

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

10th December 2019 Schedule 579 Development Management

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: 19/0308/FULL
Site Address: 14 LENCHVILLE, KIDDERMINSTER, DY10 2YU
The Committee received representation from Fiona Humpage – objector and John Shakeshift – Agent
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B1 (samples/details of materials) 4. Window details. 5. Site and Finished Floor Levels. 6. No raised patio/decking or balcony to the rear. 7. Boundary treatments to include access for hedgehogs. 8. Details of landscaping scheme to include wildlife friendly plant species. 9. Implementation of Landscaping Scheme. 10. Provision of a minimum of 2 bird and bat boxes. 11. External lighting details. 12. To require an ecological clerk of works to carry out a site inspection for the presence of wildlife before any site clearance works commence. 13. Removal of Permitted Development Rights for extensions, windows and enlargements of dwellinghouse. 14. Scheme of surface water drainage. 15. Access, turning area and parking facilities including cycle parking to be provided. 16. Construction Environmental Management Plan. <p>Notes</p> <p>A Severn Trent Water</p> <p>B Ringway Infrastructure Service to carry out all highway work.</p>

Councillor M Rayner left the meeting at this point.

Application Reference: 19/0565/FULL

Site Address: LAND ON THE CORNER OF HAROLD DAVIES DRIVE AND DUNLEY ROAD, STOURPORT-ON-SEVERN, DY13 0AA

The Committee received representation from Chris Robson – objector and Dr Tristan Brodie – on behalf of the Applicant

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

- a) the signing of a **Section 106 Agreement** to secure financial contributions towards bus stop infrastructure and tree planting; and
- b) the following conditions:
 - 1. A11 (Approved Plans)
 - 2. B1 (Materials Submission)
 - 3. B9 (Boundary Treatment)
 - 4. C2 (Tree Retention)
 - 5. C3 (Tree Protection)
 - 6. C6 (Landscaping Scheme)
 - 7. C8 (Landscape Implementation)
 - 8. C9 (Hedge Protection)
 - 9. E2 (Foul Drainage)
 - 10. Surface Water Drainage
 - 11. Underfloor Void provision
 - 12. Flood Emergency Plan
 - 13. CEMP (Construction Environmental Management Plan)
 - 14. EVC Points provision
 - 15. Low NOx Boilers
 - 16. Lighting scheme to implemented and maintained
 - 17. Archaeology Written Scheme of Investigation
 - 18. Additional Bat Survey prior to works commencing
 - 19. Provision of bat and bird boxes to be provided and maintained
 - 20. Access Provision
 - 21. Visibility Splays
 - 22. Travel Plan
 - 23. Cycle Parking Spaces (26 Spaces)

Notes

- A. SN2 (S.106)
- B. SN5 (Adverts)
- C. Environmental Permit
- D. S.278
- E. CEMP
- F. Travel Plan

Councillor N Martin left the meeting at this point.

Application Reference: 19/0150/FULL

Site Address: FORMER MIDLAND INDUSTRIAL PLASTICS SITE, STEATITE WAY, STOURPORT-ON-SEVERN, DY13 8PQ

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

- a) the signing of a **Section 106 Agreement** as detailed within the report; and
- b) the following conditions:
 1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B6 (External details – approved plan)
 4. B12 (Erection of fences/walls)
 5. B13 (Levels details)
 6. C8 (Landscape implementation)
 7. Management Plan for landscape areas
 8. Surface Water Drainage details to be submitted to achieve as close to Greenfield run-off rates as practicably possible
 9. E2 (Foul and surface water)
 10. Ecology Mitigation
 11. J1 (Removal of permitted development – residential)
 12. J9 (Open plan frontages)
 13. J7 (Windows – obscure glazing)
 14. CEMP
 15. Validation report for remediation
 16. Unknown Contamination
 17. Vehicle charging points to be provided
 18. Ultra-low NOx boilers
 19. Access Parking and Turning
 20. Highway Improvements / Offsite works
 21. Travel Plan
 22. Cycle Parking
 23. Details of bin storage
 24. Noise Mitigation Management Plan
 25. Removal of PD Rights to retain noise mitigation
 26. Testing of Noise Mitigation prior to occupation

Notes

- A. SN2 (Section 106 Agreement)
- B. SN1 ((Removal of permitted development rights)
- C. SN12 (Neighbours' rights)
- D. Highways
- E. Waste provision

Application Reference: 19/0283/PIP

Site Address: LAND REAR OF CLOWS TOP GARAGE, TENBURY ROAD,
CLOWS TOP, KIDDERMINSTER, DY14 9HG

APPROVED subject to a note advising that the following items are required to be submitted as part of the Technical Details Consent application and the following conditions:

1. Location Plan (1:1250)
2. Block Plan/Site Plan (1:500)
3. Proposed Floor Plans (1:100)
4. Proposed Elevations (1:100)
5. Cross-Sections (at an appropriate scale)
6. Streetscene (1:200)
7. Access proposals (1:200 or 1:100)
8. Planning Statement, including Public Consultation
9. Affordable Housing Statement
10. Viability Assessment – should any market housing be proposed
11. Tree Survey
12. Arboricultural Impact Assessment
13. Landscape Scheme (1:200) and Planting Schedule
14. Construction and Environmental Management Plan
15. Sustainable Building Assessment
16. External Lighting Proposals
17. Foul Drainage Scheme, including non-mains assessment if required
18. Surface Water Scheme/Strategy including Sustainable Urban Drainage
19. Ecological Survey
20. Contaminated Land Assessment
21. Noise Assessment
22. Transport Statement
23. Sustainable Transport Statement including Welcome Pack
24. Landscape and Visual Impact Assessment

