

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18th February 2020 Schedule 581 Development Management

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.

Councillor J Aston left the meeting at this point.

Application Reference: 19/0741/FULL
Site Address: TALBOT INN, THE VILLAGE, CHADDESLEY CORBETT, KIDDERMINSTER, DY10 4SA
The Committee received representation from Richard Green – objector and Mike Harris – Agent.
APPROVED 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 Hard and Soft Landscaping Scheme 4. Landscaping Implementation 5. Details of all external materials including windows, doors, hardsurfacing and brick-slip cladding to extraction flue 6. Details of the refuse storage building 7. Programme of archaeological work 8. Archaeological investigation work to be implemented 9. Require access, turning area, car parking and cycle storage facilities to be provided, including vehicle charging points 10. To secure details for kitchen extraction system 11. Trellis fencing to be provided and retained 12. Parking to be provided including cycle parking provision 13. Electric vehicle charging points to be provided and maintained

Councillor J Aston returned to the meeting at this point.

Application Reference: 19/0219/FULL

Site Address: MARGARET THATCHER CONSERVATIVE HOUSE, 35 MILL STREET, KIDDERMINSTER, DY11 6XB

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. Finished Site and Floor Level of side extension
5. Scheme of Foul and Surface Water Drainage
6. Details of the flood resilience measures
7. Access, turning and parking
8. Secure parking for cycles
9. Car Parking Area to be clearly marked out including a electric vehicle charging point and motorcycle parking to be provided.
10. To secure approved glazing and acoustic trickle vents products
11. Details of refuse storage

Notes

- A. Contact Environment Agency regarding flood risk
- B. Highways Informatives
- C. To make the applicant aware that there may be asbestos within the building.
- D. Severn Trent Water
- E. Waste collection and bin provision
- F. Register with Flood Watch Scheme

Application Reference: 19/0240/FULL

Site Address: THE FARTHINGS, ARLEY, BEWDLEY, DY12 1SP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of all materials) – submission of all external materials
4. Access and parking provided in accordance with plans
5. Parking and turning for the existing dwelling must be retained and should be shown on plan
6. Drainage - surface water not to drain into the highway
7. Trees - root protection zones to be identified and to be fenced off during construction
8. Submission of lighting details
9. Removal of PD rights

Application Reference: 19/0366/FULL

Site Address: THE MUSKETEER, AVON ROAD, KIDDERMINSTER, DY11 7PB

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. Details of external materials
 - 4. Details of hardsurfacing
 - 5. Details of boundary treatment
 - 6. Site and finished floor levels
 - 7. Detailed landscaping scheme
 - 8. Landscape establishment and management plan
 - 9. Details of site drainage strategy
 - 10. Management plan detailing future maintenance responsibilities for the surface water drainage
 - 11. Drainage plans for the disposal of foul and surface water flows
 - 12. To secure the provision of electric vehicle charging points
 - 13. To secure two tier 28 bay cycle parking provision
 - 14. To require access, pedestrian visibility, parking and turning areas to be provided
 - 15. A residential welcome pack promoting sustainable forms of access to the development
 - 16. First 5 metres of the access into the development, measured from the edge of the carriageway, surfaced in a bound material.
 - 17. Construction Environmental Management Plan

Notes

- A. SN2 (Section 106 Agreement)
- B. Highways
- C. Provision of waste collection

Application Reference: 19/0603/FULL

Site Address: LAND AT SILVERWOODS WAY, KIDDERMINSTER, DY11 7BW

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. Details of External Windows
 - 5. Site and Finished Floor Levels
 - 6. Boundary treatments
 - 7. Details of hard and soft landscaping to be submitted
 - 8. Landscaping establishment and management Plan
 - 9. Access Road Specification
 - 10. Residential Travel Plan
 - 11. Electric Vehicle Charging Point
 - 12. Construction Environmental Management Plan
 - 13. Detailed surface water drainage strategy
 - 14. Drainage scheme for the disposal of foul and surface water flows
 - 15. To secure recommended glazing and ventilation products
 - 16. Phase 1 desk study to be completed for potential contaminated land
 - 17. Ecological Survey to be undertaken
 - 18. Care Home only; no other use in C2.

