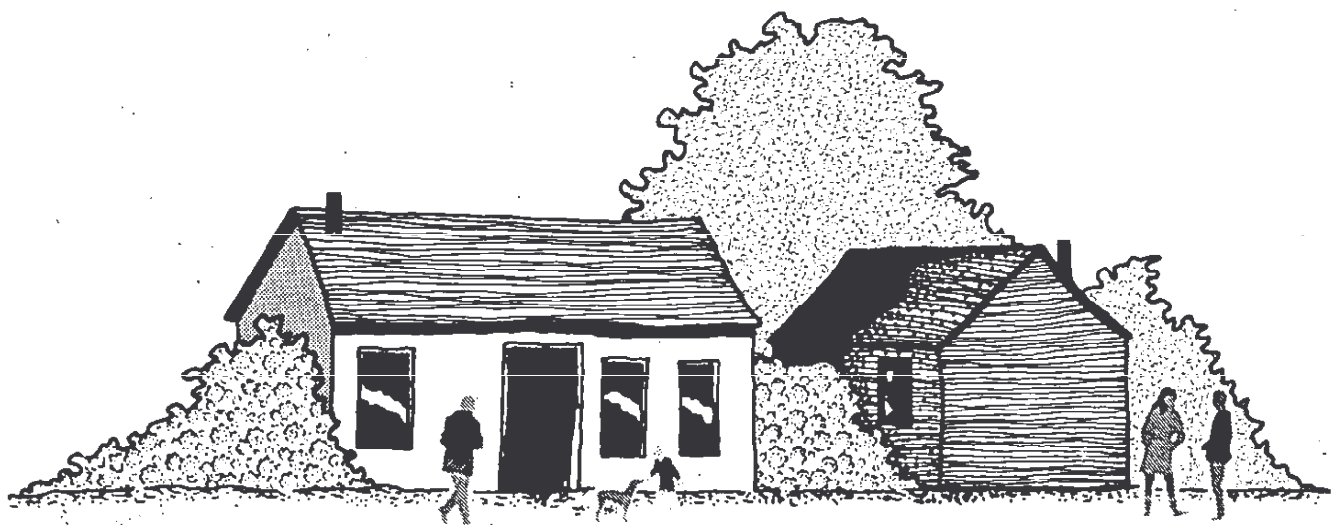


Wyre Forest District Council

shack sites survey

May 1979



422

1574.



INTRODUCTION

The Planning and Highways Committee of the District Council at a meeting on 5th February 1976, resolved to undertake an investigation into the position relating to all shacks within the district. The term "shack" is used to describe those buildings constructed of materials of less than average permanency and used for residential occupation on full-time or holiday basis. The definition is necessarily vague since the structures involved range from elaborate and well equipped wooden buildings to bizarre conversions of vehicle bodies.

Unlike caravan sites, which are subject to control by specific legislation enacted by Parliament, shacks enjoy the same development rights as traditional dwellings and are subject only to the general control of development exercisable under the powers of the Town and Country Planning Acts. The fundamental difference between shacks and the great majority of the housing stock of the Wyre Forest District is that many of the former, having been established before the advent of planning control, are situated in attractive rural areas which would not now be regarded as suitable for housing development and whilst originally individually built by their owners for unsophisticated weekend accommodation, many have been extended and modernised, some are now permanently occupied and all despite their temporary form of construction are becoming established features in the landscape.

There are undoubtedly arguments in support of the recreational value of holiday homes in the countryside, but there are also dangers that the perpetuation of unsightly structures in prominent locations will harm the appearance of the rural areas for many years in the future. In respect of permanent dwellings, the District Council also has a statutory duty to ensure that these are fit for human habitation in compliance with the Housing Acts. The special nature of some shacks poses particular problems in this context.

It is from a wish to examine in detail the special problems relating to shacks and to formulate appropriate detailed policies to control their development that this investigation was initiated.

This report sets out the general history of local authority planning policy relating to shacks as included in the Worcestershire County Structure Plan and its predecessor document, the County Development Plan. It gives details of all known shack sites with a brief description of each accompanied by appropriate plans. The report is primarily descriptive and is intended as a basis upon which a programme of appropriate action can be formulated in the light of the information given here and of the overall strategic policies for the County as set out in the Structure Plan.

1. GENERAL PLANNING HISTORY

COUNTY DEVELOPMENT PLAN 1951

The first references to the planning problems of shack development in Worcestershire occur in the County Development Plan 1951 - Report of Survey. The report states that the origin of many shacks stems from a housing shortage after the 1914-18 war. Air raids in the 1939-45 war on the West Midlands conurbation led to many evacuees taking up permanent residence in these shacks and some chose to stay on after the war. Many shacks were also built after the war, before the powers of the 1947 Town and Country Planning Act began to be used as a means of control.

The Report of Survey stated that there were over 2000 caravans and shacks in the County in 1951, the majority being in the Severn Valley. Whilst appreciating the trend of public demand for short holidays in the country and the attractions that Worcestershire offered in this respect, the County Council considered that the uncontrolled spread of caravans and shacks had already despoiled the appearance of some attractive areas and where they occurred in colonies, that there arose a demand for water supply and sanitation services that was difficult or uneconomic to meet.

After consideration of the facts, the County Council resolved to act in accordance with the following policy:-

- " 1. Land of the highest amenity value should be completely cleared of unsightly developments.
2. Congested sites and over-large colonies should be thinned out and reduced in size.
3. Land in suitable places will be acquired by the County Council to accommodate displaced development and for future needs.
4. Standard minimum requirements for public health and sanitary purposes will be drawn up and enforced in conjunction with local authorities.
5. Wherever possible, separate sites should be provided for:
 - a) genuine camping under canvas
 - b) mobile trailer caravans
 - c) non mobile structures
6. Old 'bus bodies, vans, trams and the like should not be tolerated in the county.
7. Enforcement action to be taken in respect of all unauthorised use of land for caravans and shacks."

In addition to this general policy, the written statement of the Development Plan included specific reference to the Kingsford area where approximately eight acres of land were designated for compulsory purchase by the County Council to improve the facilities and to provide additional space for caravans and chalets used for holiday purposes.

The County Council recognised that the natural demand was for the location of holiday shacks in areas of attractive landscape and formulated a policy that if and where any sites were permitted, stringent conditions governing the extent, type and layout of the development and the design of the structures would be imposed. Permission for permanent residential use of holiday sites was stated to be unlikely to be forthcoming.

County Development Plan Review 1962: No specific reference was made to shack development, however the need for strict control over development in the rural areas was stressed.

Worcestershire Countryside Studies - Part I: North Worcestershire.

This report, published by the County Planning Officer in 1970, was a response to a need for positive planning in the countryside as envisaged by the Countryside Act 1968. The report concerned itself with those areas of the county most directly affected by the demand for outdoor recreation arising from the conurbation. The proposals in the report included a Country Park centred on Kingsford and occupying an area of 94 acres which, at that time, included many shacks considered by the County Council to be in need of clearance.

Worcestershire Countryside Studies - Part II: The Severn Valley.

This report, in the same series as that described above, was published in 1971. The report states:-

"The Survey showed that there are over 560 holiday bungalows or shacks within the study area, all of which were located between Worcester and the county boundary with Shropshire. The largest concentration of these (50%) occurs along the six-mile stretch of riverside above Bewdley.

"The development of holiday bungalows and shack sites took place in an unrelated and haphazard way. Little regard was paid to the siting of the buildings, topography of the area, the provision of public services or vehicular access. They vary from dilapidated wooden sheds to brick or prefabricated structures.

"The problem of both the holiday bungalow and shack sites is one which requires urgent attention. It is obviously important that efforts should be made to reduce the impact which these sites have upon the landscape of the Valley and that the development of any further sites should be strictly controlled. This is particularly necessary north of Bewdley where the situation has already reached saturation point."

The proposals section of the report dwells further on the problems north of Bewdley, and differentiates to some extent between the east and west banks. It states:-

"On the west bank, the bungalows and shacks with a few exceptions, are located on sites which, with some improvement of facilities, layout and landscaping, could become an acceptable element of the Valley. In the area as a whole, any further intrusion of structures of this kind should be resisted and as time goes on opportunities may arise to get rid of badly sited temporary buildings."

Worcestershire County Structure Plan

This plan, approved by the Secretary of State for the Environment in 1975, is the current policy document relating to the County and contains operative policies relevant to shack development. These are:-

i) Because of the problems created, the development of new holiday chalets must be firmly controlled. Isolated chalets should be discouraged and proposals for groups of chalets should be subject to the same rigorous examination as static holiday caravan sites.

ii) Great care will need to be exercised to ensure any chalets or holiday bungalows which may be permitted are subject to appropriate conditions and control in order that they do not acquire use rights as permanent homes. Such conditions would, among other matters, prohibit their occupation during the winter months and control the design and materials to ensure

that the structures are consistent with their proposed use.

- iii) The existing policy of purchasing chalets at Kingsford etc. as and when they come on the market, with the object of clearing the sites and either restoring the land to its former use, or putting it to some other acceptable use, will be continued.
- iv) Other existing concentrations of chalets and holiday bungalows will be examined to see if similar action would be appropriate.
- v) A review of existing chalet development will also be undertaken with a view to bringing them under the same control of occupation as applies to new development."

Both the Worcestershire Countryside Studies - Parts I and II - are compatible with the Structure Plan and are used by the County Council to implement the policies of that document.

It is within the context of this existing planning policy that the District Council has undertaken the survey work, the results of which are set out in this document.

The shacks have been identified on the basis of information provided by the District Valuer concerning assessments of rateable value and are categorised initially by parishes. The list of sites identified is believed to be comprehensive, but in the absence of a complete field survey of all buildings in the District, cannot be guaranteed as 100%.

2. POSSIBLE COURSES OF ACTION FOR THE FUTURE

The operative policies of the Worcestershire County Structure Plan, insofar as they relate to existing shack development, require not only a continuation of the existing policy of the purchase of structures at Kingsford, but also an examination of other concentrations for the following reasons:-

- i) to ascertain whether or not clearance action would be appropriate
- ii) if clearance action is not appropriate, to consider methods of effecting the same control of occupation as is applied to new development, i.e., holiday occupation only and appropriate design and landscaping standards.

The pursuance of these policies will involve a significant amount of manpower, and of finance (if clearance action is to be taken) and, therefore, will need to be phased over a period of years.

The different circumstances relating to each site will require differing courses of action and will also suggest a list of priorities for action. There are, however, certain general courses of action which would seem to form the basis upon which special action in relation to the individual sites could be taken. These are:-

1. Article 4 Directions:- There is little doubt that the perpetuation of permanently occupied shacks can be effected by the carrying out of works of improvement and extension, including the addition of brick skins, under the permitted development provisions of the General Development Order 1971.84 Such works could, in most circumstances, be used to ensure that shacks occupied as permanent dwellings are in compliance with the requirements of the Housing Acts. It would therefore seem appropriate where the continued existence of a shack on a long term basis is considered to be undesirable, that an Article 4 Direction should be served. Such action may also be appropriate where improvements and extensions are

condoned to ensure that solutions to the special design problems associated with these unconventional structures are subject to the approval of the planning authority.

2. Action Under Housing and Public Health Acts.

In common with the Council's policy of opposing the permanent residential use of caravans, it is likely that Members will not wish to condone the continued existence of the sub-standard facilities which are present in some of the permanently occupied shacks. The authority has a statutory duty to ensure that dwellings comply with the provisions of Sections 9 and 16 of the Housing Act 1957 and Section 268 of the Public Health Act 1936 and where there is believed to be permanent residential occupation inspection of the properties should be a pre-requisite to the pursuance of further courses of action. Where, for appropriate reasons, the continuation of a shack is not considered to be desirable, the service of a demolition order would be appropriate supported by an Article 4 Direction to prevent the carrying out of permitted development that would enable the retention of the building. Such action should, of course, be accompanied, where appropriate, by an offer of Council accommodation.

3. Discontinuance of Use/Alteration of Buildings or Works Orders.

The most rapid and effective method of ensuring the removal of undesirable shacks is by the use of powers of discontinuance under Section 51¹⁰² of the Town and Country Planning Act 1971. Where this action is related to residential properties it is a requirement of the Act that alternative accommodation be made available.

Section 51¹⁰² also enables the imposition of conditions on the continuance of use of land and also the requiring of the alteration or removal of buildings or works, as the case may be.

Orders to this effect would thus be a means to bring existing developments under the same control of occupation as new, though compensation would, of course, be payable.

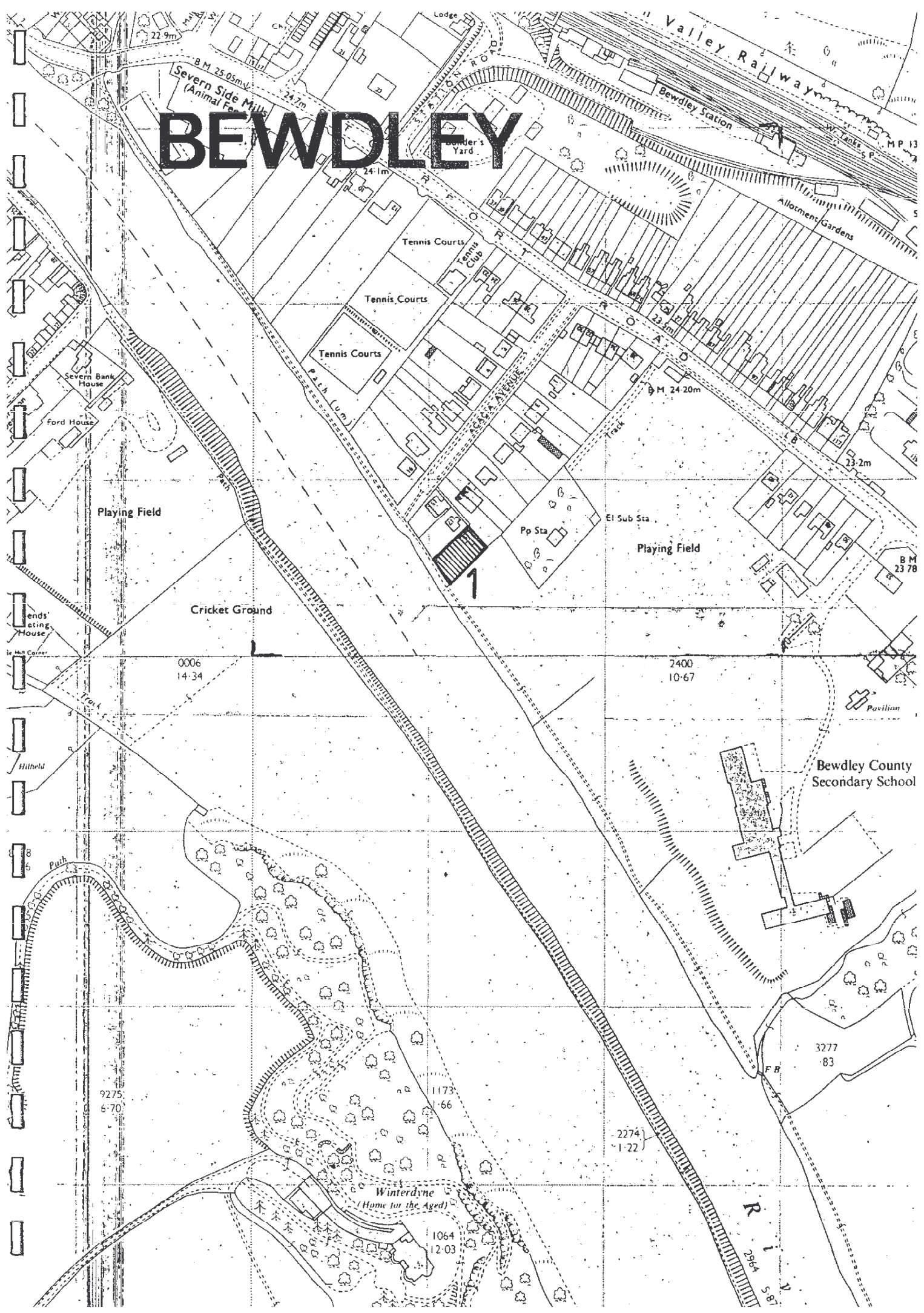
4. Section 52¹⁰⁶ Agreements.

This Section in the Town and Country Planning Act 1971 enables the planning authority to enter into an agreement with any person interested in land in their area for the purposes of restricting or regulating the use of the land and could well be used as an alternative to Item 3 above, relying on co-operation with the owners rather than compulsion. Such action would seem to be particularly appropriate in relation to the large concentrations of holiday shacks, and could be used both to bring about the removal of badly sited structures and to ensure that new ones were of a satisfactory design and that the site was properly landscaped.

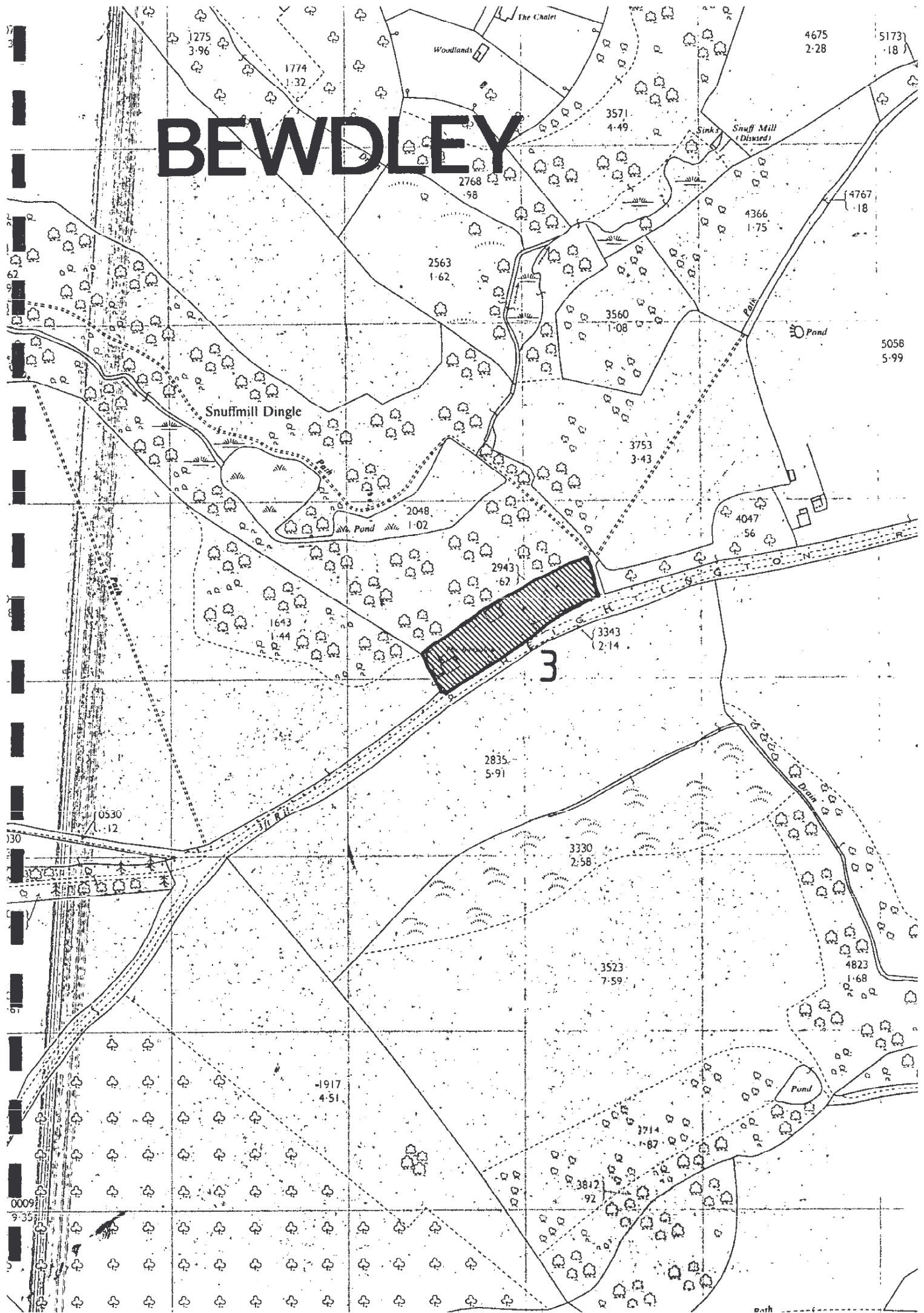
5. Take No Action.

This option is available in relation to all sites except where there are known contraventions of legislation in respect of which the local authority has statutory duties.

