation has suffered lateral movement, with cracking of brickwork above two window openings
 5. Cracking to the brickwork above the lintels over the larger window and combination door openings in the extended lounge

25/0901/FUL

6. A significant vertical crack at the juncture of the extended living room and attached single storey lean-to
7. Significant internal defects and issues

- 4.21 Consequently, it is noted that the building is in a considerably poor state, and that the prospects of its reuse and adaptation are likely to attract considerable structural and financial cost, something which is not considered likely in the event of refusing the current application. It is noted that to refuse the application would not ensure that the applicant or a future developer revitalises and repairs the asset and would instead likely leave the asset to continue degrading as a result of disuse.
- 4.22 The Conservation Officer has acknowledged that, whilst the proposal would result in the total loss of the asset, the structural report identifies significant structural deterioration, and that substantial reconstruction and replacement of structural elements would be required to bring the building back into a suitable condition for occupation. The poor condition of the building is therefore recognised, and it is also recognised that there is a limited realistic prospect of the building being retained and brought back into beneficial use in its current form were the application to be refused. The Conservation Officer is of the opinion that, overall, the benefits of the proposal and existence of a fallback position (covered in more detail in the planning balance section) outweigh the harm associated with the loss of the building, and that there is therefore no objection in the final instance.
- 4.23 The Conservation Officer has commented that there is not considered to be any significant impact on the Staffordshire and Worcestershire Canal Conservation Area due to adequate separation distance and limited cross-visibility between the application site and the canal.
- 4.24 Given the above, it is considered that the harm resulting from the proposal is significantly moderated due to the poor state of the heritage asset and the limited prospect for its reuse. In line with Policy HE7, it is considered that the harm associated with the loss of a degraded, structurally unsound, and disused non-designated heritage asset is outweighed by the benefits of a proposal that otherwise enjoys weight from Local Plan policies supporting the extension and intensification of caravan sites within the District. A condition will be imposed requiring a programme of historic building recording to be undertaken prior to demolition and the results submitted to the Historic Environment Record, thereby securing an appropriate record of the asset before its loss.

RESIDENTIAL AMENITY

- 4.25 When considering residential amenity, Policy DM.24 states that development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.
- 4.26 The proposed caravans are not located in close proximity to any permanent residential dwellings. Whilst there are neighbouring holiday caravans within the wider caravan park, having regard to the siting, separation distances and scale of the proposed development, it is not considered that the proposal would result in material adverse impacts in terms of privacy, outlook, loss of light or overbearing effects on the

25/0901/FUL

occupiers of nearby units. The spacing of the caravans appears to comply with the requirements of the licensing requirements for 5m spacing between caravans, as outlined by the Senior Housing and Enforcement Officer. Consequently, the proposal is considered to accord with Policy DM.24 of the Wyre Forest District Local Plan.

- 4.27 As a result, it is not considered that there is any significant impact on residential amenity, or conflict with Policy DM.24 of the Wyre Forest District Local Plan.

HIGHWAY/PARKING

- 4.28 Policy SP.27 of the Wyre Forest District Local Plan requires development to provide safe and suitable access arrangements and to avoid unacceptable impacts on highway safety.
- 4.29 The proposal would utilise the existing private access road serving Austcliffe Park, which connects to Austcliffe Lane. The development would result in a modest increase in the total number of caravans on the site from 98 to 100. Worcestershire County Council, acting as Highway Authority, has assessed the proposal and concluded that the existing access arrangements are acceptable, having regard to the limited scale of the increase, the characteristics of Austcliffe Lane and the established use of the access road by the existing caravan park. The submitted plans indicate parking associated with each caravan and sufficient space exists within the wider site to accommodate vehicle parking and manoeuvring.
- 4.30 The Highway Authority has raised no objection to the proposal, subject to conditions requiring details of the access, parking and turning arrangements shown on the Landscape Plan and the submission of a Construction Traffic Management Plan to manage the temporary impacts associated with demolition works and the delivery of the caravans.
- 4.31 Subject to the recommended conditions, the proposal is not considered to result in an unacceptable impact on highway safety. The development therefore accords with Policy SP.27 of the Wyre Forest District Local Plan.

BIODIVERSITY

- 4.32 Policy SP.23 of the Wyre Forest District Local Plan requires development to protect and enhance biodiversity, deliver measurable net gains for biodiversity and, where necessary, be supported by an appropriate level of ecological assessment.
- 4.33 The application is supported by a Preliminary Ecological Appraisal together with a Biodiversity Net Gain Metric and Habitat Plan. In response to the recommendations of the PEA, three bat emergence surveys were undertaken to inform the assessment of the proposal and its potential impacts on protected species.
- 4.34 The submitted Biodiversity Net Gain information demonstrates that the proposal would provide in excess of the statutory requirement of 10% biodiversity net gain through habitat creation and enhancement measures including tree planting, grassland creation and hedgerow planting (11.09% gain in area habitat, 65.62% gain in hedgerow habitat). The Council's Biodiversity Officer has reviewed the submitted ecological information and raises no objection to the proposal, subject to a condition requiring the submission and implementation of a Construction Environmental

25/0901/FUL

Management Plan to ensure ecological interests are appropriately safeguarded during construction.

- 4.35 Subject to the recommended condition, the proposal is considered acceptable in ecological terms and would deliver biodiversity and ecological benefits in excess of the statutory 10% net gain legislation and is therefore in accordance with Policy SP.23 of the Wyre Forest District Local Plan.
- 4.36 The Tree and Biodiversity Officer is satisfied that the provided bat surveys and ecological assessment is acceptable and therefore raises no objection subject to the submission of a Construction Environmental Management Plan.
- 4.37 The proposal is therefore considered acceptable and is in accordance with Policy SP.23 of the Wyre Forest District Local Plan.

OTHER CONSIDERATIONS

- 4.38 In assessing the application as a whole, particularly the demolition of the existing cottage, it is noted that the applicant would retain the right to submit a prior approval for demolition under Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Under this process, the Council would be restricted solely to a consideration of the method of demolition, and the site restoration method. The heritage of the building would not be a consideration under this procedure, and it is therefore a realistic prospect that the building could be demolished under the prior approval process. This serves as a material consideration with significant weight in the planning balance.

5.0 Conclusion and Recommendations

- 5.1 The proposal has been found to be acceptable in principle and, for the reasons set out above, is not considered to constitute inappropriate development in the Green Belt, falling within the previously developed land exception contained in Policy DM.22 of the Local Plan. Policy S5 of the NPPF states that development for rural businesses and services, including tourism, outside of settlements should be approved where this is demonstrated to be necessary unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the NDMPs of the NPPF. Given the proposal is infill and is for the demolition of a cottage that is surrounded by existing caravans within the caravan park, with local policy affording weight to the expansion of existing tourist facilities, it is considered that the development is reasonably construed as “necessary”, and that the policy-supported expansion of the caravan park should ideally occur on such a basis that new caravans are located in close proximity to existing caravans, and in locations that do not result in the sprawl of the park. The location of the caravans is therefore considered to be necessary to secure the expansion and intensification of the caravan park in line with local plan policies SP.19 and DM.21.
- 5.2 The principal adverse effect arising from the proposal is the loss of Austcliffe House Cottage, which is considered to be a non-designated heritage asset. The proposal would therefore result in heritage harm through the total loss of the asset.

25/0901/FUL

- 5.3 In assessing the level of harm, regard is had to the significance of the asset, its physical condition, the extent of structural deterioration identified within the submitted reports, and the realistic prospects for its retention and beneficial reuse. The submitted structural report and historic recording demonstrates that the building is in a significant state of disrepair and would require substantial repair and reconstruction works to secure its long-term occupation. The Conservation Officer has acknowledged these circumstances and, whilst recognising that the proposal would result in the total loss of the asset, raises no objection to the application overall when considering the likelihood of further deterioration of the asset. These matters are material considerations in undertaking the balancing exercise required by NDMP HE7.
- 5.4 Significant weight is also afforded to the existence of the fallback position that demolition of the building could potentially be pursued through the prior approval procedures contained within Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. In such circumstances, the scope of the Council's consideration would be limited to matters relating to the method of demolition and restoration of the site, and the heritage significance of the building would not form part of the decision-making process. Consequently, there is considered to be a realistic prospect that demolition of the building could occur irrespective of the outcome of the present application, and that refusal of the current application on heritage grounds would not necessarily safeguard the building from demolition under a future application for demolition via the prior approval process.
- 5.5 Weight is afforded in favour of the proposal through the enhancement and modest expansion of an established tourism facility, supporting tourism and recreation in accordance with Policy SP.19 of the Local Plan. The proposal would make effective use of previously developed land, increase the site's capacity by a minor two additional holiday caravans, deliver biodiversity net gains in excess of the statutory minimum requirement, and has been found acceptable with regard to Green Belt policy, residential amenity, and highway safety.
- 5.6 Having regard to the significance of the heritage asset, its condition, the realistic prospect of demolition occurring through the fallback position, and the benefits associated with the development, it is considered that the benefits of the proposal outweigh the harm arising from the loss of the non-designated heritage asset. The proposal is therefore considered to satisfy the balancing exercise required by NDMP HE7 of the NPPF.
- 5.7 Overall, the proposal is considered to accord with the development plan when read as a whole. Furthermore, having regard to Policy S5 of the NPPF, the benefits of the proposal are not considered to be substantially outweighed by any adverse effects when assessed against the NDMPs in the Framework. There are no material considerations that indicate planning permission should be withheld.
- 5.8 Officers therefore recommend **APPROVAL** subject to:
- a) The following conditions
 1. Development to be commenced within 3 years of the date of the permission

25/0901/FUL

2. Caravans to be used as holiday accommodation only, and occupied 11 months of the year only (and not to be occupied during the month of February)
3. Site manager to retain register of users of the holiday caravans to be available for inspection by the LPA at all times
4. Submission of a demolition method statement prior to demolition works
5. Prior to any demolition works, a programme of historic building recording to be submitted and approved by the LPA
6. Caravans to be coloured white and single-unit static types. No double-unit or twin-unit caravans are to be sited.
7. Prior to first use, details to be submitted to LPA detailing access, parking and turning provisions, and for these to be implemented and retained for the lifetime of development
8. Prior to commencement, submission of a Construction Traffic Management Plan (CTMP)
9. Prior to first occupation, submission of foul drainage details
10. Prior to commencement, submission of a Construction Environmental Management Plan (CEMP)
11. Submission and approval of hard and soft landscaping details prior to any development other than demolition of the existing cottage.
12. Submission and approval of full site layout details, including the extent of each caravan pitch's domestic curtilage, prior to any works other than demolition of the existing cottage.
13. Historic building recording survey (level to be agreed with the Conservation Officer and Worcestershire Archaeology Service) to be undertaken prior to demolition, with the completed record submitted to the Historic Environment Record
14. Require all demolition material to be removed from site prior to use of land for the stationing of two caravans
15. Development to be undertaken in accordance with the approved plans and details