Notes

- A. Waste and recycling collection
- B. Construction Environmental Management Plan (CEMP)
- C. Travel Plan Requirements

Application Reference: 19/0622/TREE

Site Address: PLOT L, LAND AT SILVERWOODS WAY, KIDDERMINSTER, DY11 7BW

APPROVED subject to the following conditions:

1. TPO1 - Non-standard Condition '2 year restriction of Consent Notice'.
2. C16 – 47 x Replacement Trees as specified in Margaret Twigg's Landscape Strategy Drawing No. 522.01B
3. C17 - TPO Schedule of Works

Schedule of Works

Only the following works shall be undertaken:

Fell 2x Birch, 7x Elder, 47 Cypress, 1x Oak, 1x Sycamore and a group containing 34 trees of mixed species.

Application Reference: 19/0625/FULL

Site Address: LAND OFF SOLCUM LANE, BLAKESHALL, WOLVERLEY, KIDDERMINSTER, DY11 5XP

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B3 (Finishing materials to match)
4. Surface water
5. Manure heap
6. Ecological enhancements
7. Tree planting
8. No lighting
9. Use for personal use only; no commercial use or events

Jane Alexander, Principal Solicitor, left the meeting at this point.

Application Reference: 19/0703/FULL

Site Address: CHAPEL PADDOCK, CHAPEL LANE, ROCK, KIDDERMINSTER, DY14 9XE

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (samples/details of materials)
4. Site and Finished Floor Levels
5. Boundary treatments
6. Submission of Tree Protection Plan
7. Details of landscaping scheme
8. Works to clear the site implemented outside of the bird nesting season/site inspected immediately prior to any works by a qualified
9. A pre commencement ecology search of the site
10. All excavations covered overnight and the means for potentially trapped animals to escape provided
11. The lighting scheme for the new development to be agreed with the ecologist
12. The installation of 2 bird boxes, 2 bat boxes and 2 insect boxes
13. A landscaping plan produced that includes some native planting and a log pile
14. Installation of electric vehicle charging point
15. Scheme of surface water drainage
16. Access including visibility splays, turning area and parking facilities including cycle parking to be provided
17. Removal of permitted development rights (Class A)

Notes

- A. Severn Trent Water
- B. Waste and recycling collection

Jane Alexander, Principal Solicitor, returned to the meeting at this point.

Application Reference: 19/0762/FULL
Site Address: 2 ALTON NURSERIES, LONGBANK, BEWDLEY, DY12 2UL
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. To secure agreed building materials. 4. To secure agreed hard surfacing materials. 5. To require details on site and finished floor levels. 6. To require details on boundary treatment details including acoustic fencing. 7. To require details of soft landscaping to be submitted, including new hedgerow planting within gap of existing vehicular access point. 8. To require Landscaping establishment and management plan. 9. To secure agreed access point and visibility splays. 10. To require revised dimensions for parking spaces and circulation areas. 11. To require the existing access point to be made permanently closed. 12. To require details on cycle storage facilities. 13. To require a scheme for surface water drainage. 14. Removal of Permitted Development Rights for outbuildings and new boundary treatment. 15. To secure recommended glazing and ventilation product. <p>Notes</p> <ol style="list-style-type: none"> A. Waste and recycling collection B. Severn Trent Water C. WRS 'Demolition & Construction' Guidance D. Highways Informative

Application Reference: 19/0808/FULL
Site Address: 93 BALDWIN ROAD, KIDDERMINSTER, DY10 2UD
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B3 (Finishing materials to match with render to be finished prior to first occupation of the two storey element) <p>Note</p> <p>SN12 (Neighbours' rights)</p>

Application Reference: 20/0005/FULL
Site Address: 21 HARRIERS GREEN, KIDDERMINSTER, DY10 2UE
APPROVED subject to the following conditions:
<ol style="list-style-type: none"> 1. A6 (Full with no reserved matters) 2. A11 (Approved plans) 3. B3 (Finishing materials to match)