

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19 December 2023 - Schedule 614 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: 23/0631/FUL
Site Address: River Bank House, Bridge Road, Cookley, Kidderminster, Worcestershire DY10 3SH
The Committee received representations from Jackie Banks (objector) and Kristin Jones (applicant) prior to a decision being made.
APPROVED subject to: a. the following conditions: 1. Two year temporary consent 2. The café hereby approved shall only be open to public between the hours of 10:00 to 16:00 on any day 3. No external lighting 4. Provision of litter waste bins 5. No more than 11 covers or customers at any one time 6. No change from a café use within Use Class E 7. Landscaping and planting scheme to be agreed 8. All collected roof water from the outbuildings shall be disposed of on the site and at no time shall it be discharged to the nearby Canal or the river Stour 9. Removal of permitted development rights for any further outbuildings 10. The development to be retained in accordance with the approved plans

Councillor P Harrison left the meeting at 6.24pm whilst application 23/0617/RES was considered.

Application Reference: 23/0617/RES
Site Address: Os 379576 274909, Land At Stourport Road, Bewdley (The Triangle Site), Bewdley, Worcestershire
The Committee received representations from Nick Mayman (objector), John Pearce (applicant's planning agent) and Councillor John Byng (Ward Councillor) prior to a decision being made.
DELEGATED APPROVAL subject to: a. the completion of a Unilateral Undertaking to secure £40,750 for off-site BNG to deliver neutral grassland at Burlish Meadows together with a monitoring fee; b. the following conditions: 1. Notwithstanding any description of materials in the application, no above ground works shall take place until full details of all external materials to be used in the construction of the dwellings (including canopy roof, porch roof, dormer roof,

window and door frame details) and all hard surfacing details of the site have been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved details.

2. To require details of the pumping station and electrical substation, including boundary enclosure and planting to screen the pumping station/substation.
3. To require a site layout plan and details set out in a table of Finished Floor Levels for each dwellinghouse to demonstrate conformity with the 'Site Sections' dated 26.06.2023 (document ref: AAC5954-RPS-cc-cc-DR-C-501-01) and Drainage Statement (Appendix A - Appendix A – Levels and Drainage Concept diagram).
4. To require a site layout plan and details set out in a table to show sound insulation specifications for all glazing and ventilation products for each dwellinghouse to demonstrate that the development meets the recommendations of the noise assessment (dated August 2023).
5. To require details of the specifications of the air source heat pumps to be installed to each dwellinghouse.
6. To require all first-floor side facing landing, dressing room, shower room, bathroom and en-suite windows to be installed with obscure non-opening glazing.
7. To require details of streetlighting.
8. To require details of communal refuse storage including code lock for Plots 75-78.
9. Implementation of the approved surface water drainage details.
10. Removal of Permitted Development Rights for boundary fences/walls and enclosures to the front of the principle elevation of each dwellinghouse.
11. Tree Protection Fencing to be installed in accordance with approved plans and a pre-commencement site meeting to occur with the Council's Tree and Biodiversity Officer.
12. Prior to development flood storage compensation shall be carried out in accordance with the details submitted within the Drainage Statement dated 29.11.2023, unless otherwise agreed in writing by the Local Planning Authority, in consultation with the Environment Agency.
13. To require a Scheme of Security Measures to ensure security of cycle storage facilities, communal refuse storage facilities and side external gates
14. To secure internal visibility splays to be provided.
15. To secure access, parking and turning facilities
16. To require cycle storage details
17. To secure the Drainage Statement to be submitted
18. To require details of Street lighting
19. To require development to be in accordance with approved plans

Informative

- a. Environment Agency Permit for flood risk activity within 8 metres of the top of the bank of the Riddings Brook.
- b. Section 106 Agreement
- c. Conformity with Conditions attached to the Outline Consent 21/0097/OUT, these include: 5 (Boundary treatment and hard surfacing details); 6 (Category M4(2) and Category M4(3)); 13 Parts 1-3 (Land contamination site investigation and risk assessment); 16 (Scheme for surface water drainage strategy); 24 (Site walk over badger survey within one month of commencement of development); 25 (Otter Mitigation Strategy); 26 (Additional Otter survey and report); 27 (Botanical survey and report to be carried out prior to any vegetation clearance); 28 (Construction Environmental Management Plan for Biodiversity); 35 (Details of

electrical vehicle charging points); 36 (Cycle Storage), 37 (Details of Low NOx boilers).

These conditions are not discharged until the approved details have been fully implemented.

