

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

8th April 2014 Schedule 519 Development Control

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 Development Manager, Wyre Forest House, Fine Point Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

| |
|--|
| Application Reference: 14/0126/FULL |
| Site Address: SQUIRREL INN, 61 ARELEY COMMON, STOURPORT-ON-SEVERN, DY13 0NG |
| APPLICATION DEFERRED PENDING A SITE VISIT. |

Councillors J A Shaw & V Higgs left the meeting at 6.55pm after consideration of this item.

| |
|--|
| Application Reference: 13/0670/FULL |
| Site Address: WEAVERS WHARF, KIDDERMINSTER, DY10 1AA |
| DELEGATED APPROVAL TO APPROVED subject to: |
| <p>a) the submission of additional details relating to the proposed enhancements to the River Stour, and Staffordshire and Worcestershire Canal, to include Otter and Bat mitigation measures, and the subsequent confirmation that such details are acceptable from the Environment Agency and the Council's Countryside and Conservation Officer;</p> <p>and,</p> <p>b) the following conditions:</p> <ol style="list-style-type: none"> 1. A6 – Full with No Reserved Matters. 2. A11 – Approved Plans. 3. Restriction on food retail floorspace, to be capped at 1,000 sq.m. 4. Contaminated Land – Tiered condition commencing with preliminary risk assessment and incorporating site investigation and remediation as required. 5. Foul and Surface Water Drainage details to be submitted and agreed. 6. B1 – Samples/Details of Materials. 7. HC40 – Highway improvements. 8. HC25 – Access, turning and parking (consolidation, surfacing and drainage). 9. Programme of archaeological work and methodology to be submitted and agreed in writing. 10. No demolition to take place prior to agreement of archaeological programme and methodology. 11. Retention of blue plaque and archway detail, to be incorporated into the proposed development in accordance with details to be submitted and agreed. 12. Details of public art to be agreed. |

Agenda Item No. 4

13. Relocation of Richard Baxter Statue, in accordance with timetable to be agreed.
14. Details of all aspects of lighting scheme for development to be submitted and agreed in writing.
15. Delivery vehicles operations strategy to be submitted and agreed in writing.
16. Details of contractor's compound, to include wheel wash facilities.
17. Scheme of protection for existing premises from noise/vibration during construction phase.
18. Control of dust during construction phase.
19. HC51 – Parking for site operatives during construction phase.
20. HC53 – Travel plan to be agreed.
21. HC36 – Cycle parking details.
22. Management plan to control invasive plant species.
23. Implementation of Otter and Bat mitigation measures in accordance with details to be submitted and agreed in writing.
24. Provision of bird and bat boxes in accordance with details to be submitted and agreed in writing.
25. Submission of landscaping details.
26. Submission of landscape implantation and management plan.
27. Details relating to the detailed design of the bridge over the canal to be submitted in accordance with the design indicated within the application submission.
28. Details of proposed resurfacing of the canal towpath to be submitted and agreed in writing.
29. Approved use of Retail Units 2, 3 and 4 for uses within Use Class A1, A3 or A4.
30. Sub-division of Anchor Unit 1 permitted provided that not more than 5 separate units are created.
31. Retail Unit 4 shall be capable of sub-division into no more than two separate units.
32. Submission and approval of Flood Evacuation Plan.
33. Maintain flood routes clear from obstructions.
34. Submission and approval of surface water discharge rates.
35. Finished Floor Levels of buildings to be agreed.

Councillor D R Sheppard left the meeting at 8.20pm after consideration of this item.

Application Reference: 14/0005/FULL & 14/0006/LIST

Site Address: SEVERN INDIAN CUISINE, 61A, LOAD STREET, BEWDLEY, DY12 2AP

APPLICATION DEFERRED PENDING A SITE VISIT.

Application Reference: 14/0101/FULL

Site Address: BARN ADJACENT TO, THE KEYS, NEW ROAD, FAR FOREST, KIDDERMINSTER, DY14 9TG

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B11 (Boundary treatment).
4. Removal of permitted development rights.
5. Photographic record of building to be submitted.
6. Foul and surface water drainage.
7. Bat survey required if works carried out after March 2015.
8. J7 (Obscure Glazing – South Elevation).
9. Provision of cycle parking.

