

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

10th March 2015 Schedule 529 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.

Councillors M Stooke and M Wrench left the meeting at this point, (18.04pm).

Application Reference 14/0501/FULL
Site Address: 197 BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2SD
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 one month of the date of this permission a site management plan shall be submitted to, and approved in writing by, the Local Planning Authority, which should include (as a minimum):<ul style="list-style-type: none">• A protocol for minimising the use of sirens within the curtilage of the site;• Details of what days and at what times routine testing of sirens is to take place;• Details of any alterations or enhancements to the vehicular access/egress; and,• Details of any additional signage proposed to reinforce the above mentioned protocol. <p>Thereafter, the site shall be used strictly in accordance with the approved management plan and no variation shall take place without the written consent of the Local Planning Authority.</p>

Councillors M Stooke and M Wrench came back to the meeting at this point, (18.31pm).

Application Reference 15/0015/RESE
Site Address: LAND AT SILVERWOODS, STOURPORT ROAD, KIDDERMINSTER
APPROVED subject to the following conditions: <ol style="list-style-type: none">1. Approved plans.2. This approval constitutes a consent of reserved matters under condition 3 of 14/0095/OUTL.3. Materials in accordance with details submitted.4. Planting in accordance with approved scheme.5. C8 (Landscaping maintenance).6. The approved tree planting shall be undertaken in accordance with the

details shown on submitted plans.

7. The parking spaces shown on the approved plan to be implemented and available for use prior to the first use of the building or outdoor pitches.
8. All means of enclosure to be implemented in accordance with approved plans.
9. The lighting scheme shall be implemented in accordance with submitted scheme and retained. No additional lights shall be implemented unless otherwise agreed in writing.
10. The building hereby approved shall not be brought into use until an additional noise assessment has been submitted to and agreed in writing by the Local Planning Authority. This additional noise assessment shall provide details of:
 - Existing Background noise levels;
 - All proposed mechanical plant and machinery and an indication of its position within the site;
 - Predicted noise levels based on the proposed plant and machinery;
 - Suggested means of mitigation if deemed to be necessary.The mechanical plant and machinery shall be installed in accordance with the agreed details and any means of mitigation implemented before the first use of the building.
11. Notwithstanding the above the area indicated on the Revised Landscaping Plan as 'Bank To Be Landscaped By Others' shall be planted in accordance with the details agreed under condition 24 of the outline planning consent 12/0146/EIA under condition discharge reference 13/2030/CR.
12. The ecological protection shall be implemented in full in accordance with Table 1 – Proposed phased ecological protection within the Ecological Update dated 3rd March 2015 prior to the first use of the building hereby approved.
13. Disabled Parking Need - Notwithstanding the details submitted 16 car parking spaces shall be provided on the site for the use by the disabled in a location to be agreed in writing by the Local Planning Authority. Such spaces shall be satisfactorily identified and reserved solely for that purpose and shall be made available prior to the developments first use.
14. Cycle Parking - Prior to the first use of the development hereby approved secure parking for 32 cycles to comply with the Council's standards shall be provided within the curtilage of the development and these facilities shall thereafter be retained for the parking of cycles only.
15. Motorcycle Parking - Prior to the first use of the development hereby approved secure parking for 16 Motorcycle cycles to comply with the Council's standards shall be provided within the curtilage of the development and these facilities shall thereafter

To clarify condition 1 of the outline consent, the condition is to ensure that the proposal is utilised for the benefit of the Council as required by Regulation 9 of the Town and County Planning General Regulations.

The above conditions are in addition to the conditions imposed at the outline stage (Ref. 14/0095/OUTL), some of which are in the process of being discharged.

- (1) This permission shall ensure for the benefit of the applicants only.
- (2) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two

- years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- (3) The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called “the reserved matters”) before any development is commenced:
 - Appearance
 - Layout
 - Landscaping
 - (4) Application for approval of the reserved matters shall be made years from the date of this permission.
 - (5) The development hereby approved shall be carried out strictly in accordance with the approved drawing.
 - (6) The plans and particulars of the reserved matters shall show a building(s) with a gross internal floor area not exceeding 5,900 square metres.
 - (7) The first submission of an application for the approval of reserved matters shall be accompanied by a noise assessment.
 - (8) The first submission of an application for the approval of reserved matters shall be accompanied by details of the proposed lighting scheme for the development.
 - (9) The first submission of an application for the approval of reserved matters shall be accompanied by an updated Phase 1 Habitat survey of the site and details of any proposed mitigation measures.
 - (10) Prior to the first use of the building or site a Travel Plan incorporating targets for sustainable travel to and from the site by staff and patrons shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall include details of how staff and patron travel habits are to be recorded and reviewed on an annual basis.
 - (11) Site investigation details of proposed remediation.
 - (12) Following the completion of the measures identified in the remediation scheme approved under condition 11 above, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and agreed in writing by the Local Planning Authority prior to the first use of site.
 - (13) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.
 - (14) Notwithstanding any details previously submitted, prior to the commencement of development details of a foul and surface water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority.
 - (15) Notwithstanding any details previously submitted, no development shall take place until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed buildings, have been submitted to and approved in writing by the Local Planning Authority.
 - (16) All clearance works within the site shall take place between September and January only (i.e. outside the bird breeding season).

Note

The operator of the sports pitches is advised to have regard to the management of the use of the pitches (in terms of hours of use and age of patrons) to ensure that there is no loss of amenity as a result of noise and disturbance to surrounding residential occupiers).

Application Reference 14/0632/FULL

Site Address: RICKSTONE, RECTORY LANE, STOURPORT-ON-SEVERN, DY13 0TB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).

Application Reference 14/0720/FULL

Site Address: 48 BRINTON CRESCENT, KIDDERMINSTER, DY11 6NT

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters).
2. A11 (Approved plans).
3. B6 (External details – approved plan).

Application Reference 14/0734/FULL

Site Address: 61 SPENCER STREET, KIDDERMINSTER, DY11 6NF

APPROVED subject to the following conditions:

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