Housing and Planning

Austcliffe House Cottage, Austcliffe Road, Cookley, Kidderminster Worcestershire DY10 3UR



Crown Copyright 100018317

PART A

Application 26/0481/FUL
Reference:
Ord Sheet: 383414 274148

Date 12.06.2026
Received:
Expiry 11.09.2026
Date:
Ward: Foley Park And Hoobrook

Case Officer Hayden Gillard

Proposal: Proposed erection of an Industrial Unit (Class B2) together with all associated works including provision of landscaping, parking and service access

Site Address: Plot 50, Frederick Road, Hoo Farm Industrial Estate, Kidderminster, Worcestershire, DY11 7RA,

Applicant: Hawkins Projects Ltd

Summary of Policy	DM.9, DM.24, DM.26, SP.1, SP.2, SP.3, SP.17, SP.20, SP.23, SP.27, SP.32, SP.33, SP.37 and SA.K24 of the Wyre Forest Local Plan (Adopted April 2022) Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	APPROVAL
Reason for referral to Committee	Major Planning Application

1.0 Planning History

- 1.1 WF/0394/74 - Estate Road and service station at Hoo Farm, Worcester Road, Kidderminster – Refused 24.09.1974
- 1.2 WF/0878/74 - Outline Planning Permission. Provision of new vehicle access with additional road improvements to A449 plus outline approval for road layout on industrial area, Hoo Farm, Worcester Road, Kidderminster – Approved 17.12.1974
- 1.3 WF/0001/75 - Construction of estate road for future industrial use, linking to approved road pattern on land between Worcester Road (A449) and Wilden Lane, Kidderminster – Refused 25.02.1975
- 1.4 WF/0255/77 - Outline Planning Permission Construction of access and layout of roads (Stage II) at Hoo Farm, Worcester Road, Kidderminster. – Approved 24.05.1977
- 1.5 WF/1386/79 - Approval of Reserved Matters Access and internal road layout at Hoo Farm, Kidderminster. – Approved 29.01.1980

26/0481/FUL

- 1.6 WF891/80 - Town and Country Planning Act 1971 WF891/80 dated 30 September 1980. Warehouse and offices for Steel Stockholders at Hoo Farm Industrial Estate, Kidderminster. – Approved 1980
- 1.7 WF575/84 - Town and Country Planning Act 1971 WF575/84 dated 14 August 1984. Offices and distribution warehouse for carpet and ancillary goods with manoeuvring and parking facilities at Hoo Farm Industrial Estate, Kidderminster. – Approved 1984
- 1.8 WF515/87 - Town and Country Planning Act 1971 WF515/87 dated 5 August 1987. New first floor offices at Frederick Road, Hoo Farm Industrial Estate, Kidderminster. – Approved 1987
- 1.9 22/0862/FUL - Proposed erection of a distribution centre (Class B8) with ancillary offices together with all associated works including landscaping, provision of parking and cycle spaces and improvements to service yard – Approved 23.02.2022
- 1.10 23/0337/NMA - Proposed reduction of the building footprint to provide larger service yard, minor internal reconfiguration of the unit and associated external changes to the building, together with the removal of the external cutting shelter and rearrangement of sprinkler tank and pump house – Approved 21.06.2023
- 1.11 23/0272/CR - Discharge of Conditions 3, 4, 5, and 13 of 22/0862/FUL – Approved 18.08.2023
- 1.12 23/0686/NMA - Non-material amendment application to planning permission 22/0862/FUL to bring in the eastern building line by 1 metre, reduce the office ground and first floor areas but re-introduce the second floor area permitted under the original planning permission, and minor changes to the roof arrangement – Approved 18.10.2023

2.0 Consultations and Representations

- 2.1 Kidderminster Town Council – No objection.
- 2.2 Trees and Biodiversity Officer – No objection subject to conditions to require a construction environment management plan and external lighting details. The statutory BNG requirement will require the later submission of a HMMP to discharge the BNG condition. This will likely need a section 106 securing the agreement. The submitted PEA considers the likelihood of protected species on site and rules out the likelihood of risk but has recommended the pre-commencement conditioning of a CEMP and wildlife sensitive lighting scheme, which could be worded as recommended beneath. A hedgehog mitigation plan should also be conditioned, as recommended within the PEA, detailing the installation of 13x13cm hedgehog 'highways' within any hard boundaries to allow hedgehogs to migrate across the site, with any holes avoiding conflict with Frederick Road or Arthur Drive to reduce mortality risks.

26/0481/FUL

- 2.3 North Worcestershire Water Management – No objection subject to a condition to require a surface water drainage scheme. This application is accompanied by a Flood Risk Assessment and Surface water drainage strategy and maintenance plan (DSA Ref 26/60397, Rev 1, 10 June 2026). The surface water drainage strategy proposed is an improvement compared to the one approved for 22/0862/FUL as discharge is to be limited further, mimicking the pre-development situation. Discharge is to get limited using two hydrobrakes and two crated, underground attenuation areas. Runoff is treated prior to discharge by 2 bypass separators which are shown to provide sufficient treatment utilising the simple index approach (appendix D). I believe that the surface water drainage strategy has demonstrated compliance with the National Standards for SuDS (Defra, 2025) and that there would be no reason to withhold approval of this application on water management grounds. I propose the following condition:
- 2.4 Crime Risk Manager – No objection. In commenting on any plans for development due diligence is given to CPTED principles, the National Planning Policy Framework, the Wyre Forest planning document, and Secured by Design principles to provide safe and secure environments. In relation to this application, thank you for the opportunity to comment, I have no concerns or objections.
- 2.5 Highway Authority – No objection.
- 2.6 Severn Trent Water – No comment received.
- 2.7 Health and Safety Executive – No comment received.
- 2.8 WRS (Contaminated Land) – No objection. WRS has reviewed available documents and records in respect of potential contaminated land (PCL) issues at the above application site. The Phase 1 Dest Study attached to the application recommends further work and that a Phase Two intrusive site investigation should be undertaken. Given the site history and the fire that engulfed a carpet warehouse in 2021, WRS agree with the recommendation, and that PFAS / PFOS chemicals should be included in the suite of potential contaminants. WRS recommend that an ACM Survey as well as condition wording is applied to the application, should any permission be granted to the development, to ensure PCL issues on site are appropriately addressed.
- 2.9 WRS (Air Pollution Team) - No objection.
- 2.10 WRS (Nuisance Team) – No objection.
- 2.11 Public Consultation – No comment received.

26/0481/FUL

3.0 Site Location and Description

- 3.1 The application site comprises approximately 1.14 hectares of previously developed land located on the southern side of the Hoo Farm Industrial Estate, Kidderminster. The site is broadly rectangular and is predominantly surfaced by existing concrete slabs/hardstanding, with limited grassed areas around the perimeter. The area is bounded by Frederick Road to the south and Arthur Drive to the west, and is surrounded by established commercial, logistics and industrial uses forming part of the wider Hoo Farm Industrial Estate. The adjoining site to the east is occupied by John Tainton, an established steel processing and distribution business. The current proposal would enable that business to expand its operations onto the application site.
- 3.2 The site lies within a designated employment area, and forms part of the South Kidderminster Enterprise Park (SKEP). The park area is characterised by industrial and commercial enterprises to the north, with Green Belt land located east and west of the wider site.
- 3.3 The application proposes the erection of an Industrial Unit (Class B2) together with all associated works including provision of landscaping, parking and service access.
- 3.4 The site is not subject to any specific ecological, landscape or heritage designation. It lies within Flood Zone 1. The surrounding area is characterised by large-scale industrial and commercial buildings, extensive areas of hardstanding, service yards, vehicle parking and associated infrastructure.
- 3.5 The following supporting documents have been submitted with the application:
 - W05053 Planning Statement
 - W05053-3PD Flood Risk Assessment
 - W0503(1)C Energy Statement
 - LO268 Lighting Impact Assessment
 - 60397 Drainage Strategy
 - 260510 Preliminary Ecological Assessment
 - 260110 BNG Final

4.0 Officer Comments

- 4.1 The main considerations for this application are:
 - Background Information
 - Principle of Development
 - Character and Appearance of Area
 - Flood Risk and Drainage
 - Pollution and Potential Contaminated Land
 - Renewable and Low Carbon Energy
 - Trees and Biodiversity
 - Access and Highway Safety
 - Landscape Character
 - Economic Benefits

26/0481/FUL

- Viability of the Scheme

PRINCIPLE OF DEVELOPMENT

- 4.2 The Development Plan for Wyre Forest is comprised of the Wyre Forest District Local Plan, which was adopted in April 2022 and for the purposes of decision making is up to date given its relative newness. The Wyre Forest District Local Plan is complemented by a number of supplementary planning documents (SPD), these include the Planning Obligations SPD, Housing SPD, Health and Wellbeing SPD and Design, Amenity and Shopfronts SPD. In accordance with the Act, applications for planning permission are required to be determined in accordance with the development plan unless materials considerations indicate otherwise. It should also be worth noting that due to the robustness of the Local Plan, decision making on applications is firmly plan-led.
- 4.3 One of the key material considerations is the National Planning Policy Framework (the 'NPPF') (August 2026 version). The NPPF sets out the Government's planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way at the heart of the NPPF is a presumption in favour of sustainable development. It states that decision makers at every level should seek to approve applications for sustainable development were possible. It also states that the planning system should be genuinely plan-led.
- 4.4 The plot is located to the west of the Industrial estate and, due to its position within the site, the principle of the development is important. Policy SA.K24 sets out that the site is allocated for employment development (light Industrial, B2 and B8). Development proposals within the SKEP area should:
- Positively contribute to the economic well-being of the District
 - Ensure that they are compatible with neighbouring areas and should not prejudice the operation and amenity of existing employment in the area
- 4.5 Additionally, SP.17 of the Local Plan states that 'Land and premises within the District's existing employment areas will be reserved for B2 and B8 use classes as well as employment generating uses including Class E offices (other than professional and financial services offices), research and development and light industrial uses and, where appropriate, sui generis uses'.
- 4.6 The redevelopment of the site, to provide an industrial warehouse, will comply with the requirements set out above. Additionally, the construction will create jobs, and ensure the continued commercial use of the site, improving economic vitality in the district. The current NPPF places significant emphasis on supporting economic growth and business investment. Policy E2 states that substantial weight should be given to the economic benefits of commercial development which allows businesses to invest, expand and adapt. In this case, the proposal would facilitate the expansion of an established local business and the continued use of a previously developed employment site. The principle of the development is therefore deemed acceptable, subject to the considerations laid out below.

