

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20 February 2024 - Schedule 615 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: 23/0882/FUL
Site Address: Alton Nurseries, Long Bank, Bewdley, Worcestershire, DY12 2UL
APPROVED subject to:
<p>a. the following conditions</p> <ol style="list-style-type: none"> 1. Three-year time limit to commence development 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 – Mon 07:00 and no 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. Retention and maintenance of all proposed permeable paving areas in accordance with the submitted details 17. 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 18. Require development to be in accordance with the approved plans

Application Reference: 23/0838/FUL
Site Address: 42 Briar Hill, Chaddesley Corbett, Worcestershire, DY10 4SH
APPROVED subject to:
<p>a) the following conditions:</p> <ol style="list-style-type: none"> 1. 3-year Time Limit to commence development 2. Materials

3. Site Level and Finished Floor levels
4. Boundary treatment
5. All works in accordance with submitted Preliminary Ecological Assessment
6. Removal of permitted development rights
7. Obscure glazing to side windows
8. Highways
9. Landscaping
10. Drainage
11. Water efficiency condition
12. Measures to secure renewable energy sources
13. Development to be in accordance with the approved plans

Note

- a. Highways informative

Councillor S Miah left the meeting at 6.21pm whilst application 23/0675/FUL was considered.

Application Reference: 23/0675/FUL

Site Address: 8 Burcher Green, Kidderminster, Worcestershire, DY10 3AZ

APPROVED subject to:

a. the following conditions:

1. Three years to commence development
2. External materials to be in accordance with the submitted plans
3. No refrigeration units, plant or equipment units shall be installed to the roof of the extension hereby approved
4. Development to be carried out in accordance with the approved plans and drawings

Note

- a. Nesting Birds

Councillor S Miah returned to the meeting at 6.22pm
Councillors B Brookes, R Drew, M Hart and D Ross left the meeting at 6.22pm whilst application 24/0023/HOU was considered.

The Vice-chairman, Councillor D Little, chaired the meeting from this point.

Application Reference: 24/0023/HOU

Site Address: 6 Highfield Road, Kidderminster, Worcestershire, DY10 2TL

APPROVED subject to:

a. the following conditions:

1. 3-year Time Limit to commence development
2. Materials to match existing dwelling
3. To require the development to be in accordance with the approved plans

Agenda Item No. 4

Councillors B Brookes, R Drew, M Hart and D Ross returned to the meeting at 6.23pm.

Councillor R Drew resumed his role of Chairman from this point for the remainder of the meeting.

Application Reference: 23/0561/HOU

Site Address: The Forge, Churchill Lane, Churchill, Kidderminster, Worcestershire, DY10 3LX

APPROVED subject to:

a. the following conditions:

1. 3-year Time Limit to commence development
2. Details of the design and materials of all new windows and doors
3. Surface water drainage condition
4. To require finished ground floor levels to be set no lower than the existing ground floor level
5. To require the development to be in accordance with the approved plans

Application Reference: 23/0649/HOU

Site Address: 9 Mill Lane, Blakedown, Kidderminster, Worcestershire, DY10 3ND

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 dwelling house
3. Rear facing first floor window to be installed with obscure, non-opening glazing
4. To require the development to be in accordance with the approved plans