

**WYRE FOREST DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**14 February 2023 - Schedule 607 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.

<b>Application Reference:</b> 22/0153/FUL
<b>Site Address:</b> Old Bliss Farm Barns, Old Bliss Farm, Gorst Hill, Rock, Kidderminster, Worcestershire, DY14 9YG
The Committee received representations from Rock Parish Councillor S Watkins and Mr R Shimwell (applicant) prior to a decision being made.
<b>DEFERRED</b> for a full meeting cycle to allow background information on the application to be presented to the Committee.

<b>Application Reference:</b> 22/0840/FUL
<b>Site Address:</b> 162 ,164 And Land Rear 165 Sutton Park Road, Kidderminster, Worcestershire, DY11 6LF
<b>DELEGATED APPROVAL</b> subject to the following:
<ul style="list-style-type: none"> <li>i. The signing of a S.106 agreement as set out at paragraph 4.40; and</li> <li>ii. The following conditions;</li> </ul> <ol style="list-style-type: none"> <li>1. 3-year Time Limit</li> <li>2. Require finished site level details, including details of any retaining walls</li> <li>3. Require Landscaping Scheme and Implementation</li> <li>4. Require boundary treatment and enclosure details</li> <li>5. Require Defibrillator</li> <li>6. Retention of all identified retained trees</li> <li>7. Retention of the hedgerow to rear of Plots 2-5 at a minimum height of 3.5 metres from the ground level of the application site</li> <li>8. Electric Vehicle Charging Provision</li> <li>9. Secure Cycle Storage</li> <li>10. Low Emission Boilers</li> <li>11. Details of provision of PV Panels that accords with the recommendations set out in the submitted Sustainability Statement</li> <li>12. Require water efficient measures</li> <li>13. Provision of M4(2) dwellings</li> <li>14. Construction Environmental Management Plan (CEMP - Biodiversity) to include: <ul style="list-style-type: none"> <li>a. Implementation of Tree Protection Fencing and Pre-start meeting with Council's Arboricultural Officer</li> <li>b. Vegetation clearance to be undertaken outside of bird nesting season</li> <li>c. Implementation of mitigation measures as set out in the Ecological Impact Assessment submitted with the application</li> </ul> </li> <li>15. Require external lighting scheme</li> </ol>

16. Require further bat and badger surveys if site clearance works have not been completed by September 2023
17. Landscape Environmental Management Plan (LEMP) including a revised Defra Biodiversity Metric, habitat creation and enhancements and biodiversity delivery and monitoring plan
18. Require Bird and Bat boxes
19. Implementation and Maintenance of Surface Water Drainage Scheme
20. SuDS Management Plan
21. Construction Surface Water Management Plan
22. Details of foul water drainage
23. Require highway lighting details
24. Construction Environmental Management Plan (Highways)
25. Access and Parking arrangements
26. Widening of Plots 16 and 17 to 3.5 metres for the first 15 metres
27. Travel Information Pack to promote sustainable forms of access to the site
28. Removal of Permitted Development Rights for future boundary treatment forward of the principle elevation of any dwelling house
29. Removal of Permitted Development Right for future two-storey rear extensions to Plots 2-5
30. To require details of screening for any pumping station to be installed
31. Potential Contaminated Land condition
32. List of approved plans

NOTES

- Section 106 Agreement
- Inform developer that battery storage is necessary for dwellings with PV solar panels
- Severn Trent Water – Public sewer
- No construction work outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 hours on Saturdays
- No burning of any material during construction and site preparation works
- WFDC Waste and recycling collection
- Alteration of highway
- Section 278 Agreement
- Section 38 Agreement
- Protection of Visibility Splays
- Works adjoining highway
- Construction Environment Management Plan
- WRS Demolition & Construction Guidance

**Application Reference:** 22/1034/FUL

**Site Address:** Quayside At Os 378830 275380, Stourport Road, Bewdley, Worcestershire

**DELEGATED APPROVAL** subject to:

- i. The signing of a S.106 agreement to secure off-site biodiversity net gains; and
- ii. The following conditions;

- 1) 3 year time limit to commence development
- 2) Require details of materials including bond and finishes
- 3) Require details of railings
- 4) Require Landscaping Scheme (including replacement trees)
- 5) Implementation of approved Landscaping Scheme
- 6) Require long-term maintenance scheme including cleaning programme for all glazed areas
- 7) Secure storage of fabric removed from the Grade I listed bridge and strategy for its reuse in future repair works
- 8) Construction Environmental Management Plan (Ecology and PRow)
- 9) Construction Environmental Management Plan (Highways).
- 10) Landscape Construction Environmental Management Plan
- 11) Walk over survey (Ecology)
- 12) Prevent external lighting being installed
- 13) Require river works to be carried out outside of sensitive times for fish species.
- 14) Works involving the use of significant vibration will be scheduled not to impact on fish migration and spawning periods
- 15) Prior to vegetation clearance works being undertaken a walk-over reptile and bird survey of the site to be undertaken and report of findings to be submitted and agreed in writing by the Local Planning Authority including a scheme of mitigation if required
- 16) Submission of Written Scheme of Investigation for Archaeology
- 17) Publication and recording of Written Scheme of Investigation
- 18) Heritage Interpretation panels and artwork within the surfacing
- 19) Temporary diversion of footways and permissive routes
- 20) Detail of the exact specification of footpath BW-543
- 21) Watching brief to be submitted (trees)
- 22) Approved list of plans

NOTES

- A. Public Right of Way
- B. Section 278 Agreement
- C. Section 167 Review of existing footpath(s) and PRow
- D. Construction Environmental Management Plan (CEMP - Highways)

**Application Reference:** 22/1006/LBC

**Site Address:** Quayside At Os 378830 275380, Stourport Road, Bewdley, Worcestershire

**APPROVED** subject to the following conditions:

1. Time Limit
2. To require details of external materials
3. To require details of railings
4. To require scheme for the long-term maintenance and cleaning programme of all glazed areas
5. To require details of storage area for Grade I listed building fabric that is removed and a strategy for its reuse
6. Archaeological - Written Scheme of Investigation(s)
7. Archaeological implementation
8. Cultural Heritage Interpretation Panel/Strategy
9. Approved Plans