26/0481/FUL

CHARACTER AND APPEARANCE OF AREA

- 4.7 All development within Wyre Forest District will be expected to exhibit high quality design and help to create and reinforce local distinctiveness as set out in Policies SP.20 and DM.24. The sites allocating policies require specific elements to be delivered as part of the overall development of the site.
- 4.8 The proposed building, whilst large in scale, must be considered in the context of the existing Hoo Farm Industrial Estate, where large-scale industrial and commercial buildings are an established characteristic. The proposed unit would have a ridge height of approximately 12.85 metres. This is below the height of the former MCD House warehouse, which was approximately 13.6 metres in height. The scale of the building is therefore comparable with the historic built form on the site and the wider industrial estate. Additionally, the proposed external appearance, comprising grey metal cladding with red detailing, is functional and appropriate to the proposed industrial use and the character of the surrounding employment area. When taken in context, the building would not introduce a form of development that would be incongruous to its surroundings, with the proposed native hedgerow, tree and shrub planting providing additional visual interest, assisting in integrating the building into the existing employment estate.
- 4.9 Subject to the implementation of the submitted landscaping scheme and appropriate control over external materials, the proposal is considered to represent an acceptable design response, aesthetically in keeping with the character and appearance of the area. The development would therefore accord with Policies SP.20 and DM.24 of the Local Plan and the relevant design policies of the NPPF.

RESIDENTIAL AMENITY

- 4.10 The proposal is situated a significant distance from any residential dwellings, with the nearest separated a considerable distance west of the site. The proposed development would therefore be compatible with the established character and operation of the area. No objection has been raised by Worcestershire Regulatory Services in terms of nuisance assessment.
- 4.11 Officers therefore consider that the development would not result in an unacceptable development in terms of noise, impact on privacy, outlook sunlight, daylight or be unduly overbearing due to the adequate separation distance between the nearest dwelling and proposed industrial building.

FLOOD RISK AND DRAINAGE

- 4.12 Policies SP.30 and SP.31 of the Wyre Forest District Local Plan refers to flood risk management and sustainable drainage, which is consistent with the NPPF.
- 4.13 Policy SP.32 of the Wyre Forest District Local Plan advises that effective on-site management of surface water can improve water quality, water conservation, the replenishment of ground water supplies and reduce instances of flooding. All new developments with surface water impacts will be required to demonstrate that flows and volumes of surface water runoff leaving a development site do not exceed Greenfield levels. Also, all major developments will be required to submit a detailed

26/0481/FUL

Drainage Strategy to show that the proposed drainage system meets the criteria for providing Sustainable Drainage Systems (SuDS) and that the proposed drainage systems will be managed and maintained for the lifetime of the development.

- 4.14 The site is not in an area at risk of flooding. The proposed development would not be suitable for infiltration drainage and an attenuated discharge to the surface sewer system is proposed, via two underground attenuation areas. Runoff will be treated prior to discharge, in line with the requirements of the simple index approach.
- 4.15 The North Worcestershire Water Management Officer has carefully considered the submitted documents and the proposed development and has raised no objection, subject to a detailed drainage condition. The development would therefore accord with Policy SP.31 and SP.32 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

POLLUTION AND POTENTIAL CONTAMINATED LAND

- 4.16 Policy SP.33 of the Wyre Forest District Local Plan requires 'Development proposals to be designed to avoid any significant adverse impacts from pollution, including cumulative ones, on: human health and wellbeing; biodiversity; the water environment; neighbouring land uses; and existing or proposed Air Quality Management Areas (AQMA).
- 4.17 No objection has been raised by Worcestershire Regulatory Services in terms of potential contaminated land, subject to a condition requiring a Tiered Investigation (Phase 1 Complete). The National Planning Policy Framework advises that Planning Decisions should ensure the site is suitable for its proposed use taking account of ground conditions, pollution arising from previous uses and any proposals for mitigation including land remediation. The Framework also requires adequate site investigation information be prepared by a competent person is presented. Additionally, the WRS Air Quality team have no adverse comments in relation to the application, with the standard recommendation for secure cycle parking/electric vehicle charging points, which will be secured by condition.
- 4.18 Officers therefore consider that the development would not result in an unacceptable development in terms of potential contaminated land, subject to the recommended conditions.

RENEWABLE AND LOW CARBON ENERGY

- 4.19 Policy SP.37 of the Wyre Forest District Local Plan relates to reducing carbon emissions and to secure sustainable energy solutions. The policy requires major developments to incorporate energy from renewable or low carbon sources equivalent to at least 10% predicted energy requirements and to be accompanied by an Energy Statement. Also, that all developments should include electric vehicle charging points and, where possible, be fitted with solar panels. Policy SP.29 requires developments to incorporate design features including achieving internal water use of 110 litres per person per day.
- 4.20 The submitted Energy Statement adopts a fabric-first approach and proposes high-efficiency lighting, daylight sensors and roof-mounted photovoltaic panels. The proposal would therefore incorporate renewable energy generation, and energy

26/0481/FUL

efficiency measures consistent with the objectives of Policy SP.37. A condition will ensure the approved renewable energy measures to be implemented and retained. Officers therefore deem that the proposal will meet the stipulations set out in Policy SP.37 of the Local Plan.

ACCESS AND HIGHWAY SAFETY

4.21 Policy SP.27 of the Wyre Forest District Local Plan states:

‘Proposals must demonstrate that:

- the location and layout of development will minimise the demand for travel;
- they offer viable sustainable transport choices, with a particular focus on active travel modes with attractive and well-designed walking and cycling networks;
- they address road safety issues; and in particular,
- they are consistent with the delivery of the Worcestershire Local Transport Plan objectives’.

‘Priority will be given to improving infrastructure, technology and services to support active travel (walking and cycling) and passenger transport (bus, rail and community transport) during the plan period.”

4.22 The Highway Authority has considered the proposed site access arrangements, HGV movements, parking provision, pedestrian infrastructure and sustainable transport measures. The proposal would provide sufficient parking to meet the anticipated operational requirements of the development, and it has been confirmed that the parking provision is acceptable, ensuring that the proposal would not result in an unacceptable impact upon highway safety or the operation of the surrounding highway network.

4.23 Subject to several conditions, including a detailed scheme for the site access arrangements and an Employment Travel Plan, Officers therefore conclude that the proposal can be accommodated without an unacceptable impact upon highway safety or a material adverse impact upon the operation of the surrounding highway network. Consequently, there are no highway grounds on which to refuse the application. The proposal therefore accords with Policy SP.27 and the relevant transport policies of the NPPF.

TREES AND BIODIVERSITY

4.24 Policies SP.23 and DM.26 of the Wyre Forest District Local Plan concern biodiversity and landscape. Both policies expect new developments to make a positive contribution to the natural environment through biodiversity net gain, provision of habitat and availability of appropriate foraging opportunities. Landscaping schemes should be appropriate for a site’s context, with trees, hedgerows, and other natural defining features retained wherever possible. Emphasis is placed on the planting of native species to support existing and encourage new biodiversity to the area and strengthen landscape character set out within the WCC Landscape Character Assessment.

26/0481/FUL

- 4.25 The application is supported by a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment. The PEA considers the site to have limited ecological value, reflecting its previously developed condition and its location within an established industrial estate. The assessment does not identify a requirement for additional protected species surveys and considers the risk of harm to protected species to be limited. The Council's Tree and Biodiversity Officer has nevertheless identified appropriate mitigation and enhancement measures to ensure that ecological interests are protected during construction and operation, including a Construction Environmental Management Plan and ecological lighting scheme; matters which can be secured by planning condition. In terms of the statutory BNG requirement, this can be dealt with through the appropriate post-permission process and associated legal mechanisms where required.
- 4.26 Subject to the recommended ecological conditions and statutory biodiversity gain requirements, the proposal is therefore considered acceptable in biodiversity terms.

5.0 Conclusion and Recommendations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that determination must be in accordance with the development plan unless material considerations indicate otherwise. Additionally, the NPPF advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.2 The adopted Wyre Forest District Local Plan came into force in April 2022 and is considered to be 'recently adopted' as defined by the NPPF. As such, the policies contained within the Wyre Forest District Local Plan, which are the most important for determining the application, are up-to-date and are afforded full weight. All planning decisions are therefore plan-led, and an appropriate planning balance can be made in this case.
- 5.3 The proposed erection of an industrial unit is acceptable in principle and the site is situated in a suitable location within the employment area. The development is of an acceptable design and scale in the locality and would allow the occupiers to expand their business at the site. There are no outstanding technical issues that cannot be addressed by condition, and the development is considered to be in accordance with the Wyre Forest District Local Plan.

