

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**11<sup>th</sup> December 2018 Schedule 570 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:** 18/0446/FULL

**Site Address:** SITE PARCEL P, FORMER BRITISH SUGAR SITE, LAND OFF STOURPORT ROAD, KIDDERMINSTER

Delegated authority to **APPROVE** subject to the following:

- a) the signing of a Section 106 Agreement; and
- b) the following conditions:
  1. Full time limit
  2. To secure approved plans
  3. To secure brick and roof tile materials
  4. To require details of windows and doors
  5. To require details of hard surfacing materials
  6. To require details of site and finished floor levels
  7. To secure boundary treatment details
  8. Except for the details agreed under Condition 6, no other fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a shared surface or footpath)
  9. To require details of external lighting
  10. To secure landscaping scheme
  11. To secure landscape management and maintenance plan
  12. To require details of a 50 metre forward visibility splay on the road connecting to the roundabout on Silverwoods Way
  13. Access, turning and parking facilities to be provided.
  14. To require details of cycle storage
  15. To require details of 'Residential Welcome Pack' to promote sustainable forms of access
  16. Construction Environmental Management Plan for highway safety during the construction phase
  17. Construction and Environmental Management Plan for the protection of waterways and nature conservation
  18. To require details of a surface water drainage scheme
  19. To require details of foul and surface water drainage
  20. To secure recommended ecological mitigation and enhancement measures
  21. To secure the glazing specification details for all dwellinghouses

Notes

- A. Severn Trent Water advises that there are public sewers located within this site.
- B. The applicant/developer is advised to contact the Canal & River Trust's works engineering team on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

**Application Reference:** 18/0160/FULL

**Site Address:** LAND NORTH OF BALDWIN ROAD, STOURPORT-ON-SEVERN, DY13 9AU

Delegated authority to **APPROVE** subject to the following:

- a) the signing of a **Section 106 Agreement**; and
- b) the following conditions:
  1. Full time limit
  2. To secure approved plans
  3. To require details of external materials, including hard surfacing
  4. To require details of site and finished floor levels
  5. To secure boundary treatment details
  6. Except for the details agreed under Condition 6, no other fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway (including a shared surface or footpath)
  7. To require details of external lighting
  8. To require details of landscaping scheme
  9. To require landscape management and maintenance plan.
  10. Access, turning and parking facilities to be provided
  11. To require details of cycle storage
  12. To require details of 'Residential Welcome Pack' to promote sustainable forms of access
  13. Construction Environmental Management Plan for highway safety during the construction phase
  14. Construction Environmental Management Plan for safety of canal embankment
  15. To require details of a surface water drainage scheme
  16. To require details of foul and surface water drainage
  17. To require a further badger survey to be undertaken prior to any works commencing
  18. To require mitigation measures to prevent badgers from entering the site during construction works and for good working practice during the works
  19. To require ecological enhancement measures
  20. Removal of Permitted Development Rights
  21. To require details of emergency access plan
  22. To require a preliminary risk assessment for contamination and remediation scheme
  23. Programme of Archaeological Work including Written Scheme of Investigation
  24. Implementation of approved Written Scheme of Investigation

**Application Reference:** 18/0529/FULL

**Site Address:** FORMER SION HILL MIDDLE SCHOOL, SION HILL, KIDDERMINSTER, DY10 2XT

Delegated authority to **APPROVE** subject to the following:

- a) the signing of a **Section 106 Agreement**; and
- b) the following conditions:
  - 1. A6 (Full with no reserved matters)
  - 2. A11 (Approved Plans)
  - 3. B1 (Samples/details of materials)
  - 4. B11 (Details of enclosure)
  - 5. Lighting Scheme
  - 6. B13 (Levels details)
  - 7. C2 (Retention of existing trees)
  - 8. C3 (Tree Protection During Construction )
  - 9. C4 (Protection of trees – No Burning)
  - 10. C5 (Hand digging near trees)
  - 11. C7 (Landscaping Large Scale)
  - 12. C8 (Landscape Implementation)
  - 13. C19 (Tree Protection Plan)
  - 14. C22 (Tree Planting)
  - 15. Access, parking and turning facilities
  - 16. Cycle parking
  - 17. Residential Travel Plan
  - 18. Construction Environmental Management Plan
  - 19. Site Drainage Strategy
  - 20. Ecological Mitigation and Enhancement Measures
  - 21. Contaminated Land
  - 22. To secure Affordable Housing Provision
  - 23. To require details of the design of the Public Open Space and to secure management
  - 24. Remove Permitted Development Rights for Enlargements of Dwellinghouses
  - 25. Landscape Management Plan

