

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**16<sup>th</sup> January 2018 Schedule 560 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.**

Councillor J Shaw entered the meeting at 6.07pm.

<b>Application Reference:</b> 17/0511/OUTL
<b>Site Address:</b> LAND OFF SPENNELLS VALLEY ROAD, KIDDERMINSTER, DY10 1XJ
<b>Delegated authority to APPROVE</b> , subject to <ul style="list-style-type: none"> <li>a) the signing of a <b>Section 106 Agreement</b> to secure:                 <ul style="list-style-type: none"> <li>• 28.9% Affordable Housing on site</li> <li>• £20,000 for the improvements to 2 bus stops on A449 and Chester Road South which shall include but not be limited to bus shelter, Kassel kerbs, timetabling information, bus stop flagpole and any ancillary engineering works</li> <li>• £1500 for the provision of an uncontrolled pedestrian crossing on Chester Road South</li> <li>• Public Open Space contributions</li> </ul> </li> <li>b) the following conditions:                 <ol style="list-style-type: none"> <li>1. A1 (Standard Outline)</li> <li>2. A2 (Standard Outline – Reserved Matters)</li> <li>3. A3 (Submission of Reserved Matters)</li> <li>4. A5 (Scope of outline permission - Access from Spennells Valley Road)</li> <li>5. A11 (Approved Plans)</li> <li>6. Construction of the vehicular access shown in the approved plan to be submitted (to include the provision of the pedestrian crossing)</li> <li>7. Provision of visibility splays in accordance with the details approved by the Highway Authority</li> <li>8. Implementation and Monitoring of the of the Residential Travel Plan in accordance with the regime set out in the Plan</li> <li>9. B1 (samples/details of materials)</li> <li>10. Details of walls, fences and other means of enclosure to be submitted</li> <li>11. Details of existing and proposed levels to be submitted</li> <li>12. Details of hard and soft landscaping to be submitted</li> <li>13. Details of landscape management plan to be submitted</li> <li>14. Details of finished floor levels</li> <li>15. Details of Surface Water drainage to be submitted</li> </ol> </li> </ul>

16. Flood Management Plan to be submitted
17. Details of SuDS management plan to be submitted
18. Details of foul and surface water flows to be submitted
19. Submission of details to demonstrate that noise levels in external amenity areas will not exceed 50dB LAeq
20. Reporting of any unexpected contamination
21. Tree protection details to be submitted
22. Landscaping scheme
23. Bat and bird roosting and nesting features
24. A lighting scheme to restrict light spill

**Application Reference:** 17/0638/FULL

**Site Reference:** SHIRE HOUSE, GROVE FARM BARN, DOWLES, BEWDLEY, DY12 2LQ

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B6 (External details – approved plan)
4. Retention of hedge to a height of 4m

**Application Reference:** 17/0653/FULL

**Site Address:** 13 FRANCHE ROAD, WOLVERLEY, KIDDERMINSTER, DY11 5TP

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

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Brickwork to match existing dwelling
4. Construction of parking spaces prior to extensions being brought into use and their permanent retention

**Application Reference:** 17/0660/ADVE

**Site Address:** 1 COMBERTON PLACE, KIDDERMINSTER, DY10 1QR

**APPROVED** subject to the following conditions:

1. L1 (Standard advertisement conditions)
2. Consent granted for 5 year period

**Application Reference:** 17/0661/RESE

**Site Address:** STOURPORT ON SEVERN HIGH SCHOOL, MINSTER ROAD, STOURPORT-ON-SEVERN, DY13 8AX

**APPROVED** subject to the following conditions:

1. A4 (Reserved matters only)
2. A11 (Approved plans)

<b>Application Reference:</b> 17/0662/RESE
<b>Site Address:</b> CHICHESTER CARAVANS, VALE ROAD, STOURPORT-ON-SEVERN DY13 8YL
<b>APPROVED</b> , subject to the following conditions: <ol style="list-style-type: none"> <li>1. A4 (Reserved matters only)</li> <li>2. A11 (Approved plans)</li> </ol>

<b>Application Reference:</b> 17/0732/REGS3
<b>Site Address:</b> WYRE FOREST DISTRICT COUNCIL, GREEN STREET DEPOT, GREEN STREET, KIDDERMINSTER, DY10 1HA
<b>Delegated authority to APPROVE</b> subject to a 'no objection' response from the Environment Agency and North Worcestershire Water Management, and the following conditions: <ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. Permission for Wyre Forest District Council only</li> <li>3. A11 (Approved plans)</li> <li>4. B1 (Samples/details of materials)</li> <li>5. Details of windows and doors</li> <li>6. Bat Survey</li> <li>7. Bat Boxes/Mitigation</li> <li>8. Highways</li> <li>9. Foul drainage</li> <li>10. Surface water drainage</li> <li>11. Highway improvements / offsite works / site access             <ul style="list-style-type: none"> <li>• Access alterations on Green Street and Island Drive</li> <li>• Alterations to pedestrian crossing across Tram Street</li> <li>• Provision of a crossing facility on New Street</li> <li>• Provision of a crossing facility on Green Street</li> </ul> </li> <li>12. Travel Plan</li> <li>13. Construction Environmental Management Plan (CEMP)</li> </ol>

<b>Application Reference:</b> 17/0737/ADVE
<b>Site Address:</b> ROUNDABOUT AT JUNCTION OF FREDERICK ROAD/WORCESTER ROAD/EASTER PARK, HOO FARM, KIDDERMINSTER, DY10 1HB
<b>APPROVED</b> subject to the following conditions: <ol style="list-style-type: none"> <li>1. L1 (Standard advertisement conditions)</li> <li>2. L2 (Removal of rights to advertise)</li> <li>3. L9 (Standard time)</li> </ol> <p>Note Approved plans</p>