26/0481/FUL

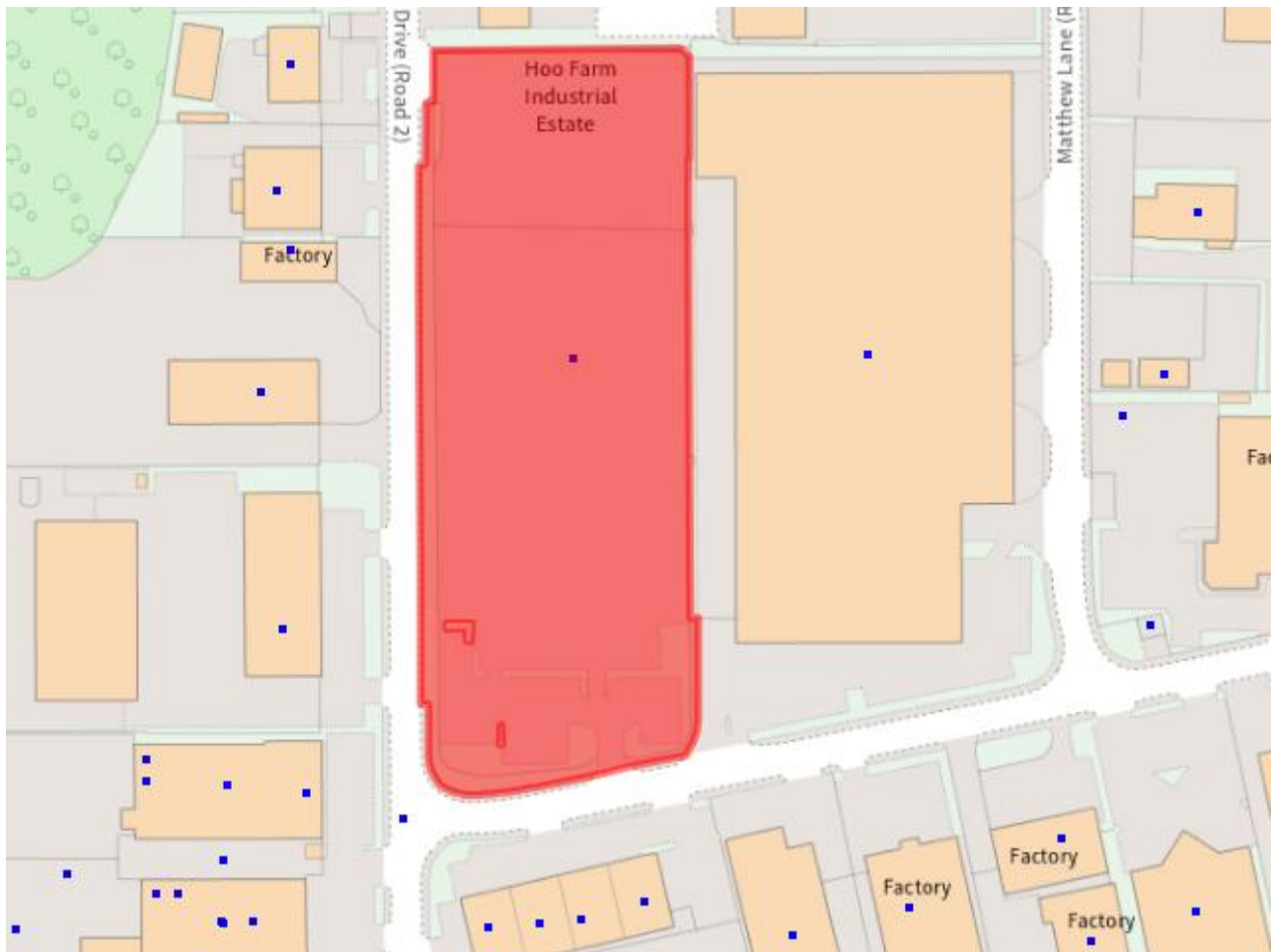
5.4 Officers therefore recommend **APPROVAL** subject to:

a) The following conditions

1. 3-year Time Limit to commence development
2. External Materials
3. Tiered investigation for potential contaminated land
4. Vehicular Visibility Splays
5. Site Access
6. Parking
7. Motorcycle Parking
8. Accessible Parking
9. Cycle Parking
10. Travel Plan
11. Construction Management Traffic Plan (CTMP)
12. Surface Water Drainage
13. Construction Environmental Management Plan (CEMP)
14. Lighting Plan
15. Hedgehog Mitigation
16. Landscaping scheme and implementation
17. Use Class B2 only
18. Renewable energy measures
19. No Outdoor storage
20. Development to be in accordance with the approved plans

Informatives

- a. Affected Sewers and Water Mains
- b. WRS Code of Best Practice for Demolition and Construction Sites



Planning and Housing

Plot 50, Frederick Road, Hoo Farm Industrial Estate Kidderminster Worcestershire
DY11 7RA



Crown Copyright 100018317

PART B

Application Reference: 26/0442/RG3 and 26/0443/LBC
Ord Sheet: 382993 276472

Date Received: 30.06.2026
Expiry Date: 25.08.2026

Case Officer: Hayden Gillard

Ward: Blakebrook And Habberley South

Proposal: Installation of 2no. grilles for a kitchen ventilation unit and installing a new suspended grid and tiled ceiling.

Site Address: Piano Building , Weavers Wharf, Kidderminster, Worcestershire, DY10 1AA

Applicant: James Leach

Summary of Policy	DM.23, DM.24, SP.21 of the Wyre Forest District Local Plan Design, Amenity & Shopfronts SPD Streetscape Design Guide (WCC) National Planning Policy Framework National Planning Practice Guidance
Recommendation	APPROVAL
Reason for Referral to Committee	The site owner is Wyre Forest District Council

1.0 Planning History

- 1.1 WF/0450/96 - Outline Planning Permission. Part demolition (including Pitts Lane Multi-Storey Car Park) and redevelopment of existing buildings and erection of new buildings for Class A1 (retail), Class A2 (finance and professional), Class A3 (food and drink), Class B1 (offices), Class C3 (residential), Class D2 (leisure), petrol station, bus interchange and associated car parking, landscaping and engineering works including the realignment and opening up of the River Stour – Approved 15.10.1996
- 1.2 WF/0646/03 - Outline Planning Permission. Amendment to Condition 2 of planning permission WF450/96 to enable an increase in the combined gross external floorspace of Units 15-19 inclusive from 7229 sq.m to 9036 sq.m – Approved 12.08.2003
- 1.3 06/0337/FULL - Change of use of existing ground and first floors of the piano building from retail use to restaurant use (A3 use class) – Approved 21.06.2006
- 1.4 06/0338/LIST - Internal subdivision to form restaurant at ground and first floors; creating of new openings and kitchen area; provision of extract ducting and sound insulation – Approved 21.06.2006
- 1.5 09/0387/LIST - Placement of heritage plaque on the corner of the building – Approved 17.07.2009

26/0442/RG3 and 26/0443/LBC

- 1.6 12/0014/FULL - Redevelopment involving mixed use scheme comprising of change of use from retail (Class A1) and residential (Class C3) to a higher education academy (Class D1) including provision of restaurant (Class A3) and retention of retail (Class A1) to part of ground floor, together with ancillary facilities and associated works including the formation of new ground floor mezzanine levels, structural strengthening works, external mechanical services plant deck, provision of service yard for refuse, insertion of new window and door openings – Approved 16.03.2012
- 1.7 12/0404/ADVE - Installation of various non-illuminated signs – Approved 03.08.2012
- 1.8 24/0310/FUL - Change of use of premises from higher education academy, restaurant and retail uses (Use Classes D1 and E) to mixed use office, food/beverage, entertainment and retail space (Use Class E(a-g(i))/sui generis (drinking establishment)), together with associated internal refurbishment works, formation of new entrance lobby and landscaping works (amended description) – Approved 02.10.2024
- 1.9 24/0751/CR - Discharge of conditions 9 (CEMP - Highways) and 12 (CEMP - Biodiversity) attached to planning approval ref: 24/0310/FUL – Approved 17.12.2024
- 1.10 25/0496/CR - Discharge of Conditions 4 (Security Measures), 5 (Street Furniture), 6 (External Plant), 7 (Landscaping), 8 (Travel Plan), 11 (External Lighting) and 15 (Defibrillator) attached to planning approval ref: 24/0310/FUL – Approved 15.08.2025
- 1.11 25/0512/S73 - Variation of Conditions 2 (External Materials), 10 (Cycle Parking) and 16 (Approved Plans) attached to planning approval ref: 24/0310/FUL – Approved 26.08.2025
- 1.12 25/0513/S19 - Variation of Condition 8 (Approved Plans) attached to planning approval ref: 24/0311/LBC – Approved 26.08.2025
- 1.13 25/0642/ADV - Advertisement Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building' – Approved 23.12.2025
- 1.14 25/0694/LBC - Listed Building Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building' – Approved 23.12.2025

2.0 Consultations and Representations

- 2.1 Kidderminster Town Council – Support.

26/0442/RG3 and 26/0443/LBC

- 2.2 Nuisance Assessment Team (WRS) – No objection subject to the following condition being imposed to the decision notice:

Prior to the first use of the commercial kitchen, the applicant should submit full details, including fume and odour mitigation measures, of the proposed commercial kitchen ventilation system, in line with the Defra / EMAQ+ guidance 'Control of Noise and Odour from Commercial Kitchen Exhaust Systems, for approval.

- 2.3 Conservation Officer - No objection.

- 2.4 WCC Archaeology - No archaeological concern or objection.

- 2.5 Public Consultation – No comments received.

3.0 Site Location and Description

- 3.1 The application refers to the Piano Building, a Grade II Listed Building situated within Weaver's Wharf, at the centre of Kidderminster. The commercial centre of the town is located nearby to the northeast, with the building directly adjacent to the conservation area. The structure previously served as a wool warehouse and carpet factory in the late 19th century and has since been utilised for various functions.

- 3.2 The application proposes targeted internal and external alterations to the support the operational requirements of the building, including two external metal grilles at ground floor level, with a suspended grid and tiled ceiling system in the internal kitchen spaces.

- 3.3 The following supporting documents have been submitted with the application:

- Heritage Statement
- Design and Access Statement

4.0 Officer Comments

- 4.1 The main considerations for this application are:

- Design/character considerations.
- Pollutant assessment.
- Impact on the historic environment.

PRINCIPLE OF DEVELOPMENT

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Council benefits from an adopted development plan which has been found to accord with the National Planning Policy Framework (NPPF). The NPPF constitutes guidance for local planning authorities and is a material consideration to be given weight in determining applications.

26/0442/RG3 and 26/0443/LBC

The Council's development plan consists at this time of the Wyre Forest District Local Plan (April 2022) and adopted Neighbourhood Plans.

CHARACTER AND APPEARANCE OF AREA

- 4.3 All development within Wyre Forest District will be expected to exhibit high quality design and help to create and reinforce local distinctiveness as set out in Policies SP.20 and DM.24.
- 4.4 The building will remain largely unchanged, with the external grilles constituting minor additions, restricted to the ground floor level. Additionally, the internal modifications are designed to cover the existing exposed plant, with the intervention entirely reversible in future, should the need arise. The new suspended ceilings offer an aesthetic finish that conceals necessary elements and allows long-term maintenance access through easy tile access.
- 4.5 Your officers consider that the proposed alterations would be of an acceptable design and scale and would be aesthetically in keeping with the character and appearance of the area. The proposed development is therefore considered to be in accordance with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan and the NPPF.

POLLUTION MITIGATION

- 4.6 No objection has been raised by Worcestershire Regulatory Services in terms of pollutant potential, subject to a condition requiring the submission of details regarding fume and odour mitigation measures of the proposed kitchen ventilation system.
- 4.7 Your Officers therefore consider that the development would not result in an unacceptable development in terms of pollution risk, subject to the recommended conditions.