- d. Attention is drawn to the following outstanding Conditions attached to 21/0097/OUT which have not been agreed by this application. These are Condition 5 (Part not discharged: Materials/Site Levels) but superseded by Condition 1 attached to this application; 7 (Measures to reduce water consumption); 8 (Defibrillator); 9 (Details of renewable/low carbon sources to provide 10% of predicted energy requirements); 11 (Local Equipped Area of Play); Condition 13 Parts 4 – 6 (Land contamination remediation scheme and validation report); 15 (specifications of sound insulation measures for glazing/ventilation products); 17 (Management and Maintenance Plan for SuDS assets); 18 (Construction surface water management plan); 21 (Drainage plans for disposal of surface and foul water flows); 22 (Archaeological Written Scheme of Investigations); 23 (Implementation of WSI); 29 (Landscape and Ecological Management Plan), 30 (External lighting); 33 (Construction Environmental Management Plan for Highways); 34 (Details of unadopted footpaths); 38 (Incidental Recovery Plan for Minerals).
- e. Section 38 Agreement
- f. Drainage Details for Section 38
- g. No Drainage to Discharge to Highway
- h. Protection of Visibility Splays
- i. Extraordinary Maintenance
- j. Works Adjoining Highway

Councillor P Harrison returned to the meeting at 7.03pm.

Councillor J Byng left the meeting at 7.03pm.

Application Reference: 23/0621/FUL

Site Address: Mary Moors Farm, Eymore Wood Lane, Trimpley, Bewdley, Worcestershire DY12 1PF

The Committee received representations from Paul Jones (objector) and Mr Nick Baseley (applicant's planning agent) prior to a decision being made.

APPROVED subject to:

- a. the following conditions:
 1. 3 Year Time Limit to Implement Scheme
 2. To require details of all external materials, including hard surfacing, boundary treatments and joinery
 3. To require details concerning a water efficiency standard of 110 litres per person per day
 4. To require details demonstrating how the development will incorporate energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements
 5. To require any instances of unexpected contaminated land to be reported
 6. To require a gas risk assessment to inform whether any gas protection measures are required
 7. To require an external lighting scheme
 8. To require a landscaping scheme and ecological enhancement strategy
 9. To require a surface water and foul water drainage scheme
 10. To require a Construction Environment Management Plan

11. To require installation of an electric vehicle charging point
12. Removal of permitted development rights with respect to any extension or alteration to the dwellinghouse, including additional windows or dormer windows; any addition or alteration to the roof; the formation of additional hard surfacing; the erection of any gates, fences or walls; and the construction of any free-standing building within the residential curtilage
13. To require development to be carried out in accordance with the approved plans and drawings

NOTES

- a) That land drainage consent may be required separate to this planning consent
- b) That an environment permit may be required separate to this planning consent

Application Reference: 22/0339/FUL & 22/0340/LBC

Site Address: Gainsborough House Hotel, 23 Bewdley Hill, Kidderminster
Worcestershire DY11 6BS

22/0339/FUL: DELEGATED APPROVAL subject to;

- a. The signing of a S.106 agreement; and
- b. The following conditions:
 1. Three-year time limit
 2. Require satellite antennas/aerials to be installed to the roof or rear elevation of the building only
 3. Vehicular Access
 4. Car and Cycle Parking Details
 5. Refuse Collection Management Strategy
 6. Construction Management Plan
 7. Residential Travel Plan Welcome Pack
 8. Tree Protection Plan
 9. Electric vehicle charging points
 10. Details of Heating System
 11. Development to be in accordance with the Approved Plans

NOTE

- a) Alteration of Highway to Provide New or Amended Vehicle Crossover
- b) Section 278 Agreement
- c) Section 38 Agreement Details
- d) Drainage Details for Section 38
- e) No Drainage to Discharge to Highway
- f) Protection of Visibility Splays
- g) Affected Street Lighting / Illuminated Signs
- h) Extraordinary Maintenance
- i) Works Adjoining Highway
- j) Temporary Direction Signs to Housing Developments
- k) Construction Environmental Management Plan (CEMP)
- l) Travel Plan Requirements

22/0340/LBC: APPROVED subject to;

a) The following conditions:

1. Three-year time limit
2. Development to be in accordance with the Approved Plans
3. Retention of all original first-floor sash windows

Application Reference: 23/0002/FUL & 23/0003/LBC

Site Address: Lickhill Manor, Lower Lickhill Road, Stourport On Severn
Worcestershire DY13 8RL

23/0002/FUL: DELEGATED APPROVAL subject to:

a) The signing of a S.106 agreement

b) The following conditions

1. Three-years to commence development
2. To require details of external materials
3. To require Level 2 Building Recording Survey
4. The building shall only be used for holiday let accommodation and for no other purpose including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2021, (or in any provision equivalent to that Class in any statutory instrument amending, revoking and/or re-enacting that Order with or without modification.
5. No person(s) shall stay at the holiday let hereby approved for a period in excess of 3 weeks continuously at any one time, nor return to the holiday let until a period of at least 2 weeks has lapsed.
6. A written register of persons using the accommodation shall be recorded, including names, addresses of permanence residence and date of stay, and made available for inspection.
7. To require Flood Management Plan
8. Implementation of Access, parking and turning
9. Accessible parking spaces to be marked out
10. To require a cycle parking details
11. To require refuse Storage details
12. To require Travel Information Pack to be agreed and implementation
13. Pre-start meeting to inspect Tree Protection Measures
14. Implementation of Tree Protection Measures
15. Implementation of Landscaping Scheme
16. Implementation of Bat Roosts
17. To require External Lighting Strategy
18. Construction Environment Management Plan (Biodiversity/Highways)
19. To require Solar Panels details
20. Development to be in accordance with Approved Plans

