

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19 September 2023 - Schedule 612 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 D Ross left the meeting at 6.04pm whilst application 23/0200/FUL was considered.

Application Reference: 23/0200/FUL
Site Address: Land at Os 381000 277300, Habberley Lane, Low Habberley, Kidderminster, Worcestershire
DELEGATED APPROVAL subject to:
<ul style="list-style-type: none"> a) The signing of a S.106 agreement for the matters set out in paragraph 4.67; and b) The following conditions. <ul style="list-style-type: none"> 1. 3-year Time Limit to commence development 2. Secure Finished Floor and Site Levels, require details of any platform and/or ramps to front entrance doors 3. To secure 2 Custom-build plots 4. Development shall be in accordance with agreed boundary treatment for all residential plots including 2.0m high screen walls to those properties (Nos. 4, 18, 5, 113) impacted by traffic noise on Habberley Road 5. Details of acoustic glazing of the windows and ventilation 6. Development shall be in accordance with the measures recommended in the submitted energy statement to show water use of no more than 110 litres per person per day for each dwellinghouse, in accordance with Policy SP.29 and PV panels to every dwellinghouse to accord with Policy SP.37. 7. Details of recreational footpaths (circular footpath and link to boundary sites/bridleway) including timescales, surfacing, public seating and dog waste bins 8. Require implementation of tree protection fencing 9. Require protection of hedgerow during construction phase 10. Require retention of all hedgerows (except those required to facilitate access points) 11. Measures to be agreed for the retention and improvement of the western boundary hedgerow 12. Site Investigation, Remediation and Verification of potential contaminated land 13. Unexpected contamination condition 14. Details of any imported soil material 15. Details of NOx Emission boilers 16. Require secure surface water drainage measures 17. Require Management and Maintenance details for SuDs assets 18. Require Construction surface water management plan 19. Written scheme for archaeology site investigations and recording 20. Implementation of Written Scheme for Archaeology 21. Require implementation of Landscape Plan including 2 Oak trees

22. Require Landscape Environmental Management Plan
23. Require submission Method statement for the establishment of semi-natural habitats
24. Implementation of Ecological Mitigation and Enhancement Measures
25. Require Construction Environmental Management Plan for Biodiversity
26. Details of external lighting
27. Details of cycle and refuse storage facilities
28. Details of electric vehicle charging points
29. Require Construction Environmental Management Plan (Highways)
30. Require an Incidental Recovery Plan for Minerals
31. Defibrillator to be provided and maintained
32. Removal of Permitted Development Rights for any enlargement to the dwellinghouse on plots where rear gardens are less than 10 metres in length
33. Removal of Permitted Development Rights for any new boundary treatment to the front of dwellinghouses on all plots.
34. Conformity with Submitted Access Layout Plans, unless agreed in writing by the LPA
35. Highway Improvement Works identified for Habberley Road to be implemented
36. Road Safety Audit – Stage 2
37. Road Safety Audit - Stage 3
38. Street Lighting Assessment
39. List of Approved Plans

NOTES

- Section 106 Agreement
- WRS Best Practice Guidance for Construction
- Waste and Recycling Collection for Wyre Forest residents
- Alteration of Highway
- Section 278 Agreement details
- Section 38 Agreement details
- Drainage details for Section 38
- Protection of Visibility Splays
- Works adjoining highway
- Temporary direction signs to housing developments
- Construction Environmental Management Plan (CEMP)
- Removal of trees and hedgerows to be undertaken outside of bird nesting season
- Public Rights of Way obligations

Councillor D Ross returned to the meeting at 6.37pm.

Application Reference: 23/0435/FUL

Site Address: The Old Beams, Harold Davies Drive, Stourport-on-Severn, Worcestershire DY13 0AA

The Committee received representation from Roy Harrison (objector) prior to a decision being made.

APPROVED subject to:

a) the follow conditions:

1. Temporary 2 year consent
2. Time limit
3. Outside music to be played only on a Saturday and cease at 10pm.

Application Reference: 22/0180/HYB

Site Address: Minerva Point, Worcester Road, Stourport-on-Severn, Worcestershire DY13 9AS

Application deferred until a subsequent meeting

Application Reference: 22/0916/FUL & 17/0001/OUTL

Site Address: Land At Os 375330 274100, Long Bank, Bewdley, Worcestershire

22/0916/FUL REFUSED for the following reasons:

