

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

21st September 2021 - Schedule 595 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: 20/0159/FUL

Site Address: Land At Os 384500 275750, Barnetts Lane, Kidderminster, Worcestershire.

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

a) the signing of a **Section 106 Agreement** to secure:

provision and maintenance of landscape and biodiversity areas

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. B13 (Levels details)
6. Visibility splays (highways)
7. Parking Provision and Access Arrangements to be provided
8. Refuse collection point detail to be provided
9. Details of Electric charging points to be submitted.
10. Submission of details of a defibrillator
11. Submission of CEMP
12. Removal of PD Rights for Alterations to Roof and Extensions
13. Surface water drainage
14. Foul drainage
15. Tree Protection Plan
16. Submission of a site specific Arboricultural Method Statement
17. Detailed Planting Plan
18. Establishment and maintenance plan for the new tree and hedge planting
19. Pre-commencement Tree Site Meeting
20. Submission of a LEMP (landscape Environment management plant)
21. Completion certificate for LEMP
22. Programme of archaeological work including a Written Scheme of Investigation
23. Completion of submitted site investigation and post investigation

Notes

A. This permission does not authorise the applicant to carry out works within the publicly maintained highway.

B Severn Trent Water to approve any new connection to their system.

Application Reference: 20/0192/FUL

Site Address: Land At Os 384854 280058, Wolverhampton Road, Cookley, Kidderminster, Worcestershire

APPROVED subject to the following conditions:

1. A6 (Approved Plans)
2. A11
3. The structures hereby approved shall be stained dark green within 1 month of the date of this permission and shall be maintained in this colour for the life of the development.
4. Surface water from the development shall discharge to soakaway drainage which shall be implemented within 3 months of the re siting of the approved structures and thereafter maintained.
5. Any manure heap shall be placed where there is no risk of run-off polluting watercourses and/or assets used to supply water for consumption. The manure heap shall have an impermeable base and shall be located at least 10 metres from any watercourse or ditch and at least 50 metres from any well, spring or borehole that supplies water for consumption.
6. The proposed hedgerow planting areas shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
7. The proposed hedgerow planting areas shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
8. No lighting of the site or buildings without the prior written consent of the Local Planning Authority
9. No commercial livery use of the site. Private equestrian facility only.
10. The proposed structures shall be re-located to their approved positions in accordance with the details submitted within 3 months of the date of this permission, and shall thereafter be retained and maintained in good condition in those positions for the life of the development.
11. No additional structures either moveable or fixed, shall be sited on the land without the formal written consent of the LPA other than those expressly authorised by this consent.

Application Reference: 20/0309/FUL

Site Address: Land At Os 384896 280050, Wolverhampton Road, Cookley, Kidderminster, Worcestershire

APPROVED subject to the following conditions:

1. A6 (Approved Plans)
2. A11
3. The structures hereby approved shall be stained dark green within 1 month of the date of this permission and shall be maintained in this colour for the life of the development.
4. Surface water from the development shall discharge to soakaway drainage which shall be implemented within 3 months of the re siting of the approved structures and thereafter maintained.
5. Any manure heap shall be placed where there is no risk of run-off polluting watercourses and/or assets used to supply water for consumption. The manure heap shall have an impermeable base and shall be located at least 10 metres from any watercourse or ditch and at least 50 metres from any well, spring or borehole that supplies water for consumption.
6. The proposed hedgerow planting areas shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
7. The proposed hedgerow planting areas shall be completed in accordance with the submitted details and shall also be extended to cover the entire length of the southern boundary. The hedgerow shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
8. No lighting of the site or buildings without the prior written consent of the Local Planning Authority
9. No commercial livery use of the site. Private equestrian facility only.
10. The proposed structures shall be re-located to their approved positions in accordance with the details submitted within 3 months of the date of this permission, and shall thereafter be retained and maintained in good condition in those positions for the life of the development.
11. No additional structures either moveable or fixed, shall be sited on the land without the formal written consent of the LPA other than those expressly authorised by this consent.

Application Reference: 21/0681/FUL

Site Address: Land At Os 384800 280058, Plot F, Wolverhampton Road, Cookley, Kidderminster, Worcestershire

APPROVED subject to the following conditions:

1. A6 (Approved Plans)
2. A11
3. The structures hereby approved shall be stained dark green within 1 month of the date of this permission and shall be maintained in this colour for the life of the development.
4. Surface water from the development shall discharge to soakaway drainage which shall be implemented within 3 months of the re siting of the approved structures and thereafter maintained.
5. Any manure heap shall be placed where there is no risk of run-off polluting watercourses and/or assets used to supply water for consumption. The manure heap shall have an impermeable base and shall be located at least 10 metres from any watercourse or ditch and at least 50 metres from any well, spring or borehole that supplies water for consumption.
6. The proposed hedgerow planting areas shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
7. No lighting of the site or buildings without the prior written consent of the Local Planning Authority
8. No commercial livery use of the site. Private equestrian facility only.
9. The proposed stables, field shelters and stores shall be re-located to their proposed positions within 3 months of the date of this permission and shall thereafter be retained and maintained in good condition in those positions for the life of the development.
10. No additional structures either moveable or fixed, shall be sited on the land without the formal written consent of the LPA other than those expressly authorised by this consent.

