

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

21<sup>st</sup> February 2017 Schedule 551 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.

**Application Reference:** 17/0008/S73

**Site Address:** EASTER PARK, HOO FARM, WORCESTER ROAD, SUMMERFIELD, KIDDERMINSTER, DY11 7AR

**REFUSED** for the following reason:

There will be an adverse effect on local amenity given the increase in noise by permission being granted for night time deliveries as a result of the variation of condition 4 of 06/0065/RESE.

**Application Reference:** 16/0325/FULL

**Site Address:** PARK ATTWOOD CLINIC, TRIMPLEY LANE, SHATTERFORD, BEWDLEY, DY12 1RE

**APPROVED**, subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to be agreed
4. Removal of PD rights – extensions and outbuildings and fences
5. Scheme for surface water drainage
6. Disposal of foul water flows
7. Satisfactory means of drainage
8. Scheme of archaeological work
9. Site investigation and post investigation assessment
10. Arboricultural Method Statement
11. Provision for accommodating bat roost facilities
12. External lighting
13. Badger survey
14. Owl boxes and hedgehog homes to be installed
15. Landscaping plan to include a habitat plan
16. Landscaping works

Notes

- A Public sewers
- B Building Regulations
- C Wildlife and Countryside Act 1981

**Application Reference:** 16/0688/FULL

**Site Address:** RIFLE RANGE COMMUNITY CENTRE, DOWLES ROAD, KIDDERMINSTER, DY11 7NU

**Delegated** authority to **APPROVE** the application be granted, subject to:-

- a) the signing of the **Section 106 Agreement**; and
- b) the following conditions:
  1. A6 (Full with no reserved matters)
  2. A11 (Approved plans)
  3. Materials to be agreed
  4. Landscaping (Small scheme)
  5. Affordable housing only
  6. Drainage to be agreed
  7. Closure of existing vehicular access
  8. Stopping up of existing layby
  9. Provision of visibility splays
  10. Parking in accordance with approved plans
  11. Cycle parking
  12. Construction Management Plan
  13. Welcome pack for new residents

Notes

- A SN2 (Section 106 Agreement)
- B Private apparatus within the highway
- C Section 278 Agreement
- D Protection of visibility splays

Should the S106 Agreement as required not be signed and agreed by 18/07/2017 then **delegated** authority is given to **REFUSE** the application for the following reason:

The applicant has failed to enter into an agreement under Section 106 of the Town and Country Planning Act (1990)(as amended) for the contributions required towards open space provision in the District. To approve the application without such agreement would be contrary to the policies of the development plan. There are no material consideration, in this instance, which would override the requirement to provide such contributions. The proposal therefore fails to satisfy the requirements set out in the Planning Obligations SPD.

**Application Reference:** 16/0708/FULL

**Site Address:** 2 QUEENS ROAD, STOURPORT-ON-SEVERN, DY13 0BH

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Materials to be approved
4. The use shall not commence until an extraction system, to the satisfaction of WRS, has been installed and made fully operational. The extraction to remain in-situ for the lifetime of the development.
5. Opening hours
6. Provision of bin and litter collection management plan

**Application Reference:** 17/0020/REGS3

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

**APPROVED** subject to the following conditions:

1. Permission to enure for the benefit of the Council only
2. A6 (Full with no reserved matters)
3. A11 (Approved plans)

**Application Reference:** 17/0021/LIST

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

**APPROVED** subject to the following conditions:

1. A7 (Listed Building/Conservation Area Consent)
2. A11 (Approved plans)
3. B1a (Samples/details of materials)
4. B2 (Sample brick panel - doorway)
5. B9 (Details of windows and doors)