

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20th May 2014 Schedule 520 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
REFUSED for the following reason: The proposed extension would result in substantial additional vehicle trips on an already congested highway, and in conjunction with the proposed re-configured access arrangements, a significant loss of amenity will occur to residents (in particular nos. 18-36 Areley Common) due to the noise and disturbance from vehicles, including delivery vehicles, using the site along with the conflict with other users of the highway network. To allow the development would be in direct conflict with Policy SAL.GPB3 and paragraph 123 of the National Planning Policy Framework.

Councillors F M Oborski, M Price, V Higgs and J A Shaw left the meeting at 7pm 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 14/0005/FULL - APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters). 2. A11 (Approved plans). 3. Within 3 months of the first use of the extraction system the chimney shall be clad in materials which shall have been previously agreed in writing. 4. The extraction equipment shall be installed in accordance with the plans and specification as submitted. 5. The fire exit door hereby approved shall only be opened when required for an emergency. Application 14/0006/LIST - APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A7 (Listed Building/Conservation Area Consent). 2. A11 (Approved plans). 3. Within 3 months of the first use of the extraction system the chimney shall be clad in materials which shall have been previously agreed in writing.

Application Reference: 14/0106/FULL

Site Address: OAKENSHAW, ROSENHURST DRIVE, BEWDLEY, DY12 2ES

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B3 (Finishing materials to match).
4. Windows in NW elevation to be top hung and obscure glazed.
5. No additional windows in NW elevation.

Application Reference: 14/0089/FULL

Site Address: FORMER BRITISH SUGAR, STOURPORT ROAD, KIDDERMINSTER, DY11 7AQ

DELEGATED AUTHORITY TO APPROVE subject to:

- i. no objections to the Landscape Maintenance Plan and revised Planting Plan from the Council's Countryside Officer and the Canal and River Trust;
- ii. no objections to the geotechnical report to confirm that there are no stability issues associated with the detention pond (yet to be submitted);
- iii. no objections to the submission of a Habitat Management Plan (yet to be submitted);
- iv. the signing of a revised S106 Agreement taking into account the amendments to the land area encompassed within Landscape Area 7 and the commuted sum required to maintain the Area in the long term; and
- v. the following conditions:
 1. A6 (Full with no reserved matters).
 2. A11 (Approved plans).
 3. Implementation of planting.
 4. Drainage pond to be operational prior to first occupation of development it is to serve.
 5. Details of corralling area.

Notes

- A Canal and River Trust.
B Section 106 Agreement.

Application Reference: 14/0110/FULL

Site Address: CARR GOMM, COMPTON VALLEY HOUSE, 90 GEORGE STREET, KIDDERMINSTER, DY10 1PX

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. The occupation of the properties hereby approved shall be limited to Affordable Housing only as defined by the National Planning Policy Framework.
4. Prior to the first occupation of the dwellings hereby approved, a bin storage area or storage areas shall be provided to accommodate a minimum two 240l bins per property. The area or areas provided shall be retained at all times.
5. Prior to the first occupation of any dwelling hereby approved secure parking for 14 cycles to comply with the Council's standards shall be provided in accordance with the submitted details.

Application Reference: 14/0137/FULL

Site Address: CEDAR BARN, WINTERFOLD LANE, MUSTOW GREEN, KIDDERMINSTER, DY10 4FB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. Materials to match existing.
4. Contaminated land assessment to be carried out.
5. The B1 unit and C3 unit shall not be used independently of each other or severed in terms of their ownership or occupation.
6. Removal of PD rights for extensions.

Application Reference: 14/0157/FULL

Site Address: 11 OAKHILL AVENUE, KIDDERMINSTER, DY10 1LZ

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: 14/0198/FULL

Site Address: 182 SUTTON ROAD, KIDDERMINSTER, DY11 6QN

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).

Application Reference: 14/0213/FULL

Site Address: 37 AGGBOROUGH CRESCENT, KIDDERMINSTER, DY10 1LQ

APPROVED subject to the following conditions:

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

Note

The applicant is advised to consider incorporating gas protection measures within the foundation of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building.

Application Reference: 14/0233/ADVE

**Site Address: SEVERN VALLEY RAILWAY, 1 COMBERTON PLACE,
KIDDERMINSTER, DY10 1QR**

APPROVED subject to the following conditions:

1. L1 (Standard advertisement conditions).
2. L2 (Removal of rights to advertise).
3. L8 (Non-illuminated signs only).
4. L9 (Standard time).