HISTORIC ENVIRONMENT

- 4.8 The development affects a Grade II Listed Building and is also adjacent to the Staffordshire and Worcestershire Canal Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when deciding whether to grant consent for development which affects a conservation area or its setting, Local Planning Authorities should have special regard to the desirability of preserving or enhancing the character or appearance of that area.
- 4.9 Following consultation with the Councils Conservation Officer, who has raised no objections to the proposal, your officers consider that the potential public benefit would outweigh any harm to the setting of the area. The proposal will be located at the ground level and is not deemed to harm any sensitive areas of the heritage asset, whilst ensuring the building meets modern hygiene standards. Additionally, the County Archaeologist has raised no objections to the proposal. The proposal is therefore considered to accord with the requirements of Policies SP.21 and DM.23 of the Wyre Forest District Local Plan, and with the relevant provisions of the National Planning Policy Framework (NPPF).

26/0442/RG3 and 26/0443/LBC

5.0 Conclusions and Recommendations

- 5.1 The proposed alterations are considered acceptable and will not detract from the character of the area and will have minimal impact upon the amenity of adjoining occupiers or the safety of road users or pedestrians. Additionally, the impact on the Grade II Listed Building is considered minimal. The proposal therefore complies in full with the requirements of policy DM.23, DM.24 and SP.21 of the Wyre Forest District Local Plan and approval is recommended.
- 5.2 Application **26/0442/RG3** is therefore recommended for **Approval**, subject to the following conditions:
1. 3-year time limit to implement the development
 2. External details to be submitted and agreed in writing by the LPA and development to be implemented in accordance with the approved details
 3. Commercial Kitchen Ventilation System to be submitted and agreed in writing by the LPA and development to be implemented in accordance with the approved details
 4. Reversibility of Works if use ceases
 5. Development to be carried out in accordance with the approved plans
- 5.3 Application **26/0443/LBC** is therefore recommended for **Approval**, subject to the following conditions:
1. 3-year time limit to implement the development
 2. External details to be submitted and agreed in writing by the LPA and development to be implemented in accordance with the approved details
 3. Commercial Kitchen Ventilation System to be submitted and agreed in writing by the LPA and development to be implemented in accordance with the approved details
 4. Reversibility of Works if use ceases
 5. Development to be carried out in accordance with the approved plans

PART B

Application Reference:
 Ord Sheet: 26/0595/HOU
 382354 271670
 Case Officer James Glennie

Date Received:
 Expiry Date:
 Ward: 29.07.2026
 23.09.2026
 Mitton

Proposal: Proposed rear dormer

Site Address: 28 Wilden Lane, Stourport On Severn, Worcestershire, DY13 9LR,

Applicant: Mr S Green

Summary of Policy	Policy SP.20, DM.22, DM.24 and DM.25 of the Wyre Forest District Local Plan Design, Amenity and Shopfronts SPD (2024) National Planning Policy Framework (December 2024) National Planning Practice Guidance National Design Guide
Recommendation	APPROVAL
Reason for referral to Committee	Related to WFDC Employee

1.0 Planning History

- 1.1 KB 119/56 – Bungalow (Original Permission) (Refused: 23/06/1956, though appears to have subsequently been granted permission on 11.10.1956)
- 1.2 SU 204/62 – Garage (Approved: 15.11.1962)
- 1.3 WF 633/04 – Two-storey extension to front, alterations to existing roof, detached single garage (Refused: 27/07/2004)
- 1.4 WF 930/04 – Extensions to side and rear, alterations to existing roof, detached single garage (Approved: 26.10.2004)

2.0 Consultations and Representations

- 2.1 Stourport-on-Severn Town Council – Recommend approval.
- 2.2 Neighbours/Public – No comments received.

26/0595/HOU

3.0 Site Location and Description

- 3.1 The application refers to a dormer bungalow on Wilden Lane, forming part of the Wilden settlement. The property is set in a position significantly raised above Wilden Lane, with the land sloping upwards to the rear significantly across the rear garden. The area has a mixed residential and industrial feel, being in close proximity to the Mitton Mill industrial estate. The property backs onto Stourport Manor Hotel to the rear, and has a distinct, semi-rural feel owing to its location. The site is washed over by the West Midlands Green Belt.
- 3.2 The proposal is for a single rear dormer to the property, located on the eastern roof slope.

4.0 Officer Comments

- 4.1 The main considerations for this application are:

- The impact of the proposal on the Green Belt
- The design of the proposal
- The impact of the proposal on residential amenity

CONTEXT AND RELEVANT PLANNING LEGISLATION

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Council benefits from an adopted development plan which has been found to accord with the National Planning Policy Framework (NPPF). The NPPF constitutes guidance for local planning authorities and is a critical material consideration to be given weight in determining applications. Conflicting local plan policies, or parts of policies, are therefore to be granted very limited weight when determining applications.

- 4.3 The Council's development plan consists at this time of the Wyre Forest District Local Plan (April 2022) and adopted Neighbourhood Plans.

GREEN BELT

- 4.4 When considering the impact of the proposal on the Green Belt, Policy DM.22 of the Wyre Forest District Local Plan has been considered, along with the NPPF.
- 4.5 Policy DM.22 states that within the Green Belt development will not be permitted except in very special circumstances, or unless, among other exceptions, the development relates to the extension of an existing dwelling, providing it does not result in disproportionate additions over and above the size of the original dwelling.
- 4.6 This specific exemption in Policy DM.22 is consistent with Policy GB7 of the NPPF and so is considered to be fully engaged.
- 4.7 The Design, Amenity and Shopfronts SPD (2024) outlines what is considered to be a disproportionate addition with regard to the Green Belt, and states that dwellings within the Green Belt can extend up to 75% of the floor area and volume of the original

26/0595/HOU

dwelling including basements as of 1948 or based on the original dwelling if built thereafter. Calculations of additions must take into account outbuildings within 5 metres of the main dwelling.

- 4.8 The plans have come accompanied with a volume calculation, which demonstrates that the cumulative extensions/additions result in a property 47% larger in volume than the original dwelling.
- 4.9 As a result, the proposal is considered to constitute an exception to inappropriate development in the Green Belt and is a proportionate addition to the dwellinghouse in accordance with Policy DM.22 of the Wyre Forest District Local Plan.

DESIGN

- 4.10 When considering design, Policies SP.20, DM.24 and DM.25 of the Wyre Forest District Local Plan have been considered, along with the NPPF.
- 4.11 Policy SP.20 states that all development within Wyre Forest District will be expected to exhibit high quality design. It will need to integrate effectively with its surroundings, in terms of form and function, and reinforce local distinctiveness. New development should respond to the existing qualities of Wyre Forest District that contribute to its character and ensure that it represents a positive addition to the streetscape and landscape.
- 4.12 Policy DM.24 similarly states that all development will be expected to be of a high design quality, and should demonstrate this through:
 - Siting and layout
 - Relationship to surroundings and other development
 - Neighbouring amenity
 - Settlement character
 - Scale, height and massing
 - Detailed design and materials
- 4.13 The proposed dormer is considered to be modest in scale, with a volume of 7.8m³ and projecting 1.5m from the plane of the roof slope measured perpendicular. The proposed dormer is located on the rear roof slope and therefore does not have any significant impact on the street scene or surrounding character, particularly given the elevation of the ground to the rear obscuring views from this angle. The materials proposed are to match the existing property's roof tiles, which enables the dormer to harmonise well with the existing dwelling. Whilst the dormer introduces a larger form of rear roof extension than is presently found on the dwelling, its location on the rear roof slope, limited projection and use of matching materials ensure that it remains subordinate to the host dwelling and does not result in harm to the character or appearance of the property.
- 4.14 As a result, it is considered that the proposal is in accordance with Policies SP.20, DM.24 and DM.25 of the Wyre Forest District Local Plan.

RESIDENTIAL AMENITY

- 4.15 When considering residential amenity, Policies DM.24 and DM.25 of the Wyre Forest District Local Plan have been considered.

26/0595/HOU

- 4.16 Policy DM.24 states that development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.
- 4.17 Policy DM.25 states that residential extensions and alterations should:
 - a. Accord with the 45 degree code
 - b. Be in scale and keeping with the form, materials, architectural characteristics and detailing of the original building
 - c. Not encroach onto neighbouring land not owned by or under the control of the applicant
- 4.18 Due to the location of the dormer in the centre of the rear roof slope, there is no conflict with the 45-degree code, and there is no encroachment onto neighbouring land not owned by or under the control of the applicant.
- 4.19 It is noted that the proposed dormer extension has some potential to increase opportunities for overlooking towards 30A Wilden Lane through the introduction of a new first-floor rear-facing window. However, it is considered that the separation distances involved, the orientation of the properties, the largely oblique views afforded by the window, and the existence of a realistic permitted development fallback given that the proposal relates to a rear-facing, windowed, dormer extension that could potentially be undertaken as permitted development under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, means that the degree of additional overlooking would not be so significant as to warrant refusal of the application.
- 4.20 The proposed is therefore considered to accord with Policies DM.24 and DM.25 of the Wyre Forest District Local Plan with regard to residential amenity.

5.0 Conclusion and Recommendations

- 5.1 The proposed rear dormer has been assessed against all relevant development plan policies and material considerations. The proposal represents a proportionate addition to the original dwelling and therefore does not constitute inappropriate development in the Green Belt. As a result, Policy S5 of the NPPF is engaged which states that the extension or alteration of an existing building - providing the existing building is of permanent and substantial construction, is lawful in planning terms, and will not result in a disproportionate increase in size - should be approved unless the adverse effects of the proposal would substantially outweigh the benefits of approval.
- 5.2 The scale, siting, design, and materials of the dormer are considered acceptable and would not result in harm to the overall character or appearance of the host dwelling or surrounding area. The proposal would not result in unacceptable adverse impacts upon neighbouring residential amenity by reason of overlooking, loss of light, loss of outlook, or overbearing impact.
- 5.3 There are no material considerations that indicate that planning permission should be refused, and there are not considered to be adverse effects arising from the proposal that would substantially outweigh the benefits of approving the application when bearing in mind the tilted balance required by Policy S5 of the NPPF.

