

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

19 April 2022 - Schedule 601 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 Planning 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: 21/0598/FUL
Site Address: Land To The Rear, 5 Mill Lane, Blakedown, Kidderminster, DY10 3NQ
Refused for the following reasons: Notwithstanding the extant approval, the proposed development would create additional harm by virtue of the positioning of plot 2 in close proximity to boundaries of 14 and 16 Mill Close, adversely impacting on the amenity of these residents. In addition, by virtue of the increase size and scale of the development, over and above the extant permission, would represent an overdevelopment of the site. The harm created would be contrary to Policy SAL.UP7 of the Site Allocations and Policies Local Plan and Policy DM.24 of the emerging Wyre Forest Local Plan.

Application Reference: 21/1064/HYB
Site Address: Land At Os 381800 271300, Former Parsons Chain, Worcester Road, Stourport On Severn, Worcestershire
The Committee received representation from Councillor Tim Berry (Stourport Town Council) and Councillor Nicky Martin prior to a decision being made.
Delegated APPROVAL subject to; a. A Section106 agreement being completed; and b. The following conditions; 1. Full Time Limit 2. Reserved Matters details to be submitted 3. Outline Time Limit 4. To define the Outline development as being a Care Home (C2 or up to 16 dwellings 5. To secure agreed external facing material and hard surfacing 6. To secure agreed boundary treatment (except rear boundary to Plots 14-26) 7. Require removal of existing Palisade fencing 8. To secure agreed glazing and ventilation specifications 9. Following submission of details relating to the acoustic fencing to be installed to the rear boundary of Plots 14 – 26, and approval of these details by WRS. 10.To require updated noise survey for Outline development in Phase 2 11. Removal of Permitted Development Rights to prevent rear extensions to Plots 8, 9, 12, 13, 61 and 62 due to gardens being less than 10 metres in depth 12. Removal of Permitted Development Rights to prevent new fences/walls and

- gates being installed to front of dwelling houses in the future
13. Following submission and approval of the Sustainability Statement which states that the development would achieve water efficiency of 104.5 litres per person, in accordance with emerging policy 15A.
 14. To require provision of a defibrillator
 15. To secure agreed PV panels to 18 dwellings in Phase 1
 16. To require details of measures to incorporate energy from renewable or low carbon sources in Phase 2
 17. To require details of footpaths/cycleways within Phase 1
 18. To require details of public interpretation/information board within Phase 1
 19. To require details of refuse bins, recycling materials storage area and collection point if a Care Home (C2) is provided in Phase 2
 20. To require details of any commercial kitchen extraction system if a Care Home (C2) is provided in Phase 2
 21. To require a marketing strategy for the Care Home (C2) and marketing of the site for 12 months, before any reserved matters applications are submitted for dwellings on the Outline land (Phase 2)
 22. To secure agreed tree protection fencing
 23. To secure agreed tree works, including tree removals
 24. To prevent retained trees from being cut down, uprooted or destroyed
 25. To require implementation of agreed landscaping scheme
 26. To require a landscape and ecological management (LEMP) plan
 27. To secure agreed remediation strategy and to require a validation report
 28. To require further investigation, risk assessment and remediation if unexpected contamination is found
 29. To secure agreed Method Statement for Demolition
 30. To secure agreed Construction Environmental Management Plan in working hours and measures to mitigate potential nuisance from noise, vibration and dust emissions
 31. To require details for the disposal of foul and surface water drainage for Phase 2 of the development
 32. To require the development to implement the approved WSI prior to commencement of development.
 33. To secure badger mitigation strategy and require licence to be obtained from Natural England for all works within 50 metres of a badger sett
 34. To secure the agreed 6no. bat boxes
 35. To require a scheme for Biodiversity Enhancement Measures
 36. To require a further bat survey and mitigation measures prior to the felling of the Himalayan Birch tree (T4) on Worcester Road
 37. To require a lighting strategy to minimise harm to protected species
 38. To require electric vehicle charging points
 39. To require cycle storage provision
 40. To secure agreed access, parking and turning facilities
 41. To secure agreed vehicular visibility splays
 42. To require appropriate pedestrian visibility splays
 43. To require the first 5 metres of the access into the development to be surfaced in a bound material
 44. To secure agreed residential parking provision
 45. To require a residential travel plan
 46. Following submission of Construction Environmental Management Plan (CEMP) and approval of the CEMP by the Highway Authority.
 47. To require applicant to upgrade the existing crossing located on Worcester Road

