

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**18<sup>th</sup> August 2015 Schedule 534 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.**

<b>Application Reference: 15/0306/FULL</b>
<b>Site Address: 17 RODEN AVENUE, KIDDERMINSTER, DY10 2RF</b>
<b>APPLICATION DEFERRED PENDING A SITE VISIT</b>

<b>Application Reference: 15/0173/FULL</b>
<b>Site Address: STOURPORT PRIMARY SCHOOL, TAN LANE, STOURPORT-ON-SEVERN DY13 8HD</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 (including hard surfacing) to be agreed</li> <li>4. Development shall be for 'extra care' only</li> <li>5. Affordable housing at 30%</li> <li>6. Details tree protection for retained trees (protective fencing) to be agreed</li> <li>7. Hedgerows to be retained</li> <li>8. Landscaping plan and 3 year management plan to be agreed</li> <li>9. Landscaping works to British Standard</li> <li>10. CEMP to be agreed (irradiation of invasive species, protection of mammals)</li> <li>11. No development until bat survey carried out. The landscaping plan referred to in Condition 8 shall be design to have strict regard to the bat survey requirements.</li> <li>12. Lighting plan required which takes account of findings of the bat report required by condition 11.</li> <li>13. Historic photographic record/Historic building recording record to be submitted.</li> <li>14. Existing vehicular access to Tan Lane to be closed prior to occupation</li> <li>15. Existing redundant signage/road markings to be removed</li> <li>16. Cycle parking to be provided</li> <li>17. Travel plan to be provided</li> <li>18. Parking for site operatives (during construction)</li> <li>19. Drainage plans to be submitted</li> <li>20. Occupation limited to persons over age 55 years</li> </ol>
Notes
<ol style="list-style-type: none"> <li>A. Private Apparatus within the Highway</li> <li>B. Section 278 Agreement</li> <li>C. Temporary direction signs to housing development</li> </ol>

**Application Reference: 15/0305/OUTL**

**Site Address: SITE OF FORMER SION HILL MIDDLE SCHOOL, SION HILL, KIDDERMINSTER DY10 2XT**

**DELEGATED AUTHORITY TO APPROVE** subject to the following:

a) the signing of a **Section 106 Agreement** to secure:

- i) Affordable Housing Provision;
- ii) Education Contributions;
- iii) Public Open Space Contributions; and
- iv) Highway Contributions

as detailed above; and

b) the following conditions:

- 1. A1 (Standard outline)
- 2. A2 (Standard outline – Reserved Matters)
- 3. A3 (Submission of Reserved Matters)
- 4. A5 (Scope of Outline Permission)
- 5. A11 (Approved plans)
- 6. B1 (Samples/details of materials)
- 7. B11 (Details of enclosure)
- 8. B13 (Levels details)
- 9. C2 (Retention of existing trees)
- 10. C3 (Tree protection during construction)
- 11. C5 (Hand digging near trees)
- 12. C8 (Landscape implementation)
- 13. C13 (Landscape Management Plan)
- 14. E2 (Foul and Surface Water)
- 15. Ecology Surveys prior to demolition
- 16. G11 (Comprehensive Photographic Survey)
- 17. Archaeology
- 18. Archaeology
- 19. Archaeology
- 20. Contaminated land
- 21. Contaminated land
- 22. Visibility Splays
- 23. Access closure – occupation – vehicular
- 24. Access, turning and parking
- 25. Parking for site operatives
- 26. Travel Plan

Notes

- A SN2 (Section 106 Agreement)
- B Footpaths
- C Section 278 Agreement
- D Design of Street Lighting for Section 278
- E SN6 (No Felling – TPO)
- F Demolition in accordance with Worcestershire Regulatory Service Code of Practice

**Application Reference: 15/0348/FULL**

**Site Address: SWAN HOTEL (CAR PARK), 56 HIGH STREET, STOURPORT-ON-SEVERN DY13 8BX**

**APPROVED** subject to the following conditions:

1. Temporary 2 year consent
2. A11 (Approved plans)
3. No external storage (of car repair components)
4. No washing of vehicles on site
5. Working hours condition