1. The application site is allocated for employment land and the redevelopment of the site for residential would result in loss of employment land, which has not been justified through active marketing of the site for a period of at least 12 months or demonstrated that it is no longer viable as an employment site. The development is therefore contrary to Policy DM.10 and SP.17 of the Wyre Forest District Local Plan and the National Planning Policy Framework.
2. The application site lies outside of any defined settlement boundary and within the open countryside where residential development is limited and the development would not fall within any of the exceptions permitted for new rural housing as set out in the Local Plan. The development is therefore contrary to Policy SP.2 and SP.11 of the Wyre Forest District Local Plan and the National Planning Policy Framework.
3. The layout of the site would result in a tight urban grain with limited gaps between the buildings and plots and together with the frontages of the plots being dominated with car parking with limited opportunities for soft landscaping and street trees, would result in a poor design and residential environment for future occupiers. The development therefore fails to respond well and reinforce the rural forest setting of the site and would result in an unacceptable design, contrary to Policies SP.20, DM.24 and DM.26 of the Wyre Forest District Local Plan and the National Planning Policy Framework.
4. Insufficient information has been submitted to ascertain the risk of flooding and ensure the development would achieve appropriate long-term sustainable management of surface water drainage. The development is therefore contrary to Policies SP.30, SP.31 and SP.32 of the Wyre Forest District Local Plan and the National Planning Policy Framework.
5. Insufficient information has been submitted to ascertain the impact on highway safety and the operation of the surrounding highway network, contrary to Policy SP.27 of the Wyre Forest District Local Plan, the adopted Streetscape Design Guide and the National Planning Policy Framework.
6. Insufficient information has been submitted to demonstrate that the development could satisfactorily mitigate the impacts on biodiversity within Wyre Forest SSSI and NNR and achieve measurable net gains in biodiversity. The development is therefore contrary to Policy SP.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

17/0001/OUT REFUSED for the following reasons:

1. The application site is allocated for employment land and the redevelopment of the site for residential would result in loss of employment land, which has not been justified through active marketing of the site for a period of at least 12 months or demonstrated that it is no longer viable as an employment site. The development is therefore contrary to Policy DM.10 and SP.17 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

2. The application site lies outside of any defined settlement boundary and within the open countryside where residential development is limited and the development would not fall within any of the exceptions permitted for new rural housing as set out in the Local Plan. The development is therefore contrary to Policy SP.2 and SP.11 of the Wyre Forest District Local Plan and the National Planning Policy Framework.
3. Insufficient information has been submitted to demonstrate that the development could satisfactorily mitigate the impacts on biodiversity within Wyre Forest SSSI and NNR and achieve measurable net gains in biodiversity. The development is therefore contrary to Policy SP.23 of the Wyre Forest District Local Plan and the National Planning Policy Framework.

Application Reference: 23/0079/PIP

Site Address: 44 Worcester Road, Titton, Stourport-on-Severn, Worcestershire DY13 9PD

APPROVED subject to:

a. The following conditions:

1. The permission given has duration of 3 years from the date of this notice.
2. An application for Technical Details Consent is required to be submitted and development commenced within this time frame.
3. Any Technical Details Consent application shall include the following items;
 - Location Plan (1:1250)
 - Block Plan include access arrangements and visibility splays at access point (1:500)
 - Proposed Floor Plans (1:100)
 - Proposed Elevations (1:100)
 - Streetscene (1:200)
 - Affordable Housing Statement to demonstrate that the development would meet a local housing need in accordance with Policy SP.11
 - Ecological Assessment including Biodiversity Net Gain Plan
 - Method for managing surface and foul water drainage
 - Tiered investigation (Contaminated Land)

Application Reference: 23/0243/FUL

Site Address: Alton Nurseries, Long Bank, Bewdley, Worcestershire DY12 2UL

APPROVED subject to the following conditions:

1. 3 year time limit
2. Details of materials to be submitted prior to commencement
3. Implementation of visibility splays prior to commencement
4. Contaminated Land tiered investigation.
5. No HGV deliveries between Mon - Fri 19.00-07.00, Sat 13.00-07.00 and no Sundays or Bank Holidays.
6. Restriction on noise levels of 43dB during daytime and 19dB during night time,
7. Implementation of proposed acoustic fencing prior to commencement.
8. Submission of a Construction Environment Management Plan prior to commencement.
9. Submission of external lighting details prior to commencement.

10. Submission of details regarding proposed cycle parking and electric vehicle charging points
11. CEMP to be submitted prior to commencement detailing demolition method and removal of materials from site
12. Tree protection details to be submitted prior to commencement.
13. Details of bird and Bat boxes to be submitted and approved.
14. Works to be undertaken in a precautionary manner to avoid any harm or injury to protected species that may be present.
15. Drainage details implemented prior to first use of the site.
16. Walkover reptile survey to be undertaken by a suitably qualified ecologist, the findings of which to be reported to the LPA prior to commencement, and any recommendations implemented during the construction phases.