

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

26th May 2016 Schedule 543 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, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Application Reference: 16/0176/TREE
Site Address: 1 SEVERN MANOR GARDENS, STOURPORT-ON-SEVERN DY13 0LX
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. TPO1 (Non-standard Condition '2 year restriction of Consent Notice') 2. C16 (2 x Replacement Trees) 3. C17 (TPO Schedule of Works) 4. TPO2 (Watching Brief)

Application Reference: 16/0087/FULL
Site Address: 104 AUDLEY DRIVE, KIDDERMINSTER DY11 5NF
REFUSED for the following reason: <p>Due to the close proximity of the application premises to existing residential dwellings, it is considered that the proposed change of use to A5 Hot Food Takeaway would be likely to have a significant detrimental impact upon the amenities of existing residents within close proximity of the premises due to; the increased noise disturbance and nuisance arising from pedestrian and vehicular movements; the likelihood of customers congregating in the vicinity of the premises, particularly during the evening; and, the smells and fumes emanating from the premises from the cooking processes. The proposed change of use therefore fails to satisfy Policy SAL.GPB2 of the Adopted Wyre Forest Site Allocations and Policies Local Plan and Paragraphs 17 and 123 of the National Planning Policy Framework.</p>

Application Reference: 16/0090/FULL
Site Address: LAND AT MITTON STREET, STOURPORT-ON-SEVERN DY13 9AG
APPROVED subject to the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. The development hereby approved shall be occupied as specialised supported living accommodation only (Class C3(b) of the Town and Country Planning (Use Classes) Order 1987(as amended)) and for no other purpose including any other purpose in Class C3 of that Order, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

4. Materials (including hard surfacing) to be agreed.
5. Notwithstanding the detail shown on the approved plans, details of fencing/boundary treatments to be agreed.
6. Notwithstanding the details shown on the approved plans a full landscaping scheme to be agreed.
7. Landscape management plan to be agreed (to include measures to prevent invasive weeds becoming established).
8. Landscaping in accordance with detail contained in the Arboricultural Impact Assessment.
9. Landscaping works to British Standard.
10. Lighting in accordance with plans submitted. No further external lighting to River Stour elevation.
11. Prior to first occupation an uncontrolled crossing to Mitton Street shall be provided.
12. Full details of parking and turning facilities as shown on the approved plans to be agreed and implemented in full prior to first occupation.
13. Prior to first occupation provision for 6 cycles to be agreed.
14. No development shall commence until a Construction Environment Management Plan (CEMP) has been agreed. The CEMP should cover: parking for site operatives and visitors, area for site operative facilities, parking and turning for delivery vehicles, storage areas (plant and materials), wheel washing equipment, boundary hoarding, means of protection for otter, means of protection for the River Stour from run-off during construction.
15. Noise Impact Assessment which includes a full mitigation strategy to be agreed.
16. Drainage to be carried out in accordance with the approved details.
17. Electric vehicle charging point to be provided on site.
18. Boiler details to be submitted and agreed prior to first occupation
19. Land contamination – tiered investigation to be carried out prior to commencement of works.

Notes

- A. An Environmental permit from the Environment Agency should be sought.
- B. A public sewer may exist within the application site; the applicant will need to investigate this. Severn Trent are to be notified of any proposal which would be located within 3m of a sewer.
- C. S278 Agreement – details to be agreed with the Highway Authority.

Application Reference: 16/0254/ADVE

Site Address: WYRE FOREST LEISURE CENTRE, (FORMER BRITISH SUGAR SITE), SILVERWOODS WAY, KIDDERMINSTER

APPROVED subject to the following conditions:

1. L1 (Standard advertisement conditions)
2. L9 (Standard time)

Note

Identification of drawings