BEWDLEY



BEWDLEY



Bewdley There are three individual sites and one site comprising several plots in Bewdley. Details are as follows:-

1. Location:

19 Acacia Avenue is situated at the southern end of an unadopted road immediately adjacent to the bank of the River Severn, with the playing fields of Bewdley High School forming another boundary.

Acreage

The area of the site is 0.03 hectares (0.08 acres).

Ownership

J.P. Barker, 19 Acacia Avenue, Bewdley.

Description:

This is a single storey wooden dwelling used as a permanent residence, which has been well maintained. It has apparently been in existence for many years and forms part of the residential area.

Planning position

The site is zoned for residential purposes on the Bewdley Review Town Map. There have been no planning applications related specifically to the site.

2. Location:

Pound Bungalow, Dowles Road is situated on the west side of Dowles Road on high ground and overlooking the Caravan Site.

Acreage

The area of the site is 0.06 hectares (0.15 acres).

Ownership

H. Osbourne, 10 Caroline Street, West Bromwich.

Description

This is a single storey wooden building, having a bitumen felt roof, which is apparently used as a holiday residence only. It would appear to have been in existence for many years. The building, although of no great merit, merges into the background successfully.

Planning position

The site is zoned for residential purposes on the Bewdley Review Town Centre Map. There have been no planning applications related specifically to this site.

3. Location:

The Bungalow, (Heightington Road), Leight Lane

Acreage

The area of the site is 0.25 hectares (0.62 acres).

Ownership

K. T. Downes, The Bungalow, Leight Lane, (Heightington Road), Bewdley.

Description

This is a single storey dwelling of wooden construction, which is used as a permanent residence. It is in a reasonable state of repair. Although in a reasonable condition itself, its appearance in such an attractive area is marred by untidy and delapidated outbuildings.

Planning Position:

This dwelling, in an area of white land on the Bewdley Review Town Map, is immediately adjacent to a Landscape Protection Area. This dwelling, which has no recorded planning history, does however lie in the path of the proposed Bewdley by-pass.

4. Location:

Llangwrl, River Side North. This site is reached along a dirt track leading from the A.456 immediately adjacent to the bridge over the River Severn.

Acreage

The area of the site is 0.02 hectares (0.06 acres).

Ownership

Mr. B. H. Smith, 20 New Road, Kidderminster.

Description:

This is a single storey dwelling, which has been standing empty for at least one year. It is in a poor state of repair.

Planning Position

This building lies in an area zoned as Public Open Space on the Bewdley Review Town Map. Made the subject of an Article 4 Direction, which was approved by the Secretary of State for the Environment on 23.7.75 and published on 15.8.75. This Direction prevents alterations and improvements (including garages and the like) to the building. Forbids the erection of fowl pens, kennels and such like; forbids hardstanding, oilstorage tanks; does not allow gates, fences etc., to be erected or maintained. This is the only planning history recorded.

5. Location:

Fairholme, Riverside North. This site is reached by means of a dirt track leading from the A.456 immediately adjacent to the bridge over the River Severn.

Acreage

The area of the site is 0.02 hectares (0.06 acres).

Ownership:

Mr. A. Talbot, Fairholme, Riverside North, Bewdley.

Description

This is a single storey dwelling of wooden construction, which is used as a permanent residence. It is in a good state of repair.

Planning Position

This building lies in an area zoned as Public Open Space on the Bewdley Review Town Map. Made the subject of an Article 4 Direction, which was approved by the Secretary of State for the Environment on 23.7.75 and published on 15.8.75. This Direction prevents alterations and improvements (including garages and the like) to the building. Forbids the erection of fowl pens, kennels and such like; forbids hardstanding, oil storage tanks; does not allow gates, fences etc., to be erected or maintained. This is the only planning history recorded.









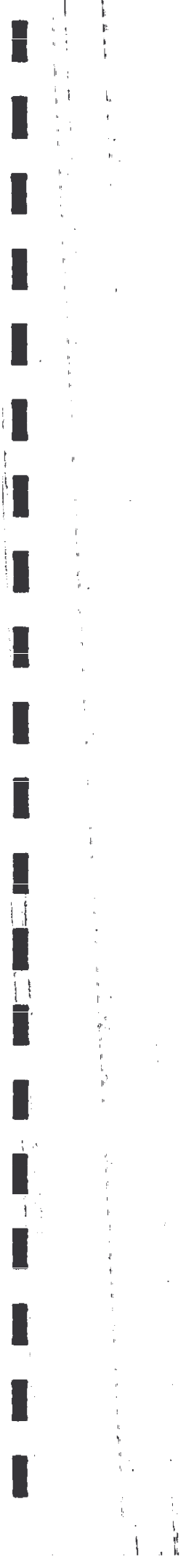
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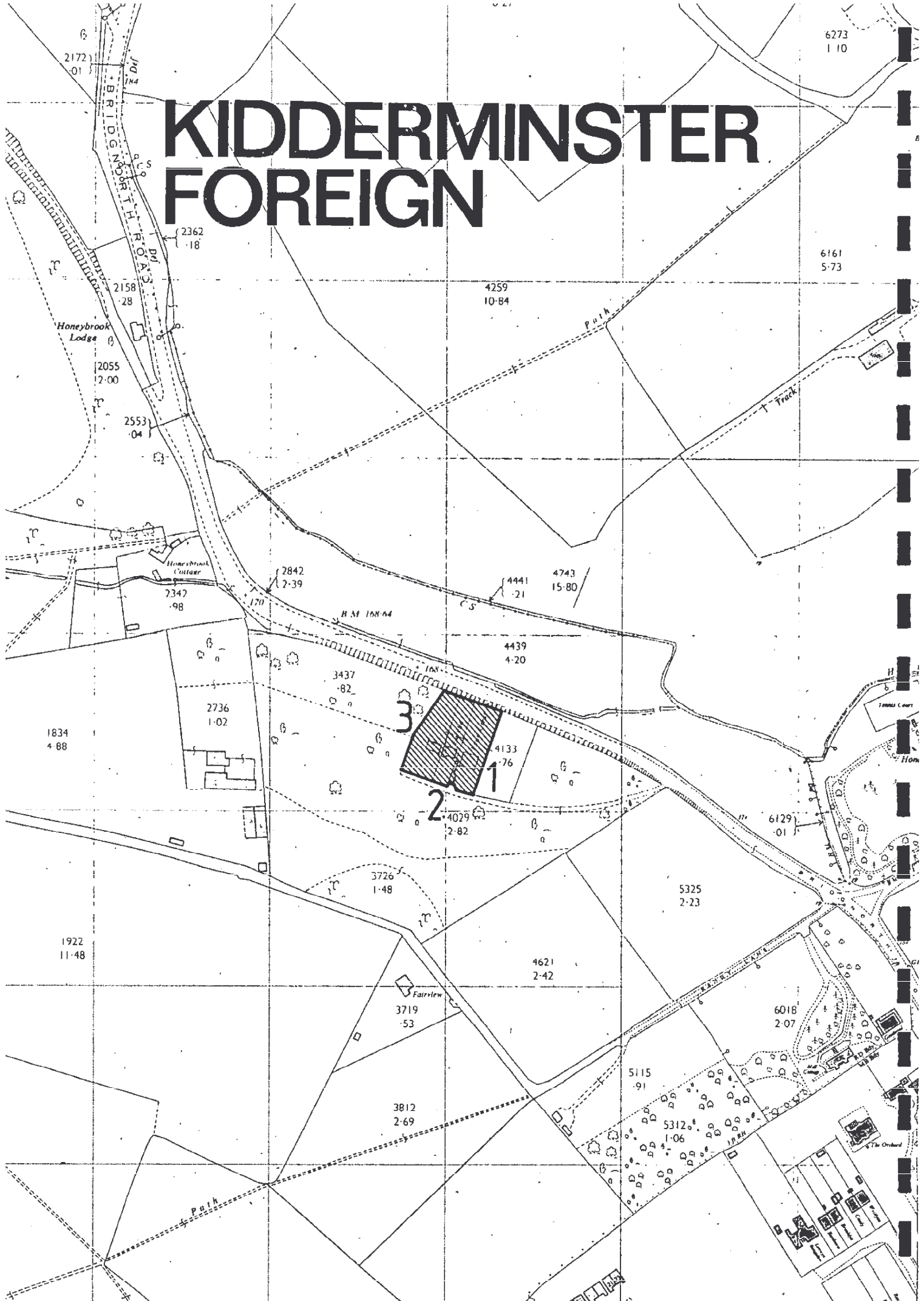
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KIDDERMINSTER FOREIGN



Kidderminster Foreign

The dwellings in this parish, which fall into the category governing this report, fall into two distinctly separate areas, both geographically and in usage terms.

Bridgnorth Road, Kidderminster.

1. Goodwood

Location

On the western side of the Kidderminster/Bridgnorth Road (A442) about 220 metres from the boundary of Kidderminster Borough.

Acreage

The area of the site is 0.08 hectares (0.2 acres)

Ownership

Mrs. A. V. Annett, Goodwood, Bridgnorth Road, Kidderminster.

Description

This is a single storey wooden dwelling, which is used as a permanent dwelling. It has been well maintained and is in apparently good physical condition. Set on the top of a rising parcel of land, this dwelling is part of a small scattered group of dwellings but due to its prominent position it forms a strident feature in the landscape scene, although some attempt at screening has taken place by way of trees and hedges.

Planning Position

This dwelling is in an area of Confirmed Green Belt and has no recorded planning history.

2. Eureka

Location

Adjacent to "Goodwood" and some 10 metres further west on the Kidderminster/Bridgnorth Road (A.442).

Acreage

The area of the site is 0.04 hectares (0.1 acres).

Ownership

H. Piggott, Eureka, Bridgnorth Road, Kidderminster.

Description

This is a single storey dwelling constructed from wood and asbestos, which is used as a permanent residence. It is in apparently good physical condition set on the top of a rising parcel of land. This dwelling is part of a scattered group of dwellings, but due to its prominent position it forms a strident feature in the landscape, although some attempt has been made at screening by way of trees and hedges.

Planning Position

This dwelling is set in an area of Confirmed Green Belt and has no recorded planning history. Since this report was compiled applications (WF.1289 and WF.1299 of 1978) to instal a septic tank and erect a garage on this site have been approved.

3. Ash Grove

Location

This is the furthest west of three dwellings situated on the west side of the Kidderminster/Bridgnorth Road (A.442).

Acreage

The area of the site is 0.07 hectares (0.17 acres).

Ownership

Miss E. Piggott (deceased) Ash Grove, Bridgnorth.

Description

This is a single storey building, used as a permanent residence. It appears to be constructed entirely from asbestos and to be in a reasonable physical condition. Set on the top of a rising parcel of land this dwelling is part of a small scattered group of dwellings, but due to its prominent position it forms a strident feature in the landscape scene, although some attempt at screening has taken place by way of trees and hedges.

Planning Position

This dwelling is in an area of Confirmed Green Belt and has no recorded planning history. Since this report was compiled applications (WF.1289 and WF.1299 of 1978) to instal a septic tank and erect a garage on this site have been approved.

Folly Point

Location 4

Although a part of Hill Farm, this site is so detached that it can be considered as a separate entity. It is situated north of the aqueduct and immediately south of the Trimpley Reservoir, being bounded to the west by the river and to the east by the Severn Valley Railway.

Acreage

The total area of the site is 1.74 hectares (4.3 acres). Each dwelling having its own curtilage.

Ownership

The personal representatives of A. E. Halford (deceased) although the plots are rented or leased to six tenants namely:-

Folly View: Miss E. M. Halford, Hill Farm, Northwood Lane, Bewdley.
Seagull: J. Blackham, 297 Birmingham Road, Walsall.
Jessedene) E.S.W. Knowles & Co., Moor Lane,
Veronique) Witton, Birmingham, 6.
Jannette: E. Davies, 146 Halford Lane
Un-named W. Wright, 87 Longstone Road, Great Barr,
bungalow: Birmingham, 22A.

Description

This group of six single storey dwellings is reached by means of a footpath north of the aqueduct. Vehicular transport being prohibited beyond the aqueduct they are to be found around the perimeter of a triangular piece of land. With the exception of Folly View, which is constructed of asbestos type material with a rough cast finish, all are constructed from wood and have bitumen felt roofs. They are in apparently good physical condition, each within its own curtilage.

Planning Position

Set within a Landscape Protection Area, and zoned as Interim Green Belt, this site is reasonably well screened by trees on the riverbank, by hedgerows and the banks of the reservoir and the Severn Valley Railway Embankment. It has the same planning history as the rest of Hill Farm.

Hill Farm, Northwood Lane, Bewdley

Location:

This site is located on both sides of Northwood Lane at its northern end immediately south of the Aqueduct and some 1 1/2 miles from Bewdley.

Acreage

The total area of this site, which contains both chalets and caravans, is approximately 26.71 hectares (66 acres) (some 3.64 hectares (9 acres) being associated with the siting of caravans).

Owner

Personal representatives of A. E. Halford (deceased) c/o D. A. Halford, Hill Farm, Northwood Lane, Bewdley, who either lease or rent sites to individuals.

Description

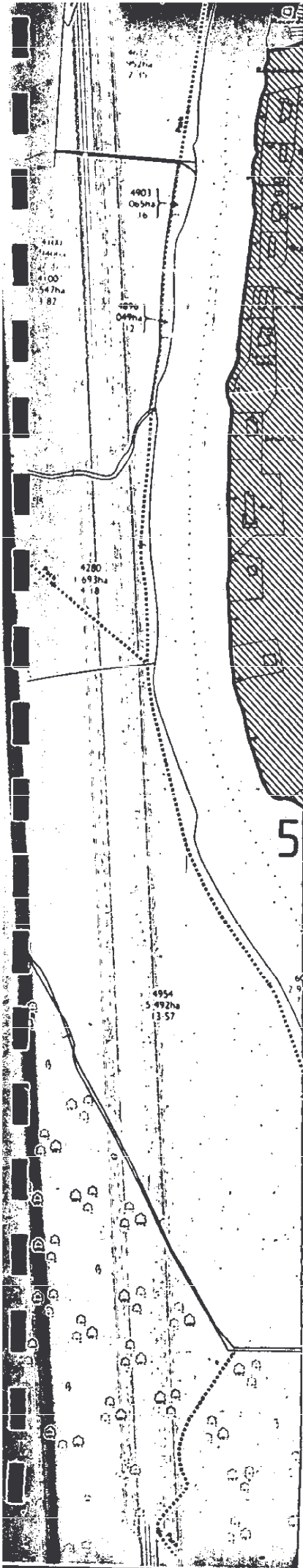
This site, although being treated as one, can be more easily be described if divided into three areas namely:-

5. Severn Meadow which is bounded to the north by the aqueduct, to the south by a stream to the north of Bridewell House, to the west by the River Severn and to the east by Northwood Lane. All the dwellings on this land front either the river or Northwood Lane, each within its own curtilage and are apparently structurally sound. With the exception of two (The Bungalow, which is brick built, and Valda which appears on first sight to be a former railway carriage with a wooden extension) all are of either wooden construction with felt roofs or asbestos sheeting with felt roofing. There has been some attempt made to screen some of the dwellings with hedges or bushes, whilst the colour schemes on others leave much to be desired. Although, at the time of the site visit, there were one or two cars visible, the holiday usage was being generally observed. There were fifty-two dwellings visible on this land and two caravans.
6. Northwood Lane situated to the east of Northwood Lane and between the lane and the Severn Valley Railway some 120 metres north of Northwood Halt are ten bungalows. One of these appears to be a "prefabricated" type whilst the remainder are of wooden construction or a mixture of wood and asbestos. These are all in a good physical condition with tidy well-kept gardens. There is some indication that one or two may be used as permanent residences.
7. Hill Farm except for one dwelling on Northwood Lane immediately south of the track leading up to the farm, all the dwellings are situated on steeply rising grounds to the east of the Severn Valley Railway, to the south of the farm buildings extending southerly to the northern boundary of Gills Rough and easterly to the caravan site and field parcel No. 1767. This area contains the largest accumulation consisting of some 130 chalets and 7 caravans (excluding the sites covered by a separate caravan site report). They are all well maintained, being predominantly built of wood, with a few of asbestos construction, and roofed mostly in bitumen felt but with occasional asbestos roofing. All stand within their own curtilages and many have shrubs or hedges which provides some screening and this combined with the steeply climbing site with some declivities tends to diminish the impact of this concentration at close quarters. It is only at a distance that the full impact of this site on the landscape can be felt.

In general, except for the dwellings fronting the eastern side of Northwood Lane and those few dwellings immediately adjacent to the tarmac track to Hill Farm itself, none is served by a reasonable hard surface. All the tracks are deeply rutted and in bad weather could be difficult to traverse. There are no parking areas on any portion of the site and access to the riverside bungalows is across the grass land. Nowhere are there any recreational or communal facilities, indeed on the largest part of the site, it is doubtful, due to the topography, if any could be provided.

Planning Position:

Set within a Landscape Protection Area this site has probably the biggest visual impact on the scenery within the district especially when viewed from the west bank of the river and from farther afield. Although possibly difficult to achieve, a landscaping exercise could do much to reduce this effect. This site has a long and complicated planning history - some of the dwellings had established user rights, whilst the remainder were granted planning permission on appeal in June 1963. Appeal files 1645, 1646, 1647 deal with this history in some detail. The site has had no more recent planning history.





Ribbesford

There is one site within this parish.

Location:

Dorbet Cottage, Leight Lane (Heightington Road) Ribbesford, Bewdley.

Acreage

The area of the site is indefinable being set within that of Haye Cottage whose area is .43 hectares (1.07 acres).

Ownership

A.C. Somers, Haye Cottage, Leight Lane, Ribbesford, Bewdley.

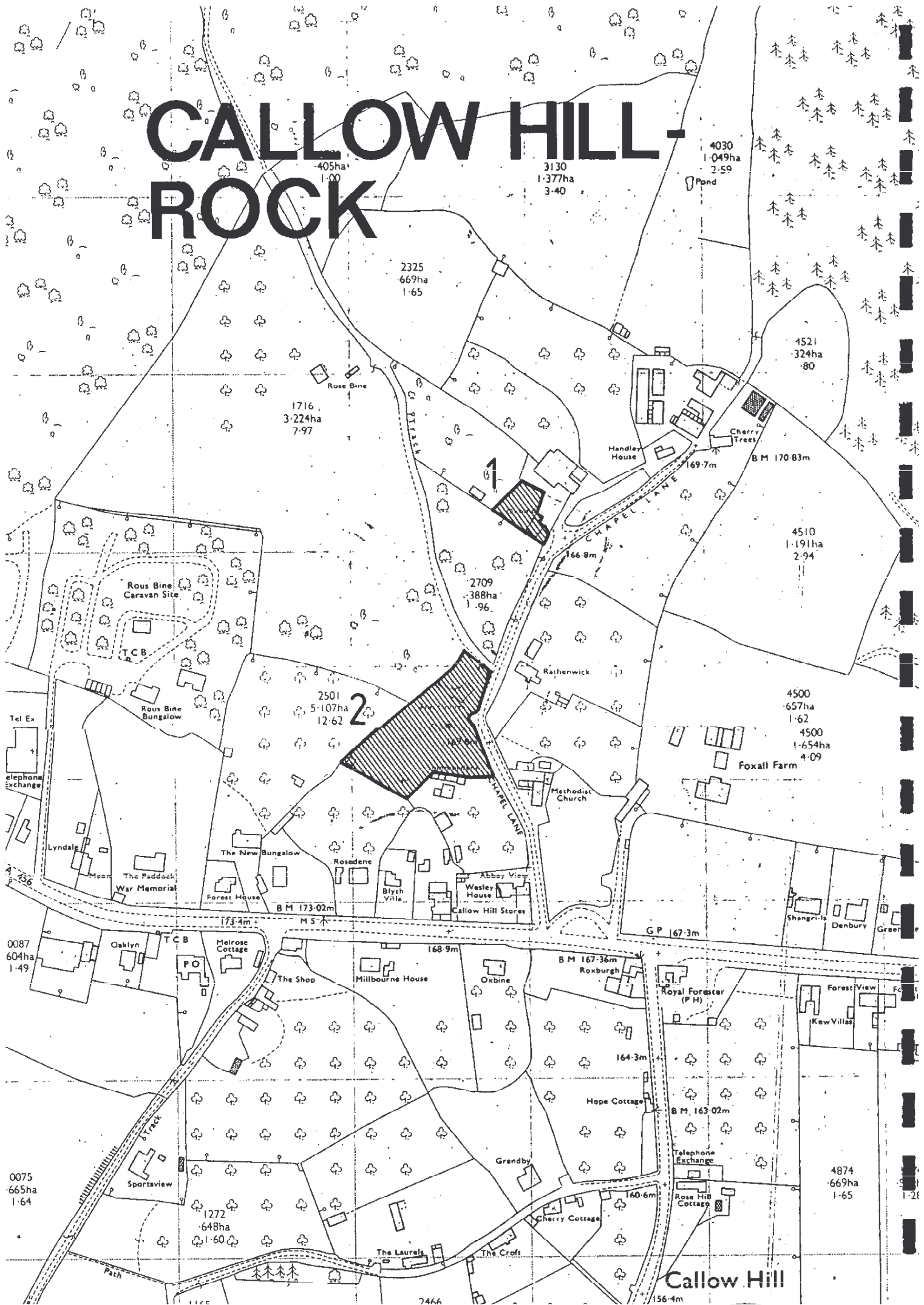
Description

This is a single storey wooden dwelling, which is used as a permanent residence immediately to the east of Haye Cottage. It would appear to be in a reasonable physical condition.