26/0595/HOU

5.4 Officers therefore recommend **APPROVAL** subject to:

b) The following conditions

1. Development to be commenced within 3 years of the date of the permission
2. Development to be undertaken in accordance with the approved plans and details

PART B

Application Reference:
 Ord Sheet: 26/0624/FUL
 379750 269570
 Case Officer James Glennie

Date Received:
 Expiry Date:
 10.08.2026
 21.10.2026
 Ward: Areley Kings And Riverside

Proposal: Proposed 1No. dwelling and detached garage (re-submission of 25/0941/TDC)
 Site Address: Land At Os 379750 269570, Redhouse Road, Stourport On Severn, Worcestershire
 Applicant: Mr M Wakeman

Summary of Policy	Policies SP.1, SP.2, SP.5, SP.9, SP.11, SP.20, SP.22, SP.23, SP.27, SP.29, SP.31, SP.32, DM.24 of the Wyre Forest District Local Plan Design, Amenity and Shopfronts SPD (2024) Worcestershire Streetscapes Design Guide (2025) National Planning Policy Framework (2026) National Planning Practice Guidance National Design Guide
Recommendation	APPROVAL
Reason for referral to Committee	Planning Manager considers that the application should be referred to committee

1.0 Planning History

- 1.1 25/0329/PIP – Permission in principle for 1 dwelling (*Approved 23.07.2025*)
- 1.2 25/0941/TDC – Technical details consent for 1No. dwelling and detached garage (*Approved 15.04.2026*)

2.0 Consultee Responses

- 2.1 Stourport-on-Severn Town Council – Recommend approval.
- 2.2 Severn Trent Water – No objection subject to conditions requiring foul and surface water drainage scheme submitted and approved by LPA.
- 2.3 North Worcestershire Water Management Officer – No objection subject to installation of drainage in accordance with submitted plans.
- 2.4 Tree and Biodiversity Officer – No objection subject to conditions requiring ecological protection and enhancements.
- 2.5 Contaminated Land Team (WRS) – No objection subject to condition requiring reporting of unexpected contamination.

26/0624/FUL

- 2.6 Air Quality (WRS) – No objection.
- 2.7 Nuisance Assessment Team (WRS) – No objection.
- 2.8 Highway Authority – No objection subject to conditions requiring the development to be undertaken in accordance with approved highways/parking/access details, and informatives.
- 2.9 Public consultation – No comments received.

3.0 Site Location and Description

- 3.1 The application site relates to a parcel of land situated between New Barns Farmhouse to the east and The Steading to the west. The land is bounded on all four sides by native hedging with mature trees along the northern and western boundaries. The rear boundary and shared boundary with The Steading is characterised by semi mature trees. The parcel of land was historically connected to the agricultural site to the north as a single parcel of agricultural land associated with the rural property that is now The Steading. The site is considered to be within the open countryside, though it lies close to the urban edge of the market town of Stourport-on-Severn (which does not have a defined settlement boundary). It is noted that the land to the north of the site is currently under development for the construction of 329 dwellings, following the approval of application 21/0031/FUL.
- 3.2 This application seeks full planning permission for a single detached dwelling and garage. The proposal is for the erection of a four-bedroom, two-storey detached dwellinghouse located in a setback position from Redhouse Lane approximately 30m from the roadside. The dwelling has a rural feel, designed to resemble a large farmhouse conversion in an L-shape configuration, and includes a detached garage slightly to the front of the property to the southwest. The property will feature a large, private garden to the rear of approximately 450m², with a 30-metre driveway leading to the front of the property and a large parking area serving the dwelling. Native hedgerow planting is proposed to enclose the domestic curtilage to the north and west, with existing hedgerows enclosing the site from the east and south. A timber gate and brick pillars are proposed at the entry to the property from Redhouse Lane, setback from the lane by approximately 3 metres.
- 3.3 It is noted that permission for a single dwelling and detached garage of slightly smaller proportions was given permission under the dual permissions of 25/0329/PIP & 25/0941/TDC. The current application seeks standalone full planning permission for a detached dwelling and garage on the same land parcel. If approved, this would create a separate implementable permission, resulting in dual planning permissions for the site.

4.0 Officer Comments

- 4.1 The main considerations for this application are:

26/0624/FUL

- The principle of development
- The design of the proposal
- The impact of the proposal on landscape character
- The impact of the proposal on residential amenity
- The highway impacts of the proposal
- The impact of the proposal on biodiversity
- The drainage impacts of the proposal

POLICY CONTEXT

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Council benefits from an adopted development plan which has been found to accord with the National Planning Policy Framework (NPPF). Notwithstanding this, the NPPF constitutes guidance for local planning authorities and is a critical material consideration to be given weight in determining applications. Where policies, or parts of policies, in the Local Plan do not accord with the current NPPF, they are given very limited weight.

4.3 The Council's development plan consists at this time of the Wyre Forest District Local Plan (April 2022) and adopted Neighbourhood Plans.

PRINCIPLE OF DEVELOPMENT

4.4 When considering the principle of development, Policy SP.2 of the Wyre Forest District Local Plan has been considered, in conjunction with the NPPF.

4.5 Policy SP.2 provides the broad spatial strategy for the District, directing development towards the District's larger settlements. Policy SP.5 provides specific policy for proposals within Stourport-on-Severn, and states that the town's housing contribution shall be focused on existing brownfield sites within the urban area and sustainable, suitable greenfield sites.

4.6 The site is not an existing brownfield site within the urban area of Stourport-on-Severn, and has not been identified as a sustainable, suitable greenfield site under the local plan process. When considered as a whole, it is considered that the purpose of Policy SP.5 is to complement other policies within the Local Plan, which are designed to limit new housing sites in the open countryside except in very special circumstances.

4.7 The site therefore lies outside of the Stourport-on-Severn settlement in the open countryside and does not comprise one of the forms of residential development explicitly permitted under Policy SP.11 outside of a settlement boundary. As a result, the proposal is considered to be in conflict with Policies SP.2 and SP.5 of the Wyre Forest District Local Plan.

4.8 Notwithstanding this conflict, it is noted that the site is adjacent to the main built form of Stourport-on-Severn and is located between two dwellings – The Steading and New Barns Farm – and The Pearls to the north. In this regard, the proposal would not represent an encroachment into the open countryside and represents the infilling of a plot of land that is bordered to the north, east, and west by residential dwellings. It is

26/0624/FUL

also noted that there is the potential for development on the land parcel directly to the south of the property as part of a cross-boundary planning application. The land parcel is closely related to the existing built form of Stourport-on-Severn, and the proposed development would form a complementary, rather than incongruous, addition to the existing pattern of development.

- 4.9 It is also noted that the proposal is not considered to be in an especially isolated or remote location, being only 80 metres from the main western edge of Stourport-on-Severn, and that the proposal would benefit from public transport links through bus stops along Redhouse Road and Pearl Lane (both bus stops being approximately 0.1 miles away), and would also have access to amenities due to its short distance from the main built settlement of Stourport-on-Severn. The location of development would therefore minimise the demand for private car travel due to its siting in close proximity to Stourport-on-Severn and existing local bus routes.
- 4.10 It is also considered that the development of the plot as a single residential dwelling would mirror the larger, rural-style dwellings found along Redhouse Road, and would not represent an incongruous addition to the street scene. The density and plot layout would harmonise with the grain established by The Steading and New Barns Farm. The introduction of a residential use into the land parcel is also not considered to represent a harmful change, given the existing residential uses to the east, west, and north.
- 4.11 It is also noted that the proposal benefits from extant planning permission for a single residential dwelling under 25/0329/PIP and 25/0941/TDC. This extant permission establishes the acceptability of a single residential dwelling in this location for the reasons above. It also attracts substantial weight as a material consideration, establishing that a single dwelling may lawfully be developed on the site, and thus represents a realistic and implementable fallback position should the present application be refused.
- 4.12 As a result, it is considered that the material considerations and facts of the case weigh ultimately in favour of the proposal in principle, representing an infill residential development in a sustainable location in close proximity to the main built form of Stourport-on-Severn that mirrors the density and layout of neighbouring properties to the east and west. Whilst the proposal conflicts with the spatial development strategy as set out in Policies SP.2 and SP.5 of the development plan, it is considered that the degree of conflict is limited, and is outweighed by the material considerations in this case, including the site's close relationship to the existing built form of Stourport-on-Severn, its sustainable location, and the significant weight attached to the extant fallback permission.
- 4.13 When read as a whole, the purpose of the local development plan is to direct development to suitable, sustainable locations in the District that are closely related to existing urban settlements. The proposal would align with this general aim and is therefore considered acceptable in principle when considering the development plan as a whole.

26/0624/FUL

DESIGN

- 4.14 When considering design, Policies SP.20 and DM.24 of the Wyre Forest District Local Plan have been considered in conjunction with the NPPF.
- 4.15 Policy SP.20 of the Wyre Forest District Local Plan states that all development within Wyre Forest District will be expected to exhibit high quality design and will need to integrate effectively with its surroundings.
- 4.16 Policy DM.24 of the Local Plan builds on this principle, and provides guidance for achieving high quality design through attention to the following:
 - a) Siting and layout
 - b) Relationship to surroundings and other development
 - c) Settlement character
 - d) Scale, Height and Massing
 - e) Landscaping
- 4.17 Policy DP3 of the NPPF reinforces the above, stating that development proposals should respond to their context so that they integrate with and enhance their surroundings, such as through the arrangement of development plots and buildings and the use of materials and architectural features. This should not preclude innovation or change, however, where appropriate.
- 4.18 The proposed dwelling is considered to be of a size and scale that is commensurate with the locale and surrounding dwellings of a large, detached nature located to the east and west. The property's overall design is considered to resemble a modernised farmstead/rural dwelling, which aligns well with the prevailing street scene. The use of timber cladding with brickwork is considered to reinforce the rural feel of the dwelling and maintains the architectural character of the street scene. The height of the dwelling is not considered to be excessive and matches the height of the existing properties to the west and east. The detached garage is of a low overall height and maintains a subordinate visual appearance with regard to the dominance of the main dwelling.
- 4.19 The proposed dwelling is set back from the road at a distance which places the principal elevation of the dwelling between the principal elevations of New Barns Farm and The Steading. It is considered that this 'stepping' of the building provides a visually pleasing 'staggered' frontage along the road and allows the dwelling to harmonise well with the existing street scene. The setting back of the property also allows for the rural feel of the road to be maintained, preserving the visual contribution of the tall hedgerows flanking the road.
- 4.20 With regard to landscaping and boundary treatment, the new dwelling maintains the majority of the existing, established hedgerows, and provides new, native species hedgerow planting to demarcate the domestic curtilage of the property. This hedgerow planting and retention is considered to reinforce the rural feel of the dwelling and contributes to the character of the area and street scene. A 1.1m post and rail fence is proposed to mark the curtilage, which is considered to be appropriate to the rural context, and would resemble the means of enclosure of similar rural land parcels/dwellings in the open countryside.

