

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

21 June 2022 - Schedule 602 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 Planning 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: 21/0031/FUL
Site Address: Land To The West Of Pearl Lane, Stourport-on-Severn (Ernleye Meadows), Land At Os 379658 269871, Pearl Lane, Stourport-on-Severn, Worcestershire
The Committee received representations from Max Keen (objector) and Simon Hawley (agent) prior to a decision being made.
Deferral of application to show that the internal roads would meet adoptable highway standards and to require further information on off-site highway improvement works and reason for exceeding the indicative capacity of 250 homes as set out in the site allocation policy SA.S4 of the Wyre Forest District Local Plan.

Application Reference: 21/0097/OUT
Site Address: Land At Os 379586 274992, Stourport Road, Bewdley, Worcestershire
The Committee received representations from Paul Simmonds (objector) and John Pearce (agent) prior to a decision being made.
delegated APPROVAL subject to;
<p>a) The signing of a S.106 agreement for the matters set out in paragraph 4.56; and</p> <p>b) The following conditions;</p> <ol style="list-style-type: none"> 1. Time Limit for Reserved Matters 2. Reserved Matters Details (scale, layout, appearance and landscaping) 3. Require development to be in accordance with the Site Location Plan and Proposed Access to Serve Proposed Residential Development Plan 4. Restrict development to 100 dwellings with at least 2 self-build plots 5. Require details of materials, boundary treatment to include gaps in fences for hedgehogs, proposed site levels and finished floor levels 6. Require Accessible Housing Certification Table to identify 20% of dwellings to be accessible and adaptable (Part M(4) Category 3) and 1% of affordable provision to be wheelchair complaint (Part M(4) Category 3) of Building Regulations 7. Require development to achieve water efficiency standard of 110 litres per person per day 8. Require provision of defibrillator and long-term maintenance 9. Require revised Energy Report to demonstrate 10% of predicted energy requirements to be provided through renewable or low carbon sources 10. Secure implementation of Tree Protection Plan 11. Require details of Children’s Play Area (LEAP), including

- management/maintenance plan
12. Require retention of hedgerows except for hedge to be removed to facilitate access
 13. Require remediation scheme and validation report for potential ground contamination
 14. Unexpected contamination
 15. Require noise mitigation scheme
 16. Require scheme for a surface water drainage strategy
 17. Require management plan detailing future maintenance responsibilities for SuDS assets
 18. Require construction surface water management plan
 19. Require development to adhere to Flood Risk Assessment
 20. Prevent raising of ground levels within Flood Zone 3, the 'high risk'
 21. Require drainage plans for disposal of foul and surface water flows
 22. Require Written Scheme of Investigation (WSI) for Archaeology
 23. Require implementation of WSI
 24. Require pre-commencement badger survey
 25. Require Otter Mitigation Strategy to be implemented in accordance with Section 3.3 of the report during construction phase
 26. Require updated Otter Survey to be undertaken and findings of Survey together with additional mitigation to be submitted and agreed
 27. Require additional botanical survey
 28. Construction Environmental Management Plan (Biodiversity)
 29. Landscape and Ecological Management Plan (LEMP) to include hedgehog boxes and detailed Reasonable Avoidance Method (RAM in relation to reptiles
 30. Require details of External Lighting to demonstrate compliance with Lighting Assessment
 31. Vehicular Access to be implemented in accordance with agreed details
 32. Require visibility splays to be provided and retained
 33. Construction Environmental Management Plan (Highways)
 34. Require details of footpath within northwest corner of site
 35. Electric vehicle charging points
 36. Cycle storage facilities
 37. Ultra-Low NO_x boilers with maximum NO_x Emissions less than 40 mg/kWh
 38. Require scheme of Minerals Recovery
 39. The locally listed red brick boundary wall shall be retained and protected during the construction phase

NOTES

- Section 106 Agreement
- The submitted Masterplan (Drawing nos. 103L-I and 103L-J), Landscape Plan (Drawing No. 115A), Landscape Strategy (Drawing No. 11818/P16a), Landscape Strategy Parameter Plan (Drawing No. 11818_P15) and Building Heights Parameter Plan (Drawing No. 11818_P14) are indicative for the purposes of this application
- Reserved Matters relating to scale, layout and landscaping shall ensure a sensitive design approach is undertaken that considers landscape character and views from/to heritage assets and incorporates a robust landscape buffer and buildings comprising bungalows and/or low level two-storey dwellings (no higher

- than 8.5 metres) within southern corner and eastern margin of application site
- Inform developer that battery storage is necessary for dwellings with PV solar panels
 - The revised Energy Report pursuant to condition 9 shall consider the inclusion of solar/photovoltaic panels, air source and ground source heat pumps including battery storage for PV panels
 - Permit for Flood Risk Activity
 - No construction work outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 hours on Saturdays
 - No burning of any material during construction and site preparation works
 - WFDC Waste and recycling collection
 - Alteration of highway
 - Section 278 Agreement
 - Section 38 Agreement
 - Drainage Details for Section 38
 - Protection of Visibility Splays
 - Works adjoining highway
 - Temporary Direction Signs to housing developments
 - Construction Environment Management Plan

The meeting was adjourned at 7.51pm for a short comfort break and resumed at 8.00pm.

