

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18 May 2023 - Schedule 609 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.

Councillor P Harrison left the meeting at 6.03pm whilst application 21/0672/FUL was considered.

Councillor J Byng left the meeting at 6.35pm after he had spoken on application 21/0672/FUL before the matter was debated.

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| Application Reference: 21/0672/FUL |
| Site Address: Land On The South Side Of, Kidderminster Road, Bewdley, Worcestershire. |
| DELEGATED APPROVAL subject to: |
| <ul style="list-style-type: none"> a) The signing of a S.106 agreement as set out at paragraph 4.55; and b) The following conditions; <ul style="list-style-type: none"> 1. 3-year Time Limit 2. Require external materials and hard surfacing details 3. Require boundary treatment details including acoustic fence for the plots closest to the A456 in accordance with the recommendations set out in the submitted Noise Assessment. 4. Require site and finished floor levels, including details of any retaining walls 5. Implementation of Landscaping Scheme 6. Play Provision (LEAP) (minimum costs £40,000) Implementation and Management/Maintenance Plan 7. Maintenance of the Defibrillator 8. Retention of all identified retained trees and hedgerows 9. Construction Environmental Management Plan (Noise) 10. Electric Vehicle Charging Provision 11. Secure Cycle Storage 12. Prior to first occupation of each house, the air source heat pumps to be installed and in operation, in accordance with the details set out in the Sustainability Statement (dated January 2023). 13. Rainwater butts 14. Details of provision of PV Panels that accords with the recommendations set out in the submitted Sustainability Statement 15. Require water efficient measures 16. Provision of M4(2) dwellings 17. 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
18. A walkover badger survey and scheme of mitigation if required
19. Scheme of ecological mitigation and enhancement measures (Bat, Otters, Reptiles, Great Crested Newts) including a revised BNG calculation and landscaping plan for land to west of application site
20. To require external lighting scheme
21. Landscape Environmental Management Plan (LEMP) including management/maintenance/monitoring of soft landscaping and on-site habitats and enhancement measures and biodiversity monitoring strategy for dormouse
22. Off-site Landscape Environmental Management Plan (LEMP) to cover land to the west of the application site, demarked by a blue boundary, and to include extent of land required to offset the biodiversity net gain from the development parcel and monitoring/management for a minimum period of 30 years and provision of a footpath through the site, connecting Wheatcroft Avenue to the existing PRoW.
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 principal elevation of any dwellinghouse
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
- Severn Trent Water – Aqueduct
- Public Right of Way obligations
- 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

During consideration of this item, the meeting was adjourned at 6.17pm and recommenced at 6.23pm whilst the Planning Manager obtained information requested by Members.

Councillor P Harrison re-entered the meeting at 6.45pm

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| Application Reference: 22/0153/FUL |
| Site Address: Old Bliss Farm Barns, Old Bliss Farm, Gorst Hill, Rock, Kidderminster, Worcestershire, DY14 9YG |
| APPROVED subject to the following conditions: <ol style="list-style-type: none">1) 3-year Time limit to commence development2) List of approved Plans3) Require material details4) Site clearance works will be undertaken outside of bird nesting (Feb to Aug) season or the services of an ecologist employed to prevent harm to nesting birds5) Require Landscaping Scheme6) Require Implementation of Landscaping Scheme7) 2 x Bird box provision to be delivered following the recommendations of Nov 2021 PEA8) Construction Environmental Management Plan (Biodiversity)9) Prevent new external lighting being installed10) Require visibility splays11) Require access, turning areas and parking facilities for both dwellings12) Require details of highway drainage13) Require existing vehicular access to be closed14) Require cycle storage15) Require electric vehicle charging points16) Scheme for foul and surface water drainage17) Removal of permitted development rights Class A and E (extensions and outbuildings) NOTES 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 and Tel: 01905 751651. Applications can also be made online via the Worcestershire County Council website. The applicant is solely responsible for all costs associated with construction of the access. Mud on the highway The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site during the construction phase of the development. |

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| Application Reference: 22/0635/FUL |
| Site Address: Aventine House And Innovation House, Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster, Worcestershire, DY11 7RA |
| APPROVED subject to the following conditions: |
| <ol style="list-style-type: none"> 1. 3-year Time Limit 2. Materials 3. Bird/bat box provision 4. Precautionary approach to works to ensure protected species are safeguarded. 5. No external lighting without prior written approval from the LPA. 6. CEMP (Biodiversity) 7. Walkover Badger Survey 8. LEMP 9. Drainage 10. Access, Parking and turning details 11. Accessible parking and Electric Vehicle Charging Points 12. Cycle parking 13. Employment Travel Plan 14. CEMP (Highways) 15. Potential Contamination Study |

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| Application Reference: 23/0144/RG3 & 23/0156/S19 |
| Site Address: Former Worcester Cross Factory And Offices, Weaving Sheds & Worcester Cross, Worcester Street, Kidderminster, Worcestershire. |
| 23/0144/RG3 APPROVED subject to the following conditions: |
| <ol style="list-style-type: none"> 1. Details of Materials 2. Brick or Stone Sample Panels as proposed 3. Implementation of Programme of Archaeology Work (as approved under 22/0643/CR) 5. Landscaping Scheme including Tree Pit Design 6. Implementation of Landscaping Scheme 7. Details of pedestrian access points 8. Highways – Cycle Parking 9. Highways – Travel Plan 10. Delivery and Servicing Plan 11. Highway Work Details 12. Adhere to the Construction Environmental Management Plan (as approved under 23/0168/CR) 13. Adhere to the Ecological Mitigation and Enhancement Measures (as approved under 22/0516/CR) 14. Heating provision to be Air Source Heat Pumps with boiler back up 15. Defibrillator 16. Lighting scheme for Coronation Gardens <p>Informative A. S.278 Works</p> |

B. Provision of SuDS if possible
C. Archaeology

23/0156/S19 APPROVED subject to the following conditions:

1. 3-Year Time Limit
2. Details of Materials
3. Brick or Stone Sample Panels as proposed
4. Archaeology
5. Detailed Heritage Matters