

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20 June 2023 - Schedule 610 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: 22/0464/OUT
Site Address: Land At Os 388200 278800, Station Drive, Blakedown, Kidderminster, Worcestershire
The Committee received representation from Sue Fowler, Chair of Churchill & Blakedown Parish Council (objector) prior to a decision being made.
<p>DELEGATED APPROVAL subject to:</p> <ul style="list-style-type: none"> a) The signing of a S.106 Agreement; b) The following conditions; <ul style="list-style-type: none"> 1. Outline Time Limit. 2. Reserved Matters to be submitted. 3. Approved Plans 4. To define the permission in terms of number of dwellings including 2 Self or Custom Build Plots 5. To define the permission in terms of safeguarded car parking land based on an updated needs assessment 6. The extent of the built development, open spaces & structural landscaping shall be in accordance with the submitted Parameters Plan 7. To secure external materials at Reserved Matters Stage 8. To secure maximum building heights 9. To secure tree protection measures 10. To secure Surface Water Drainage scheme 11. To secure Surface Water Drainage maintenance 12. To secure Surface Water Drainage management 13. To secure Foul and Surface Water scheme 14. To secure programme of Archaeological works 15. To secure Archaeological site investigation and post investigation assessments 16. To secure detailed site access design 17. To secure sheltered and secure cycle parking for future residents 18. To secure off road car parking provision 19. To secure Electric Vehicle Charging 20. To require the submission of a Travel Plan 21. To require the production of a Residential Travel Welcome Pack 22. To require the submission of scheme of street lighting 23. To require the use of Low Emission Boilers 24. To require the submission of soil and soil forming details 25. To require the reporting of any unexpected contamination 26. To require the submission of existing and proposed site levels

27. To secure Water Efficiency features to achieve adopted water efficiency targets
28. To require further detailed Noise Impact Assessment and ensure recommended ambient noise levels are achieved
29. To require that dwellings are accessible and adaptable
30. To require that dwellings incorporate suitable renewable and low carbon energy sources
31. To require the submission of a Construction Environmental Management Plan (CEMP)
32. To require details of a Refuse Storage and Collection
33. To require the submission of a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity)
34. To require Biodiversity Net Gain (BNG) and Landscape Environmental Management Plan (LEMP)
35. To require the submission of a Biodiversity Lighting Plan
36. To require the undertaking of a new Protected Species Survey prior to commencement
37. To require layout of the site and parking provision to be in conformity with the adopted Streetscape Design Guide
38. To require a Scheme of House Types which shall include bungalows, one and two bed properties and show conformity with Churchill and Blakedown Housing Needs Survey 2022
39. To require details of Residential Amenity to ensure all of the plot sizes allow sufficient residential amenity and dwellinghouses are sited appropriately to avoid overlooking of neighbouring properties
40. To require suitable replacement Oak tree planting as part of the Reserved Matters application relating to landscaping details.

Informative:

- a. S106 Agreement
- b. Alteration of highway to provide new or amended vehicle crossover.
- c. Section 278 Agreement
- d. Section 38 Agreement
- e. Drainage Details for Section 38
- f. No Drainage to Discharge to Highway
- g. Protection of Visibility Splays
- h. Extraordinary Maintenance
- i. Works Adjoining Highway
- j. Temporary Direction Signs to Housing Developments
- k. Construction Environmental Management Plan (CEMP)
- l. Travel Plan Requirements

Application Reference: 23/0107/FUL

Site Address: Land At Callimore Farm, Droitwich Road, Rushock, Droitwich Spa, Worcestershire

The Committee received representation from Terry Green, Chair of Rushock Parish Council prior to a decision being made.

DEFERRED for additional information requested by member to be provided to assist with their decision and for a site visit.

Application Reference: 23/0254/LBC

Site Address: 1 & 2 Park Lane, Harvington, Kidderminster, Worcestershire, DY10 4LW

APPROVED subject to:

a) The following conditions;

1. 3 year time limit
2. To require details of external materials to be submitted and agreed