

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

16th April 2019 Schedule 572 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: 18/0689/FULL

Site Address: LAND AT STONE MEADOW, BUTTS LANE, STONE, KIDDERMINSTER, DY10 4BH

APPROVED subject to 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; to define curtilage and any other fences etc.)
5. B13 (Levels details)
6. Cross-Sections of Earth movements – dwelling and pool
7. C12 (Details of earthworks)
8. C6 (Landscaping – small scheme)
9. C8 (Landscape implementation)
10. Highway - Parking and access
11. Highway – Welcome Pack
12. Highway – Garage to be used for cycle parking, garage and storage only
13. J1 (Removal of permitted development – residential)
14. Drainage – Surface water
15. Drainage – Foul water
16. Ecological Mitigation
17. Unexpected contamination

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. A6 (Full with no reserved matters)
 2. A11 (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 23. remediation scheme
 23. Programme of Archaeological Work including Written Scheme of Investigation
 24. Implementation of approved Written Scheme of Investigation

Application Reference: 18/0531/FULL
Site Address: 56 PUXTON DRIVE, KIDDERMINSTER, DY11 5HY
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B1 (samples/details of materials) 4. Highways 5. Highways 6. Details of walls, fences and other means of enclosure to be submitted 7. Details of hard and soft landscaping to be submitted 8. Drainage 9. Submission of a CEMP prior to the commencement of works on site 10. No obstruction to the vehicular access of the SSSI adjacent to the site 11. Proposal to be carried out without endangering public safety 12. Cattle water stop tap must be protected from works on site <p>Note This permission does not confer on the Applicant the right to put scaffolding up on land owned by a third party or without the third party's consent. You should therefore contact Worcestershire County Council for their consent prior to erecting any scaffolding.</p>

Application Reference: 19/0010/FULL
Site Address: THE GOAT HOUSE, CLEOBURY ROAD, BEWDLEY, DY12 2QT
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. A10 (Personal permission) 4. J3 (Restriction on separate use) 5. J6 (Domestic purposes on) 6. J10 (Disabled Access)

Application Reference: 19/0063/FULL
Site Address: 166 SUTTON PARK ROAD, KIDDERMINSTER, DY11 6LF
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) and AIA 3. Building and hard surfacing materials 4. Boundary treatment 5. Site and finished floor levels 6. Obscure glazing to first floor side facing windows 7. Hedgerow Protection 8. Secure recommendations set out in Arboricultural Method Statement 9. Pre-commencement Tree Site Meeting 10. Landscaping scheme

<ul style="list-style-type: none"> 11. Landscaping Implementation 12. Pedestrian visibility splays 13. Access, turning area and parking facilities 14. Removal of PD Rights for Alterations to Roof, Windows and Extensions 15. Lighting scheme 16. Require two bat boxes 17. Additional bat survey required if demolition does not commence before September 2019. 18. Drainage scheme <p>Notes</p> <ul style="list-style-type: none"> A Highways B Ecology C WRS Demolition D Severn Trent Water
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<p>Application Reference: 19/0097/FULL</p> <p>Site Address: LAND ADJACENT TO 23 SILVER BIRCH DRIVE, KIDDERMINSTER, DY10 3XD</p> <p>APPROVED subject to the following conditions:</p> <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B1 (Samples/details of materials) 4. B11 (Details of enclosure) 5. B13 (Levels details) 6. Parking Provision and Access Arrangements to be provided 7. Cycle Storage to be provided 8. Landscaping scheme 9. Landscaping scheme to be implemented 10. J1 (Removal of PD Rights for Alterations to Roof and Extensions) 11. J9 (Open plan frontages) <p>Notes</p> <ul style="list-style-type: none"> A Severn Trent Water B Highways
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<p>Application Reference: 19/0114/FULL</p> <p>Site Address: 2 SION HILL, KIDDERMINSTER, DY10 2XS</p> <p>Delegated APPROVAL subject to:</p> <ul style="list-style-type: none"> a) the signing of a Section 106 Agreement to prevent the previously approved Planning Permission being implented; and b) the following conditions: <ul style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans)
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| <ol style="list-style-type: none">3. B1 (Samples/details of materials)4. Bat box to be provided5. Lighting assessment to be provided6. Access, turning and parking facilities to be provided7. Temporary permission for two year period for a Log cabin |
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Application Reference: 19/0133/FULL
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Site Address: 7 WESTHEAD ROAD NORTH, COOKLEY, KIDDERMINSTER, DY10 3TQ
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APPROVED subject to the following conditions:
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| <ol style="list-style-type: none">1. A6 (Full with no reserved matters)2. A11 (Approved plans)3. B6 (External details – approved plan)4. Access and parking facilities |
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Application Reference: 19/0134/FULL
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Site Address: 42 FRANCHE ROAD, WOLVERLEY, KIDDERMINSTER, DY11 5TP
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APPROVED subject to the following conditions:
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| <ol style="list-style-type: none">1. A6 (Full with no reserved matters)2. A11 (Approved plans)3. B3 (Finishing materials to match)4. J7 (Obscure glazing on side elevation) |
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