Application Reference: 21/0711/FUL

Site Address: Land At Os 384988 280010, Wolverhampton Road, Cookley, Kidderminster, Worcestershire

APPROVED subject to the following conditions:

1. A6 (Approved Plans)
2. A11
3. Any manure heap shall be placed where there is no risk of run-off polluting watercourses and/or assets used to supply water for consumption. The manure heap shall have an impermeable base and shall be located at least 10 metres from any watercourse or ditch and at least 50 metres from any well, spring or borehole that supplies water for consumption.
4. The new hawthorn hedgerow as shown on the approved plan, with the addition of the entire southern boundary, shall be planted during the first planting season following this approval and shall consist of a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be permanently retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
5. The proposed hedgerow planting areas, with the addition of the entire southern boundary, shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
6. No lighting of the site without the prior written consent of the Local Planning Authority
7. No commercial livery use of the site. Private equestrian facility only.
8. No structures either moveable or fixed, shall be sited on the land without the formal written consent of the LPA.
9. The existing structures shall be permanently removed from the site within 1 month of the date of this permission.

Informative

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.

Application Reference: 21/0770/FUL

Site Address: Land At Os 385100 280000, Wolverhampton Road, Cookley, Kidderminster, Worcestershire

APPROVED subject to the following conditions:

1. A6 (Approved Plans)
2. A11
3. The structures hereby approved shall be stained dark green within 1 month of the date of this permission and shall be maintained in this colour for the life of the development.
4. Surface water from the development shall discharge to soakaway drainage which shall be implemented within 3 months of the re siting of the approved structures and thereafter maintained.
5. Any manure heap shall be placed where there is no risk of run-off polluting watercourses and/or assets used to supply water for consumption. The manure heap shall have an impermeable base and shall be located at least 10 metres from any watercourse or ditch and at least 50 metres from any well, spring or borehole that supplies water for consumption.
6. The proposed hedgerow planting areas shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
7. The proposed hedgerow planting areas shall be planted with a double staggered row of hawthorn plants spaced at 300mm between plants and 400mm between rows. The proposed woodland planting areas shall be planted with mixed native broad leaved species, planted at one meter between plants and one meter between rows. The planting shall be completed by the end of the first planting season following this approval and shall be retained and maintained at a minimum height of 2.4 metres once achieved, for the life of the development. Any plants which become diseased, are dead or dying shall be replaced during the first available planting season. The plants shall also be individually guarded immediately following planting to protect from damage from browsing animals.
8. No lighting of the site or buildings without the prior written consent of the Local Planning Authority
9. No commercial livery use of the site. Private equestrian facility only.
10. The proposed stables, field shelters, stores and schooling area, shall be re-located to their approved positions in accordance with the details submitted within 3 months of the date of this permission, and shall thereafter be retained and maintained in good condition in those positions for the life of the development.
11. No additional structures either moveable or fixed, shall be sited on the land without the formal written consent of the LPA other than those expressly authorised by this consent.
12. Within 3 months of the date of permission, the layout of the existing vehicular access shall be amended to include visibility splays and a 45 degree fence line either side of the access with gates set back 10 metres from the edge of the carriageway and the access area surfaced in a bound

material. Details are to be submitted in writing to and approved by the Local Planning Authority.

Informative

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.

Application Reference: 20/0892/FUL

Site Address: Formerly Carpets of Worth Site, Severn Road, Stourport On Severn, Worcestershire

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

- a) The signing of a S.106 agreement to secure affordable housing and highway contributions; and
- b) The following conditions;
 1. A6 (Standard Time)
 2. A11 (Approved Plans)
 3. Materials to be agreed
 4. Existing and proposed levels
 5. Means of enclosure
 6. Landscaping Scheme
 7. Landscape Implementation and Management Plan
 8. Surface Water Drainage Scheme
 9. Drainage Strategy to be secured and maintained
 10. Finished Floor Levels
 11. Foul Water Drainage
 12. Visibility Splays
 13. Electric Charging Points
 14. Cycle Parking
 15. Travel Plan
 16. Welcome Pack
 17. CEMP
 18. Low emission boilers
 19. Biodiversity enhancements
 20. Lighting scheme to be agreed
 21. Removal of PD rights for certain plots
 22. Archeology Recording
 23. Deposit of Recording with Archive
 24. Historic Interpretation Board details to be provided, installed and maintained.
 25. Provision of Defibrillator
 26. Provision of a Photovoltaic Panels to a minimum of 13 plots. Details to be submitted and agreed with the LPA.

Notes

- A. S.106
- B. Demolition
- C. Highways
- D. Severn Trent – Sewer in Vicinity of Site
- E. Archeaology

Application Reference: 21/0621/FUL

Site Address: West Midlands Safari Park, Kidderminster Road, Bewdley, Worcestershire, DY12 1LF

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. Details of materials and finishes for Safari Lodges and viewing huts
4. Site and Finished Floor Levels
5. External Lighting Scheme
6. Ecological Enhancement and Management Plan
7. Planting Plan including timing of planting
8. Surface water and foul water drainage strategy
9. Require the existing Animal Houses to be demolished
10. Lodges to be used for short stay holiday use only.
11. Defibrillator to be provided within or close to the application site and retained and maintained

Application Reference: 21/0701/HOU

Site Address: 48 Oakfield Road, Kidderminster, DY11 6PL

APPROVED subject to the following conditions:

1. A6 (Standard Time)
2. B6 (Matching Materials)
3. A11 (Approved Plans)
4. Obscure glazing to be provided as per approved plan and retained

Note

- SN12 (Neighbours Rights)
- Building Regulations