Planning Position

Set within a Landscape Protection Area, this dwelling is one of a number of isolated developments in this attractive rural area. It has no architectural merit and has been likened to the average village hall. A planning application (KR.228/65) to replace the existing building was made in July 1965 and permission was refused on 19th August, 1965 for zoning reasons. There is no other planning history recorded for this site.

CALLOW HILL-ROCK



Rock

This large parish has a number of dwellings of a non-permanent nature, which are to be found in three distinct but separate areas; Callow Hill, Far Forest and Heightington.

Callow Hill

Location: 1

The Hollies, Chapel Lane, Callow Hill, Rock.

Acreage

The area of the site is 0.35 hectares (0.86 acres)

Ownership

Miss T. Simmonds, Summerdyne, Chapel Lane, Callow Hill.

Description

This is a substantial single storey building used as a permanent residence. It is of wood and asbestos construction with a tiled roof. It would appear to be structurally sound. This dwelling, set within a Landscape Protection Area, forms a part of a scatter of dwellings on both sides of the main A.456 Kidderminster/Tenbury Road. Lying as it does on a poor unmade access track it is inconspicuous and is screened by trees and hedgerows.

Planning Position

This site has no recorded planning history.

Location: 2

Oxbind, Chapel Lane, Callow Hill is situated on the west side of the lane approximately 100 metres north east of The Hollies.

Acreage

The area of the site is 0.1 hectares (0.24 acres).

Ownership:

Miss T. Simmonds, Summerdyne, Chapel Lane, Callow Hill.

Description

This is a single storey building constructed from corrugated iron sheets and having a slate roof. It is used as a permanent residence. This dwelling, set within a Landscape Protection Area, is in a reasonable condition, and forms part of a scatter of dwellings at this point on the A.456 Kidderminster Road. It is, however, not visible from the road being situated along a poor unmade access road. Its appearance could be improved by maintenance including a coat of suitably coloured paint.

Planning Position

There is no planning history recorded for this site.

Far Forest

Location: |

Bungalow in Cleobury Road

Acreage

The area of the site is 0.13 hectares (0.33 acres)

Ownership

Exors. of George Oliver (deceased)

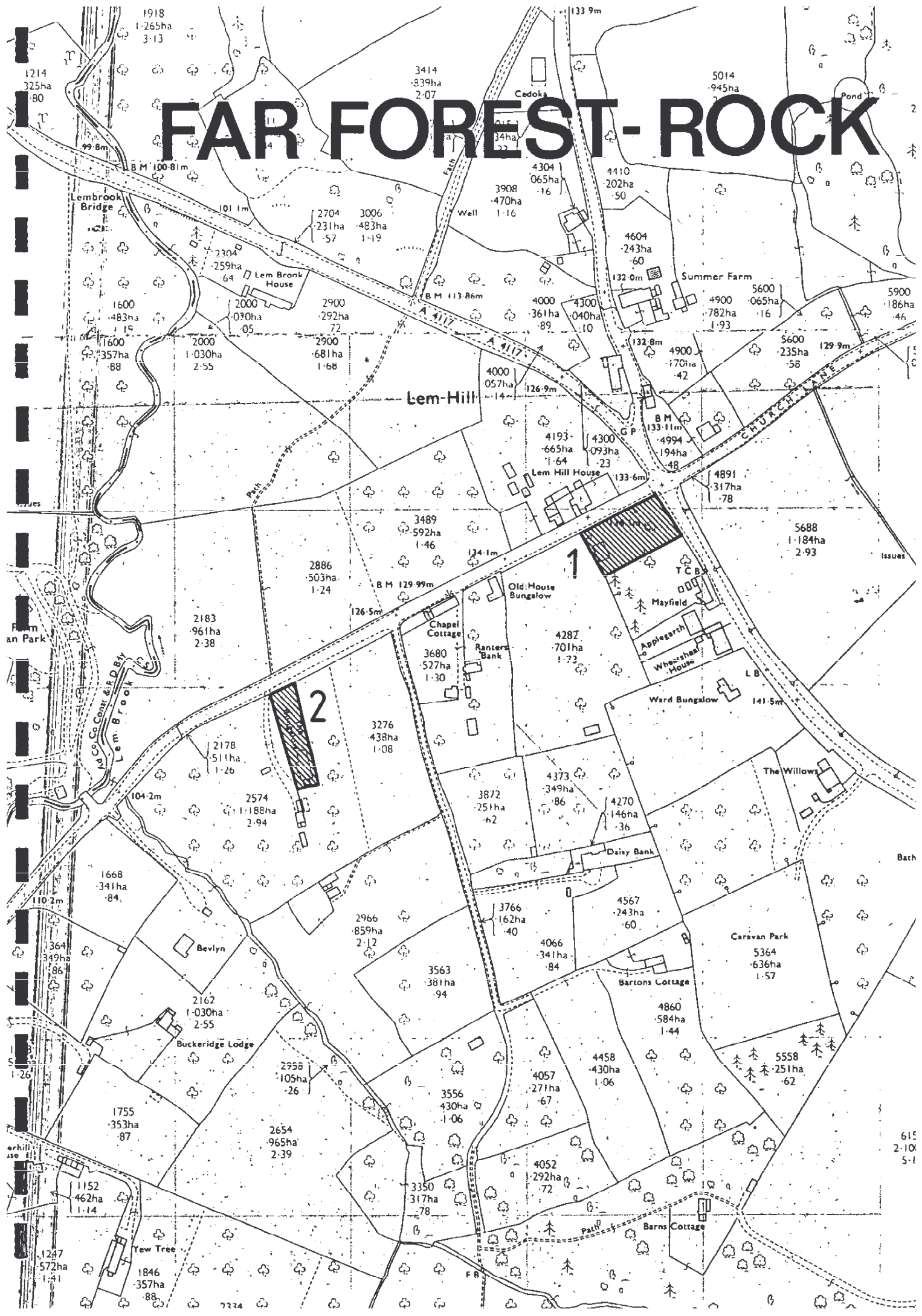
Description

This is a single storey building situated at the corner of the lane leading to Ranters Bank with the Kidderminster-Ludlow Road (A.4117). It is apparently used for holiday purposes only and is constructed from wood with a bitumen felt roof. It would appear to be in a poor physical condition.

Planning Position

This dwelling which is in a Landscape Protection Area is partially hidden by trees on the site and is therefore not particularly obtrusive. An application (WF.429/77) to demolish the existing shack and replace it with a brick built bungalow was refused in July 1977. There is no other planning history.

FAR FOREST-ROCK



Location : 2

The Bungalow, Ranters Bank

Acreage

The area of the site is .06 hectares (0.15 acres)

Ownership

Mrs. F. I. Lambert, The Bungalow, Ranters Bank, Far Forest.

Description

This is a single storey building used as a permanent residence. It is built of wood with a corrugated iron roof. It would appear to be structurally sound. There are other structures on the site constructed of corrugated iron. In general the site could be tidied up, but it is well-screened by trees and is therefore fairly unobtrusive.

Planning Position

This dwelling is set in a Landscape Protection Area and is close to boundary of the district. There is no planning history recorded.

Location 3

Oak Tree Bungalow, Kinlet Road, Far Forest. This dwelling lies immediately west of Lane Cottage.

Acreage

The area of the site is 1 acre.

Owner

Mr. F. Gregory, Oak Tree Bungalow, Kinlet Road, Far Forest.

Description

This is a single storey building used as a permanent residence. It is of wooden construction with a bitumen felt roof. It would appear to be structurally sound. This dwelling is set within an area designated as a Landscape Protection Area. It reads in well with Lane Cottage and their respective associated outbuildings and is an unobtrusive feature in the landscape.

Planning Position

There is no planning history recorded.

Location: 4

Greenacres, Sugars Lane. This property is situated on the west side of a track leading to Wyre Forest Caravan Park, approximately 100 metres from its junction with Sugars Lane at its northern end.

Acreage

The area of the site is 0.99 hectares (2.47 acres).

Ownership

Messrs. E. Portman and S. Bishton, Greenacres, Sugars Lane, Far Forest.

Description

This is a single storey building, constructed from wood and asbestos sheeting and has a tiled roof. It is in good physical condition and is used as a permanent residence. It is, however, well screened and has little impact on the surrounding areas.

Planning Position

This dwelling is situated in a Landscape Protection Area and has no recorded planning history.

Location: 5

Bungalow south east of Roundhill Farm, Sugars Lane. This property is at the northernmost end of Sugars Lane in a parcel of land No. 4981 immediately south of the property known as the Ford.

Acreage

The area of the site is 0.05 hectares (0.12 acres).

Ownership

Mr. R. B. Carter, Round Hill Farm, Sugars Lane, Far Forest.

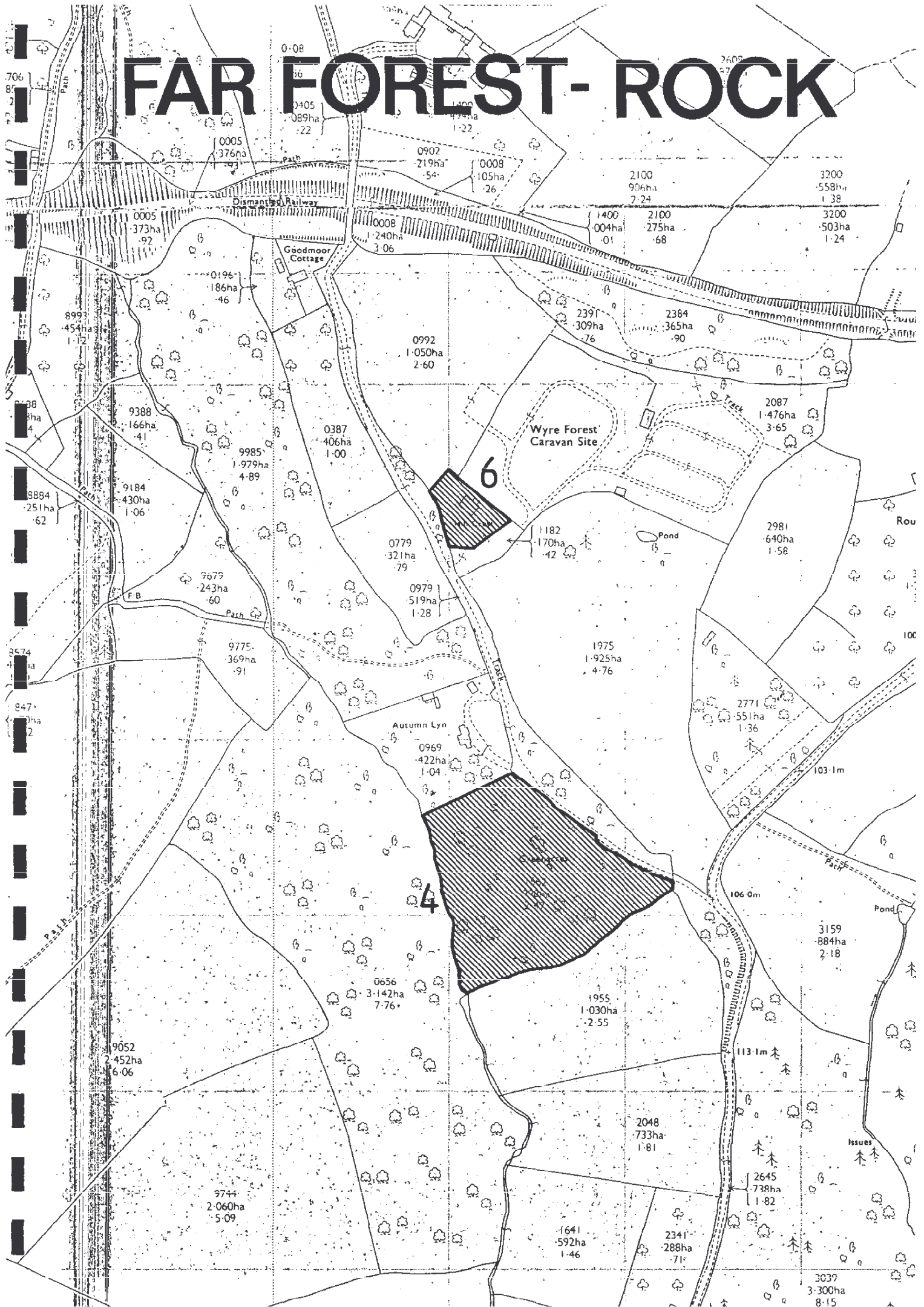
Description

This is a long narrow single storey building. It is built from wood and has a bitumen felt roof. It is apparently used as a holiday residence and is kept in a reasonable condition although its removal would enhance the beauty of this end of Sugars Lane through its occupation of such a conspicuous position.

Planning Position

Set within a Landscape Protection Area. There is no planning history recorded.

FAR FOREST-ROCK



Location : 6

Hillcrest, Sugars Lane. This property is on the eastern side of the unmade track leading to Wyre Forest Caravan Site approximately 250 metres from its junction with Sugars Lane.

Acreage

The area of the site is 0.01 hectares (0.3 acres).

Ownership

O.P. Ager, 9 Sherwood Road, Wimbledon, London SW19 3QT.

Description

This is a single storey building, constructed from wood and having a tiled roof. It appears to be structurally sound. It is used as a permanent dwelling, being occupied by the warden of the adjacent caravan site.

Planning Position

This dwelling is in a Landscape Protection Area and forms part of the adjoining caravan site. There is no planning history recorded relating to this as an individual site.

Lynalls Coppice

Location : 7

An un-named dwelling situated approximately 220 metres on the west side of the track leading to Lynalls Coppice from its junction with Sugars Lane.

Acreage

There is no identifiable boundary to this site.

Ownership

Description

This is a single storey building within a parcel of land No. 3217 which also houses two permanent dwellings, The Larches and Lynwood. A close inspection of the building was precluded due to undergrowth, but it would appear to be in a poor state of repair. It would appear to be used as a permanent residence. This dwelling forms part of a scattered group of shacks, permanent residences and caravans which spoil this attractive rural area. It is served by an unmade substandard access track.

Planning Position

This dwelling is set in a Landscape Protection Area and there is no planning history attached to the site.

Location: 8

Four Acres, Lynalls Coppice (formerly known as Rosedale) is situated on the north of the track from Sugars Lane to Lynall Farm.

Acreage

The area of the site is .88 hectares (2.17 acres)

Ownership

Mr. R. D. Porter, Four Acres, Lynalls Coppice, Far Forest

Description

This is a single storey building constructed of wood with a brick extension. It is in reasonable condition and is used as a permanent dwelling. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans which spoil this attractive rural area. It is served by an unmade substandard access track.

Planning Position

An application (WF.11/76) to erect a garage on this site was approved in February 1976 whilst an application (WF.6/78) for extensions is awaiting a decision. Investigations are currently being carried out regarding unauthorised replacement of some wooden panels.

Location: 9

Holly Oak, Lynalls Coppice situated on the north of the track leading from Sugars Lane to Lynalls Farm approximately 80 metres west of its junction with Plough Lane.

Acreage

The area of the site is 0.15 hectares (0.36 acres)

Ownership

Mrs. D. List, The View, Lynalls Coppice, Far Forest

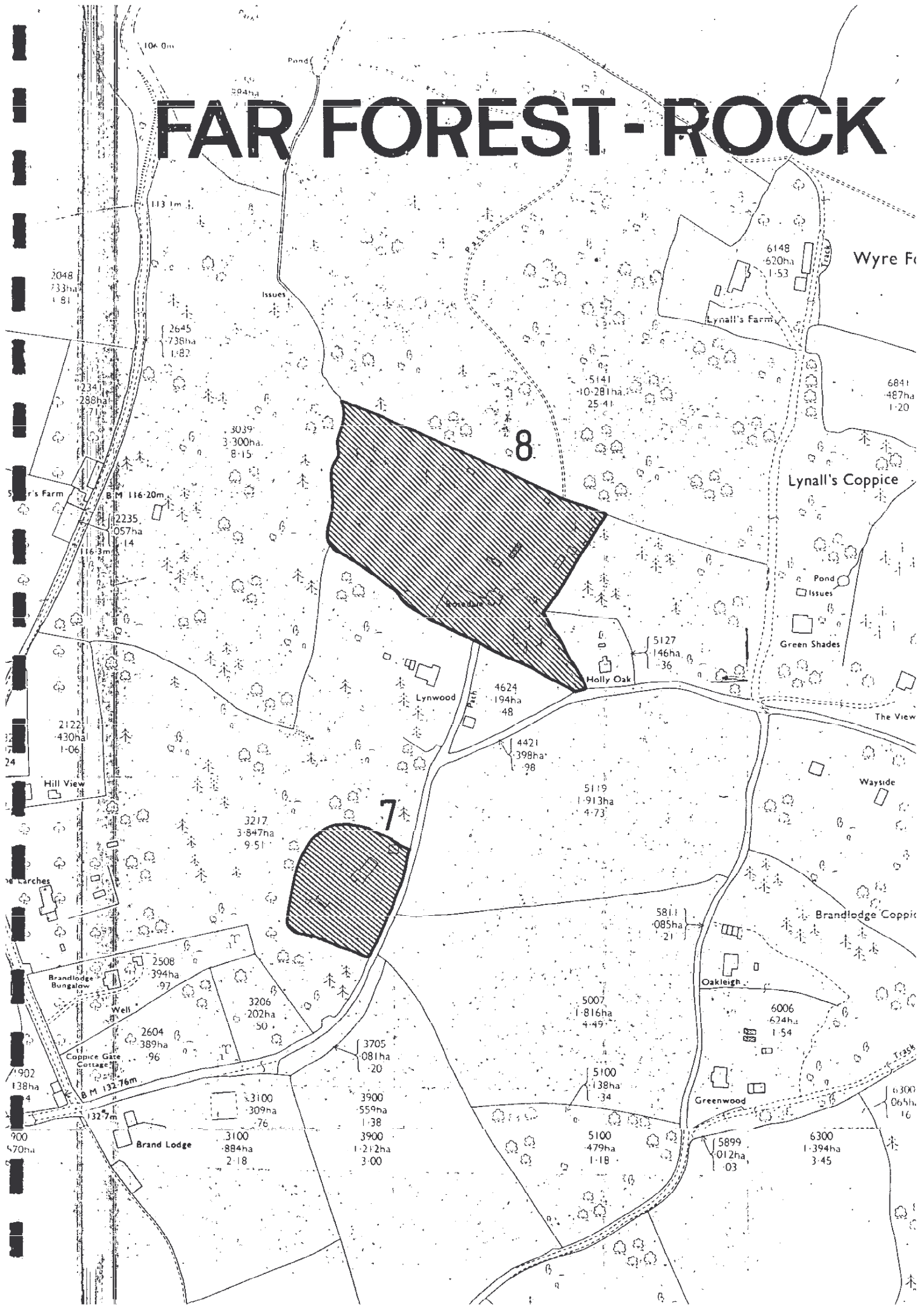
Description

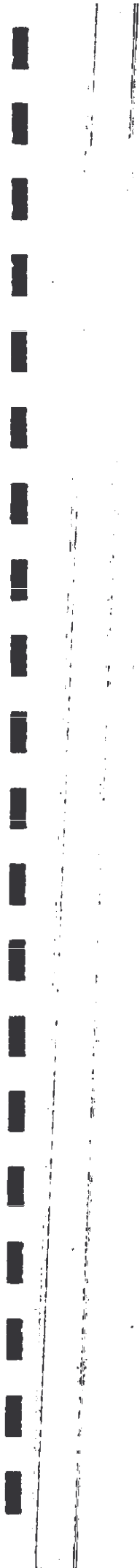
This is a single storey building. It is constructed of wood and has a tiled roof. It is in good physical condition and is used as a permanent residence. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans which spoil this attractive rural area. It is served by an unmade, substandard access track.