Notes

- A. Severn Trent Water advises that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.
- B. Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.
- C. Section 278 Agreement

- D. Section 38 Agreement Details
- E. Drainage Details for Section 38
- F. Construction Environmental Management Plan (CEMP)
- G. SN6 (No Felling – TPO)

**Application Reference:** 18/0577/FULL

**Site Address:** STOURPORT HIGH SCHOOL & SIXTH FORM CENTRE, MINSTER ROAD, STOURPORT-ON-SEVERN, DY13 8AX

**APPROVED** subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. To secure building materials as proposed
4. To require foul and surface water drainage

**Application Reference:** 18/0649/OUTL

**Site Address:** 164 & 165 SUTTON PARK ROAD, KIDDERMINSTER, DY11 6LF

**APPROVED** subject to the following conditions:

1. A1 (Standard outline)
2. Approved Plans
3. A2 (Standard outline – reserved matters)
4. A3 (Submission of reserved matters)
5. B1 (Samples/details of materials)
6. B11 (Details of enclosure)
7. B13 (Levels details)
8. Parking Provision to be provided
9. To require a landscaping scheme (including retention of hedgerows and trees along perimeter of site)
10. To require the landscaping scheme to be implemented
11. Scheme for Surface Water Drainage
12. Scheme for external lighting
13. Ecological Mitigation and Enhancement Measures

Note

Severn Trent Water – There may be a Public Sewer within the site.

<b>Application Reference:</b> 18/0654/FULL and 18/0655/LIST
<b>Site Address:</b> BEWDLEY TOWN HALL, BEWDLEY MUSEUM, 12 LOAD STREET, BEWDLEY, DY12 2AE
18/0654/FULL <b>APPROVED</b> subject to the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. G1 (Details of works to Listed Buildings)</li> </ul> <p>18/0655/LIST <b>APPROVED</b> subject to the following conditions:</p> <ul style="list-style-type: none"> <li>1. A7 (Listed Building/Conservation Area Consent)</li> <li>2. A11 (Approved plans)</li> <li>3. G1 (Details of works to Listed Buildings)</li> </ul>

<b>Application Reference:</b> 18/0675/FULL
<b>Site Address:</b> LAND ADJOINING LITTLE OAKS, COMBERTON ROAD, KIDDERMINSTER, DY10 3DS
<b>APPROVED</b> subject to the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B1 (samples/details of materials)</li> <li>4. Highways</li> <li>5. Highways</li> <li>6. Details of walls, fences and other means of enclosure to be submitted</li> <li>7. Details of hard and soft landscaping to be submitted</li> <li>8. Drainage</li> <li>9. Obscurely glazed side windows</li> </ul> <p>Notes Highway</p>

<b>Application Reference:</b> 18/0683/FULL
<b>Site Address:</b> 140 BEWDLEY HILL, KIDDERMINSTER, DY11 6BT
<b>APPROVED</b> subject to the following conditions: <ul style="list-style-type: none"> <li>1. A6 (Full with no reserved matters)</li> <li>2. A11 (Approved plans)</li> <li>3. B1 (Samples/details of materials)</li> <li>4. B10 (Window details)</li> <li>5. J9 (Open plan frontages [obscure glazed windows])</li> <li>6. Highways – Access, turning and parking</li> </ul> <p>Notes</p> <ul style="list-style-type: none"> <li>A. Private access – Developer to ensure ownership/rights of access have been established</li> <li>B. STW – Sewer within the site.</li> </ul>