

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**20<sup>th</sup> February 2018 Schedule 561 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 N Martin entered the meeting at 6.05 PM

<b>Application Reference:</b> 17/0780/FULL
<b>Site Address:</b> Blakebrook School, Bewdley Road, Kidderminster, DY11 6RS
<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>; and</li> <li>b) 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. B1 (Samples/details of materials)</li> <li>4. B11 (Details of enclosure)</li> <li>5. B13 (Levels details)</li> <li>6. C3 (Tree protection during construction)</li> <li>7. Arboricultural Method Statement (AMS)</li> <li>8. C8 (Landscape implementation)</li> <li>9. Reporting of any unexpected contamination</li> <li>10. Air Quality conditions (Electric vehicle charging provision, low emission boilers and secure cycle storage facilities)</li> <li>11. Noise mitigation as set out in the noise report to be adhered to in full</li> <li>12. Foul and surface water drainage details</li> <li>13. Surface Water drainage scheme to be submitted</li> <li>14. To require permeable paving areas to be maintained.</li> <li>15. Submission of Construction Environment Management Plan</li> <li>16. Highways conditions (as suggested by the Highway Authority)</li> <li>17. Lighting scheme</li> <li>18. Ecology mitigation and enhancement measures</li> <li>19. Historic Building Recording</li> <li>20. Removal of Permitted Developmental Rights – Residential</li> <li>21. Affordable housing provision</li> </ul> </li> </ul>

<b>Application Reference:</b> 17/0617/OUTL
<b>Site Address:</b> 111 CHESTER ROAD SOUTH, KIDDERMINSTER, DY10 1XG
<b>APPROVED</b> subject to the following conditions:

1. A1 (Standard outline)
2. A2 (Standard outline – reserved matters)
3. A3 (Submission of reserved matters)
4. Restrict number of dwellings to no more than 10 and building heights to no more than two-storeys.
5. B1 (Samples/details of materials)
6. B11 (Details of enclosure)
7. B13 (Levels details)
8. Arboricultural Impact Assessment (AIA)
9. Require closure of existing vehicle access points and construction of new access point
10. Details of welcome pack
11. Details of cycle storage facilities
12. Electric Vehicle Charging Points in each property
13. Ultra-Low Emission Boilers in each property
14. Ecological Enhancement Measures
15. Lighting Scheme
16. Details of foul and surface water drainage scheme
17. Sustainable Drainage System (SuDS) management plan
18. Land contamination
19. Noise Mitigation Measures

**Notes**

- A Requires the Highway to be free of mud and other materials during construction works.
- B Requires all new dropped kerbs to be constructed by Ringway Infrastructure Services only.
- C Requires the applicant to enter into a Section 278 of the Highway Act 1990 prior to any works to the public Highway.
- D Requires Network Rail obligations/agreements to be met.

**Application Reference:** 17/0724/FULL

**Site Address:** 40A WORCESTER ROAD, TITTON, STOURPORT-ON-SEVERN, DY139PD

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Contaminated Land Site Investigation & Remediation conditions
4. Surface Water Drainage scheme to be submitted for approval
5. B1 (Samples/details of materials)
6. Provision of vehicular access & parking spaces.
7. Foul water drainage
8. B11 (Details of enclosure; boundary treatment)
9. C6 (Landscaping – small scheme)
10. C8 (Landscape implementation)

**Application Reference:** 17/0792/REGS3

**Site Address:** LLOYDS GARAGE, 8 BRIDGE STREET, STOURPORT-ON-SEVERN, DY138XA

**APPROVAL** subject to the following conditions:

1. A9 (Temporary permission – uses of land)
2. A11 (Approved plans)

**Application Reference:** 18/0003/FULL

**Site Address:** 13 SPRINGHILL RISE, BEWDLEY, DY121EA

**REFUSED** for the following reason:

1. By virtue of its scale and design the proposed extension is not considered to be in keeping with the form and architectural characteristics of the host property and the surrounding street scene. The proposed extension will result in a cramped and contrived form of development which fails to harmonise with the character and appearance of the host dwelling and its setting within the terrace and street scene. The proposal is therefore considered contrary to policy CP11 of the Adopted Core Strategy, Policies SAL.UP7 and SAL.UP8 of the Wyre Forest Adopted Site Allocations and Policies Local Plan and the Wyre Forest Design Guidance Supplementary Planning Document, adopted June 2015.