

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

14 November 2023 - Schedule 613 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.

<p>Application Reference: 22/0899/OUT</p>
<p>Site Address: Land At Os 385100 280950, Caunsall Road, Caunsall, Kidderminster Worcestershire</p>
<p>APPROVED subject to:</p> <p>a. the following conditions:</p> <ol style="list-style-type: none"> 1. Time Limit for Reserved Matters 2. Reserved Matters Details (scale, layout, appearance and landscaping) 3. Require development to be in accordance with the Site Location Plan and Proposed Access to Serve Proposed Residential Development Plan 4. Require details of materials, boundary treatment to include gaps in fences for hedgehogs, proposed site levels and finished floor levels 5. Require development to achieve water efficiency standard of 110 litres per person per day 6. Require Energy Report to demonstrate 10% of predicted energy requirements to be provided through renewable or low carbon sources 7. Secure implementation of Tree Protection Plan 8. Require retention of hedgerows except for hedge to be removed to facilitate access 9. Require remediation scheme and validation report for potential ground contamination 10. Unexpected contamination 11. Require scheme for a surface water drainage strategy to be provided within the red line site boundary of the site 12. Require management plan detailing future maintenance responsibilities for SuDS assets 13. Require construction surface water management plan 14. Require drainage plans for disposal of foul and surface water flows 15. Require Written Scheme of Investigation (WSI) for Archaeology 16. Require Implementation and recording of agreed WSI 17. Construction Environmental Management Plan (Biodiversity) 18. Require visibility splays to be provided and retained 19. Require details of access including pedestrian footway 20. Electric vehicle charging points 21. Details of on-site parking and turning provision and layout to be submitted and approved 22. No development above dampproof course shall be carried out until a scheme for the heating system, in accordance with the Wyre Forest District Local Plan (2022), which is to be used by each dwelling house hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The

development shall be implemented in accordance with the approved scheme and thereafter maintained

23. Require submission of a Lighting Plan
24. Require installation of bird nesting and bat roosting facilities
25. A Reasonable Avoidance Methodology produced by a qualified Ecologist
26. No works within the bird nesting season without the assistance of a qualified ecologist
27. The production of a Landscape Environment Management Plan (LEMP) to include all improvement measures required to deliver appropriate BNG
28. All drainage and/or any other infrastructure shall be provided within the red line as defined on the site location plan
29. Remove all Permitted Development rights for any walls, gates and fences to the front of the dwellings and access road

NOTES

- Reserved Matters relating to scale, layout and landscaping shall ensure a sensitive design approach is undertaken that considers landscape character and views from/to heritage assets and incorporates a robust landscape buffer and buildings
- PV solar panels
- The revised Energy Report pursuant to condition 6 shall consider the inclusion of solar/photovoltaic panels, air source and ground source heat pumps including battery storage for PV panels
- 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
- Section 278 Agreement
- Construction Environment Management Plan

Application Reference: 23/0663/LBC

Site Address: Former Worcester Cross Factory And Offices, Weaving Sheds And Worcester Cross, Worcester Street, Kidderminster, Worcestershire

APPROVED subject to:

- a. the following conditions:
 1. 3-year Time Limit to commence development
 2. Programme of Archaeological works (Historic Building Recording and Watching Brief)
 3. In accordance with the approved plans