

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

16th August 2016 Schedule 545 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.

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| Application Reference: 16/0277/FULL |
| Site Address: 123 STOURPORT ROAD, KIDDERMINSTER, DY117BW |
| APPROVED subject to the following conditions: |
| <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. Materials as per the approved plan 4. Opening hours restricted to 07:00 to 23:00 daily 5. No further extraction/ventilation equipment to be installed 6. Approval only for the extraction/ventilation as proposed which should be fully installed prior to first occupation 7. Acoustic fencing to boundary to be installed in full prior to the first use of the building 8. Restriction of hours of vehicular access 9. Removal of permitted development rights for extensions 10 Use to be limited to a coffee shop as proposed (A1/A3) and for no other purpose 11 The coffee shop hereby permitted shall not be opened to customers until bollards have been installed between the boundary of the adjoining residential property and the nearest parking spaces in accordance with the details indicated on drawing number 2479-A102 revision B |

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| Application Reference: 16/0040/EIA |
| Site Address: LAND ADJACENT LICKHILL QUARRY, BEWDLEY ROAD NORTH, STOURPORT-ON-SEVERN, |
| Delegated authority to APPROVE subject to: |
| <ol style="list-style-type: none"> a) the Secretary of State not being mindful to call-in the application; and b) the following conditions: <ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. Materials to be agreed 4. Severn Trent ensure the access road to the pumping station is properly maintained and kept clear from excessive dust/mud etc 5. A Construction Environmental Management Plan (CEMP) to include specific reference to the following matters; <ol style="list-style-type: none"> a) proposals for keeping all site access/egress, including private |

access tracks and the public highway, free from mud/debris during the construction phase.

b) The means by which risks to human health to off site receptors (resulting from mobilised contaminants) will be monitored and managed to ensure no harm would arise.

c) the means of land reinstatement post construction

d) a construction noise management plan

e) Site, waste management plan including a materials management plan and soils management plan.

f) proposed working hours relative to each phase of the construction process

6. Precautionary re-survey for reptiles at the proposed Minster Road compound (including mitigation and measure to prevent re-colonisation during construction) to be agreed.
7. All mitigation measures as set out in Environmental Statement to be fully adhered to.
8. Should the use of Biobullet cleansing be required then such methods shall be carried out with strict regard to the agreed implementation methodology
9. Details for the ongoing monitoring of the impacts of noise on migratory fish in the River Severn adjacent to the intake structure shall be agreed.
10. Full details of the emergency plan for the protection of the water environment shall be agreed.
11. Details of tree protection measure proposed at the location where the pipeline intersects the Minster Road shall be agreed.
12. Full landscaping scheme including hard and soft landscaping as well as details of re-instatement of any hedgerows removed as a result of the development, to be agreed.
13. Gas protection measures to be agreed
14. Drainage details to be agreed
15. Details of new temporary proposed site access points to be agreed.
16. No development shall take place until a programme of archaeological work including a Written Scheme of Investigation to be agreed.
17. Measures to protect grassland to the area adjacent to Burlish Top Local Nature Reserve to be agreed.
19. Replacement sports.
20. Details of all proposed fencing/boundary treatments which are within 5m of any PRow to be agreed.
21. Groundwater contamination mitigation and monitoring measures to be agreed
22. Flood Evacuation Management Plan to be agreed.
23. Sports Pitches alternative provision

Notes

- A. The applicant's attention is drawn to the requirement to us the County Council's nominated contractor to undertake the construction and reinstatement of any permanent or temporary access required.

B. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic.

Before any work is commenced upon the development hereby approved representatives of Worcestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.

Application Reference: 16/0181/FULL

Site Address: THE OAKLANDS, CALLOW HILL, ROCK, KIDDERMINSTER, DY149DB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. C7 (Landscaping details to be submitted)
4. C8 (Landscape implementation)
5. B12 (Erection of fences)
6. Submission of a Preliminary risk assessment to assess any potential contamination
7. Provision of access, parking/turning area prior to occupation
8. Cycle parking
9. Removal of 'permitted development' rights for extensions and outbuildings.

Application Reference: 16/0205/FULL

Site Address: ROYAL EXCHANGE, 31 NEW ROAD, KIDDERMINSTER, DY101AF

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B9 (Details of windows and doors)
5. B11 (Details of enclosure)
6. C6 (Landscaping – small scheme)
7. C8 (Landscape implementation)
8. Drainage
9. G5 (Features retained)
10. Archaeological Recording
11. Access, turning and parking
12. Welcome pack that promotes sustainable travel
13. J1 (Removal of permitted development – residential)

14. J5 (Domestic garages – restriction of residential use)
15. Finished floor levels

Note

SN1 (Removal of permitted development rights)

Application Reference: 16/0273/FULL

Site Address: 10 GLADSTONE PLACE, BLAKEDOWN, KIDDERMINSTER, DY103LE

APPROVED subject to the following conditions:

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

Note

SN12 (Neighbours' rights)

Application Reference: 16/0347/FULL

Site Address: BEWDLEY LIBRARY & OLD MEDICAL CENTRE, LOAD STREET, BEWDLEY, DY122EQ

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Full landscaping scheme to be agreed
4. Tree protection plan in accordance with BS5837:2012 for the Purple Beech to be agreed
5. All boundary treatments to be agreed
6. All hard surfaces to be agreed
7. No approval to the verge between upper and lower levels of the car park. Full section details to be agreed.
8. Any materials for walling or coping stones, joint and mortar details to be approved by LPA prior to commencement of the development.
9. Details of any street/car park furniture to be installed, including any crash barriers, to be agreed.
10. Drainage scheme (to include SuDS where appropriate) to be agreed.
11. Flood Management Plan to be agreed