

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20th October 2020 - Schedule 589 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.

Application Reference: 20/0500/FUL						
Site Address: 14 Lenchville, Kidderminster, Worcestershire, DY10 2YU						
The Committee received representation from Fiona Humpage (Objector) and Councillor M Rayner (Ward Member) prior to a decision being made.						
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. Site and Finished Floor Levels 5. Landscaping Scheme and Implementation 6. Details and implementation of fencing to separate badger sett from rear garden and to ensure the type of fencing does not restrict badger movement to existing commuting paths 7. Provision of a minimum of 2 bird and bat boxes 8. External lighting details 9. Implementation of recommended working methods/mitigation measures to ensure no harm to protected species 10. Removal of Permitted Development Rights for extensions, windows and enlargements of the bungalow. 11. Scheme of surface water drainage strategy 12. Access, turning area and parking facilities including cycle parking to be provided 13. The submitted Construction Environmental Management Plan (CEMP) shall be implemented in full throughout the construction phase, as approved by the Highway Authority. <p>Notes</p> <table style="margin-left: 20px;"> <tr> <td>A</td> <td>Severn Trent Water</td> </tr> <tr> <td>B</td> <td>Natural England Development Licence</td> </tr> <tr> <td>C</td> <td>Ringway Infrastructure Service to carry out all highway work.</td> </tr> </table>	A	Severn Trent Water	B	Natural England Development Licence	C	Ringway Infrastructure Service to carry out all highway work.
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B	Natural England Development Licence					
C	Ringway Infrastructure Service to carry out all highway work.					

6:26pm - Councillors M Rayner and L Whitehouse left the meeting at this point.

Application Reference: 20/0077/FUL

Site Address: Former Rock Works, Park Lane, Kidderminster, Worcestershire

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

- a) the signing of a **Section 106 Agreement** to secure contributions towards Public Open Space; and
- b) the following conditions:
 - 1. 3-year Time Limit
 - 2. To require External Materials to be agreed.
 - 3. To require reinstatement of the existing dropped kerb crossings on site prior to first occupation, except for one dropped kerb to serve the adjacent tunnels
 - 4. To prevent ground floor from being used for car parking by residents
 - 5. Details of a communal satellite to serve residential units
 - 6. To secure Refuse Storage
 - 7. To secure Cycle Storage
 - 8. To secure Communal lift
 - 9. To require Welcome Pack to promote sustainable travel options
 - 10. To require secure access control system to communal door to be agreed
 - 11. To require Noise mitigation scheme to be agreed
 - 12. To require an updated ecological report to be undertaken and mitigation to be agreed
 - 13. To require replacement roost measures to be agreed
 - 14. To require a Programme of Historic Building Recording to be agreed
 - 15. To require damage to listed building during approved works to be made good
 - 16. To require a scheme for surface water drainage strategy to be agreed

Notes

- 1. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk Tel: 01905 751651. The applicant is solely responsible for all costs associated with construction of the access.

6:33pm Councillor L Whitehouse re-joined the meeting at this point.

Application Reference: 20/0508/RES

Site Address: Churchfields Business Park, Churchfields, Kidderminster,
Worcestershire, DY10 2JL

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

- a) the submission of satisfactory revised plans indicating alterations to Plots 85 - 90 and:
- b) No objections from Highway Authority; and
- c) The following conditions;
 1. Approval of matters reserved under Condition 2 of Outline Consent 18/0285/OUTL
 2. Prior to first occupation, the pedestrian footway linking Churchfields with York Street to be completed
 3. Prior to the occupation of the 200th dwelling, the agreed Schedule of Works to enable the conversion of the 1902 building to be completed.
 4. Details of smoke stall risers to be submitted and agreed
 5. Details of removal and remounting of the two stone plaques
 6. Details of lighting to public realm adjacent to the 1902 building
 7. Implementation of noise mitigation measures as recommended in the Noise Impact Assessment, including acoustic fencing, glazing and ventilators
 8. Removal of Permitted Development Rights for fences, gates or walls forward of any dwelling house
 9. Removal of Permitted Development Rights for upward extensions and rear extensions
 10. Arboricultural Method Statement to be implemented
 11. Cycle storage details for dwelling houses without garages to be submitted and agreed
 12. Implementation of Landscape Management Plan
 13. To require all windows to dwellinghouses and new apartment building to have a minimum window reveal depth 70mm from the façade of the building, as indicated on Drawing No. WD350.

NOTES

1. This approval should be read in conjunction with the obligation entered under Section 106 of the Town and Country Planning Act 1990 (as amended) which accompanied outline consent 18/0285/OUTL
2. This application formally agrees the details reserved by condition Nos. 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 26, 28 (Parts a - d), 30, 31 and 33 attached to 18/0285/OUTL. These conditions are not discharged until the approved details have been fully implemented.
3. Attention is drawn to the following outstanding pre commencement and/or prior to first occupation conditions attached to 18/0285/OUTL which have not

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been agreed by this application. These are condition Nos. 19 (Travel Plan); 21 (Surface Water Drainage Strategy); 25 (Archaeology WSI publish/archive); 28 Parts e -f (Remedial works); and 32 (Construction Environmental Management Plan).

4. Attention is drawn to conditions 8 and 9 of this approval, the effect of which is to withdraw permitted development rights in respect of development which would otherwise not require planning permission.

but if by the **18th December 2020** satisfactory amended plans have not been received and/or the Highway Authority maintain an objection, **delegated** authority to **REFUSE** for the following reason:

1. The means of vehicle access to/from Plots 85 - 90 are inadequate and would lead to a detrimental impact on pedestrian/vehicle safety on the adjacent highway. As such the proposal would be contrary to Policies CP03 of the Adopted Core Strategy, Policies SAL.CC1 and SAL.CC2 of the Adopted Site Allocations and Policies Local Plan and Paragraphs 109 ad 110 of the National Planning Policy Framework.

Application Reference: 20/0454/FUL

Site Address: 11 Osborne Close, Kidderminster, DY10 3YY

The Committee **NOTED:**

1. The decision taken by Officers following consultation with the Chairman, to defer the consideration of the application and to postpone the Committee site visit.

And decided:

2. In the event of a change of circumstances by way restrictions being introduced locally and/or nationally related to Covid 19 that mean it is not possible or is inadvisable for members to gather on site for a site visit, delegated authority is given to the Development Manager in consultation with the Chairman and Vice Chairman of Planning Committee to agree a way to provide members of the Planning Committee with additional visual information to enable them to make a decision on the application when it comes before them in place of a site visit.