Planning Position

This dwelling is set in a Landscape Protection Area and there is no planning history attached to the site.

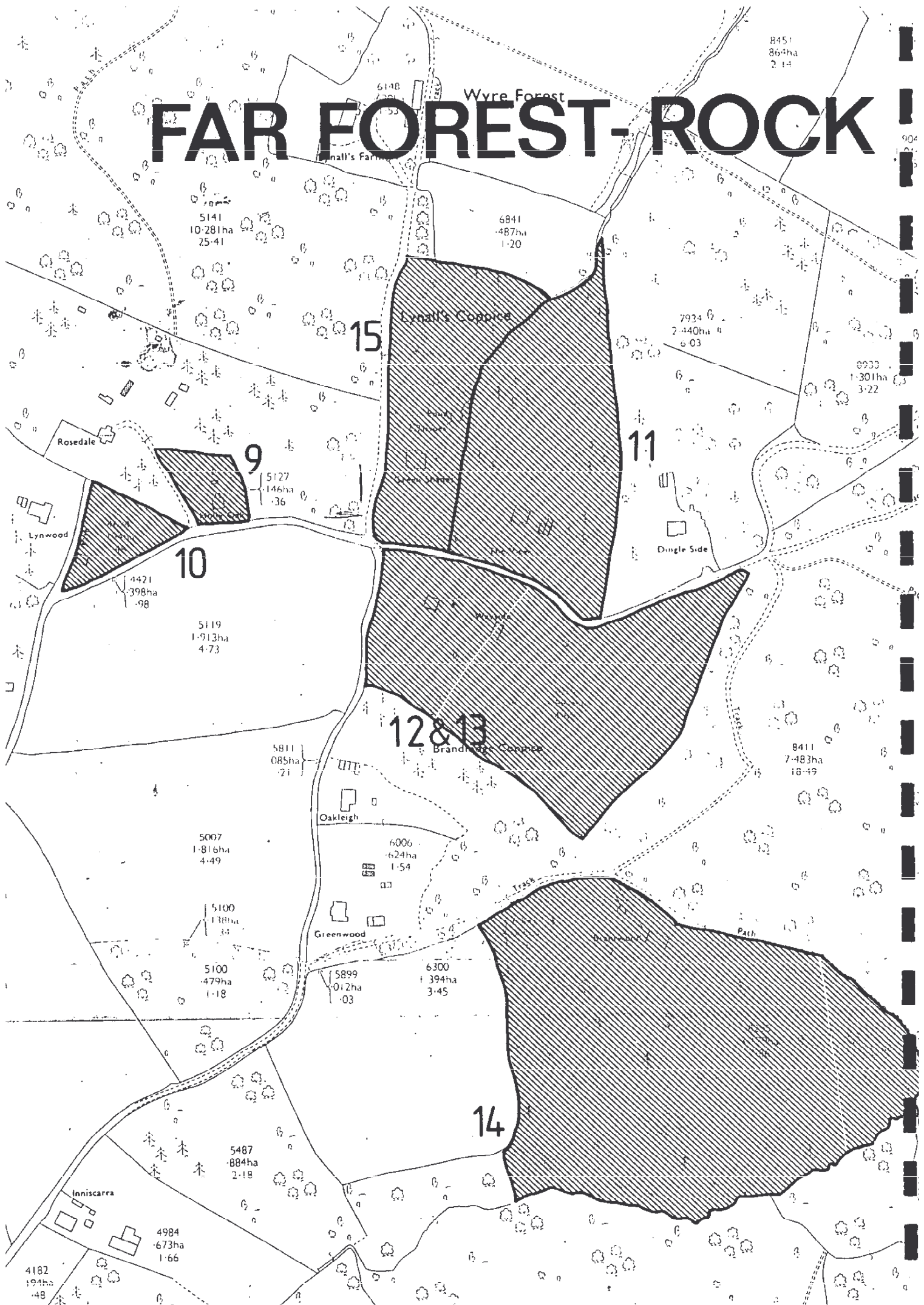
FAR FOREST-ROCK





FAR FOREST-ROCK

Wyre Forest



Location : 10

Triangle Bungalow, Lynalls Coppice, Far Forest is situated on the north of the track to Lynalls Coppice approximately 320 metres from its junction with Sugars Lane.

Acreage

The area of the site is 0.19 hectares (.48 acres).

Ownership

Mrs. E. Foxall, Withybed House, Button Oak.

Description

This is a single storey building of wooden construction with a felt roof which is used as a holiday dwelling only. It is in a poor structural condition. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans which spoil this attractive rural area. It is served by an unmade substandard access track.

Planning Position

This dwelling is set in a Landscape Protection Area and there have been two outline planning applications for permission to replace this shack (KR.233/65 and KR.98/67) both of which have been refused. There is no other planning history.

Location : 11

The View, Lynalls Coppice is situated on the north side of the track leading from Sugars Lane to Cooks Green Farm about 80 metres east of the track leading to Lynalls Farm and Plough Lane.

Acreage

The area of the site is 1.21 hectares (3 acres).

Ownership

Mr. W. E. H. List, The View, Lynalls Coppice, Far Forest.

Description

This is a single storey prefabricated building constructed from concrete panels and timber with a tiled roof. It is in good physical condition and is used as a permanent residence. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans, which spoil this attractive rural area. It is served by an unmade, substandard access track.

Planning Position

This dwelling is in a Landscape Protection Area and has some planning history. It was originally erected without planning permission. A regularising application (KR.48/60) was approved in March 1960 for temporary permission, expiring on 31st March, 1967. An application (KR.129/66) to put a brick skin around this dwelling was refused in June 1966, as was a renewal application (KR.99/67) by the County Council on 26th May, 1967. The applicant appealed against the decision and was granted a further seven year permission by the Minister until 1st April, 1975. A further application for retention of the building was refused by Wyre Forest District Council in March 1975, and the applicant again appealed against the Council's decision. Following negotiations the Development Control Sub-Committee considered again a renewal application which was approved until 31st March, 1980 and the appeal withdrawn.

Location : 12

Wayside, Lynalls Coppice is situated on the south side of the track leading from Sugars Lane to Cooks Green Farm about 80 metres east of its junction with Plough Lane.

Acreage

The area of the site is not clearly defined, as there is another structure on this same parcel of land No. 7015 which has a total area of 1.88 hectares (4.65 acres).

Ownership

Mrs. M. I. Jones, Flat 8, Bracebridge Court, Metchley Lane, Harborne, Birmingham, 17.

Description

This is a single storey building constructed from asbestos sheeting and having a tiled roof. It is in a reasonable condition and is used for holiday purposes. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans, which spoil this attractive rural area. It is served by an unmade, substandard access track.

Planning Position

This dwelling is set in a Landscape Protection Area and there is no planning history attached to the site.

Location 13

Situated at the junction of the track from Sugars Lane with Plough Lane, approximately 30 metres from each lane is an un-named building, which may be named Brand Lodge Coppice.

Acreage

The area of the site is not clearly defined, as the dwelling known as Wayside is also within the same parcel of land No. 7015 which has a total area of 1.88 hectares (4.65 acres).

Ownership

If this is the building known as Brand Lodge Coppice its owner is Mrs. S.E. Mason, Brand Lodge Coppice, Far Forest. There is no other indication of ownership.

Description

This is a single storey building of wooden construction and having a felt roof. It is in a reasonable condition and is used for holiday purposes. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans which spoil this attractive rural area. It is served by an unmade substandard access track.

Planning Position

This dwelling is set in a Landscape Protection Area and there is no planning history recorded.

Location : 14

Brandwood, Brand Lodge Coppice is situated off a track on the east side of Plough Lane and some 200 metres along the track.

Acreage

The area of the site is undefinable.

Ownership:

Mr. W. N. Ward, Cleestone, Plough Lane, Far Forest.

Description

This is a single storey building of wooden construction and having a tiled roof. It is in a reasonable condition and is used as a permanent residence. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans which spoil this attractive rural area. It is served by an unmade substandard access track.

Planning Position

This dwelling is set in a Landscape Protection Area and there is no planning history attached to the site.

Location : 15

Green Shades, Lynalls Coppice is situated on the east side of the track leading to Lynalls Farm approximately 45 metres north of its junction with Plough Lane.

Acreage:

The area of the site is 1.21 hectares (3 acres).

Ownership

Mrs. W. E. Reed, Green Shades Lynalls Coppice, Far Forest

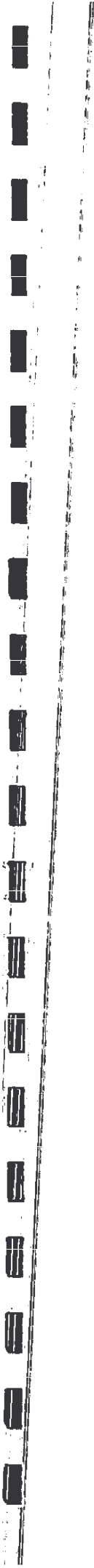
Description

This is a single storey construction on a sloping site, a store and cellar creating the impression of a split level building. It is of asbestos construction with a tiled roof and has had a flat roofed extension of similar materials added. It is used as a permanent residence. This dwelling forms part of a scattered group of shacks, permanent dwellings and caravans which spoil this attractive rural area. It is served by an unmade, substandard access track.

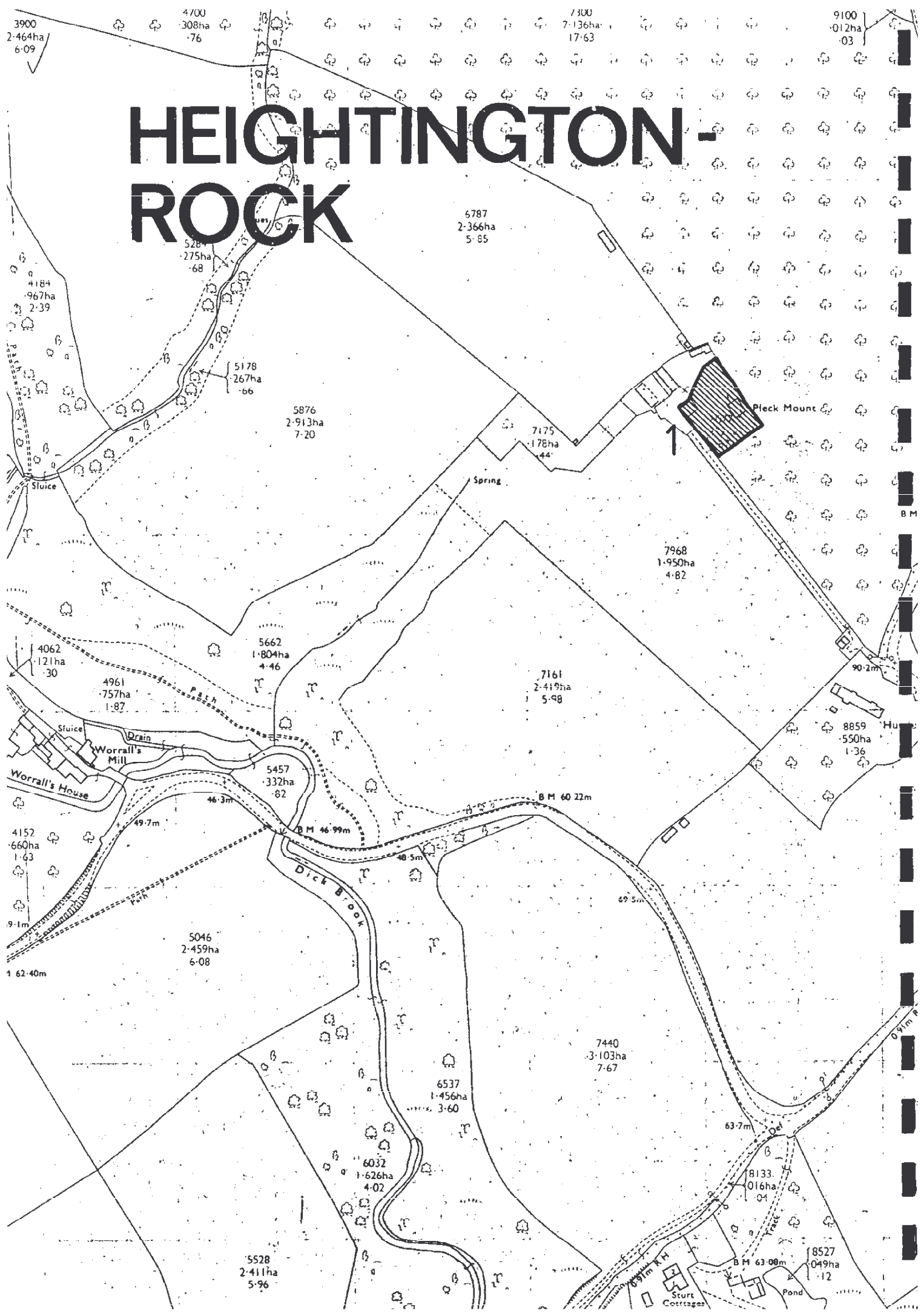
Planning Position

This dwelling is set in a Landscape Protection Area. Two applications for planning permission for extending this dwelling have been received, one was refused (KR.262/65) in September 1965 and the other (KR.321/65) approved in November 1965. This is the only planning history recorded.





HEIGHTINGTON-ROCK



Location : 1

Pleckmount, Hurtle Hill, Dunley. This site is to be found along a track to the west of Hurtle Hill.

Acreage

The area of the site is 0.14 hectares (0.34 acres).

Ownership

Mr. F. Andrews, Pleckmount, Hurtle Hill, Dunley, Stourport-on-Severn.

Description

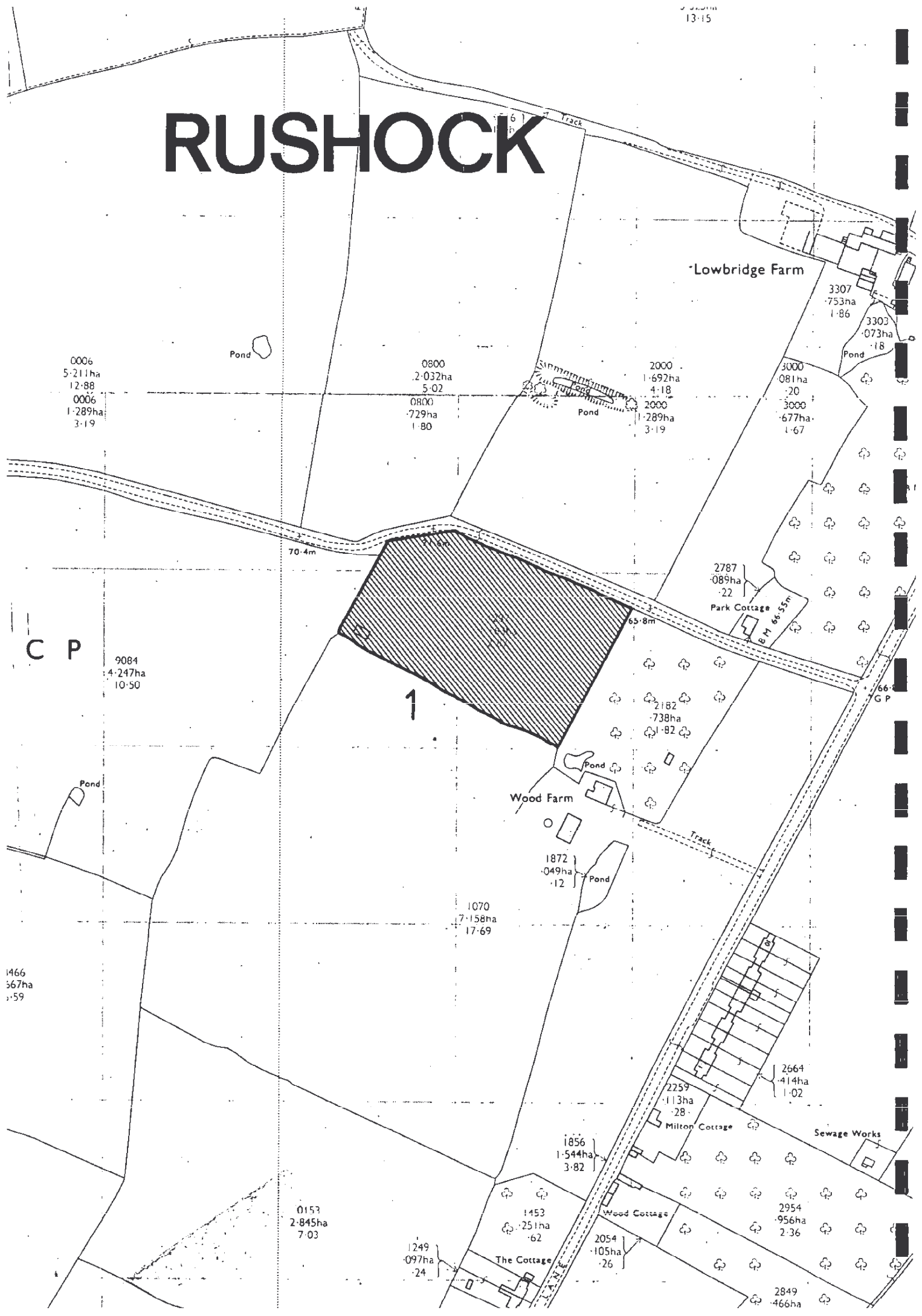
This is a single storey building attached to an agricultural holding. It is of wooden construction with an asphalt roof and is used as a permanent residence. It is in a prominent position on a steep incline but by careful use of colour it merges into the rural scene.

Planning Position

The site is in a Landscape Protection Area and two planning applications (KR.88/74 and WF.1008/77) for an additional dwelling on this site have been refused, the latter on 10th January, 1978. There is no other planning history attached to the site.



RUSHOCK



Rushock : 1

Location

Unnamed bungalow, Clattercut Lane is situated in the west corner of a parcel of land No. 1287 and facing Park Lane.

Acreage

The area of this site is 1.16 hectares (2.87 acres)

Ownership

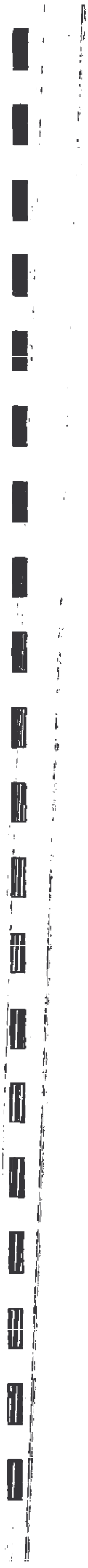
Mr. J. E. Strong, c/o Stourbridge Stockholders, High Street, Wollaston, Stourbridge.