- 48. To require a scheme for surface water drainage strategy
- 49. To require details of management of the SuDS assets
- 50. To require a construction surface water management plan
- 51. Details of heating to be submitted to the District Council for approval

Informative

Additional planning obligations to be secured by the Section 106 agreement, which includes:

- a. the requirement to pay £220 per dwelling to allow WCC Highway Authority to deliver the Residential Welcome Pack; and
- b. a financial contribution towards Community Transport Service to provide access for mobility impaired residents to essential services including Acute Health, which would be calculated at £4,000 for the 94 dwellings and either £12,000 for the care home or £680 for 16 dwellings.
- c. WCC Monitoring Fees
- d. WRS Best Practice Guidance for noise, vibration and dust emissions
- e. WFDC Waste and/or Recycling Bin Provision
- f. Alteration of highway to provide new or amended vehicle crossover
- g. Section 278 Agreement
- h. Section 38 Agreement Details
- i. Drainage Details for Section 38
- j. No Drainage to Discharge to Highway
- k. Protection of Visibility Splays
- l. Brightness of Illuminated Signs
- m. Affected Street Lighting / Illuminated Signs
- n. Common Land
- o. Extraordinary Maintenance
- p. Works Adjoining Highway
- q. Certificate of Lawfulness
- r. Section 115E Licence
- s. Temporary Direction Signs to Housing Developments
- t. Construction Environmental Management Plan (CEMP)
- u. Travel Plan Requirements
- v. Solar panel battery storage facilities

Councillor N Martin left the meeting at this point (7.20pm).

Application Reference: 21/1154/HOU
Site Address: Swallows Barn, The Holloway, Chaddesley Corbett, DY10 4QD
The Committee received representation from Councillor Ian Hardiman prior to a decision being made.
Deferred for site visit.

Councillor C Rogers left the meeting at this point (7.52pm).

Application Reference: 21/0604/FUL
Site Address: Heathlands, 16/18 Birmingham Road, Blakedown, Kidderminster, Worcestershire, DY10 3JE

APPROVED subject to the following conditions:

1. Implementation within 3 years
2. In accordance with the submitted drawings/details
3. Submission of material details
4. Arboricultural Method Statement and Watching Brief
5. Completion and implementation of proposed Highway Works
6. Pedestrian visibility, turning and parking implemented and retained
7. Cycle Storage
8. Travel Welcome Pack
9. Electric Vehicle charging Points
10. Construction Environmental Management Plan
11. Surface Water Drainage
12. Permeable Paving
13. Details of Bird and bat boxes on site
14. Retained ecologist to be present on site during all site clearance works
15. No trenches to be left open or uncovered overnight
16. Details of fenced buffer strip adjacent to the pools to be submitted and approved in writing prior to commencement.
17. Removal of PD rights for Extensions
18. Scheme for sustainable energy to be submitted
19. Occupation of 3no. Bungalows to be restricted to Local Connection Only

Notes

1. Section 278 Agreement
2. Section 38 Agreement
3. Water Pollution Potential

Application Reference: 22/0003/FUL

Site Address: Single storey rear extension to form consultation room

APPROVED subject to the following conditions;

1. A6 (Standard Time)
2. B3 (Finishing Materials to Match)
3. A11 (Approved Drawings)

Councillor C Rogers returned to the meeting at this point, (7.53pm)

Application Reference: 22/0079/HOU

Site Address: 9 Beauchamp Avenue, Kidderminster, Worcestershire, DY11 7AH

APPROVED subject to the following conditions;

1. A6 (Standard Time)
2. B6 (External Materials - Approved Plan)
3. A11 (Approved Plans)

Notes

- A. SN12 (Neighbours Rights)