26/0624/FUL

- 4.21 The overall GIA of the dwelling and garage is 251m² and 38m² respectively. The property is set around a large, central staircase, with the ground-floor of the dwelling featuring a large, open plan kitchen and dining room, a separate lounge and a study. The first-floor of the dwelling includes four bedrooms, a main bathroom, and two ensembles. Assuming a maximum occupancy of 2 adults per bedroom, the GIA of the dwelling is almost double that set out as a minimum for 8-person, 4-bedroom dwellings in the National Described Space Standards (NDSS), and all bedrooms are NDSS compliant with regards to minimum space standards. It is therefore considered that the future occupants of the dwelling would enjoy an acceptable level of amenity with regards to internal space and layout.
- 4.22 The proposal is therefore considered to accord with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan and Policy DP3 of the NPPF with regard to design. Planning conditions are recommended by your officers to control future enlargements of the dwellinghouse and the addition of any outbuildings and boundary fences/walls to safeguard landscape character.

LANDSCAPE CHARACTER

- 4.23 When considering impact on landscape character, Policy SP.22 of the Wyre Forest District Local Plan has been consulted. Policy SP.22 states that new development must protect and where possible enhance the unique character of the landscape. In assessing the prevailing landscape character, the Worcestershire Landscape Character Assessment (2012) is the primary reference document for assessing the landscape character of an area and the impact of a proposal.
- 4.24 The landscape is identified in the Worcestershire Landscape Character Assessment as Sandstone Estatelands, a landscape type defined by large, arable fields enclosed by hedgerows. The prevailing built form is comprised of isolated brick farmsteads and clusters of wayside dwellings.
- 4.25 The proposed dwelling is situated between two existing dwellings on the edge of Stourport-on-Severn outside of the built-up area of the town. Whilst becoming enclosed to the North by a denser pattern of development, the prevailing landscape character is considered to be of a larger, farmstead-style dwellings set within large plots, as exemplified by the properties to the east and west. The garage would be modest in scale, and at 4.6 metres in maximum height would likely be obscured by the existing or proposed hedgerows bordering the site. The proposed front gate and brick pillars are considered to be an acceptable features that mirrors similar means of enclosure at neighbouring properties, though a condition will be applied to ensure that the boundary treatment is not unsympathetic to the surrounding landscape character.
- 4.26 The proposed dwelling is considered to emulate the existing Sandstone Estatelands character, and it is considered by your Officers that the scale and appearance of the proposal would resemble a modernised farmstead dwelling that would fit in well with the existing character of The Steading to the West and New Barns Farm to the east. The proposal largely maintains the hedgerow to the front of the site, maintaining the hedge-lined road pattern that distinguishes Sandstone Estatelands. Whilst the proposal includes the division of the existing land parcel through a hedgerow that lines the Western boundary, this is considered to be acceptable and necessary to clearly

26/0624/FUL

demarcate the extent of the property's curtilage and prevents building encroachment above the Severn Trent aqueduct that runs through the site.

- 4.27 The proposed development is therefore considered to maintain and reinforce the prevailing landscape character and is in accordance with Policy SP.22 of the Wyre Forest District Local Plan.

RESIDENTIAL AMENITY

- 4.28 When considering the impact of proposal on residential amenity, Policy DM.24 of the Wyre Forest District Local Plan states that development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.
- 4.29 The proposed dwelling is located in a hedge-lined parcel of land, with established mixed-species hedgerow lining the site at a minimum height of around 2.5-3 metres. As the property is located closest to New Barns Farm due to the siting on the eastern portion of the land parcel, potential impacts on this neighbouring property are considered the most significant.
- 4.30 The property is located approximately 45 metres from The Steading, and around 15 metres from the main dwelling of New Barns Farm. It is considered that this separation and the intervening hedgerow is sufficient to prevent the property from representing an overbearing presence from these neighbouring properties. The degree of separation is also considered to provide an adequate distance so as to minimise significant impacts on daylight, sunlight or outlook.
- 4.31 No windows are proposed on the side elevations of the property at a first-floor level, which is considered to minimise the risk of overlooking for the neighbouring properties. Whilst new, large windows are proposed to the rear, these look into the rear garden of the proposed dwelling, and it is considered that the slight orientation of the dwelling away from New Barns Farm and the intervening hedge is sufficient to minimise any significant impacts with regards to overlooking. A condition will be applied to ensure that this hedgerow is maintained to preserve the residential amenity of New Barns Farm.
- 4.32 It is therefore considered that the proposal demonstrates accordance with Policy DM.24 of the Wyre Forest District Local Plan and the adopted Design, Amenity and Shopfronts SPD with regard to existing residential amenity.

HIGHWAY IMPACTS

- 4.33 Policy SP.27 of the Wyre Forest District Local Plan outlines how proposals should be designed to ensure they do not negatively affect highway safety or parking. Proposals should also demonstrate that the location and layout of development will minimise the demand for travel. The Worcestershire Streetscapes Design Guide (2025) is a material consideration in this regard and provides guidance on delivery of development that is appropriate from a highway safety perspective.
- 4.34 The development provides for parking for at least 4 cars, delivering a level of parking provision that satisfies the parking requirements for such a development in accordance with Appendix I of the Worcestershire Streetscapes Design Guide.

26/0624/FUL

- 4.35 The access to the site provides a sufficient level of visibility for entry and exit given the predicted speeds on this section of road (in close proximity to the junction with Pearl Lane). The Highway Authority have stated that the development is acceptable in terms of highway safety, subject to conditions requiring the carrying out of development in accordance with the approved access and parking plans. Your officers similarly are of the opinion that the development is acceptable from a highway safety perspective and accords with the Local Plan and the Worcestershire Streetscapes Design Guide.
- 4.36 With regard to the suitability of the location and minimising the demand for private car travel, it is noted that the site is approximately 80 metres from the edge of Stourport-on-Severn's main built settlement area and correspondingly is within close proximity to the amenities of Stourport-on-Severn, as well as two bus stops on Redhouse Road and Pearl Lane (both approximately 0.1 miles away). It is considered, therefore, that the site is sustainably located, and would provide a range of transport and sustainable/active transport choices for future residents.
- 4.37 The proposal is therefore considered to accord with Policy SP.27 of the Wyre Forest District Local Plan, and the Worcestershire Streetscapes Design Guide.

BIODIVERSITY IMPACTS

- 4.38 When considering impacts on biodiversity, Policy SP.23 of the Wyre Forest District Local Plan gives guidance on how to protect and enhance biodiversity throughout the District. Policy SP.23 states that the Council will expect proposed developments to deliver measurable net gains in biodiversity. The level of biodiversity net gain required will be proportionate to the type, scale and impact of development, and enhancements for wildlife within the built environment will be sought where appropriate from all scales of development. Proposals should also be accompanied by an appropriate level of up-to-date ecological assessment.
- 4.39 It is firstly noted that the proposal is exempt from Biodiversity Net Gain requirements as imposed by Schedule 7a of the Town and Country Planning Act 1990 following changes to the minimum area necessary to trigger BNG. As a result, the proposal is not accompanied by a BNG metric or information.
- 4.40 The proposal is nonetheless supported by a Preliminary Ecological Appraisal, which is up-to-date and identifies ecological constraints and considerations. It is also noted that the scheme involves significant new hedgerow planting, which provides significant gains onsite for biodiversity through new native hedgerows.
- 4.41 Conditions will be applied as recommended by the Tree and Biodiversity Officer to provide for protection of sensitive and protected species and habitats through submission of a CEMP, badger protection measures, lighting plan, hedgerow and tree protection measures, ecological enhancements, and hedgehog and reptiles reasonable avoidance measures. Whilst a hedgehog highway condition is recommended to ensure boundary treatment details are submitted demonstrating permeability for hedgehogs, it is not considered appropriate given post-and-rail fencing is the form of enclosure proposed as part of the current development, which will naturally allow permeability for hedgehogs.

26/0624/FUL

- 4.42 The proposal is considered to be acceptable with regard to Policy SP.23 and biodiversity subject to the imposition of the conditions at the base of the committee report.

DRAINAGE AND WATER IMPACTS

- 4.43 When considering drainage impacts SP.30 and SP.32 of the Wyre Forest District Local Plan have been considered.
- 4.44 Policy SP.30 states that residential development must demonstrate how foul flows produced by the development will be drained, and that proposals involving non-mains drainage of foul flows should assess potential impacts on water quality or water sources.
- 4.45 The proposed foul drainage is through a treatment plan and effluent discharge field, which is considered acceptable subject to compliance with building regulations guidelines.
- 4.46 Policy SP.32 states that all development with surface water drainage impacts must ensure that flows and volumes of surface water runoff leaving a development site do not exceed greenfield levels. In this regard, proposals should include schemes for Sustainable Drainage (SuDS).
- 4.47 The proposal has been accompanied by a drainage strategy that outlines that surface water flows will be directed to a soakaway, designed to cope with surface water flows arising from the development with a climate change allowance. North Worcestershire Water Management have raised no objection to the proposal, providing the dwelling is constructed in accordance with the submitted drainage details.
- 4.48 The proposal is therefore considered to make adequate provision for surface water and foul drainage and is in accordance with Policies SP.30 and SP.32 of the Wyre Forest District Local Plan.

RENEWABLE ENERGY

- 4.49 Policy SP.37 of the Wyre Forest District Local Plan states that all new development should consider the potential for renewable energy micro-generation, and where possible in appropriate locations fit solar panels. As the proposal includes solar panels on the southwestern roof slope of the dwelling, it is considered that the proposal demonstrates accordance with Policy SP.37 of the Local Plan.

5.0 Conclusion and Recommendations

- 5.1 The proposal conflicts with Policies SP.2 and SP.5 of the Wyre Forest District Local Plan, as the site lies outside the settlement boundary of Stourport-on-Severn and does not comprise one of the forms of residential development permitted by the Local Plan in the open countryside.
- 5.2 Notwithstanding this conflict, it is considered that the degree of harm arising from this conflict is minimal. The site is closely related to the existing built form of Stourport-on-Severn, being situated between existing residential dwellings to the north, east, and

26/0624/FUL

west, and is adjacent to the wider urban area of the town. The proposal would therefore not result in a visually intrusive encroachment or ribbon of development into the open countryside, as it would be sited between existing residential development on three aspects, and would reflect the density, scale, and grain of surrounding development.