Description

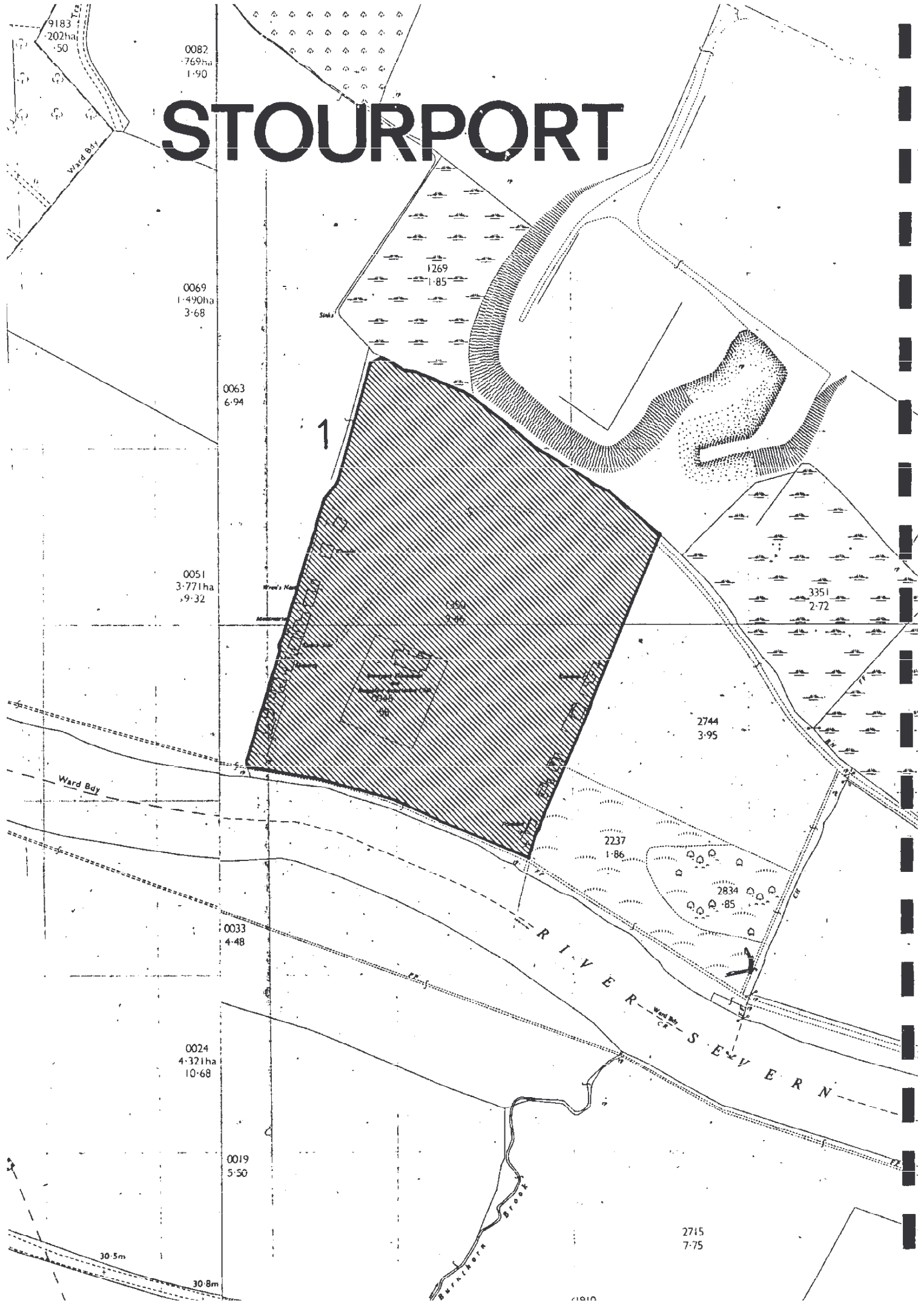
This is a derelict wooden building situated in the fields of Wood Farm. Previously used as a holiday bungalow, it has been used for storage and allowed to deteriorate into its present condition. Its removal would improve the rural scene at this point.

Planning Position

This building is in an area of Confirmed Green Belt and has a brief planning history. A planning application (KR.78/51) was made for the retention of this bungalow. Temporary planning permission was granted on 5th March, 1952 expiring on 31st December, 1955. This permission was renewed on two further occasions, finally expiring on 31st December, 1961. There is no other planning history.



STOURPORT



STOURPORT-ON-SEVERN

Within the boundaries of the former Urban District is one recognised "shack" site, one area which contains many individual sites, and several sites which merge within the street scene.

Location

Lickhill Meadow is located at the end of Moorhall Lane and fronts the River Severn, being approximately 550 metres (600 yards) upstream from the Civic Centre.

Acreage

The area of the site is 2.79 hectares (6.89 acres.)

Ownership

Stourport Motor Yacht and Bungalow Association, Lickhill Meadow, Stourport who let or lease sites to individual plot owners.

Description

With the exception of three bungalows sited adjacent to the access track, all the bungalows are situated on the northern and southern boundaries of the field, eight being to the north and six to the south. All are of wooden construction and many have had odd shaped extensions added. An electric supply is available through overhead cables. A water supply is available from the clubhouse and from a tap on the south side of the site. There are no visible toilet facilities.

Planning Position

The site is zoned as White Land on the Stourport Review Town Map and within the S.T.W.A. Flood plain. With the exception of four bungalows all the dwellings have been in existence for many years. In 1960 outline planning permission (SU.105/60) was given for four bungalows which were subsequently the subject of detailed approvals (SU 15, 97, 98 and 109/63). Extensions have been added to two bungalows and the Clubhouse, all with detailed planning permission. The use of the site is as a holiday site only, and operates between Good Friday and 30th September. There is also a caravan site located on this meadow which has been considered in a separate survey.

Location 2

13 Worcester Street, Stourport-on-Severn.

Acreage

The area of the site is 0.08 hectares (0.19 acres.)

Ownership

Mrs. I. Yarnold, 13 Worcester Street Stourport-on-Severn.

Description

This is a single storey building constructed from wood and asbestos on a permanent base. It is used as a permanent residence in an urban environment.

Planning Position

This dwelling is in an area zoned for Residential Purposes on the Stourport Review Town Map and is an unobtrusive unit in the street scene. There is no planning history recorded. Since this report was compiled an application in outline form (WF.134/79) to demolish this dwelling and erect a pair of semi-detached dwellings was received. It has since been withdrawn as inappropriate, and a detailed application will be submitted.

Location 3

21 Worcester Street., Stourport-on-Severn.

Acreage

The area of the site is 0.05 hectares (0.13 acres)

Ownership

Mrs. M. C. Belcher, 21 Worcester Street, Stourport.

Description

This is a single storey building constructed from wood and asbestos on a permanent base. It is used as a permanent residence in an urban environment.

Planning Position

This dwelling is in an area zoned for Residential Purposes on the Stourport Review Town Map, and is an unobtrusive unit in the street scene. There is no planning history recorded.

Location

Lower Heath is an area of land situated in roughly the south eastern part of Stourport. It is bounded on the north by the District Boundary, on the south by the River Severn on the west by the area of Public Open Space on Power Station Road and on the east by Sandy Lane. For the purposes of this report properties on Sandy Lane have been excluded from this general area and are dealt with separately.

Planning Position

All these sites are within an area zoned on the Stourport Review Town Map for industrial purposes. They are also within an area referred to in the Sandy Lane Supplementary Planning Guide as subject to a policy of removal of non-conforming uses and assembly of vacant or unused sites to enable development for industrial uses to take place. With the exception of Common View and Saiwen, whose planning history is given separately, none of the sites has any recorded planning history.

Location : 4

Power Station Road between Nos. 1 and 3.

Acreage

The area of the site is 0.03 hectares (0.07 acres.)

Ownership

The owner of this site is not known.

Description

This is a small single storey building constructed from wood and having a felt roof. It would appear to be used as a permanent residence in conjunction with a caravan which is parked adjacent to it.

Planning Position

The site is within an area zoned for residential purposes on the Stourport Review Town Map. There is no planning history recorded.

Location : 5

The Chalet, Power Station Road is situated on the western boundary of Four Acres Caravan site at the rear of 17 Power Station Road.

Acreage

There is no identifiable curtilage.

Ownership

Mr. A. Loveridge, The Chalet, Power Station Road.

Description

This is a single storey building constructed from wood with a felt roof. It is in a reasonable condition and is used as a permanent dwelling.

Planning Position

The site is within an area zoned for holiday caravans on the Stourport Review Town Map. There is no planning history recorded.

Location : 6

The Stores, Lower Heath. This site is situated south of Power Station Road and adjacent to the southern point of the piece of land zoned as Open Space.

Acreage

The area of the site is 0.07 hectares (0.18 acres.)

Ownership

Mrs. M. Johnson The Stores Lower Heath.

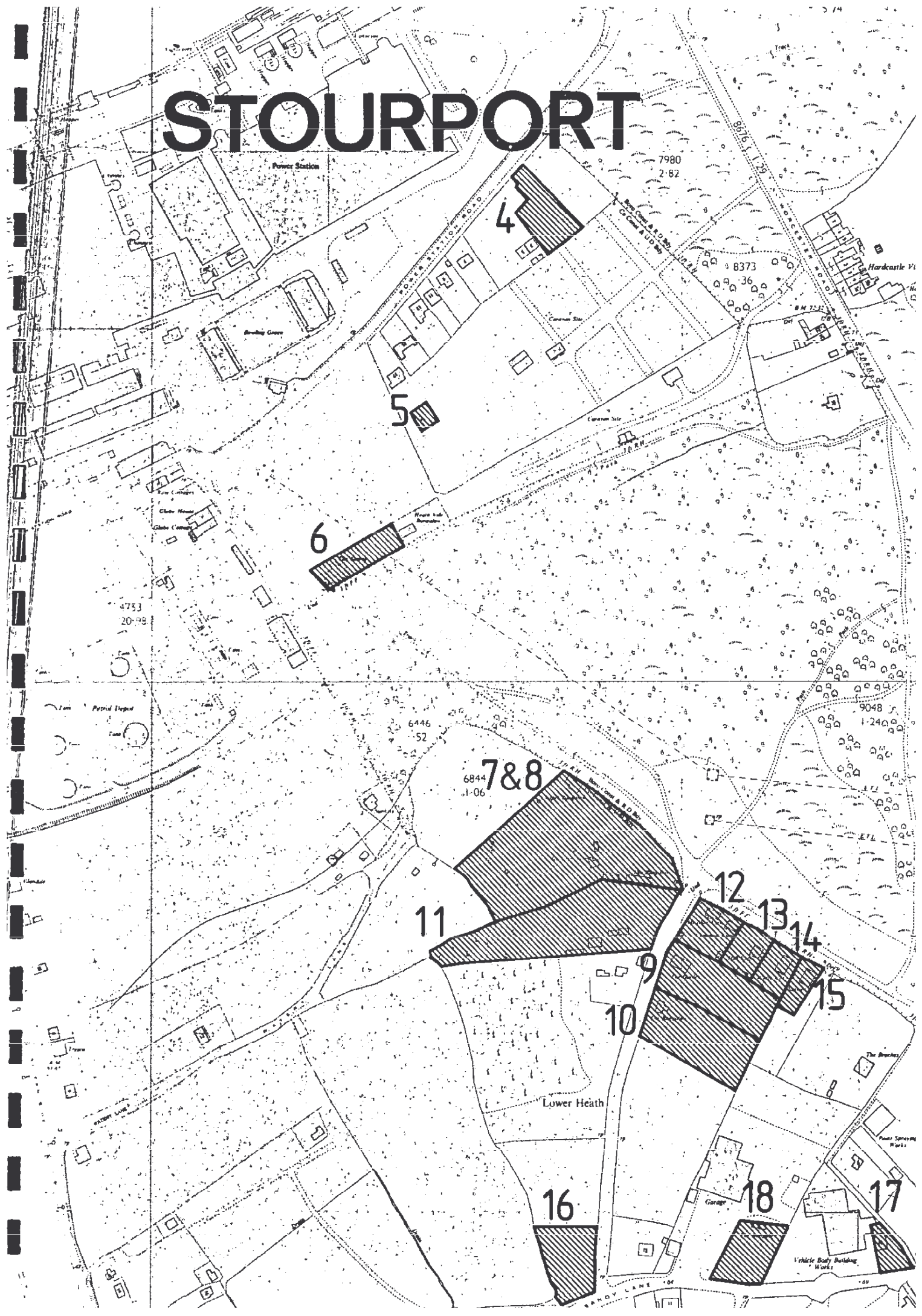
Description

This is a single storey building constructed from wood and with an asbestos roof. It is both a shop and permanent residence and is in a good state of repair.

Planning Position

The site is within an area zoned for Public Open Space on the Stourport Review Town Map. There is no planning history recorded.

STOURPORT





Location : 7

Chapel Bungalow, Lower Heath is situated to the south of a track about 140 metres from Power Station Road and adjacent to the eastern corner of a parcel of land no. 6844.

Acreage

There is no definable curtilage to this building, which it shares with another dwelling known as The Bungalow. For the Sandy Lane Development Brief it was estimated to have an area of 0.1 hectares (0.24 acres.)

Ownership

Central Motor Services, Vale Road, Stourport.

Description

This is a single storey building, constructed from wood and has a felt roof. It is used as a permanent dwelling and would appear to be in a poor condition.

Planning Position

This is as stated in the introductory note to the area.

Location : 8

The Bungalow, Lower Heath is situated approximately 32 metres south east of Chapel Bungalow adjacent to the junction of the track from Power Station Road and another unnamed track which leads to Sandy Lane.

Acreage

The total area of the site which is 0.6 hectares (1.48 acres) includes an estimate acreage of 0.1 hectares (0.24 acres) being the estimated curtilage of Chapel Bungalow as the boundaries are undefined.

Ownership

The owner of the site is not known.

Description

This is a single storey building constructed from wood and having a felt roof. It is used as a permanent residence and is in a poor condition. It is identifiable with the "gypsy type" residents of this area, there being six caravans within the same curtilage.

Planning Position

This is as stated in the introductory note to the area.

Location : 9.

The Gables is situated on the east side of an unnamed track leading to Sandy Lane, from that track which leads to Power Station Road and about 40 yards from their junction.

Acreage

The area of the site is 0.16 hectares (0.4 acres.)

Ownership

Mr. W. Picket, The Gables, Lower Heath.

Description

This is a single storey building. It is constructed from wood and has a felt roof. It is in poor condition, and is used as a permanent residence.

Planning Position

This is as stated in the introductory note to the area.

Location : 10

The Bungalow is situated immediately south of The Gables on the eastern side of the unnamed track which leads on to Sandy Lane.

Acreage

The area of the site is 0.09 hectares (0.23 acres.)

Ownership

The owner is unidentifiable.

Description:

Within this site are three single storey buildings, all constructed from wood and having felt roofs. All are being used as permanent residences, and their collective condition is poor. At the time of the site visit there were also seven caravans parked on the site.

Planning Position

This is as stated in the introductory note to the area.

Location : !!

Situated adjacent to the west side of the unnamed track leading to Sandy Lane approximately 30 metres south of the building known as the Bungalow.

Acreage

The area of the site, is 0.4 hectares (0.98 acres.)

Ownership

The ownership of the site is not known.

Description

This is a single storey building constructed from wood and with a felt roof. It is in use as a permanent dwelling. Its physical condition is poor.

Planning History

This is as stated in the introductory note to the area.

Location : 12

Common View, Lower Heath is situated on the south side of a track from Power Station Road approximately 30 metres east of an unnamed track leading to Sandy Lane.

Acreage

The area of the site is 0.08 hectares (0.19 acres)

Ownership:

Mr. T. Loveridge Common View, Lower Heath.

Description

This is a single storey building of prefabricated construction. It is in a poor physical condition and is used as a permanent residence.

Planning Position

This is as stated in the introductory note to the area, but with the addition of a planning history as set out below. An application for planning permission (SU 245/65) for a prefabricated structure was refused in January 1966. A further application (SU 231/66) was submitted for the same type of structure in November 1966 and a temporary permission until 31st December 1970, was granted in December 1966. A further renewal was refused on 7th December 1976. Enforcement action on this site is now pending. An outline application (SU 151/71) for industrial use of this site was rejected on 13th July 1971 on the grounds of prematurity, effect on neighbouring dwellings and access problems.

Location : 13

Hill View Lower Heath is situated on the south side of a track leading from Power Station Road and immediately west of Common View.

Acreage

The area of the site is 0.06 hectares (0.15 acres.)

Ownership

Mr. J. Baker, Hill View, Lower Heath.

Description

This is a single storey building constructed from wood and is in a rather poor condition. It is being used as a permanent dwelling.

Planning Position

This is as stated in the introductory note to the area.

Location: 14

White Cottage is situated on the south side of a track leading from Power Station Road immediately west of the dwelling known as Hill View.

Acreage

The area of the site is 0.06 hectares (0.15 acres.)

Ownership

Mrs. J. Wheeler, White Cottage, Lower Heath.

Description

This is a single storey building constructed from asbestos sheets. It is in a poor physical condition, the windows being boarded up and giving the appearance of being a derelict dwelling.

Planning Position

This is as stated in the introductory note to the area.

Location: 15

Sai-wen is situated on the south side of a track leading from Power Station and is the last of four dwellings being immediately adjacent to White Cottage.

Acreage

The area of the site is (0.09 acres.) 0.04 hectares

Ownership

Mrs. B. Doe Sai-wen, Lower Heath.

Description

This is a single storey building of a prefabricated construction similar to those erected after the last war. It is in a mediocre condition and is used as a permanent residence.

Planning Position

This is as stated in the introductory note to the area with the addition of a planning history set out below. A planning application (SU-217/65) was received in November 1965 and a temporary permission was granted in December 1965 which expired on 31st December 1970. A renewal application (SU.21/71) was received in May 1971 and a further permission was granted until 30th April 1976. No further renewal application is recorded. An application (WF.88/74) for the erection of 12 stables at this site was refused in June 1974 on the grounds of zoning, insufficient room within the curtilage and damage which would be caused to the adjacent S.S.S.I.

Location : 20

32 Worcester Road is situated on a track which leads to the Sewerage Works and is at the rear of the 'Homestead' which is approximately 70 metres east of Sandy Lane.

Acreage

The area of the site is (.25 acre.) 0.1 hectares

Ownership

Mr. E. Betty 32 Worcester Road Stourport.

Description

This is a single storeyed building with a flat felt roof. It is of wood and asbestos construction with a wood and glass verandah running the length of the building. It is used as a permanent residence and would appear to be in a reasonable condition.

Planning Position

This dwelling is in an area which is zoned as White Land on the Stourport Review Town Map, and has no recorded planning history.

Location : 21

38 Worcester Road is situated on the south side of Worcester Road approximately 100 metres east of its junction with Sandy Lane.

Acreage

The area of the site is 0.04 hectares (0.1 acres)

Ownership

Mr. J. Wood 36 Worcester Road, Stourport.

Description

This is a single storey building, construction from wood and asbestos sheeting with a flat roof which is used as a permanent residence. It would appear to be in reasonable condition.

Planning Position

This dwelling is in an area which is zoned as white land on the Stourport Review Town Map and has no recorded planning history.

Location : 22

44 Worcester Road is situated on the south side of the road at the junction of the road leading to Titton Barracks.

Acreage

The area of the site is 0.11 hectares (0.28 acres.)

Ownership

Mr. A. Loveridge 44 Worcester Road Stourport.

Description

Although this building has been classified as of a temporary nature, it now exists as a single storey building with three brick walls, the front wall consisting of wood, and is roofed in permanent tiles. It is in a very good condition and is used as a permanent residence.

Planning Position

This dwelling is in an area which is zoned as White Land on the Stourport Review Town Map and has the following planning history.

An outline planning application (SU 296/73) for this site and an adjoining site was made on 10th July 1973, and subsequently withdrawn on 17th July 1973. However, a further outline application for the same site (SU 505/73) was made on 19th December 1973 for the erection of eight dwellings. This was refused on 12th February 1974. A further application (WF 987/75) was made on 20th November 1975 to demolish the existing structure and replace it with a permanent structure. This was refused on 16th December 1975. The applicant appealed against this decision, and the appeal was dismissed on 8th September 1976. The present structure is the result of a compromise and is permitted development.

Location 23

Situated in an irregular shaped parcel of land, No. 0073 on the eastern side of Sandy Lane at its southern extremity are three shacks. Two of these are on the north east side of the field, whilst the third is on the western boundary approximately 180 metres south west of the other two.

Acreage

1. The area of the site is 0.01 hectares (0.03 acres)
2. The area of the site is 0.02 hectares (0.05 acres)
3. No definable curtilage is recorded.

Ownership

Ownership of these sites is not known.