23/0003/LBC: APPROVED subject to:

a) The following conditions:

1. Three-year limit to commence development
2. To require details of external materials
3. To require Level 2 Building Recording Survey

Application Reference: 23/0334/FUL
Site Address: Unit 6, 27 Lisle Avenue, Kidderminster, Worcestershire DY11 7DF
APPROVED subject to: a. the following conditions and informative: 1. To restrict the use as a dance studio only for 'Diamond Dance Academy' and for no other uses within Use Class E. 2. To restrict opening hours to between 0900- and 1930-hours Monday to Friday and between 0900 and 1700 hours on Saturdays with no use at all on Sundays and Bank Holidays. 3. A scheme for air conditioning of the building shall be submitted to and approval in writing by the Local Planning Authority and shall thereafter be installed within 3 months from the date of approval. 4. To require no waste to be stored outside of the building. 5. To require all doors and windows to remain closed when the music is being played within the dance studio. 6. Amplified music and voice shall not be audible at the site boundary during opening hours. 7. To require the development to be retained in accordance with the approved plans. NOTE a. If the level of music required to meet the inaudibility condition is not viable for the business, then a scheme of sound insulation for the building will be required through a further application to the local planning authority or request to vary the condition.

Application Reference: 23/0553/HOU
Site Address: 14 Church View, Bewdley, Worcestershire DY12 2BZ
APPROVED subject to: a. the following conditions: 1. 3-year Time Limit to commence development 2. To require external materials to match existing building 3. To require the development to be in accordance with the approved plans.

Application Reference: 23/0587/HOU
Site Address: 24 Lingfield Road, Bewdley, Worcestershire DY12 1JZ
APPROVED subject to: a. the following conditions: 1. 3-year Time Limit to commence development 2. To require the development to be constructed in external materials that match the existing bungalow 3. To require the development to be in accordance with the approved plans

Application Reference: 23/0614/RG3

Site Address: 1 To 6 Worcester Street, Kidderminster, Worcestershire DY10 1EA

APPROVED subject to:

a) The following conditions.

1. Three-years to commence development
2. To require a Construction Environmental Management Plan
3. To secure the Lighting and CCTV provision, including a Management Plan
4. To require details of external gate to substation
5. To secure external materials/hard surfacing as proposed
6. To require implementation of approved landscaping scheme
7. Tiered contamination land condition
8. To agree details of any imported soil
9. To require a final Landscape Maintenance and Management Plan
10. To require the natural play provision to be completed to full working order and opened to the public concurrently with the new access route(s) through the site, and to remain accessible to the public at all times, excluding periods for maintenance/upgrading/inspection
11. To require details of cycle storage
12. To require details of refuse bin storage for the open space/natural play area
13. To require details of the refuse bin storage for the café building
14. To require details of enclosure to any new substations including plant screening
15. To require implementation of the green roof to the café building and its retention and maintenance
16. To secure biodiversity enhancement measures
17. To secure use of the building as a café
18. To require a schedule of works to the exposed elevation of 15 High Street, Kidderminster
19. Scheme for Surface Water Drainage
20. Drainage plans for the disposal of foul and surface water flows
21. Layout and Surfacing to be provided in accordance with approved plan.
22. Schedule of Works for the redesigned junction arrangement, to include kerb re-alignment and tactile crossing points on Lion Square, Prospect Terrace and Prospect Lane.
23. To require design and schedule of engineering works, relating to the construction of the Pavilion Café walls adjacent to the highway on Worcester Street.
24. No door or gate at the pedestrian access to the substation and plant area at Worcester Street is to be hung such that it opens outwards over or across the public highway.
25. The Drainage Strategy hereby approved, shall be implemented in accordance with the submitted details and no drainage from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
26. To require cycle parking details.
27. Construction Environmental Management Plan
28. Development to be in accordance with the approved plans.

NOTES

- WRS Best Practice Guidance for Construction
- Severn Trent Water would not permit a surface water discharge into the public combined sewer or the public foul sewer, and recommend the applicant seeks

alternative arrangements – please note, we would insist soakaways and other SUD techniques are investigated before considering a discharge to the public surface water sewer with restricted rates.

- Section 247 Application
- Section 278 Agreement
- Section 38 Agreement
- Extraordinary Maintenance
- Works Adjoining Highway

Application Reference: 23/0716/HOU

Site Address: 16 Malvern View, Chaddesley Corbett, Worcestershire
DY10 4SJ

APPROVED subject to:

a. the following conditions:

1. Three-years to commence development
2. To require the development to be constructed in external materials that match the existing dwelling house
3. Surface water drainage
4. Tree Protection Measures
5. No external lighting without written approval of the Local Planning Authority
6. To require the development to be in accordance with the approved plans