- 5.3 Significant weight is attached to the extant planning permission granted under 25/0329/PIP and 25/0941/TDC for the erection of a very similar detached dwelling and garage on the site. This permission represents a realistic and implementable fallback position and establishes that a residential dwelling may lawfully be constructed on the site.
- 5.4 In addition, the proposal is considered acceptable with regard to landscape character, design, residential amenity, highway safety, drainage, and biodiversity. The development would deliver biodiversity enhancement through new hedgerow planting and incorporates sustainable design measures including renewable energy micro-generation.
- 5.5 Taking all matters into account, it is considered that the material considerations in favour of the proposal, including the site's sustainable location; its close relationship to the existing built form of Stourport-on-Severn, its respect for the surrounding urban form; and the significant weight attached to the extant fallback permission outweighs the identified conflict with Policies SP.2 and SP.5 of the Local Plan. It is considered that the proposal accords with the aims of the development plan as a whole to direct development to areas with a close relationship and proximity to existing built settlement, and it is therefore recommended that permission be granted.
- 5.6 Officers therefore recommend **APPROVAL** subject to:

a) The following conditions

1. Development to be commenced within 3 years of the date of the permission
2. Development to provide visibility splays in accordance with approved details prior to first occupation
3. Development to provide splayed access, parking and turning area shown on approved drawings prior to first occupation
4. Drainage serving the dwelling to be installed in accordance with approved drainage strategy
5. Bounding of first 5 metres of access in bound material prior to occupation
6. Details of solar panels to be installed prior to occupation and installed in accordance with approved details.
7. Submission of water efficiency document detailing how the dwelling will achieve a standard of 110 litres per person per day
8. Reporting of unexpected contamination
9. Submission of badger protection measures
10. Submission of a Construction Environmental Management Plan prior to commencement
11. Submission of a lighting plan prior to installation of any external lighting

26/0624/FUL

12. Hedgerow and tree protection measures to be submitted prior to commencement, and installed and maintained during development
13. Works to be carried out in accordance with the submitted hedgehog and reptile reasonable avoidance measures as detailed in the PEA
14. Installation of ecological enhancement features
15. External materials to be in accordance with approved details and submitted information
16. Details of all soft landscaping to be submitted prior to above ground works and maintained
17. Removal of PD rights for fences, gates, and walls forward of the principal elevation
18. Submission of full details of all boundary treatments and front gates prior to installation
19. Development to be in accordance with approved plans

b) The following informatives:

- a) Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing our records at www.digdat.co.uk. Severn Trent Water advise that even if our statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent Water to discuss your proposals. This includes the construction of attenuation ponds, balancing ponds or any other such feature.
- b) The attention of the Applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site during the construction phase of the development.
- c) This permission does not authorise the Applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service. Applications can be made online via the Worcestershire County Council website. The Applicant is solely responsible for all costs associated with construction of the access.

PART B

Application Reference: 26/0659/LBC
Ord Sheet: 382993 276472

Date Received: 25.08.2026
Expiry Date: 20.10.2026
Ward: Blakebrook And Habberley South

Case Officer: Hayden Gillard

Proposal: Listed Building Consent for improvement works to the front glazed facade / modern extension and upgrading of fire compartmentation of internal risers

Site Address: Piano Building, Weavers Wharf, Kidderminster, Worcestershire, DY10 1AA

Applicant: Nadia Kaminska

Summary of Policy	DM.23, DM.24, SP.21 of the Wyre Forest District Local Plan Design, Amenity & Shopfronts SPD Streetscape Design Guide (WCC) National Planning Policy Framework National Planning Practice Guidance
Recommendation	APPROVAL
Reason for Referral to Committee	The site owner is Wyre Forest District Council

1.0 Planning History

- 1.1 WF/0450/96 - Outline Planning Permission. Part demolition (including Pitts Lane Multi-Storey Car Park) and redevelopment of existing buildings and erection of new buildings for Class A1 (retail), Class A2 (finance and professional), Class A3 (food and drink), Class B1 (offices), Class C3 (residential), Class D2 (leisure), petrol station, bus interchange and associated car parking, landscaping and engineering works including the realignment and opening up of the River Stour – Approved 15.10.1996
- 1.2 WF/0646/03 - Outline Planning Permission. Amendment to Condition 2 of planning permission WF450/96 to enable an increase in the combined gross external floorspace of Units 15-19 inclusive from 7229 sq.m to 9036 sq.m – Approved 12.08.2003
- 1.3 06/0337/FULL - Change of use of existing ground and first floors of the piano building from retail use to restaurant use (A3 use class) – Approved 21.06.2006
- 1.4 06/0338/LIST - Internal subdivision to form restaurant at ground and first floors; creating of new openings and kitchen area; provision of extract ducting and sound insulation – Approved 21.06.2006
- 1.5 09/0387/LIST - Placement of heritage plaque on the corner of the building – Approved 17.07.2009

26/0659/LBC

- 1.6 12/0014/FULL - Redevelopment involving mixed use scheme comprising of change of use from retail (Class A1) and residential (Class C3) to a higher education academy (Class D1) including provision of restaurant (Class A3) and retention of retail (Class A1) to part of ground floor, together with ancillary facilities and associated works including the formation of new ground floor mezzanine levels, structural strengthening works, external mechanical services plant deck, provision of service yard for refuse, insertion of new window and door openings – Approved 16.03.2012
- 1.7 12/0404/ADVE - Installation of various non-illuminated signs – Approved 03.08.2012
- 1.8 24/0310/FUL - Change of use of premises from higher education academy, restaurant and retail uses (Use Classes D1 and E) to mixed use office, food/beverage, entertainment and retail space (Use Class E(a-g(i))/sui generis (drinking establishment)), together with associated internal refurbishment works, formation of new entrance lobby and landscaping works (amended description) – Approved 02.10.2024
- 1.9 24/0751/CR - Discharge of conditions 9 (CEMP - Highways) and 12 (CEMP - Biodiversity) attached to planning approval ref: 24/0310/FUL – Approved 17.12.2024
- 1.10 25/0496/CR - Discharge of Conditions 4 (Security Measures), 5 (Street Furniture), 6 (External Plant), 7 (Landscaping), 8 (Travel Plan), 11 (External Lighting) and 15 (Defibrillator) attached to planning approval ref: 24/0310/FUL – Approved 15.08.2025
- 1.11 25/0512/S73 - Variation of Conditions 2 (External Materials), 10 (Cycle Parking) and 16 (Approved Plans) attached to planning approval ref: 24/0310/FUL – Approved 26.08.2025
- 1.12 25/0513/S19 - Variation of Condition 8 (Approved Plans) attached to planning approval ref: 24/0311/LBC – Approved 26.08.2025
- 1.13 25/0642/ADV - Advertisement Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building' – Approved 23.12.2025
- 1.14 25/0694/LBC - Listed Building Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building' – Approved 23.12.2025

2.0 Consultations and Representations

- 2.1 Kidderminster Town Council – No comment received.
- 2.2 North Worcestershire Water Management - It is my understanding that there are no surface water drainage or flood risk implications associated with the proposed works

26/0659/LBC

and I therefore have no adverse comments to make. Given that the building is located in an area that is modelled to be at risk of flooding, see <https://flood-map-for-planning.service.gov.uk/>, the applicant might wish to consider including flood mitigation measures in the scope of works.

2.3 Conservation Officer - No objection. The proposed works relate primarily to fire compartmentation upgrades and remedial works to the existing modern glazed façade/extension. The works are considered acceptable in heritage terms and are not considered to result in harm to the special architectural or historic interest of the listed building. The existing timber floor and ceiling construction should be retained wherever possible, with any removal or disturbance limited to that necessary to undertake the approved fire safety works. No objection, subject to the works being undertaken in accordance with the submitted details and appropriate care being taken to avoid unnecessary loss or damage to historic fabric.

2.4 Public Consultation – No comments received.

3.0 Site Location and Description

3.1 The application refers to the Piano Building, a Grade II Listed Building situated within Weaver's Wharf, at the centre of Kidderminster. The commercial centre of the town is located nearby to the northeast, with the building directly adjacent to the conservation area. The structure previously served as a wool warehouse and carpet factory in the late 19th century and has since been utilised for various functions.

3.2 The application proposes improvement works to the front glazed facade/modern extension, with associated upgrading of fire compartmentation/internal risers. No exterior works are included as part of the proposal.

3.3 The following supporting documents have been submitted with the application:

- Heritage Statement

4.0 Officer Comments

4.1 The main considerations for this application are:

- Design/character considerations.
- Impact on the historic environment.

PRINCIPLE OF DEVELOPMENT

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Council benefits from an adopted development plan which has been found to accord with the National Planning Policy Framework (NPPF). The NPPF constitutes guidance for local planning authorities and is a material consideration to be given weight in determining applications.

26/0659/LBC

The Council's development plan consists at this time of the Wyre Forest District Local Plan (April 2022) and adopted Neighbourhood Plans.

CHARACTER AND APPEARANCE OF AREA

- 4.3 All development within Wyre Forest District will be expected to exhibit high quality design and help to create and reinforce local distinctiveness as set out in Policies SP.20 and DM.24.
- 4.4 The building will remain largely unchanged, with the internal alterations constituting minor additions, across all elevations of the building. Additionally, the internal modifications will be installed and positioned in accordance with a separate Building Regulations application. Materials will be compatible with adjoining components, and correctly dimensioned to suit the detailed timber clad construction where appropriate.
- 4.5 Your officers consider that the proposed alterations would be of an acceptable design and scale and would be aesthetically in keeping with the character and appearance of the area. The proposed development is therefore considered to be in accordance with Policies SP.20 and DM.24 of the Wyre Forest District Local Plan and the NPPF.

HISTORIC ENVIRONMENT

- 4.6 The development affects a Grade II Listed Building and is also adjacent to the Staffordshire and Worcestershire Canal Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when deciding whether to grant consent for development which affects a conservation area or its setting, Local Planning Authorities should have special regard to the desirability of preserving or enhancing the character or appearance of that area.
- 4.7 Following consultation with the Councils Conservation Officer, who has raised no objections to the proposal, your officers consider that the potential public benefit would outweigh any harm to the setting of the area. The proposal is not deemed to harm any sensitive areas of the heritage asset, whilst ensuring the building meets modern fire safety standards. The proposal is therefore considered to accord with the requirements of Policies SP.21 and DM.23 of the Wyre Forest District Local Plan, and with paragraph 208 of the National Planning Policy Framework (NPPF).

5.0 Conclusions and Recommendations

- 5.1 The proposed alterations are considered acceptable and will not detract from the character of the area and will have minimal impact upon the amenity of adjoining occupiers or the safety of road users or pedestrians. Additionally, the impact on the Grade II Listed Building is considered minimal. The proposal therefore complies in full with the requirements of policy DM.23, DM.24 and SP.21 of the Wyre Forest District Local Plan and approval is recommended.

26/0659/LBC

5.2 Application **26/0659/LBC** is therefore recommended for **Approval**, subject to the following conditions:

1. 3-year time limit to implement the development
2. Development to be carried out in accordance with the approved plans