Descriptions

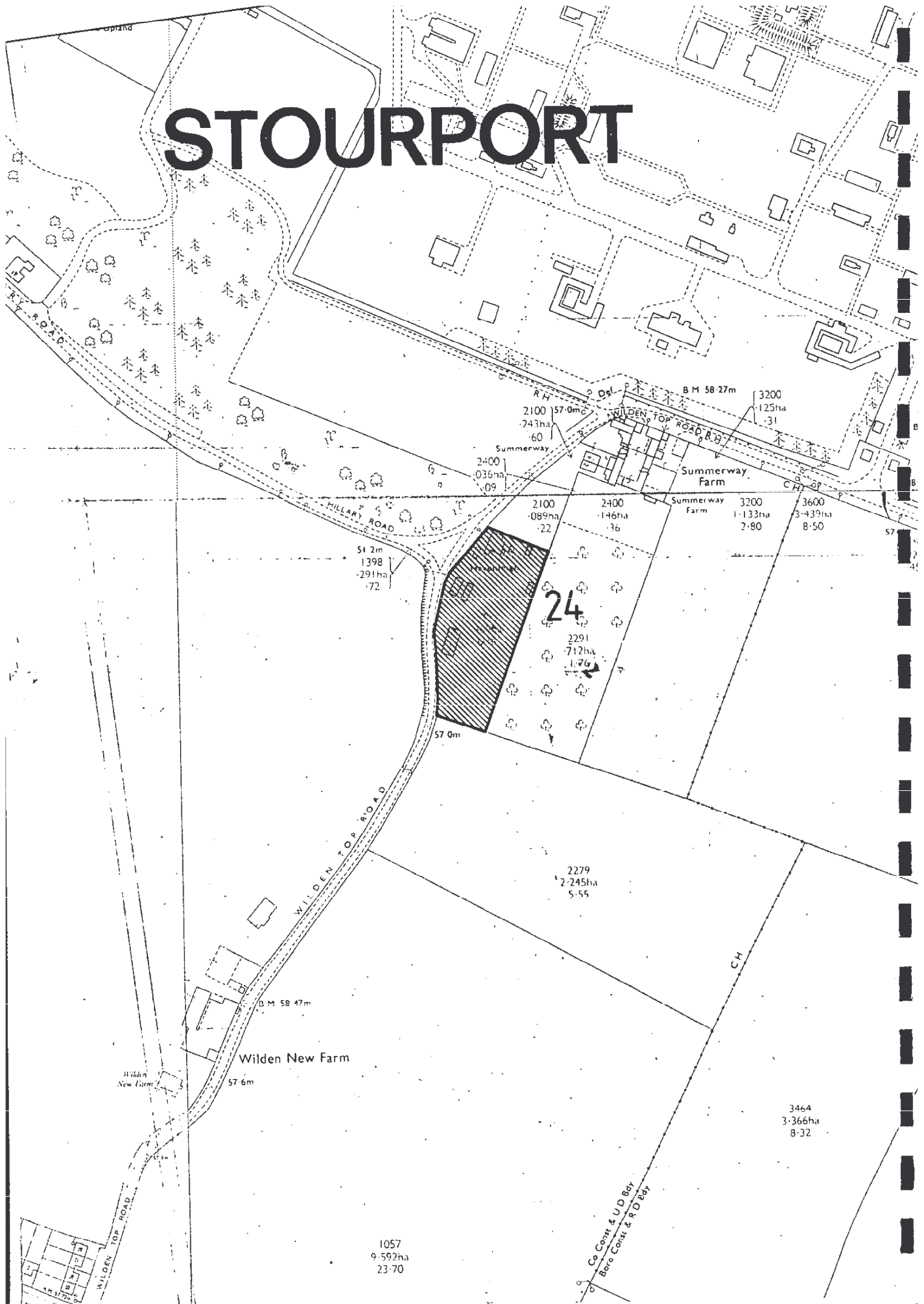
1. This is a single storeyed building, constructed from wood and corrugated iron. It was apparently used as a holiday residence but is in a poor state of repair.
2. This is a single storeyed building, constructed from wood and has a felt roof. It now appears to be derelict, but was used as a holiday residence.
3. This is a single storeyed building, constructed from wood and has a felt roof. It is in a reasonable state of repair and is apparently still capable of use as a holiday bungalow.

Planning Position

The sites are within an area shown as White Land on the Stourport Review Town Map, and adjoins the land which the Sandy Lane Supplementary Guide has indicated as suitable for an expansion of the industrial area. The sites are within the S.T.W.A. berm line. There is no planning history recorded on these sites.



STOURPORT



Location: 24

Havensleigh, Wilden Top Road Stourport is situated on the east side of Wilden Top Road approximately opposite its junction with Hillary Road.

Acreage

There is no defined curtilage to this dwelling.

Ownership

G. G. Eden, Havensleigh Wilden Top Road, Stourport.

Description

This is a single storey building used as a permanent residence. It is of wooden construction with a felt roof, and is in good condition.

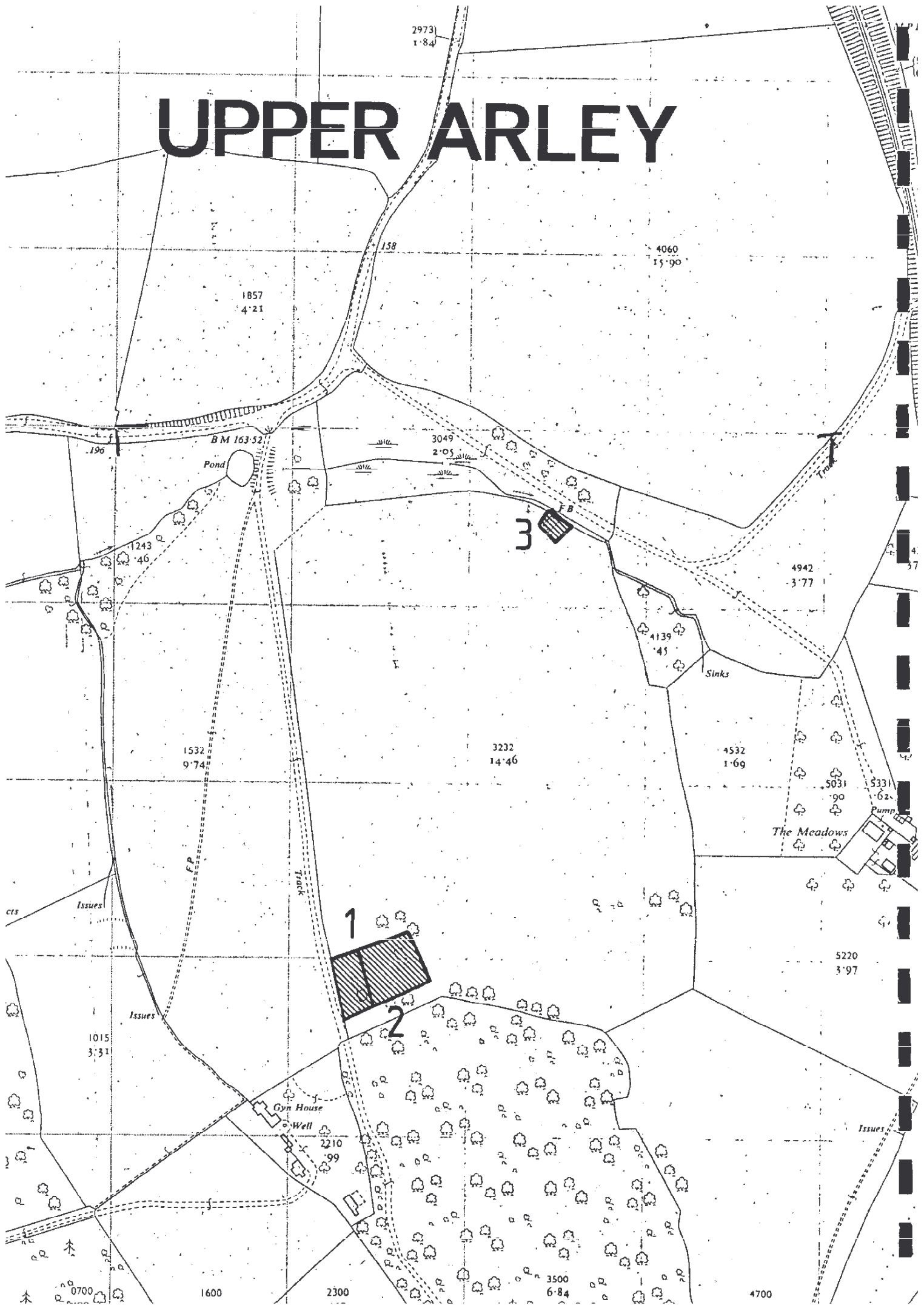
This dwelling is in an area zoned as White Land on the Stourport Town Review Map and is situated with the Summerfield Research Stations Safe-guarding area.

Planning Position

An outline planning application (SU 101/53) for a proprietary type dwelling is on file, although there is record of any decision on record. There is no other planning history.



UPPER ARLEY



UPPER ARLEY

The Parish of Upper Arley has a considerable number of individual 'shack' sites in addition to two large sites. All are to be found on the West Bank of the River Severn, extending from the district boundary in the north to nearly the parish boundary in the south.

Location :

Bannut Tree, Station Road (Trimpley Lane) Upper Arley is situated in the south west corner of a parcel of land No. 3232 adjacent to a track leading from the lane and about 320 metres from the lane.

Acreage

The area of the site is 0.002 hectares (0.005 acres)

Ownership

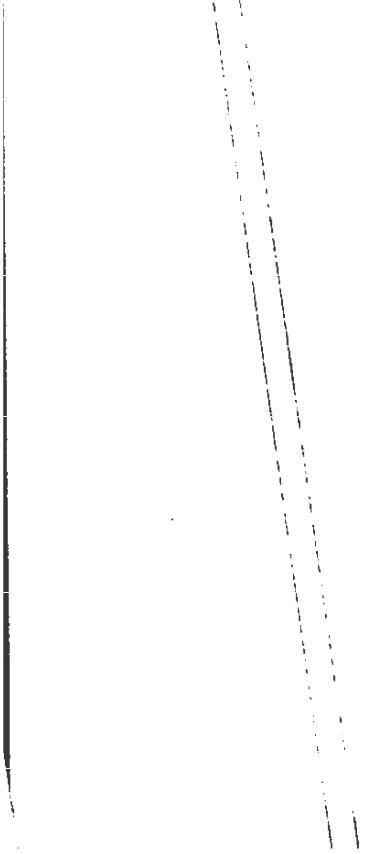
J.R. Styles Ltd., Severnside Mills, Bewdley

Description

This is a small single storey building. It is constructed of wood and has a felt roof. It is in a reasonable condition and is used for holiday purposes only. This is an isolated development on rising ground overlooking the River Severn. Due to its dark colouring it tends to merge into the background.

Planning Position

The dwelling is set within a Landscape Protection Area. An application (KR,179/58) to resite this bungalow in its present position was approved in November, 1958 for a temporary period only. This permission lapsed on 30th December, 1963. No application has been made to renew the permission and there is no other planning history.



UPPER ARLEY

Location : 2

Gyn Bungalow, Station Road (Trimpley Lane) Upper Arley is situated approximately 15 metres to the north east of Bannut Tree and approximately 320 metres from the lane.

Acreage

The area of the site is 0.02 hectares (0.04 acres)

Ownership

Mr. R. H. Swinden, 30 Hereford Road, Oldbury, Warley

Description

This is a single storey building constructed of wood with a felt roof. It would appear to be in a reasonable condition. It is used for holiday purposes only. This is an isolated development on rising ground overlooking the River Severn. Due to the dark colouring of the bungalow it does tend to merge into the background.

Planning Position

Set within a Landscape Protection Area. The site has no planning history recorded.

Location : 3

Tokrue, Station Road (Trimpley Lane) Upper Arley, is situated on the south east of the lane and on the south side of the track leading to Meadows Farm and approximately 150 metres from Station Road.

Acreage

The area of the site is 0.02 hectares (0.04 acres).

Ownership

Mr. E.M. Jones, 62 Bishopton Road, Bearwood, Warley, West Midlands.

Description

This is a single storey dwelling which is apparently comprised of two small wooden huts joined side to side. It is reached by a footbridge from the track and would appear to be in a reasonable condition although a closer inspection was precluded due to a barbed wire fence. It is used for holiday purposes only and is difficult to see due to a tree screen and the contours of the land.

Planning Position

Set within a Landscape Protection Area. The site has no planning history.

UPPER ARLEY

Location : 4

Nib Green Farm is situated on the west side of the maintained lane leading to Pound Green. Immediately before it becomes a private roadway to Bank Farm and Hungry Hill. There are two shacks on the south side of a parcel of land No. 4474 and about 10 miles apart.

Acreage

The shacks have no separate curtilage. The parcel of land having an area of .87 hectares (2.14 acres).

Ownership

1. Mr. P. J. Herratt, Nib Green Farm, Pound Green, Upper Arley
2. Mr. E. G. Richards, 3 Southacre Avenue, Highgate, Birmingham 5.

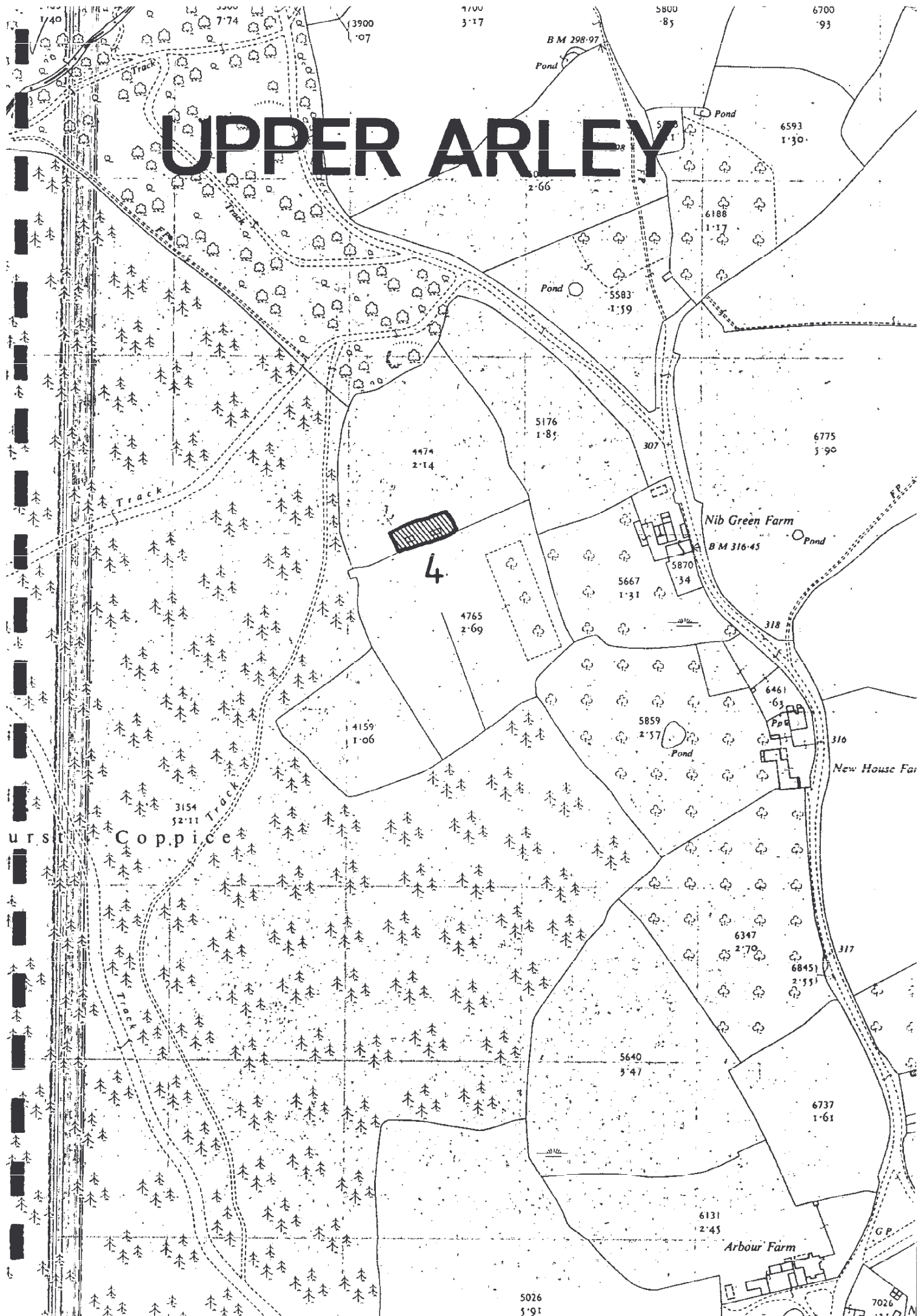
Description

These are two single storey buildings constructed from wood with a felt roof. They are both in a reasonable condition and are used for holiday purposes only. Access is by way of the farm yard and thence along the edge of the field. These two bungalows, set on rising ground are both conspicuous and unsightly.

Planning Position

Set within a Landscape Protection Area. This site has limited planning history. A planning application (KR.139/51) for the retention of these bungalows following an Enforcement Notice was refused in March, 1952. There is no other planning history recorded.

UPPER ARLEY



4

Coppice

Nib Green Farm

Arbour Farm

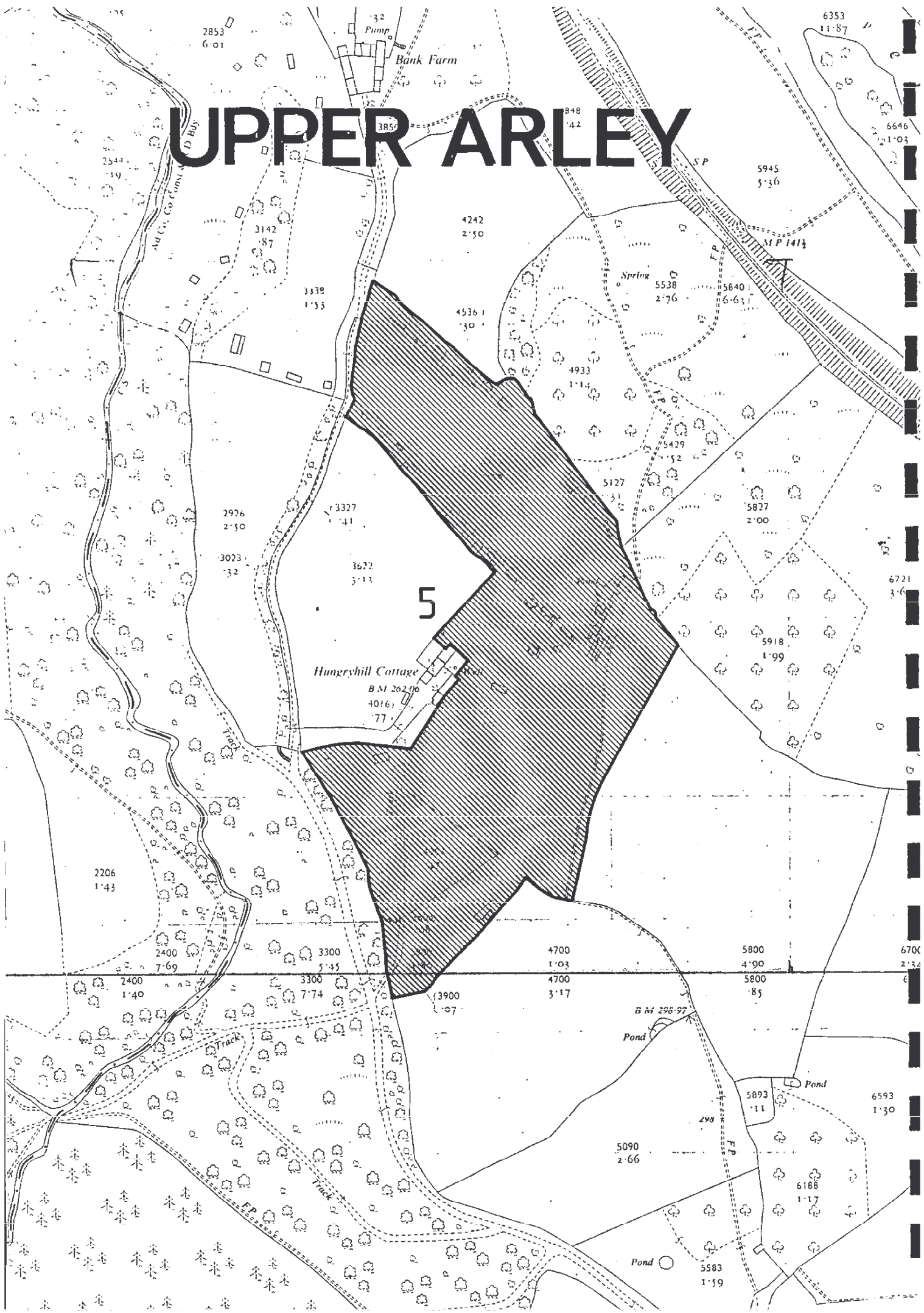
New House Farm

urs

7026



UPPER ARLEY



5

Hungryhill Cottage
B.M. 262.00
40161
77

B.M. 298-97

Pond

Pond

Pond

UPPER ARLEY

Hungry Hill Farm

Location: 5

This is a site on the eastern side of an unmade track leading to Bank Farm and approximately $1\frac{1}{2}$ miles from the B4194 Bewdley - Kinlet Road.

Acreage

The area of the site is 3.61 hectares (8.93 acres)

Ownership

Mrs. E. H. Lewis, Hungry Hill, Upper Arley, who leases plots to individual owners.

Description

This site occupies two parcels of land Nos. 4329 and 3900. Parcel 4329 which slopes gently upwards from the track contains nineteen single storey buildings. All are of wooden construction and except for three asbestos roofs, they all have felt roofs. All are in a reasonable condition and are contained within their own curtilage. Thirteen dwellings are to be found on the south western side of this parcel with three on each of the north eastern and southern sides. A caravan is also parked on the north eastern side. Parcel 3900, which slopes quite steeply from the centre to both east and west has two single storey buildings. One is of wooden construction with a felt roof, whilst the other could be either an old railway carriage or busbody with wooden extensions at each end. This building has a roof consisting of curved sheets. Within this field is a caravan and a semi-derelict building and caravan used for some form of agricultural use. All the buildings on this site are used as holiday residences. The site has no apparent facilities by way of toilet accommodation or car parking. Whilst the only water supply would appear to be from a tap in a field No. 4329. Electricity is available on the site.

