

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

17 January 2023 - Schedule 606 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: 22/0316/FUL
Site Address: Land At Os 379942 276049, Habberley Road, Bewdley, Worcestershire
Councillor C Barnett entered the meeting during the presentation at 6.16pm, she did not take part in the debate or vote on the matter.
The Committee received representations from Councillor J Byng (Ward member) prior to a decision being made.
DELEGATED APPROVAL subject to;
<ul style="list-style-type: none"> a) A further detailed Flood Risk Assessment to be submitted to the satisfactory of Policy SP.31 and the North Worcestershire Water Management Officer. b) The signing of a S.106 agreement as set out at paragraph 4.55; and c) The following conditions; <ul style="list-style-type: none"> 1. 3-year Time Limit 2. Require external materials and hard surfacing details 3. Require site and finished floor levels, including details of any retaining walls 4. Implementation of Landscaping Scheme 5. Require Defibrillator 6. Retention of all identified retained trees and hedgerows 7. Construction Environmental Management Plan (Noise) 8. Electric Vehicle Charging Provision 9. Secure Cycle Storage 10. Air Source Heat Pumps to all dwellings 11. Rainwater butts 12. Details of provision of PV Panels that accords with the recommendations set out in the submitted Sustainability Statement 13. Require water efficient measures 14. Provision of M4(2) dwellings 15. Construction Environmental Management Plan (CEMP - Biodiversity) to include: <ul style="list-style-type: none"> a. Implementation of Tree Protection Fencing and Pre-start meeting with Council's Arboricultural Officer b. Amphibians survey prior to vegetation and ground clearance and relocation by hand if any are found during construction c. Vegetation clearance to be undertaken outside of bird nesting season d. Mitigation measures to avoid harm to nearby SSSI

16. A walkover badger survey and scheme of mitigation if required
17. Production and implementation of dark corridors for bat foraging
18. To require external lighting scheme
19. Landscape Environmental Management Plan (LEMP) including management/maintenance/monitoring of soft landscaping and on-site habitats
20. No Clearance Within The Bird Nesting Season.
21. Hedgehog Mitigation Plan
22. Additional Badger Survey And Mitigation
23. Scheme for Surface Water Drainage Strategy
24. SuDS Management Plan
25. Construction Surface Water Management Plan
26. Details of disposal of foul and surface water
27. Written Scheme of Investigation for Archaeology implementation
28. To require highway lighting details
29. Construction Environmental Management Plan (Highways)
30. Access and Parking arrangements
31. Visibility Splays
32. Removal of Permitted Development Rights for future boundary treatment forward of the principle elevation of any dwelling house
33. To require details of screening for any substation or pumping station to be installed
34. A revised noise assessment / technical note to demonstrate that the glazing/ventilation products will meet the recommended sound insulation specifications of the originally submitted noise assessment for approval
35. List of approved plans

NOTES

- Section 106 Agreement
- Inform developer that battery storage is necessary for dwellings with PV solar panels
- 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: 22/0971/TPO
Site Address: Land At Os 383990 277713, Chester Road North, Kidderminster, Worcestershire
APPROVED subject to the following conditions: <ol style="list-style-type: none">1. TPO1 - Non-standard Condition '2 year restriction of Consent Notice'2. C16 – Replacement tree planting of 5 native species3. C17 - TPO Schedule of Works Schedule of Works: Only the following works shall be undertaken Fell 3 x Hazel coppice stools, 1 Sycamore and 1 English Elm

Application Reference: 22/0992/RG3
Site Address: 1-10 Worcester S1-10 Worcester Street And 1-3 Oxford Street, Kidderminster, Worcestershire, DY10 1EA
APPROVED subject to the following conditions: <ol style="list-style-type: none">1. Requires the prior submission of a demolition method statement/management plan2. Requires the prior submission of a Bat Emergency Survey report3. Requires the scheme to be in accordance with the approved plans