

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**15<sup>th</sup> March 2016 Schedule 541 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.

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| <b>Application Reference:</b> 15/0578/FULL  |
| <b>Site Address:</b> MADINATUL ULOOM ISLAMIC COLLEGE, HEATH LANE, STONE, KIDDERMINSTER, DY10 4BS  |
| <b>APPROVED</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. A11 – Approved Plans.</li> <li>2. B6 – External Materials.</li> <li>3. Use restricted to use by the College – Not to be used as a publicly accessible mosque.</li> <li>4. No use of tannoy or other external amplified equipment.</li> <li>5. Restriction on the number of events (Graduation ceremonies; open days, etc) per year.</li> <li>6. No removal, and protection, of existing boundary hedge and tree species during the installation of the perimeter fence.</li> <li>7. Foul and Surface Water Drainage Details to be submitted and agreed in writing</li> </ol> |

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| <b>Application Reference:</b> 15/0170/FULL   |
| <b>Site Address:</b> KIDDERMINSTER 132KV/11KV GRID SUBSTATION, NEW ROAD/TRAM STREET, KIDDERMINSTER, DY10 1AB |
| <b>APPLICATION DEFERRED.</b>   |

**Councillor Tracey Onslow left at 7.17 pm after consideration of this item.**

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| <b>Application Reference:</b> 15/0240/FULL                     |
| <b>Site Address:</b> 106 AUDLEY DRIVE, KIDDERMINSTER, DY11 5NF |
| <b>APPLICATION DEFERRED PENDING A SITE VISIT.</b>              |

**Councillor Anne Hingley left at 7.42 pm after consideration of this item.**

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| <b>Application Reference:</b> 15/0329/FULL  |
| <b>Site Address:</b> FORMER WOMENS ROYAL VOLUNTARY SERVICE HALL, LAND OFF LAX LANE, BEWDLEY, DY12 2DZ                             |
| <b>REFUSED FOR THE FOLLOWING REASONS:</b><br><br>The proposed development site lies adjacent to the Bewdley Conservation Area and |

is visible from designated and undesignated Heritage Assets. The proposed development by virtue of its size and mass, particularly being three storey in height, would not be compatible with and result in harm being caused to this historic environment and the surrounding area. The material circumstances and public benefits as presented do not outweigh the harm that would be caused. To allow the development in these circumstances would be contrary to Policy CP11 of the Adopted Wyre Forest Core Strategy and Policies SAL.UP6, SAL.UP7 and SAL.B2 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan, and Government advice in the National Planning Policy Framework and Planning Policy Guidance.

**Councillor Steve Harrington and Councillor Nigel Knowles left the meeting at 8.07 pm after consideration of this item.**

**Application Reference:** 13/0553/EIA

**Site Address:** LAND AT NELSON ROAD, SANDY LANE, STOURPORT-ON-SEVERN, DY13 9QB

**Delegated APPROVAL** be given, subject to:

- a) the signing of a **Section 106 Agreement** to secure the agreed ecological mitigation scheme, consisting of managed wetlands;
- b) re-consultation with the Environment Agency regarding planning conditions; and
- c) the following conditions:
  - 1. A6 (Full with no reserved matters)
  - 2. A11 (Approved plans)
  - 3. B1 (Samples and details of materials)
  - 4. Apartments for holiday let only with no permanent occupancy
  - 5. Restriction on commercial uses
  - 6. No residential holiday accommodation on ground floor
  - 7. Permanent occupancy only to apply to Manager's accommodation
  - 8. Sound insulation for holiday apartments
  - 9. Operational Site Waste Management Plan
  - 10. Surface Water drainage strategy
  - 11. Foul and Surface Water drainage
  - 12. Future maintenance of SUDs scheme
  - 13. Contaminated Land and remedial works
  - 14. Archaeological investigation and recording
  - 15. Boundary details
  - 16. Full details of flood mitigation and compensatory flood storage
  - 17. Landscape scheme and approval of species (phase by phase)
  - 18. Lighting details (temporary and permanent) across the entire site
  - 19. Provision of moorings prior to completion and occupation of holiday apartments
  - 20. Details of all retaining walls and structures
  - 21. Details of piling works
  - 22. Details of proposed dewatering during construction

23. Detailed Assessment of Groundwater conditions across and adjacent to the site
24. Tree survey and subsequent tree retention in line with survey
25. Tree protection measures
26. Site clearance to avoid nesting season
27. Construction Environmental Management Plan for each phase of the development
28. Removal and control of Japanese Knotweed
29. Acoustic screening during construction
30. Details of construction compound
31. Restriction on hours of delivery and construction
32. No delivery or construction vehicles via Llewellyn Close
33. No stock piling of construction materials on site
34. Gate to Llewellyn Close only to be used in emergency
35. Method Statement for breakthrough to River Severn
36. Details of Marina walls
37. Impervious base for fuel storage facilities
38. Wheel cleaning and dust suppression facilities during construction
39. Pollution control strategy during construction (Contamination and silt)
40. Ventilation and extraction equipment details
41. Temporary rerouting of public footpath during construction
42. Surfacing of public footpaths
43. Control use of access track – restricted to Canal and River Trust and Environment Agency
44. Landscape Management Plan (5 years)
45. Surface Water Treatment
46. Details of paving system for overflow car park
47. Design of cycle parking facilities
48. Travel Plan
49. Pre commencement bat, reptile and otter surveys
50. Welcome pack in respect ecological and biodiversity “dos and don’ts”
51. Flood Evacuation Plan
52. Any additional drainage and flooding related conditions as agreed following re-consultation with the Environment Agency.

**Application Reference:** 15/0664/FULL

**Site Address:** AMBLESIDE, CHURCH LANE, BEWDLEY, DY12 2UH

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to be agreed
4. Drainage details to be submitted and agreed