Planning Position

Set within a Landscape Protection Area, this site alas has a rather complicated history. Enforcement Notices were served on the landowner, (Mrs. Lewis) and the occupiers of structures on or about 20th March, 1951 requiring them to remove the structures by 31st December, 1953. Some of the structures were later found to have been there before 1935 and were excluded from the Enforcement Notice. Mrs. Lewis applied for planning permission to continue the use of her land as a site for bungalows and other temporary structures, but this was refused in January, 1952.

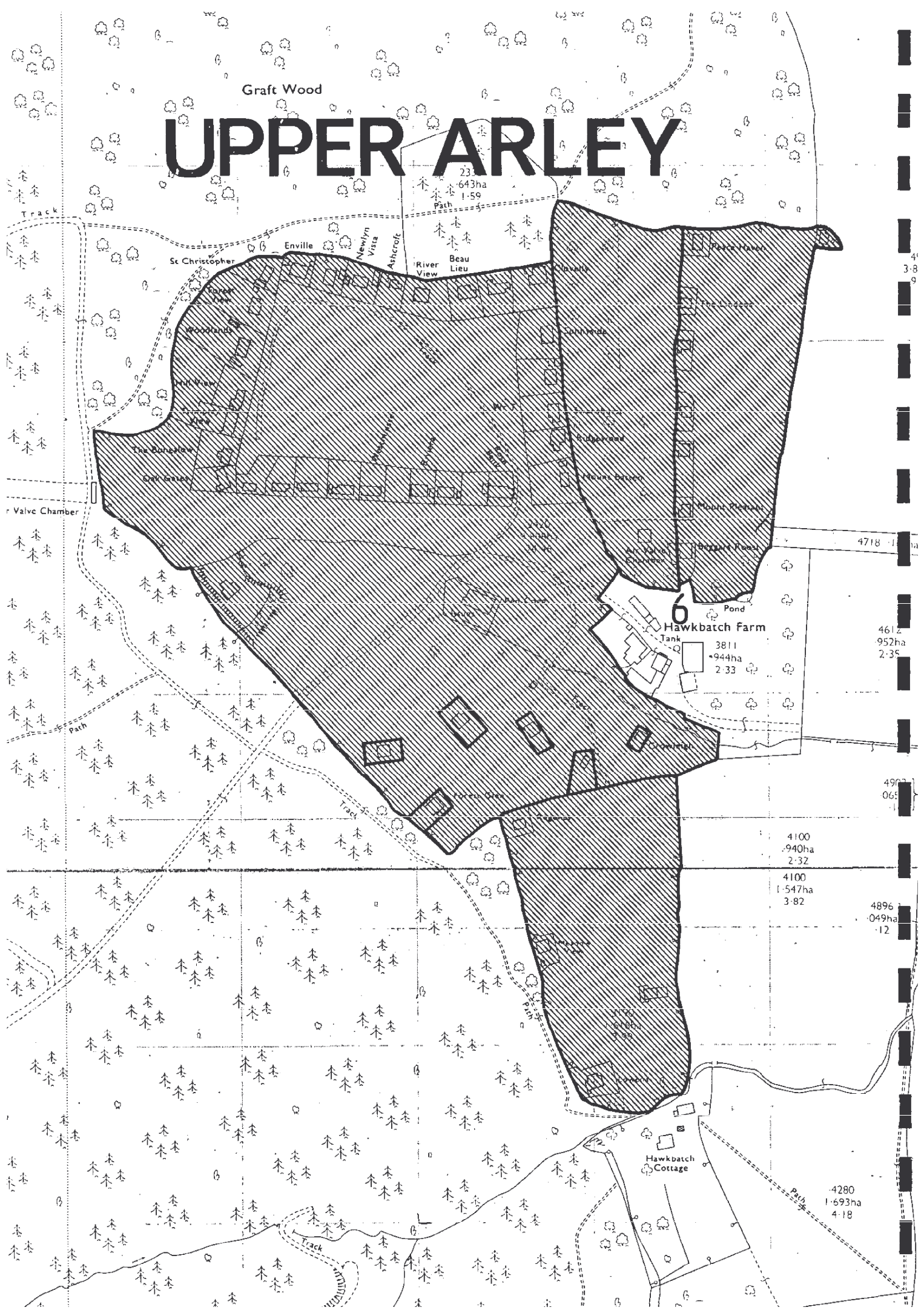
Mrs. Lewis was then told that if she arranged the structures along the lines of the hedges and applied again, she might get a limited permission. She did in fact apply again (Pan No. 26/52) and was granted permission in February, 1952 expiring on 31st December, 1956. Subsequently in 1952 and 1953 negotiations continued with a view to getting a better layout, culminating in a further planning permission to Mrs. E. H. Lewis and Mr. A.D. Scott (62/53), coupled with a discontinuance order cancelling the previous planning permission. Permission No. 62/53, expired on 31st December, 1957 but a further permission of the same number was granted on 27th September, 1956 to expire on 30th September, 1961. Finally on 28th July, 1964 the former Kidderminster Rural District Council refused any further renewal. An appeal was lodged against this decision which resulted in the present structures and those with existing user rights being allowed to remain. Enforcement notices were served on the owners to comply with the Minister's decision. The resulting appeal was dismissed in 1967.

Finally in 1968 an outline application to erect a bungalow adjacent to the site was refused on 14th January, 1969 and the resultant appeal was dismissed on 24th November, 1969. There has been no further planning history since that date.



Graft Wood

UPPER ARLEY



23
643ha
1-59

6
Hawkbatch Farm
Tank
3811
944ha
2-33

4100
940ha
2-32

4100
547ha
3-82

4280
1-693ha
4-18

4718

4612
952ha
2-35

4906

4896
049ha
-12

41
3-8
9

UPPER ARLEY

Hawkbatch Farm

Location : 6

This site is situated approximately $\frac{3}{4}$ mile east of the B4194 Bewdley - Kinlet Road at the end of an unmade road through Wyre Forest and between the eastern edge of the Forest and the West Bank of the River Severn.

Acreage

The total area of the site is approximately 11.53 hectares (28.5 acres)

Ownership

The site owner is Mr. E. Blount, Hawkbatch Farm, Bewdley

Description

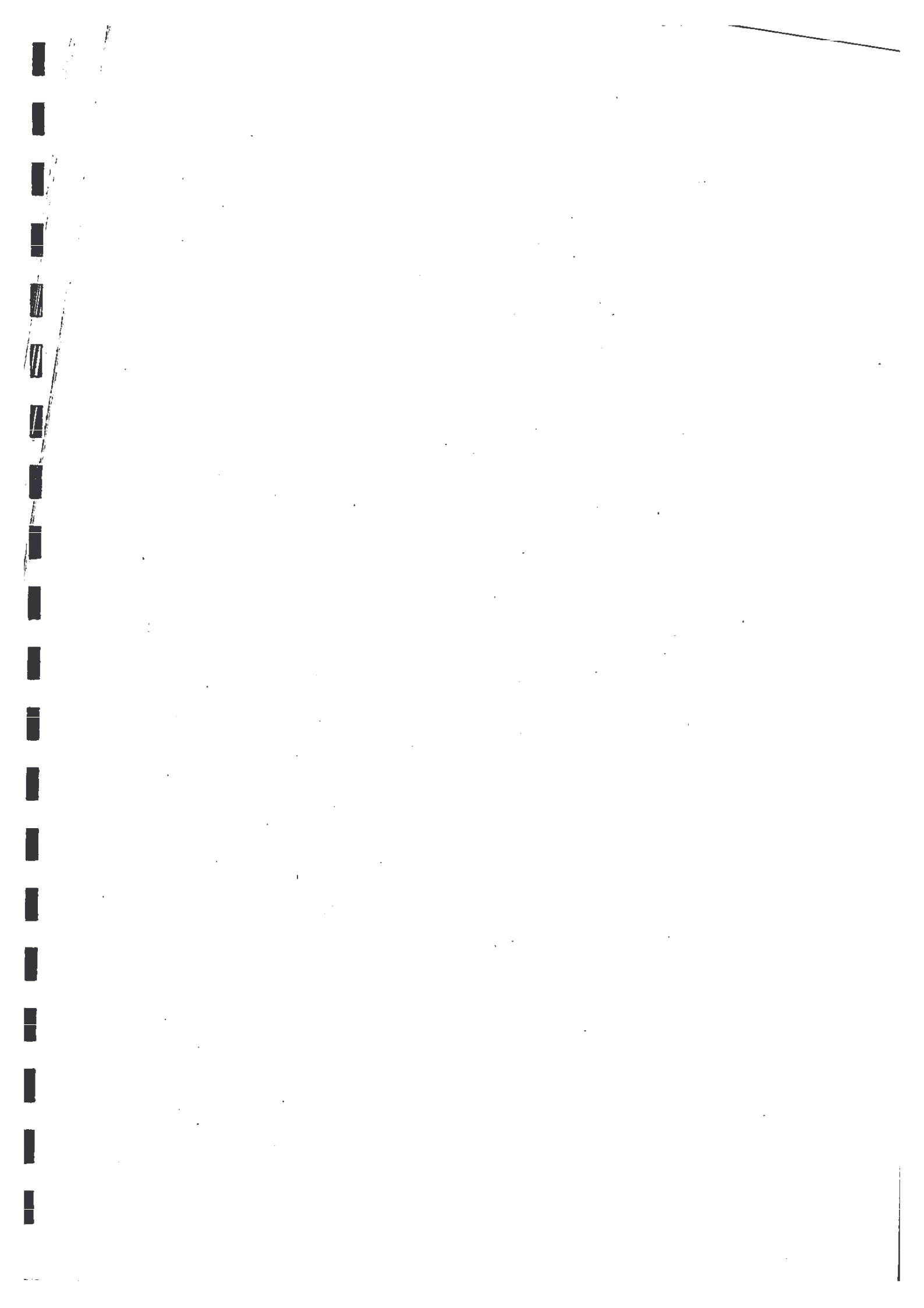
This is a large steeply sloping site which is extremely conspicuous from the eastern side of the River Severn, containing both caravans and chalets. For the purpose of this report it is proposed to divide the site into two parts. That to the north of the unmade road to the farm and that to the south. The northern section containing most of the shacks, with the southern section accommodating most of the caravans.

To the north of the entrance track, immediately on entrance to the site is a row of nine caravans perched on top of a slope and in the lee of a hedgerow. Behind these caravans and further to the north lies an enclave containing most of the shacks. Here within an area of approximately 7.5 acres are 30 plots set around a central open grassed area of approximately 3.5 acres and served by a gravel track. These contain 28 shacks and 2 caravans. These shacks are mainly constructed from wood and have felt roofs. A few have tiled roofs and asbestos has been used on two roofs and in one wall construction. Although there are no communal toilet and recreation facilities available, the site does have both a water and electricity supply available for connection. All these dwellings appear to be in a reasonable physical condition, and although a site notice appears to the contrary, some of these shacks are in use as permanent dwellings and not solely for holiday purposes. A further seven shacks are situated against the western edge of the field immediately to the north of the farm buildings and an eighth is situated adjacent to the north eastern corner of this field. These occupy approximately .5 acre. These buildings are all constructed from wood and have felt roofs. Access to these dwellings is by way of a rough track and in wet weather could only be reached through ankle deep mud. To the south of the track is the farmhouse and buildings, a brick built bungalow and six shacks built on sloping ground. Thence by way of a track is a parcel of land No. 3190. Round the perimeter of this parcel are four shacks (3 on the west and 1 on the east) and twenty caravans. All the shacks are of wooden construction

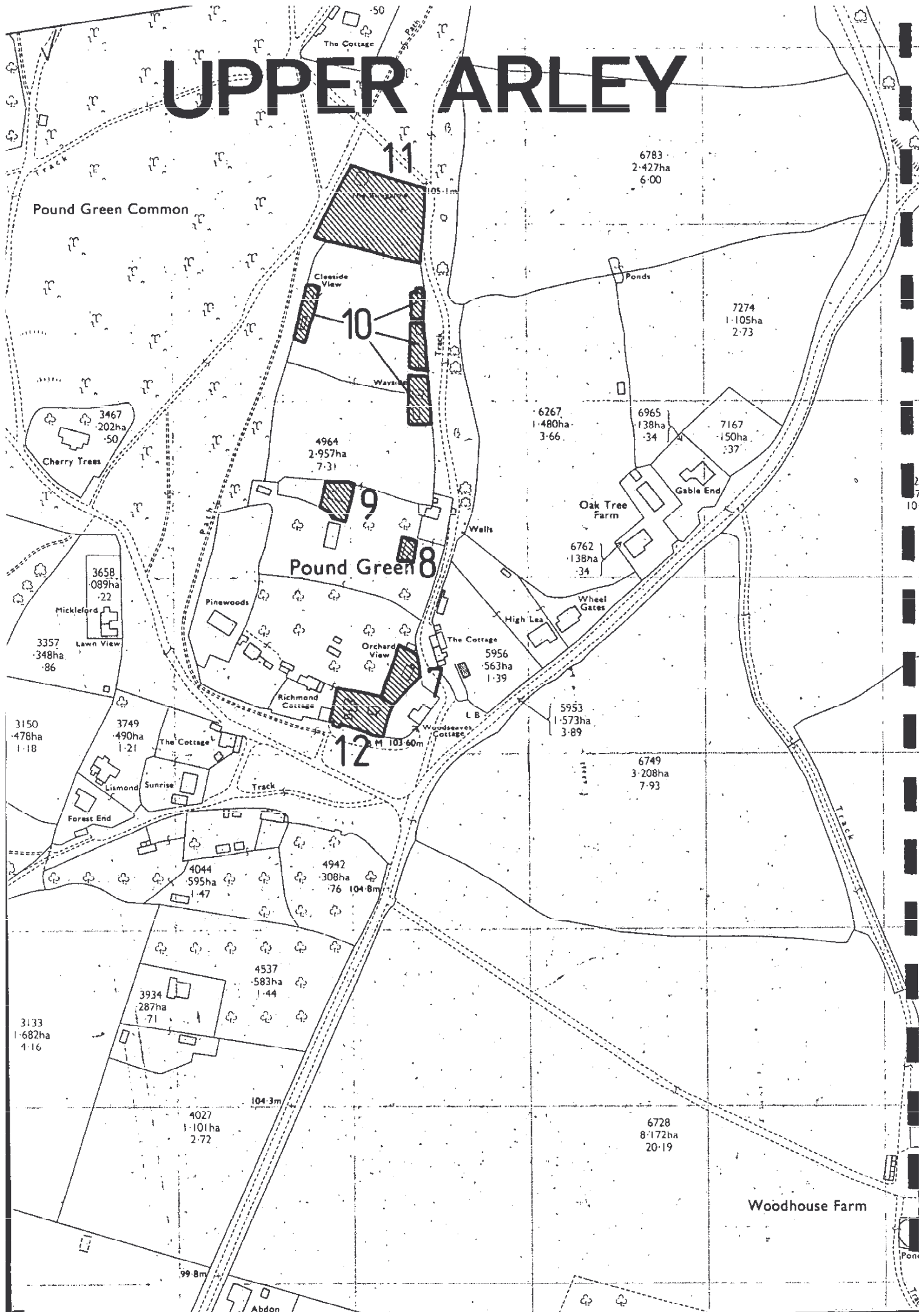
with felt roofs and appear to be in reasonably good condition. None of the caravans would appear to be on hand standing

Planning Position

With the exception of one plot for which temporary planning permission was given in December, 1953 (KR.119/53) for a period of five years and renewed in 1962 for a further two years until 31st December, 1964, it would appear from an undated letter received by Kidderminster Rural District Council on 24th December, 1958 that it is conceded that this is a pre-act site. It is obvious from a site inspection that the shacks have remained except for one or two demolitions whilst the caravan layout would appear to be much more elastic. Although the site has no communal facilities of any sort, there is a site license, issued by the former Rural District Council in 1968 for 44 vans, displayed in the farmhouse porch. This site's impact on the Landscape could be reduced by persuading the owner to undertake some landscaping measures.



UPPER ARLEY



UPPER ARLEY

Location

Pound Green is a hamlet situated about $\frac{1}{2}$ mile along the unclassified road leading from the B4194 Bewdley - Kinlet Road to the west bank of the River Severn. At this point between the unclassified road and Pound Green Common are a number of dwellings both permanent and nonpermanent existing side by side. Commencing at the permanent dwelling known as Woodseaves Cottage and proceeding along a track in an anticlockwise direction.

Site Location:

Orchard View, Pound Green

Acreage

The area of the site is 0.05 hectares (0.13 acres)

Ownership

E. Hilton, 26 North Mead, Orpwood Road, Kitts Green, Birmingham 33.

Description

This is a single storey building of wood and asbestos construction with a felt roof. It is in a reasonable condition and is used for holiday purposes.

Planning Position

This site is set within a Landscape Protection Area and has a sad history. Following an Enforcement notice served around March, 1951 a planning application (KR.376/51) was received in September 1951 and temporary permission was granted in February, 1952 to retain this dwelling until 31st December, 1956. There is no record of a renewal application; further planning history is included with the sites adjacent to Richmond Cottage.

UPPER ARLEY

Location : 8

Between Orchard View and the Cottage, known as Lane Cottage

Acreage

The area of the site is undefinable, having no recognisable curtilage.

Ownership

W.C. Guy, Yuvadite, Button Oak (?)

Description

These are two single storey buildings. The wall construction is of wood but having a roof of bitumious felt. They are in a poor condition and unused.

Planning Position

Set within a Landscape Protection Area, this site has some planning history. Following an Enforcement notice which was served in March 1951 a planning application (KR.159/51) was received on 16th July, 1951 and a temporary permission granted on 12th September, 1951 to retain this property until 31st December, 1956. This permission was renewed (KR.115/56) until 30th September, 1961 and their removal a condition of the permission to build a permanent dwelling on the site (KR.39/69).

UPPER ARLEY

Location : 9

To the west of the dwelling known as Lane Cottage and immediately north of a permanent brick built single storey dwelling and adjacent to the northern boundary of the field.

Acreage

The area of the site is indefinable, having no recognisable outillage.

Ownership

W.C. Guy, Yuvadite, Pound Green. (?)

Description

This is a semi derelict single storey building constructed from wood and having a metal roof. It was formerly a dwelling, but could now appear to be used as a store or garage serving the permanent dwelling.

Planning Position

This site is within a Landscape Protection Area. It has some planning history. Following an Enforcement Notice which was served in March 1951 a planning application (KR.156/51) was received on 12th July, 1951 and a temporary permission granted on 12th September, 1951 to retain this property until 31st December, 1956. This permission was renewed (KR.115/56) until 30th September, 1961 and its removal a condition of the permission to build a permanent dwelling on the site (KR.39/69).

UPPER ARLEY

Location 10

To the north of the dwelling known as Lane Cottage and between it and the dwelling known as The Bungalow on the east and west boundaries of parcel No. 4964 are seven dwellings (two on the west and five on the east).

Acreage

Each dwelling on the east is within its own curtilage being 0.02, 0.02, 0.01, 0.01, 0.01 hectares (0.05, 0.04, 0.03, 0.03, 0.03 acres) respectively reading from bottom to top. The area of the site on the west is 0.02 hectares (0.04 acres).

Ownership

The owner of this site is not known.

Description

These are all single storey buildings of a variety of constructions. All are in a reasonable physical condition and are used for holiday purposes only.

Planning Position

Set within a Landscape Protection Area, except for the most northerly of these dwellings, which would appear to have no planning history, this site appears to have a complicated history, individual tenants, in addition to the landowner having applied for and been granted temporary permissions all of which expired on 31st December, 1956. However, the owners were granted renewals until permission was refused on 11th September, 1959. The owners appealed against this decision. The appeal, after written representations was allowed until 31st October, 1960. However, the former Kidderminster Rural District Council failed to take any further action and the site is now deemed to having planning permission.

UPPER ARLEY

Location : ||

The Bungalow, Pound Green is situated approximately 350 yards along the track leading from Woodseaves Cottage and immediately east of Pound Green Common.

Acreage

The area of the site is 0.24 hectares (0.6 acres)

Owner

Mrs. E.M. Wood, The Bungalow, Pound Green (Rates Dept.)

Mr. T.E. Fielding " " " (Planning App.)

