

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**12<sup>th</sup> August 2014 Schedule 523 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.

Councillor M J Hart left the meeting at this point, (6.14pm).

<b>Application Reference: 14/0319/FULL</b>
<b>Site Address: 15 HAFREN WAY, STOURPORT-ON-SEVERN, DY13 8SJ</b>
<b>APPROVED</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B3 (Finishing materials to match).</li> <li>4. Obscure glazing (north elevation – first floor) with top opening lights only.</li> </ol>

Councillor M J Hart came back to the meeting at this point, (6.20pm).

<b>Application Reference: 14/0343/FULL</b>
<b>Site Address: 40 BELBROUGHTON ROAD, BLAKEDOWN, KIDDERMINSTER, DY10 3JG</b>
<b>DELEGATED AUTHORITY TO APPROVE</b> subject to no new objections being received prior to the expiry of the consultation period and the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (approved plans).</li> <li>3. B3 (finishing materials to match).</li> </ol>

<b>Application Reference: 14/0419/FULL</b>
<b>Site Address: 41 STAGBOROUGH WAY, STOURPORT-ON-SEVERN, DY13 8SY</b>
<b>APPROVED</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B3 (Finishing materials to match).</li> </ol>

<b>Application Reference: 14/0301/FULL</b>
<b>Site Address: TEC ELECTRIC MOTORS LTD, BUILDING 2, RUSHOCK TRADING ESTATE, RUSHOCK, DROITWICH, WR9 0NR</b>
<b>APPROVED</b> subject to the following conditions:  <ol style="list-style-type: none"><li>1. A6 (Full with no reserved matters).</li><li>2. A11 (Approved plans).</li><li>3. B3 (Finishing materials to match).</li></ol>

<b>Application Reference: 14/0355/FULL, 14/0356/LIST</b>
<b>Site Address: HERONS POOL, HARVINGTON HALL LANE, HARVINGTON, KIDDERMINSTER, DY10 4LR</b>
<b>14/0355/FULL , APPROVAL</b> subject to the following conditions:  <ol style="list-style-type: none"><li>1. A6 (Full with no reserved matters).</li><li>2. A11 (Approved plans).</li><li>3. B1a (Samples/details of materials).</li><li>4. B9 (Details of windows and doors).</li><li>5. No demolition.</li><li>6. Details of fencing to be submitted.</li><li>7. J1 (Removal of permitted development – residential).</li><li>8. Landfill Gas assessment.</li><li>9. Archaeological assessment.</li><li>10. Ecological mitigation.</li><li>11. Drainage to be provided prior to occupation.</li><li>12. Obscure glazing.</li><li>13. Cycle Parking.</li></ol> Notes  A SN12 (Neighbours' rights). B SN3 (Protection of species).  <b>14/0356/LIST, APPROVAL</b> subject to the following conditions:  <ol style="list-style-type: none"><li>1. A7 (Listed Building/Conservation Area Consent).</li><li>2. A11 (Approved plans).</li><li>3. B1a (Samples/details of materials).</li><li>4. B9 (Details of windows and doors).</li><li>5. No demolition.</li></ol>

**Application Reference: 14/0366/FULL**

**Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW**

**APPROVED** subject to the variation of condition 2 and the removal of condition 4 of Planning Permission 13/0554/FULL. For the avoidance of doubt the conditions imposed as part of this application are as follows:

1. The development hereby permitted shall be begun before 16<sup>th</sup> December 2016.
2. The development hereby approved shall be carried out strictly in accordance with the following plans/drawings:  
  
Drawing D07 01.01  
Drawing D03 01.03  
Drawing AP 06  
  
stamped "Approved" unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
3. No development shall take place until details of types and colours of all external materials, including hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
4. A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
  1. The programme and methodology of site investigation and recording.
  2. The programme for post investigation assessment.
  3. Provision to be made for analysis of the site investigation and recording.
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.  
B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition A).  
  
C) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured

<b>Application Reference: 14/0367/ADVE, 14/0368/ADVE</b>
<b>Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW</b>
<b>APPROVED - 13/0367/ADVE and 13/0368/ADVE</b> subject to the following conditions for both applications:
<ol style="list-style-type: none"> <li>1. L1 (Standard advertisement conditions).</li> <li>2. L9 (Standard time).</li> </ol>
Notes
<ol style="list-style-type: none"> <li>A. Identification of Drawings.</li> <li>B. Brightness of illuminated signs.</li> </ol>

<b>Application Reference: 14/0369/FULL, 14/0371/FULL</b>
<b>Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW</b>
<b>14/0369/FULL - APPROVED</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. No development shall commence until detailed designs of bollards hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.</li> </ol>
Note
In respect of condition 3 the design of the bollards shall be sympathetic to locality of Bewdley and reference to the bollards on Severn Side North, Severn Side South and Load Street will help guide the Applicant to an appropriate design.
<b>14/0371/FULL - APPROVAL</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. Notwithstanding the approved plans, prior to any development hereby approved commencing on site, details of the design, materials and colour of the ATM surround shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.</li> </ol>
Note
Comments of the Crime Prevention Design Advisor.

<b>Application Reference: 14/0370/FULL</b>
<b>Site Address: ANGEL INN, 76 LOAD STREET, BEWDLEY, DY12 2AW</b>
<b>APPROVAL</b> be granted subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. Operation hours 07:00 – 23:00 for air conditioning units.</li> </ol>

<b>Application Reference: 14/0401/FULL</b>
<b>Site Address: 38 ORCHARD CLOSE, ROCK, KIDDERMINSTER, DY14 9XZ</b>
<b>APPROVED</b> subject to 'no objections' from Rock Parish Council and the following conditions:
<ol style="list-style-type: none"> <li>1. A6 (Full with no reserved matters).</li> <li>2. A11 (Approved plans).</li> <li>3. B1 (Samples of materials).</li> <li>4. Driveway and/or vehicular turning area (if recommended).</li> <li>5. Access, turning area and parking facilities (if recommended).</li> <li>6. Cycle parking (if recommended).</li> </ol>

<b>Application Reference: 14/0415/FULL</b>
<b>Site Address: WILDLIFE POOL &amp; MEADOW AT OAK TREE FARM, KINLET ROAD, ROCK, KIDDERMINSTER, DY14 9UE</b>
<b>APPROVED</b> subject to the following conditions:
<ol style="list-style-type: none"> <li>1. A11 (Approved plans).</li> <li>2. Additional cross sections to be provided prior to the importation of materials.</li> <li>3. Landscaping scheme to be provided setting out details of species and timescales for planting.</li> <li>4. No fish to be stocked in the pool.</li> <li>5. No commercial use of the pool.</li> <li>6. A construction method statement to be submitted and agreed setting out: <ul style="list-style-type: none"> <li>- timetable for works;</li> <li>- hours of working;</li> <li>- inspection regime;</li> <li>- clay lining importation requirements.</li> </ul> </li> <li>7. Prior to the works commencing on site a method statement must be submitted to and approved in writing by the Local Planning Authority. This method statement shall detail the measures that will be taken to ensure that the works will not adversely affect (pollution and silt) the watercourse, including during the construction phase.</li> </ol>

As silt forms a specific risk at this location the method statement should describe measures to:

- a. Divert clean surface water away from exposed soils and working areas.
- b. Minimise erosion of exposed soils.
- c. Prevent water polluted with sediment from leaving the site.

8. Prior to the works commencing on site detailed design information must be submitted to and approved in writing by the Local Planning Authority regarding all inlet and outfall structures and the proposed new soakaway. The new soakaway shall be designed and installed to conform with Building Regulations (H3 – rainwater drainage).