

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20th March 2018 Schedule 562 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: 17/0766/FULL
Site address: 19 TALBOT STREET, KIDDERMINSTER, DY116QU
Application DEFERRED for a site visit

Councillor M Hart and Councillor F Oborski left the meeting at this point (6.19 PM)

Application Reference: 18/0034/FULL
Site Address: NEW WYRE FOREST EMERGENCY SERVICES HUB, STOURPORT ROAD, KIDDERMINSTER, DY117PG
Delegated authority to APPROVE subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. Details of materials (including hard surfacing) to be agreed. 4. Details of boundary and enclosure treatment to be agreed. 5. Details of Landscaping to be agreed. 6. Require accesses, turning areas and parking facilities to be provided. 7. Require pedestrian visibility splays at access points. 8. Require first 5 metres of each of the 3 vehicular accesses to be surfaced in a bound material. 9. Require vehicular access gates to Walter Nash Road to be set back 5 metres from the edge of the highway. 10. Require cycle storage facilities to be provided. 11. Require a travel plan to be submitted and agreed. 12. Phase 1 Desk Study for Land Contamination. 13. Construction Environmental Management Plan. 14. Details of External Lighting. 15. Restricts the activities to be carried out within the 'Hot Fire' training building, which includes the use of stage smoke only. 16. Require a site drainage strategy. 17. Details of foul and surface water drainage.

Councillor M Hart and Councillor F Oborski returned to the meeting at 6.30 PM

Application Reference: 18/0026/FULL

Site Address: ADJOINING FIELD, BEWDLEY ROAD NORTH, LICKHILL, STOURPORT-ON-SEVERN, DY138PX

Delegated authority to APPROVE subject no new reasons for objection being received before the expiration of the notification period, and to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Requires external materials, including hard surface, to be in accordance with agreed details.
4. Requires boundary treatment and enclosure to be in accordance with agreed details.
5. Requires the development to be carried out in accordance with the agreed Construction Environmental Management Plan (CEMP) incorporating Environmental Management Plan Revision 5, with updated Appendix 4 – Waste Management Plan Revision 7. In addition, CEMP Addendum 2 Revision 6 – including updates to reflect the amended position of the Pumping Station and Construction Period Land take, 6.11.17.
6. Requires the development to be carried out in accordance with the agreed Ecological and Biodiversity mitigation measures set out in the Environment Statement submitted with approved application 16/00040/EIA.
7. Requires a lighting strategy, including hours of operation, to be agreed.
8. Protects hedgerow and trees to be retained as shown on approved drawing.
9. Requires full details of soft landscape proposals to be agreed.
10. Landscape Management Plan to be agreed.
11. Requires the development to be carried out in accordance with the gas protection design measures and for the completion of building works to be supervised by a building control officer and a full Verification report providing evidence of the installation in accordance with the approved specification to be agreed.
12. Requires a Method Statement and Verification Report if unexpected land contamination is found to be present.
13. Requires the development to be carried out in accordance with the approved Groundwater Monitoring Programme.
14. Requires the development to be carried out in accordance with the agreed scheme for surface water drainage, including the design of the 'detention pond' to have a flat base.
15. Requires additional noise mitigation measures as recommended in the updated Noise Assessment Report (prepared by Jacobs, ref. A5W11215-PX31783_A, dated 2 January 2018) to be agreed.

Note

- A. As access to the site would be along the public right of way, it should be noted that under section 34 of the Road Traffic Act 1988 any person who, without lawful authority, drives a motor vehicle on a public right of way commits an offence. The developer should make themselves satisfied that they, and anyone else who may use the public right of way for private vehicular use in connection with the development, has a right to do so. The developer should have no detrimental effect on the public right of way

provided that the following obligations are adhered to:

1. No disturbance of, or change to, the surface of the path or part thereof should be carried out without our written consent.
2. No diminution in the width of the right of way available for use by the public.
3. Buildings materials must not be stored on the right of way.
4. Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way.
5. No additional barriers are to be placed across the right/s of way. No stile, gate, fence or other structure should be created on, or across, a public right of way without written consent of the Highway Authority.
6. The safety of the public using the right of way is to be ensured at all times.

If the development cannot be carried out without temporarily closing the public rights of way for the safety of the public during works, application should be made at least 6 weeks in advance to the Mapping Team of the Countryside Service at Worcestershire County Council. The developer should also be aware of the Department of Environment Circular 1/09 (part 7) which explains that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and that the grant of planning consent does not entitle developers to obstruct a public right of way.