

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

17th August 2021 - Schedule 594 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: 20/0159/FUL

Site Address: Land At Os 384500 275750, Barnetts Lane, Kidderminster, Worcestershire.
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DEFERRED for site visit.

Application Reference: 21/0298/FUL

Site Address: 28 Blakebrook, Kidderminster, DY11 6AP

APPROVED subject to the following conditions:
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1. Full with no reserved matters
2. Approved plans
3. Materials in accordance with submitted details
4. Removal of permitted development rights
5. First 5 metres of the access to be constructed in accordance and in a bound material
6. The Development hereby approved shall not be occupied until the access including the access and driveway widening to 4.5 metres, turning area and parking facilities for both dwelling shown on Drawing No. 2273-03 Site Layout have been provided.
These areas shall thereafter be retained and kept available for their respective approved uses at all times.
7. The Development hereby approved shall not be occupied until the visibility splays shown on Drawing No. 2273-03 Site Layout have been provided.
The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.
8. The finished floor levels of the dwelling shall be a minimum of 44.93mOD.
There shall be no variation in the approved finished floor level without the prior written approval of the Local Planning Authority.
9. There shall be no raising of ground levels within the area of the site believed to be at risk of flooding, as detailed in Appendix E of the Flood Risk Assessment submitted with the application (Prepared by EWE Associates Ltd Final RevA June 2021), without the prior written approval of the Local Planning Authority.
10. Prior to commencement of the garage hereby permitted detailed drawings of the garage wall voids including any associated grills shall be submitted to and approved in writing by the local planning authority. The invert levels of the voids should be set flush with the garage finished floor level.
Development shall be carried out in accordance with the approved details and thereafter retained. There shall be no infilling or blocking of any

garage wall voids.

11. Permeable surfaces shall not be replaced by impermeable surfaces without prior written approval from the Local Planning Authority.
12. Surface water from the development shall discharge to soakaway drainage designed to cope with a 1 in 100 year event plus 40% allowance for climate change. The soakaway shall be located outside the area believed to be at risk of flooding, as detailed in Appendix E of the Flood Risk Assessment submitted with the application (Prepared by EWE Associates Ltd, Final RevA June 2021). The drainage shall be implemented prior to the first use of the development and thereafter maintained.
13. On-site parking provision for site operatives shall be made available.
14. A watching brief shall be undertaken by a suitably qualified arboriculturalist to ensure trees are protected during the construction phase and remain undamaged.
15. The approved Tree protection Plan and Arboricultural method Statement shall be implemented in accordance with the submitted details and strictly adhered to at all times.
16. The garage foundation and groundworks shall be completed in accordance with the revised technical garage foundation plan hereby approved, and there shall be no deviation without the formal written consent of the Local planning Authority.
17. The existing hedgerow which forms the boundary to the site shall be retained and maintained at a minimum height of 2.4 metres for the life of the development hereby approved

Informative

This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk Tel: 01905 751651. The applicant is solely responsible for all costs associated with construction of the access.