Description

This is a single storey wooden building with a felt roof. It is used as a permanent residence and has been for a considerable period of time. It is in a reasonable condition.

Planning Position

Set within a Landscape Protection Area this site has very little planning history. An application (WF.928/76) for extensions to this dwelling was approved in November, 1976. There is no other planning history recorded.

UPPER ARLEY

Location: 12

Immediately east of Richmond Cottage and about 50 metres from the unclassified road from Button Oak to Arley.

Acreage

The area of the site is 0.06 hectares (0.15 acres)

Ownership

The owner of the site is not known

Description

There are two former single storey dwellings on this site, both of which are built of wood with felt roofs. They are now in use as fowl houses to the annoyance of the neighbouring Woodseaves Cottage.

Planning Position

Set within a Landscape Protection Area, this site has a somewhat complicated history. Although within one curtilage each of these former dwellings has its own planning history the building to the east of Richmond Cottage was given the benefit of a temporary planning permission until 31st December, 1956 as a result of an application (KR.34/52) submitted in March 1952. There is no record of any renewal application.

The building immediately west of Woodseaves Cottage: An application (KR.86/51) was received as a result of an Enforcement Notice served in March 1951 and a temporary permission granted until 31st December, 1956. There is no record of any renewal application.

In March, 1952 an application (KR.35/52) to retain these two dwellings plus two more and a caravan was received from the owner of the land. Temporary planning permission was granted in July, 1952 which expired on 31st December, 1956. A renewal application for three bungalows was granted until 31st December, 1957. In April, 1958 four bungalows and a caravan were allowed until 30th June, 1958. No further application was received until April, 1962 by which time a further caravan had been added to the application. This was granted in May, 1962 and expired on 31st December, 1962. In December, 1966 Enforcement Notices were served on the owners to take effect on 30th January, 1967. The owners appealed and following a public enquiry was dismissed with the exception of the bungalow known as Orchard View. This latter being allowed for the sole benefit of the owner, still appears on the current rating lists.

WOLVERLEY

All the temporary dwellings within this Parish are those that remain from the Worcestershire County Council's Clearance Programme for the Kingsford Area. It is still the Hereford and Worcester County Council's policy to continue to purchase any that are offered to it, subject to finance being available. All the properties involved lie to the west of Kingsford Lane and extend from Lower Kingsford Farm in the south to the District and County Boundary in the north. This area is an area of Confirmed Green Belt and is also a proposed Area of Outstanding Natural Beauty. All the dwellings in this area have a detrimental effect on the landscape whether they be permanent or temporary structures especially when viewed from Kinver Edge, although this is minimised in some instances by landscaping features and the topography. All the dwellings are within individual curtilages and they cannot be considered as a site by any means.

Location :

Lyndhurst, Castle Hill is situated on the east side of a track known as Castle Hill Lane which leads from Kingsford Lane to Castle Hill Farm.

Acreage

The area of the site is 0.12 hectares (0.31 acres).

Ownership

Mr. T.W. Pass, Lyndhurst, Castle Hill, Wolverley.

Description

This is a single storey building. It is constructed from wood on a brick base and has a tiled roof. It is in a good condition and is used as a permanent residence. This dwelling has little impact due to its location and a good tree screen. It is served by a poor unmade track.

Planning Position

The present dwelling was granted a temporary planning permission (KR.130/58) which expired on 30th September 1963 and there is no record of any application to renew this permission. Although this site has no further planning history the adjoining site immediately north has been the subject of three planning applications for dwellings all of which were refused, (KR.66/59, KR.327/61 (after an appeal) and WF.1027/75) as was an earlier application to retain a caravan (KR.347/51).

Location: 2

Broadlea, Castle Hill is situated at the rear of the dwellings which front Castle Hill Lane and is reached by following a rough track leading from the lane for approx. 280 metres in a generally northern direction and then for a further 140 metres westerly.

Acreage

The area of the site is 0.2 hectares (0.5 acres).

Ownership

Mr. D. Shakeshaft, 9 Central Avenue, Bilston.

Description

This is a single storey building constructed from wood covered by felt having an asbestos roof, and is in a poor condition. It is used as a holiday residence only. This dwelling has an impact on the rural scene which should be eradicated at the earliest opportunity. It has poor access which is barely traversible by wheeled vehicles.

Planning Position

A planning application (KR.356/51) was made for the retention of this shack in September 1951. It was refused but following an appeal, it was allowed to remain for a further period of three years which expired on 28th May 1956. This permission was apparently renewed again until 30th September 1959. (There are no copies of these permissions in the Rural District's file). There is no other planning history.

Location : 3

Cuckoo Hill, Kingsford Lane is situated on the western side of the lane and at the rear of the properties known as Halander and Linford.

Acreage

The area of the site is 0.46 hectares (1.13 acres).

Ownership

Mrs. E.B. Thomas, Cuckoo Hill, Kingsford Lane, Wolverley.

Description

This is a single storey building constructed of wood with a felt roof. It is in a good condition and used as a permanent residence. It is almost hidden from the roadway by the two permanent residences and the topography.

Planning Position

An application (KR.12/52) for the siting of a caravan on part of this site was received in January 1952 and refused on 28th January 1952. In August 1961 an outline application was received to replace a timber structure by a permanent structure, this was refused in October 1961 and subsequently allowed on appeal on 9th May 1962. Detailed permission for the permanent wooden structure was given on 1st January 1963 following an application (KR.392/62) submitted in December 1962. There is no other planning history.

Location : 4

Windyridge, Kingsford Lane is situated immediately east of Cuckoo Hill at the northern end of a narrow plot of land about 70 metres from Kingsford Lane.

Acreage

The area of the site is 0.1 hectares (0.25 acres).

Ownership

Mr. S.G.A. Bonner, 22 Maidensbridge Road, Wall Heath.

Description

This is a single storey building constructed from wood, and having a tiled roof. It is in good condition and has had an extension added to the original building. It is used as a holiday residence only.

Planning Position

An outline application (KR.248/67) for the replacement of a temporary wooden bungalow on this site was refused by Kidderminster R.D.C. on 12th March 1968. The extensions referred to in the description above, tantamount to a new dwelling, were carried out without the benefit of planning permission, and Enforcement Action was commenced against the owner. This action was suspended on receipt of a planning application (WF.794/76) to legalise the works which had taken place. This was refused on 12th October 1976 whereupon an appeal against the decision was lodged. This appeal was dismissed on 21st April 1977. Negotiations to effect a compromise solution have continued since that date and Enforcement Action was due to commence on 31st January 1978 in the event of non-compliance.

Location : 5

Heatherlands, Kingsford Lane is situated approximately 220 metres north of a right angled bend in the road, from its junction with an unnamed track leading to Blakeshall.

Acreage

The area of the site is not clearly defined on the O.S. sheet but is approximately 0.36 hectares (0.89 acres).

Ownership

Mr. Santia, Heatherlands, Kingsford Lane, Wolverley.

Description

This is a single storey building, which has recently had a brick skin erected around three sides, and a tile roof. It is now in good condition and is used as a permanent residence. It is in a prominent position, being on the roadside.

Planning Position

There have been only two recorded planning applications in respect of this site. In September 1955 an application (KR.189/55) was received to erect a garage and poultry house. Permission for this development was granted on 6th December 1955. An application (KR.23/70) to alter the existing dwelling was made on the 22nd January 1970 and a refusal was issued on 10th March 1970 on the grounds of (1) it is tantamount to a new dwelling, (2) it is within an area of great landscape value, and (3) lack of adequate public services.

Location : 6

Hill Vista, Kingsford Lane is situated almost due west of Heatherlands, access being by means of a track off Kingsford Lane approximately 60 metres north of Heatherlands.

Acreage

The area of the site is 0.19 hectares (0.47 acres).

Ownership

Mr. S.E. Gilbert, Rockwell House, Stone Lane, Kinver

Description

This is a single storey building, constructed from wood and has a felt roof. It is in a fair condition which could be improved with a coat of paint. It is not readily visible but has a poor access.

Planning Position

There is no planning history recorded.

Location : 7

Bon Accord is situated on the west side of Kingsford Lane, immediately north of the access to Glen Roy and Hill Vista.

Acreage

The area of the site is 0.17 hectares (0.42 acres).

Ownership

Mr. D.H. Fowler, Bon Accord, Kingsford Lane, Wolverley.

Description

This is a single storeyed building, constructed from asbestos and having a tiled roof. The walls appeared to be in a reasonable condition, but it was noted that several tiles had been dislodged from the roof and that there were holes in it. Situated on the roadside, its effect is detrimental to the landscape.

Planning Position

There is no planning history recorded.

Location : 8

Ivy Oaks, Kingsford Lane is situated on the west side of Kingsford Lane at its junction with the south side of Sheepwash Lane.

Acreage

The area of the site is 0.15 hectares (0.37 acres).

Ownership

C.G. Davies, 3 Scott Avenue, Penn, Wolverhampton.

Description

This is a single storey building, constructed from wood and having a felt roof. It is in good condition and is used as a holiday residence. Although on the roadside, its effect is lessened by hedgerows.

Planning Position

There is no planning history recorded.



Location : 9.

Kozi-Cot is situated on the west side of Kingsford Lane and is the last building on this side of the road, being immediately south of the boundary of Kingsford Country Park.

Acreage

The area of the site is 0.16 hectares (0.4 acres).

Ownership

Mr. S.E. Bache, Kozi-Cot, Kingsford Lane, Wolverley.

Description

This is an irregular shaped building which gives the appearance of several small units joined together to create one. This building is constructed from wood and has a felt roof. It would appear to be in a reasonable condition and is used as a permanent residence. It is in a prominent position and visibly affects the area.

Planning Position

Following the serving of an Enforcement Notice a planning application (KR.321/51) was made in September 1951 for the retention of this site as a caravan site. This was approved in January 1953 giving permission for its use until 1st June 1954. In April 1954 a renewal application (KR.41/54) was made and permission granted until 31st December 1959. Condition 2 of this permission has had the words "and one bungalow" added to the three caravans to be allowed. This was superseded by a permission issued on 27th September 1956 for the retention of a timber bungalow and the continuance of the use of sites for four caravans. A further renewal was refused on 11th September 1959 and the owners appealed. The appeal was dismissed on the 10th June 1960. In his report, the Inspector said: that the site was in the green belt and in an area of great landscape value. The caravans and the wooden dwelling formed a visual intrusion into the landscape and there was no overwhelming evidence of need for their retention. In his opinion, the clearing from the valley of all the temporary structures was very desirable and he considered that a gradual run-down would cause fewer hardships than a sudden cessation. Generally, the structures were used only periodically so there could be no pleas of hardship from their owners. The appellant would suffer some hardship by loss of income and by the loss of the bungalow in which he lived permanently. His recommendation to the Minister was that the appeal be dismissed. He added that the application was intended to cover the wooden dwelling, and he had no strong objection to that building being retained until 31st December. The question of the retention of the wooden bungalow is, in the Minister's view, a matter which ought to be considered locally in the first instance.

Two further applications (KR.330/61 and KR.7/66) for a permanent dwelling were

refused on 2nd August 1962 and 15th February 1966 respectively. A further application (KR.8/66) for the retention of the bungalow was also refused on 15th February 1966 and the owners appealed. This appeal was withdrawn in September 1966, but there is no evidence on file to identify the party who withdrew it.

Location : 10

Edge View, Birds Barn Lane is situated on the west side of the unmade track approximately 200 metres north of its junction with Sheepwash Lane.

Acreage

The area of the site is 0.16 hectares (0.4 acres).

Ownership

D.J. Simons, Edge View, Birds Barn Lane, Wolverley.

Description

This is a single storey building. It is constructed partly from wood and has had brick extensions added, having a tiled roof. It is in a reasonable condition and is apparently used as a permanent residence. Sited on rising ground, it is visible from both near and far. Access for vehicular traffic along the unmade track is poor with the junction with Sheepwash Lane being virtually blind.

Planning Position

As a result of an Enforcement Notice a planning application (KR.110/51) was received on 21st April 1951. This was apparently approved, as there is a renewal permission issued on 1st January 1958 and expiring on 30th September 1963, Condition No.4 of which says, "The structure shall not be used as a permanent residence."

An application (KR.239/61) for an extension to this dwelling was submitted on 30th August 1961 and approval granted on 10th October 1961. From correspondence on file, it is apparent that this dwelling is a pre-Act dwelling rendering the previous paragraph null and void. A further revised planning application (KR.52/62) was received on 12th March 1962 and approved on 1st May 1962. Correspondence on this file confirms that this is indeed a pre-Act structure. It is also clear from a letter on File (KR.52/62) that this should now be considered a brick structure. An application (WF.85/77) was received on 3rd February 1977 and approved on 15th March 1977 for improvements, re-roofing and a kitchen extension. A further application (WF.83/78) was received for a new balcony (part of the improvements in progress) on 31st January 1978.

Location : 11

Glentor, Birds Barn Lane is situated at the northern end of this unmade cul-de-sac about 320 metres from its junction with Sheepwash Lane.

Acreage

The area of the site is 0.21 hectares (0.53 acres).

Ownership

Mr. R.M. Edge, Glentor, Birds Barn Lane, Wolverley.

Description

This is a substantial single storey building constructed from wood with a tiled roof. It is in good condition and is used as a permanent residence. It is well screened by trees. Access for vehicular traffic along the unmade track is poor, with the junction with Sheepwash Lane being virtually blind.

Planning Position

There is no planning history recorded.

Location : 12

Rivermead, Birds Barn Lane is situated 35 metres north of Glentor at the northern end of the unmade cul-de-sac leading from Sheepwash Lane.

Acreage

The area of the site is 0.13 hectares (0.33 acres).

Ownership

Mr. R.S. Baker, Rivermead, Birds Barn Lane, Wolverley.

Description

This is a substantial single storeyed building constructed from wood and with a felt roof. It is in good condition and is used as a permanent residence. This dwelling is well screened. Access for vehicular traffic along the unmade track is poor, with the junction with Sheepwash Lane being virtually blind.

Planning Position

A planning application was made on 29th September 1951 after an Enforcement Notice had been served. It was subsequently found to be a pre-Act structure and the application was withdrawn on 17th September 1952. The only other planning application on this site (KR.50/54) for alteration to the dwelling was declared, "Permitted Development."

Location : 13

South View, Sheepwash Lane is situated on the west side of the lane adjacent to the point where the lane turns 90° north and is immediately north of Kingsford Farm.

Acreage

The area of the site is 0.81 hectares (2 acres).

Ownership

Mrs. C. Stubbs, South View, Sheepwash Lane, Wolverley.

Description

This is a single storey building, constructed from wood and having a felt roof. It is in a reasonable condition and is used as a permanent residence. Being on a corner plot, it is very visible.

Planning Position

There is no planning history recorded.

Location : 14

Maycroft, Sheepwash Lane is situated approximately 190 metres west of Sheepwash Lane at a point 330 metres north of Kingsford Farm.

Acreage

The area of the site is 0.08 hectares (0.19 acres).

Ownership

Mrs. G. Hale, Maycroft, Sheepwash Lane, Wolverley.

Description

This is a single storey building, constructed from wood and having a felt roof. It is in a reasonable condition and is used as a permanent residence. It is screened from the lane but visible from farther afield.

Planning Position

There is no planning history recorded.

Location: 15

Robin Hill, Sheepwash Lane is situated at the rear of the dwelling known as "Little Croft" approximately 120 metres west of the lane at a point approximately 330 metres north of Kingsford Farm.

Acreage

The area of the site is 0.22 hectares (0.55 acres).

Ownership

Mrs. Hackett, Robin Hill, Sheepwash Lane, Wolverley.

Description

This is a single storey building, constructed from asbestos and having an asbestos roof. It is in good condition and is used as a permanent residence. Although partially hidden by other dwellings, being on rising ground, it can be seen from farther afield.

Planning Position

There is no planning history recorded.

Location: 16

Sunny Mount is situated on the west side of Sheepwash Lane immediately north of the unmade cul-de-sac leading to Little Croft.

Acreage

The curtilage is not defined on the Ordnance Survey sheet of 1970, but from the County Survey sheet based on Ordnance Survey of November 1966 the area of the site is approximately 0.37 hectares (0.92 acres).

Ownership

P.G. Dunn, Sunny Mount, Sheepwash Lane, Wolverley.

Description

This is a single storey building, constructed from wood and having a felt roof. It is in a good condition and is used as a permanent residence. A tree screen along the lane helps to lessen the impact of this dwelling on the area.

Planning Position

This is a pre-Act structure and has no planning history recorded.

Location : (7

Castlecroft, Sheepwash Lane is situated on the west side of Sheepwash Lane approximately 120 metres north of the unmade cul-de-sac on the same side of the lane.

Acreage

The area of the site is 0.53 hectares (1.3 acres).

Ownership

Mr. J. Worrall, Castlecroft, Sheepwash Lane, Wolverley.

Description

This is an irregular shaped single storey building. It is constructed from wood at the front and brick at the rear and is roofed in cedar shingles. It is in a good condition and is used as a permanent residence. It is well screened from the lane.

Planning Position

This dwelling was erected under Building Regulations approved by the former Kidderminster R.D.C. on 21st May 1935 and falls within the boundaries of the Kingsford Clearance Area. A planning application (WF.645/77) for an extension to this dwelling was received on 8th August 1977 and referred by the Development Control sub-committee to the County Council for determination as a County Matter on 13th September 1977. The County Council have agreed that this dwelling can be considered a specific exception to the Clearance Policy and permission was granted on 29th November 1977 for these extensions.

Location : 18

Sunrise, Sheepwash Lane is situated on the west side of the lane approximately 200 metres north of the unmade cul-de-sac on the west side of the lane.

Acreage

The area of the site is 0.87 hectares (2.14 acres).

Ownership

Mr. Shorthouse, 65 Pitcairn Road, Warley Woods, Smethwick.

Description

This is a single storey building constructed from wood and having a felt roof. It is in good condition and is used as a holiday residence. It is well screened by trees and cannot be seen from the lane.

Planning Position

Two planning applications (KR.240/63 and 241/63) for a replacement bungalow and garage respectively were submitted in August 1963 and withdrawn in October 1963 pending the development plan for the area. There is no other planning history.

Location : 19

Arthede, Sheepwash Lane is situated on the east side of the lane and immediately adjacent to the County and District Boundary, approximately 70 metres north of the unmade cul-de-sac on the west side and opposite to Edgeley House.

Acreage

The area of the site is 0.38 hectares (0.93 acres).

Ownership

Mr. E. Price, 11 Timothy Road, Tividale, Warley.

Description

This is a single storey building, constructed from wood. It is in a reasonable condition and is used as a holiday residence only. It is visible from the lane but hidden from the east by the topography.

Planning Position

There is no planning history recorded.

Location 20

Windyridge, Sheepwash Lane is situated on the eastern side of the lane approximately 220 metres north of the right angled bend in the lane adjacent to Kingsford Farm.

Acreage

The area of the site is 0.42 hectares (1.03 acres).

Ownership

Mr. W.E. Dutton, 30 Lanswood Road, Oldbury, Warley.

Description

This is a single storey building, constructed from wood and having a felt roof. It is in a reasonable condition and is used for holiday purposes only. It is screened from the lane by hedgerows but being on high ground, is visible from afar.

Planning Position

There is only one application appertaining to this site. This was for a caravan (KR.147/51) for which permission was refused on 20th January 1953.

Location : 21

Trees, Sheepwash Lane is situated on the east side of the lane approximately 150 metres north of the right angled bend adjacent to Kingsford Farm.

Acreage

The area of the site is 0.28 hectares (0.66 acres).

Ownership

The owner of this site cannot be identified.

Description

This is a single storey building, constructed from wood and has a felt roof. It is in a reasonable condition and is used as a holiday residence only. It is screened from the lane but visible from afar.

Planning Position

This is a pre-Act structure and there is no planning history recorded.

Location 22

Red Roof, Sheepwash Lane is situated on the eastern side of the lane approximately 120 metres north of the right angled bend in the lane adjacent to Kingsford Farm.

Acreage

The area of the site is 0.25 hectares (0.62 acres).

Ownership

Mrs. B. Forrester, Red Roof, Sheepwash Lane, Wolverley.

Description

This is a single storey building constructed from wood and asbestos and having a felt roof. It is in a reasonable condition and is used as a permanent residence. Although screened from the lane it is, nevertheless, visible from afar due to the topography of the area.

Planning Position

This is a pre-Act structure erected about 1930. There has been only one planning application recorded for this site. The application, in outline, (KR.147/60) was for permission to erect three bungalows on part of the site in addition to that already existing. This was refused on 24th January 1961. There is no other planning history.

