

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

13 December 2022 - Schedule 605 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: 21/0672/FUL
Site Address: Land on The South Side of, Kidderminster Road, Bewdley, Worcestershire
The Committee received representations from Mr M Watkins (objector), Cameron Austin-Fell (application agent) and Councillor J Byng (Ward member) prior to a decision being made.
Deferred to enable the applicant to provide an up to date Traffic Assessment and to allow Bewdley Town Council to comment which the LPA will encourage them to do, and whilst acknowledging that it is not a requirement that an alternative boiler system to that proposed be provided that it should be explored with the applicant, and comments bought back when the application is bought back.

Application Reference: 22/0415/FUL
Site Address: Land Adjacent, 11 Stourport Road, Bewdley, Worcestershire
The Committee received representations from David Clarke (objector) but due to his unavoidable absence from the meeting due to illness a statement was read out by the Senior Planning Officer on his behalf, prior to a decision being made.
APPROVED subject to the following conditions;
<ol style="list-style-type: none"> 1. Time Limit 3 years 2. Approved Plans 3. Restrict Use of Building to Use Class E(b) (sale of food and drink) 4. Restrict Opening Hours (as proposed) 5. No change in site levels 6. No external lighting 7. No outside music at anytime 8. Provision of litter waste bins 9. Provision of cycle storage facilities 10. Removal of chairs and tables when the kiosk is not in operation 11. No external plant/equipment to be installed 12. Flood Mitigation Measures to be implemented, retained and maintained 13. Bat survey to be submitted prior to any vegetation removal 14. Biodiversity Enhancement Measures to be submitted and agreed
Notes
a. The applicant is advised to contact the Environment Agency to discuss the need for an Environmental Permit. An Environmental Permit may be required

for works in, under, over or near a main river (including where the river is in a culvert), works on or near a flood defence or for works in the flood plain of a main river

- b. The application site is at risk of flooding from the Severn. Future users are therefore strongly advised to sign up to the free Floodline Warning Direct service via www.gov.uk/sign-up-for-flood-warnings or by calling the Environment Agency's Floodline on 0345 988 1188 and to construct a business Flood Emergency Plan covering place of refuge, flood evacuation and safe access and escape routes for the property.

Application Reference: 22/0607/FUL

Site Address: 20 Roden Avenue, Kidderminster, Worcestershire, DY10 2RF

The Committee received representations from Councillor M Rayner (Ward member) prior to a decision being made.

APPROVED subject to the following conditions;

1. Implementation within 3 years
2. In accordance with the submitted drawings/details
3. Submission of material details
4. Submission of boundary treatment
5. Access and parking
6. Electric Vehicle charging Points
7. Construction Environmental Management Plan
8. Surface Water Drainage
9. Removal of PD rights
10. Scheme of Ecological Enhancement Measures to be implemented
11. No trenches to be left open or uncovered overnight
12. Tree root protection plan
13. Nesting birds
14. Details of artificial boxes
15. Landscape plan and maintenance
16. Small Landscaping scheme to include new tree planting and any trees that die or get removed within 5 / 10 years have to be replaced
17. Retention of Landscaping
18. No gates shall be erected at the site at any time
19. Water efficiency
20. Renewable energy

Note

- a. Severn Trent Water