

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**14<sup>th</sup> October 2014 Schedule 525 Development Control**

The schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Development Manager, Wyre Forest House, Fine Point Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

<b>Application Reference: 14/0343/FULL</b>
<b>Site Address: 40 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG</b>
<b>APPROVED</b> subject to the following conditions:  <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. Materials as shown on approved plan.</li> </ol> Note SN12 (Neighbours' rights).

Councillors R J Lloyd and N Knowles left the meeting at this point, (6.26pm).

<b>Application Reference: 14/0461/S73</b>
<b>Site Address: TESCO STORE, SEVERN ROAD, STOURPORT-ON-SEVERN, DY13 9AH</b>
<b>DELEGATED APPROVAL</b> subject to the following:  <ol style="list-style-type: none"> <li>a) the signing of a Supplemental Section 106 Agreement to tie the current and any future applications to the original Section 106 Agreement; and</li> <li>b) the following conditions:                         <ol style="list-style-type: none"> <li>1. A11 (Approved plans).</li> <li>2. Foodstore shall not exceed the following floorspace allocations: (gross external up to 4209 square metres measured externally; net retail sales up to 2919 square metres; no more than 2401 square metres of the net sales floor area).</li> <li>3. Restoration and enhancement of River Stour corridor (west bank) within the application site to be implemented in accordance with details agreed by condition.</li> <li>4. Landscape and biodiversity plan to be improved and enhanced in accordance with details agreed by condition.</li> <li>5. Lighting strategy to be implemented in accordance with details already agreed by condition.</li> <li>6. The entrance to the foodstore from Mitton Street/Severn Road junction shall be open concurrently with the opening hours of</li> </ol> </li> </ol>

agreed and This approval shall be read in conjunction with the obligation entered into under Section 106 of the Town and Country Planning Act (as amended) which accompanies it. Section 106 Agreements are dated 19th May 2008 and 12<sup>th</sup> February 2009 available for public use unless otherwise agreed.

7. Materials in accordance with details agreed by condition.
8. Means of enclosure retained in accordance with details agreed by condition.
9. The screened area within the site for storage, prior to disposal of refuse crates, packing cases and other waste in accordance with details agreed by condition.
10. Finish floor levels in accordance with details agreed by condition.
11. Hard and soft landscaping proposals to be implemented in accordance with details agreed by condition.
12. Trees shall be retained in accordance with details agreed by condition.
13. Landscaping to be implemented in accordance with details agreed by condition.
14. Verification report regarding land remediation to be implemented as approved by condition.
15. Report on monitoring, maintenance and contingency action carried out in accordance with long term monitoring and maintenance plan referred to in condition above to be submitted.
16. If contamination not previously identified is found to be present at the site, then unless otherwise agreed in writing no further development shall be carried out to the amendment to the approved remediation strategy has been submitted to and agreed.
17. No infiltration of surface water drainage into the ground shall be permitted other than with the written consent of the Local Planning Authority.
18. Surface water and foul water drainage scheme to be retained in accordance with details agreed by condition.
19. Sound insulating enclosure to reduce vibration and transmission of structural borne sound and ventilation or extraction system to be retained as agreed by condition.
20. Details made for the provision for ambulant disabled people to gain access to and within the development shall be retained as agreed by condition.
21. Visibility splays to be provided and retained.
22. Details of engineering design and specification to Lichfield Street improvements, Lichfield Street/Severn Road junction, Mitton Street and Mitton Street/Vale Road/Lion Hill junction to be implemented and retained as agreed by condition.
23. Highway drains to be implemented and retained in accordance with details agreed by condition.
24. There shall be no deliveries to or despatched from the site outside the hours of 0600 and 2300.
25. Neither the foodstore nor the petrol filling station hereby permitted shall be open to customers or any other persons not employed within the business operating from the site outside the following times:

- 0700 – 2200 hours on Mondays to Saturdays  
 1000 – 1600 hours on Sundays
26. No part of the petrol filling station shall be used for the sale, display, repair or servicing or washing of vehicles.
  27. Floodplain compensation scheme to be retained in accordance with the details agreed by condition.

**Note**

This approval shall be read in conjunction with the obligation entered into under Section 106 of the Town and Country Planning Act (as amended) which accompanies it. Section 106 Agreements are dated 19th May 2008 and 12<sup>th</sup> February 2009.

Councillors R J Lloyd and N Knowles re-joined the meeting at this point, (6.56pm)

**Application Reference: 14/9025/NMA**

**Site Address: PLOT 4, WOODROW LANE, BLUNTINGTON, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4NP**

**APPLICATION DEFERRED AT THE REQUEST OF THE DEVELOPMENT MANAGER.**

**Application Reference: 14/0504/FULL**

**Site Address: 2-3, NEW STREET, STOURPORT-ON-SEVERN, DY13 8UN**

**APPROVED** subject to the following conditions:

1. A11 (Approved plans).
2. Hours of opening (as per application form).

**Note**

Planning Permission and Listed Building Consent would be required for the installation of any extraction equipment.

**Application Reference: 14/0506/FULL**

**Site Address: LAND ADJACENT TO THE GRANARY, SHEEPWASH LANE, WOLVERLEY, KIDDERMINSTER, DY11 5SF**

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 Approved plans).
3. B6 (External details – approved plan).
4. B5 (Timber staining).
5. J11 (Stables – no commercial use).
6. J35 (Manure storage/disposal).
7. No floodlights.
8. No mirrors.
9. Use of new stable only once existing stable removed or relocated.