Application Reference: 22/0183/FUL
Site Address: Stourport High School And Sixth Form Centre, Coniston Crescent, Stourport On Severn, Worcestershire, DY13 8JU
The Committee received representations from Simon Hawley (agent) prior to a decision being made.
delegated APPROVAL subject to;
<ul style="list-style-type: none"> a) Referral to the Secretary of State and notification being received that a decision has been made not to call in the application; b) Signing of S.106 to secure affordable housing, play area on site, highway contributions and 3G pitch provision, along with any monitoring fees; and c) The following conditions <ul style="list-style-type: none"> 1. 3-year time limit 2. To require details of external roof material for front canopies 3. To secure all external materials (with the exception of canopy details) including hardsurfacing 4. Implementation of agreed boundary treatment 5. To require site and finished floor levels 6. Retention of all identified retained trees 7. Retention of all identified Allotment gates 8. Implementation of Arboricultural Method Statement and Tree Protection Plan 9. Arboricultural Pre-Start Meeting 10. Implementation of Landscaping Scheme 11. Replacement of any soft landscaping that dies or is damaged within first 5 years of

planting

12. Landscape and Environmental Management Plan
13. Play Provision Implementation and Management/Maintenance Plan
14. Replacement luminaires to the floodlights adjacent to plots 80 and 81 to comply with ILE Guidance and be replaced prior to the first occupation of these plots
15. Implementation of the acoustic screening prior to first occupation
16. Electric Vehicle Charging Provision
17. Cycle Storage Facilities
18. Low Emission Boilers
19. Implementation of provision of PV Panels
20. A reptile method statement and RAMS strategy
21. A walkover badger survey
22. An emergence bat survey of building 1 (caretaker's house)
23. To require no removal of vegetation during bird nesting season
24. To require an ecological enhancement scheme and a letter of compliance from a suitably qualified ecologist
25. To require external lighting scheme including letter from a suitably qualified ecologist to demonstrate that the proposed lighting scheme will create dark corridors
26. To require details of Foul Drainage
27. To require details of Surface Water Drainage
28. To require details of Defibrillator
29. Access and parking arrangements
30. Visibility Splays
31. Travel Plan
32. Construction Environmental Management Plan (Highways)
33. To require water efficiency in each dwelling house
34. To require at least 10% of predicted energy requirements to be from renewable or low carbon sources
35. Implementation of unadopted public footways and cycleways to be provided
36. To require an Accessible Housing Certification Table
37. To require no side facing windows being installed to Plots 1, 4, 18, 26, 30, 36, 37, 44, 52, 56, 107 and 110
38. To remove Permitted Development Rights for any future boundary treatment to front of principle elevation adjacent to highway

NOTES

- Section 106 Agreement
- Inform developer that battery storage is necessary for dwellings with PV solar panels
- The revised Energy Report pursuant to condition 19 shall consider the inclusion of solar/photovoltaic panels, air source and ground source heat pumps
- No construction work outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 hours on Saturdays
- No burning of any material during construction and site preparation works
- WFDC Waste and recycling collection
- Alteration of highway
- Section 278 Agreement
- Section 38 Agreement
- Drainage Details for Section 38

- Protection of Visibility Splays
- Works adjoining highway
- Temporary Direction Signs to housing developments
- Construction Environment Management Plan

Application Reference: 21/0850/FUL

Site Address: Honeybrook Kennels, Bridgnorth Road, Kidderminster, DY11 5RR

APPROVED subject to the following conditions;

1. A6 (Standard Time)
2. Local Connection for First Occupation
3. J1 (Removal PD Rights)
4. J9 (Restriction of Fencing Forward of Dwellings)
5. B1a (Materials to be submitted)
6. Electric Vehicle Charging Points
7. Cycle Parking
8. Access Track surfacing
9. Passing Bays
10. Parking, access and turning for the dwellings
11. Access and Visibility Splays
12. Landscaping Details
13. Landscape Implementation
14. Floor levels
15. Surface and Foul Water drainage
16. Drainage Management Strategy
17. Compensatory Flood Storage
18. Details of ecological enhancement to be submitted
19. Energy Statement and Details of Sustainable Energy Provision
20. Archaeology Brief to be submitted
21. Deposit of Archaeology report/findings
22. Approved Drawings

Note

- A. Highways
- B. Non Mains Drainage
- C. Pollution Prevention
- D. Culverted Watercourse
- E. Removal of PD Rights
- F. Protected Species
- G. Building Control

Application Reference: 22/0242/HOU

Site Address: 83 Richmond Road, Bewdley, Worcestershire, DY12 2BG

APPROVED subject to the following conditions.

1. A6 (Full with no reserved matters)
2. B3 (Finishing materials to match)
3. A11 (Approved Plans)

Application Reference: 22/0279/HOU

Site Address: 6 Clee Avenue, Kidderminster, Worcestershire, DY11 7BS

APPROVED subject to the following conditions.

1. A6 (Full with no reserved matters)
2. B3 (Finishing materials to match)
3. A11 (Approved Plans)