

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

13<sup>th</sup> December 2016 Schedule 549 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:</b> 16/0593/FULL
<b>Site Address:</b> 4 MEADOW RISE, BEWDLEY DY12 1JP
<b>APPROVED</b> subject to the following conditions:
<ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. Matching materials</li> </ul>

<b>Application Reference:</b> 16/0632/FULL
<b>Site Address:</b> THE BIRCHES, DORHALL, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4QJ
<b>APPROVED</b> subject to the following conditions:
<ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B3 (Finishing materials to match)</li> </ul>

<b>Application Reference:</b> 16/0616/FULL
<b>Site Address:</b> BLACK & WHITE COTTAGE, PERRYFORD LANE, WANNERTON, KIDDERMINSTER, DY10 3NL
<b>APPROVED</b> subject to the following conditions:
<ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. No development shall commence until details of the materials to be used in the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</li> <li>4. No development shall commence until details of all external joinery, windows and roof lights to be used in the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</li> <li>5. No development or works of demolition shall take place until a Building Recording Level 3 survey to provide a thorough understanding of the survival and phasing of the existing building has been completed and submitted to the local planning authority for public record.</li> </ul>

**Application Reference:** 16/0512/FULL

**Site Address:** ROCK FARM, ROCK CROSS, ROCK, KIDDERMINSTER, DY14 9SA

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. Residential occupation limited to stable staff only
5. Landscaping scheme submitted within 3 months of gallop installation
6. Landscape implementation
7. Drainage implementation
8. Highway Management Plan
9. No lighting without permission
10. Biodiversity enhancement
11. Protection of Public Rights of Way
12. Final drainage scheme to be submitted within 3 months
13. Gallop rails to be coloured white or green in accordance with approved plans

**Application Reference:** 16/0534/FULL

**Site Address:** SOLCUM HOUSE, DRAKELow LANE, WOLVERLEY DY11 5RU

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Matching materials
4. The existing vehicular access onto Drakelow Lane shall be permanently closed to vehicular traffic and maintained as a pedestrian right of way in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority prior to the approved access being brought into use. The means of closure of the vehicular access the method of retention of the public right of way shall be carried out in accordance with the approved details.
5. The new vehicular access and visibility splays shall be laid out and constructed in accordance with the details shown on Drawing No 101 Rev B before the proposed vehicular access is brought into use. The approved visibility splays shall at all times be maintained free of obstruction exceeding a height of 0.6 metres above the adjacent carriageway level.
6. The approved access gates shall be set back 5 metres from the adjoining carriageway edge, and shall be made to open inwards only.

**Application Reference:** 16/0598/S73

**Site Address:** UNIT 1B KIDDERMINSTER TRADE PARK, BIRMINGHAM ROAD, KIDDERMINSTER DY10 2RN

**APPROVED** subject to the following condition:

The premises shall only be open for customers between the following hours:  
07:00 – 20:00 Mondays – Fridays (including Bank Holidays and Public Holidays)

07:00 – 18:00 on Saturdays

10:00 – 16:00 on Sundays.

There shall be no deliveries taken at or despatched from the premises, including loading or unloading outside the following hours:

08:00 – 20:00 Mondays – Fridays

08:00 – 15:00 on Saturdays; and not at all on Sundays, Bank Holidays, and Public Holidays.

**Application Reference:** 16/0607/FULL

**Site Address:** 155 KIDDERMINSTER ROAD, BEWDLEY DY12 1JE

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. No development shall take place until details have been submitted to and approved in writing by the local planning authority of how the site access, vehicle turning and parking areas would be surfaced, drained and graded (the gradient shall be no steeper than 1 in 8). No dwelling shall be occupied until the approved site access, vehicle turning and parking area has been constructed. The approved site access, vehicle turning and parking areas shall be retained thereafter, with the parking areas and garages kept available at all times for the parking of motor vehicles by the occupants of the dwellings and their visitors and for no other purpose.
4. No development shall take place until details have been submitted to and approved in writing by the local planning authority of how the existing vehicular access is to be closed and the kerb line reinstated. No dwelling shall be occupied until the approved means of closure of the existing vehicular access and reinstated kerb line has been constructed.
5. Boundary treatments
6. Removal of permitted development rights for extensions and outbuildings
7. Foul and surface water drainage

**Application Reference:** 16/0670/FULL

**Site Address:** ST GEORGE'S PARK, RADFORD AVENUE, KIDDERMINSTER,  
DY10 2ES

**Delegated APPROVAL** subject to no new reasons for objection being received before the expiration of the notification period, and the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. No lighting without formal permission from the Local Planning Authority.