Application Reference: 14/0095/OUTL

Site Address: LAND AT SILVERWOODS, (FORMER BRITISH SUGAR), STOURPORT ROAD, KIDDERMINSTER, DY11 7BW

APPROVED subject to the following conditions:

1. This permission shall enure for the benefit of the applicants only (In accordance with Regulation 9 of the Town and Country Planning General Regulations 1992).
2. A1 (Standard outline [Development shall be begun either before the expiration of 3 years from date of outline permission or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later]).
3. A2 (Standard outline - Reserved matters [appearance, layout, landscaping]).
4. A3 (Submission of reserved matters within 3 years).
5. A5 (Scope of outline permission (maximum gross floorspace 5,000 sq.m.
6. First reserved matters application to be accompanied by the following:
 - a) Noise assessment to demonstrate the impact of the proposals upon residential amenity;
 - b) Details of lighting including a luminance plan and details of the potential impact of the lighting upon ecology;
 - c) Methodology for resurveying the site for reptiles and details of mitigation to be agreed.
7. A11 (Approved plans).
8. Any further reserved matters application submitted on or after 1 July 2014 shall be accompanied by an update to the submitted Phase 1 Habitat Survey & Protected Species Survey Assessment.
9. Details of travel plan prior to be agreed prior to first opening.
10. Site contamination.
11. Drainage scheme to be submitted to accord with details agreed under condition 38 of outline consent Ref. 12/0146/EIA and agreed.
12. Existing and proposed site levels.
13. All clearance works within the site between September and January only unless otherwise agreed.
14. Details of construction lighting.

Application Reference: 13/0681/FULL

Site Address: 152 CASTLE ROAD, COOKLEY, KIDDERMINSTER, DY10 3TB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B3 (Finishing materials to match).

Application Reference: 14/0036/FULL

Site Address: 35 LONG ACRE, KIDDERMINSTER, DY10 2HA

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B1 (Samples/details of materials).
4. B10 (Window detail).
5. B12 (Erection of fences/walls).
6. Cycle Parking (Multi Unit).
7. E2 (Foul and surface water).
8. F9 (details of extraction equipment).

Note

Severn Trent Water.

Application Reference: 14/0047/TREE

Site Address: ROUSBINE CARAVAN PARK, ROCK, KIDDERMINSTER, DY14V9DD

APPROVED, subject to the following conditions:

1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice').
2. C16 (Replacement Trees) [x 2].
3. C17 (TPO Schedule of Works).

Schedule of Works

Only the following works shall be undertaken:

Fell two English Oaks in the grounds of Rousbine Caravan Park, on the boundary with Silverdale.

| |
|---|
| Application Reference: 14/0056/FULL |
| Site Address: LAND AT SEBRIGHT ROAD, WOLVERLEY, KIDDERMINSTER |
| DELEGATED AUTHORITY TO APPROVE subject to |
| <ul style="list-style-type: none"> a) no objections being received from the Highway Authority; b) the signing of a Section 106 Agreement; and c) the following conditions: <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Materials as per the approved plans/application form. 4. A boundary hedge to be planted on southern boundary. 5. Landscaping scheme to be submitted and approved. 6. Landscaping to be carried out in accordance with the relevant British Standard. 7. Working hours for construction. 8. Drainage details to be submitted and approved. 9. All ecological enhancement measures set out in the 'Ecological Appraisal' to be implemented in full accordance with the recommendations made prior to first occupation of any dwelling. 10. Badger survey required prior to any works being carried out. 11. Reptile survey to be carried out prior to any works on site. 12. No additional side facing windows to plots 17 and 19. 13. Highway conditions. 14. Removal of PD for walls/fences. 15. Units as affordable housing only. 16. Archaeological Survey. |
| Notes |
| A SN2 (Section 106 Agreement). |
| B Highway notes. |

| |
|---|
| Application Reference: 14/0148/FULL |
| Site Address: 38 ORCHARD CLOSE, ROCK, KIDDERMINSTER, DY14 9XZ |
| DELEGATED AUTHORITY TO APPROVE subject to no objections being received at the expiration of the consultation period and the following conditions: |
| <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. B1 (Samples of materials). |

| |
|--|
| Application Reference: 14/0026/FULL |
| Site Address: LAND AT SEBRIGHT ROAD, WOLVERLEY, KIDDERMINSTER |
| DELEGATED AUTHORITY TO APPROVE subject to the completion of a variation to the Section 106 agreement. |