

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

20<sup>th</sup> November 2018 Schedule 569 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:** 18/0285/OUTL

Site Address: CHURCHFIELDS BUSINESS PARK, UNIT 3B, CHURCHFIELDS KIDDERMINSTER, DY10 2JL

Delegated authority to **APPROVE** subject to the following:

- a) a 'no objection' response from the Highway Authority;
- b) the signing of a **Section 106 Agreement** to secure:
  - i) Affordable Housing Provision;
- c) the following conditions:
  - 1. A1 (Standard outline)
  - 2. A2 (Standard outline – Reserved Matters)
  - 3. A3 (Submission of Reserved Matters)
  - 4. A5 (Scope of Outline Permission and include updated HIA)
  - 5. A11 (Approved plans)
  - 6. No demolition until submission of Phasing Plan
  - 7. Design Code including parameter plans
  - 8. Scheme for design details and maintenance plan of public open space
  - 9. B1 (Samples/details of materials)
  - 10. B11 (Details of enclosure)
  - 11. External Lighting Scheme
  - 12. B13 (Levels details)
  - 13. Landscaping Large Scale
  - 14. Landscape Implementation
  - 15. Tree Protection Plan
  - 16. Arboricultural Impact Assessment
  - 17. Submission of Access Details
  - 18. Cycle parking
  - 19. Travel Plan
  - 20. E2 (Foul and Surface Water)
  - 21. Site surface water drainage strategy
  - 22. Additional Ecological Surveys if commencement of works do not start before 30 September 2019
  - 23. Scheme of Ecological Enhancement Measures
  - 24. Programme of archaeology work
  - 25. Programme of archaeology work to be completed

26. Scheme of Works to the Locally Listed 1902 Building
27. Restrict the gross internal retail floorspace to no more than 280sq.m
28. Contaminated land
29. Level 4 Building Recording
30. Low Emission Boilers
31. Electric vehicle charging points
32. Construction Environmental Management Plan (CEMP)
33. Revised Noise Assessment to be submitted for layout Details

**NOTES**

- A SN2 (Section 106 Agreement)
- B Section 278 Agreement
- C Section 38 Agreement Details
- D Drainage Details for Section 38
- E Protection of Visibility Splays
- F Construction Environmental Management Plan (CEMP)
- G SN6 (No Felling – TPO)
- H Demolition in accordance with Worcestershire Regulatory Service Code of Practice
- I Comments from Cadent Gas Limited

**Application Reference:** 18/0408/FULL

**Site Address:** THE HOLLIES, TRIMPLEY LANE, SHATTERFORD, BEWDLEY, DY12 1RL

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. To restrict residential curtilage to the area outlined on the plan
4. Samples of the building materials
5. Removal of Permitted Development Rights for enlargements and outbuildings
6. Landscaping plan to show retention of front boundary hedgerow
7. Details of boundary treatment
8. Method Statement of Works to protect roosting bats
9. Implementation of agreed bat mitigation and enhancement measures
10. Access, Turning and Parking Facilities
11. To require septic tank to be removed

**NOTES**

- A Severn Trent Water advises that they have an apparatus within the site.
- B The publicly maintained highway adjacent to the existing access should remain free of obstruction at all times.

**Councillors Marcus Hart and John Hart left the room at this point (6:34pm).  
Councillor Little Chaired the meeting in Councillor J Hart's absence.**

**Application Reference:** 18/0523/S73

**Site Address:** SEVERN VALLEY RAILWAY, SEVERN VALLEY RAILWAY  
CARRIAGE SHED, STATION APPROACH, KIDDERMINSTER, DY101QZ

Following discussion and consideration of this application, particularly in relation to expressed concerns by Members regarding disturbance to neighbouring residential properties, Members approved the addition of a condition limiting hours of work.

**APPROVED** subject to the following conditions:

1. To require doors to be kept closed when activities hereby approved are being undertaken.
2. To require doors to be fitted with new acoustic seals.
3. To require agreed acoustic barrier to be installed to the north western elevation.
4. To prevent maintenance activities being undertaken further than 73 metres from the mid-point of the carriage shed (on the south eastern area of the carriage shed) without the agreed acoustic barrier being installed first to the south elevation.
5. To secure approved plans.
6. To require building to be used for the storage, cleaning, inspection and limited repair, servicing and maintenance works as specified in the submitted details, and to only operate in the specified locations as shown on the submitted Site Layout Plan.
7. Any compressor, generator, motor or other noise emitting plant or machinery situated on the application site and any ventilation or extract system to be suitably attenuated in accordance with a scheme to be submitted and agreed by the local planning authority.
8. To require any facilities for the storage of oils, fuels or chemical to be sited on impervious bases and surrounded by impervious bund walls.
9. No discharge of foul or contaminated drainage from the site.
10. The maintenance and repair activities and jet washing use hereby approved shall only take place between the hours of 08:00-17:00 Monday to Friday only in order to define the permission and safeguard the amenities of occupiers of dwellings in the vicinity in accordance with Paragraph 180 of the National Planning Policy Framework.

**Councillors Marcus Hart and John Hart re-entered the room at this point (6:34pm) and Councillor J Hart resumed the Chair.**

**Application Reference:** 18/0529/FULL

**Site Address:** FORMER SION HILL MIDDLE SCHOOL, SION HILL,  
KIDDERMINSTER, DY102XT

Application **DEFERRED** at the request of the Development Control Officer

**Application Reference:** 18/0595/FULL

**Site Address:** OAK TREE FARM, POUND GREEN, ARLEY, BEWDLEY, DY12 3LG

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. J1 (Removal of Permitted Development – Residential)
5. J3 (Restriction on separate use)

**Application Reference:** 18/0613/FULL

**Site Address:** 34 LOWER LICKHILL ROAD, STOURPORT-ON-SEVERN, DY13 8RH

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. Obscure glazing
5. The development hereby approved shall not be occupied until the access including the boundary walls on the frontage no higher than 600mm and parking facilities for all 3 dwellings shown on Drawing No. 18-3107/05 have been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.
6. The development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.
7. The development hereby permitted shall not be first occupied until sheltered, secure and accessible cycle parking to comply with the Council's adopted Streetscape Design Guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

**NOTE**  
Highway works