Application Reference: 19/0466/FULL

Site Address: LAND ADJOINING 16 THE SERPENTINE, KIDDERMINSTER DY11 6NX

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (samples/details of materials including hard surfacing)
4. Site Levels and Finished Floor Levels
5. Obscure glazing to all side facing windows
6. Access, turning and parking facilities to be provided
7. Details of walls, fences and other means of enclosure
8. Removal of Permitted Development Rights for extensions, roof alterations and outbuildings
9. Removal of Permitted Development Rights for any front boundaries or enclosures
10. Scheme for surface water drainage
11. Installation of Electric Vehicle Charging point

Notes

- A. Vehicle crossing information
- B. Surface water
- C. Review the modelled flood risk
- D. Provision of waste collection

Application Reference: 19/0516/FULL

Site Address: LAND ADJ.131 REDSTONE LANE, STOURPORT-ON-SEVERN,
DY13 0JN

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (samples/details of materials including hard surfacing)
4. Site Levels and Finished Floor Levels
5. Obscure glazing to all side facing windows
6. Access, turning and parking facilities to be provided
7. Details of walls, fences and other means of enclosure
8. Removal of Permitted Development Rights for extensions, roof alterations and outbuildings
9. Removal of Permitted Development Rights for any front boundaries or enclosures
10. Scheme for surface water drainage
11. Programme of archaeological work including a Written Scheme of Investigation
12. Site investigation and post investigation assessment
13. installation of Electric Vehicle Charging point

Notes

- A. Vehicle crossing information
- B. Surface water
- C. Review the modelled flood risk
- D. Provision of waste collection

Application Reference: 19/0521/FULL

Site Address: FORMER SCHOOL AT COMBERTON ROAD, KIDDERMINSTER, DY10 3DX

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

- a) the signing of a **Section 106 Agreement**; and
- b) the following conditions:
 1. (A6) 3 year Time Limit
 2. (A11) Approved Plans
 3. To secure brick for external walls, roof tiles and materials for porches
 4. To require windows to be constructed in accordance with the plans and showing at least 60mm window reveal depth.
 5. To secure details of hardsurfacing
 6. To secure details of boundary treatment
 7. To secure site and finished floor levels
 8. To require implementation of landscaping scheme
 9. To secure Landscape Management Plan
 10. To secure implementation of Arboricultural Method Statement
 11. J1 (Removal of permitted development – residential)
 12. J9 (To require open plan frontages)
 13. Detailed surface water drainage strategy
 14. Method statement for the protection of the water environment from pollution during the course of construction
 15. To require details of external lighting scheme
 16. Within housing plots and public open space, a method statement for removal of invasive weeds shall be submitted and approved and then implemented.
 17. Within wet woodland, a method statement for removal of invasive weeds except for himylyan balsam, shall be submitted and approved and then implemented.
 18. To secure implementation of Construction Ecological Method Statement
 19. To secure implementation of mitigation measures for Badgers as set out in the submitted Ecological Report
 20. To require the installation of 7no. bat boxes and 10no. bird boxes
 21. To require implementation of ecological mitigation and enhancement measures
 22. To require details of the disposal of foul and surface water flows
 23. To secure affordable housing provision
 24. To secure the provision of electric vehicle charging points
 25. To require ultra-low NOx boilers to be installed
 26. To secure cycle parking provision
 27. To require access road, parking and turning areas to be provided
 28. To require developers to report any unexpected contamination
 29. Require amended car parking layout
 30. Require public open space maintenance scheme

Notes

- A. SN2 (Section 106 Agreement)
- B. SN1 (Removal of Permitted Development Rights)
- C. Highways
- D. Waste Provision
- E. SN12 (Neighbour's rights)
- F. Consideration should be given to the presence and removal of asbestos containing materials in the office buildings.
- G. Clearance works to take place outside bird nesting season
- H. To advise that a protected species license will be required from Natural England
- I. All doors and windows should comply with Approved Document Q of the Building Regulations.
- J. Provision of waste collection

Application Reference: 19/0566/FULL

Site Address: UNIT 12 RIVERSIDE BUSINESS CENTRE, WORCESTER ROAD, STOURPORT-ON-SEVERN, DY13 9BZ

APPROVED subject to the following conditions:

- 1. A6 (Full with no reserved matters)
- 2. A11 (Approved plans)
- 3. Provision of cycle parking
- 4. To secure noise management plan, including hours of use

Note

Business specific Flood Emergency Plan

Application Reference: 19/0683/FULL

Site Address: 5-6 WESTBOURNE STREET, BEWDLEY, DY12 1BS

APPROVED subject to the following conditions:

- 1. A6 (Full with no reserved matters)
- 2. A11 (Approved Plans)