

Kidderminster Town Council – Planning Committee
Tuesday 29th June 2021 at 6.00pm
in the Council ChamberTown Hall

Members of the Planning Committee:

Councillors K. Gale (Chairman), G. Connolly, D. Hine, S. Miah, T. Muir, and E. Stokes

Agenda item	Subject	Page
1.	Apologies for Absence	
2.	Minutes To approve the minutes of the meeting of the Planning Committee held on 9 th March 2021(attached)	3
3.	Declarations of Interests by Members	
4.	Public participation In accordance with Standing Order 3, to allow members of the public to make representations, answer questions, and give evidence. This must be in respect of business on the agenda. <i>Members of the public will be called in order of receipt of notice of their intention to speak. Please email townclerk@kidderminstertowncouncil.gov.uk or telephone 01562 861429 to give your name and an indication of the topic you intend to raise.</i>	
5.	Lea Castle Village – Consultation (separate item) Presentation from Chris Marsh, Principal Consultant, Wood. www.woodplc.com	
6.	Consideration of responses to planning applications (attached)	5

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KIDDERMINSTER TOWN COUNCIL PLANNING COMMITTEE

Notes of the meeting held on Tuesday 9th March 2021 Held in the Town Hall

Present: Councillors J. Aston, K. Gale, F. Oborski MBE, and S. Rook

PL.372

Election of Chairman

It was proposed, seconded and agreed that Councillor Oborski MBE be appointed Chairman for the meeting

PL.373

Apologies

Councillor J. Baker (Chairman) and M. Kelly

PL.374

Declarations of Interests

None

PL.375

Minutes

The notes of the meeting held on 26th January 2021 were agreed as a correct record

PL.376

Public participation

None

PL.377

Community Right to Bid – Asset of Community Value – The Tulip Tree Centre

RESOLVED: that the notification by WFDC of the application for the Community right to Bid for The Tulip Tree Centre be noted

PL.378

Proposed Development of an Energy and Resource Park, Stourport Road Kidderminster – Ref 20/000034/CM

The Committee considered the latest update on the proposed development

RESOLVED: that the Committee objects to the proposal on the grounds of its adverse environmental impact on the area

PL.379

Consideration of responses to planning applications

The Town Council's responses to planning applications are loaded directly onto the Wyre Forest District Council portal and can be viewed there.

The Committee considered 40 applications, listed below are the two applications that the Town Council did not support

i. **Erection of two-storey roof-top extension to create 12 additional residential units**

Valerian St Cecilia Close Kidderminster Worcestershire DY10 1LL

Ref. No: 21/0146/PNO

Objection –

- Over intensive use of the site
- Not in keeping with the current neighbourhood
- Not enough parking for a development of this size
- Not enough amenity space for a development of this size
- Proposal creates a visual obstruction to current properties

ii. **Conversion of outbuilding into 2no. affordable apartments (Use Class C3), including repair works and new windows and doors**

33 Horsefair Kidderminster DY10 2EN - Ref. No: 21/0126/FUL

Objection subject to the Planning Officer being satisfied there is appropriate access to and from the proposed development to allow emergency access

The meeting ended at 6.34pm

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Chairman

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Date

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Planning Committee
Tuesday 29th June 2021

Planning Applications

1. [Erection of 1 No. dwelling](#)

28 Blakebrook Kidderminster DY11 6AP

Ref. No: 21/0298/FUL

2. [Erection of single storey side extension](#)

35 Pineridge Drive Kidderminster Worcestershire DY11 6BQ

Ref. No: 21/0539/HOU

3. [Beech \(T1\) - Reduce crown \(that has not been reduced on the north/north west side\) to suitable growth points by around 4 metres and reshape. T2 \(Oak\) Reduce crown overhanging the rear fence, to suitable growth points, by around 2.5 to 3 metres. Undertake a tip reduction of branches over garage by 1.5 metres. Oak \(T3\) Undertake a tip reduction of lower crown overhanging rear boundary by 1.5 metres and remove deadwood.](#)

Finstall House 11 Carters Gardens Kidderminster Worcestershire DY11 6LR

Ref. No: 21/0544/TPO

4. [Beech \(T1\) - Shorten back lower crown overhanging garden of 6 Peregrine Grove, to suitable growth points, by 2 metres. Oak \(T2\) Shorten back lower crown overhanging garden of 6 Peregrine Grove, to suitable growth points, by 2 to 2.5 metres.](#)

6 Peregrine Grove Kidderminster Worcestershire DY10 4UH

Ref. No: 21/0541/TPO

5. [Re-building part of existing rear extension including inserting Lantern Light and re-roofing and converting existing Garage into a habitable Room including raising height of Garage and forming new flat roof](#)

58 St Johns Avenue Kidderminster DY11 6AX

Ref. No: 21/0543/HOU

6. [Retrospective installation of single bay jet car wash with screen](#)

Habberley Service Station Franche Road Kidderminster DY11 5BL

Ref. No: 21/0553/FUL

7. [Proposed single storey rear extension](#)

35 Broomfield Close Kidderminster DY11 5PD

Ref. No: 21/0556/HOU

8. [Extension to provide surgery room, installation of new vehicular crossing on Connaught Avenue and alterations to parking area](#)

54 Connaught Avenue Kidderminster DY11 6LS

Ref. No: 21/0574/FUL

9. [Erection of two storey side extension](#)

295 Tennyson Way Kidderminster DY10 3XA

Ref. No: 21/0579/HOU

10. [Erection of an outbuilding to be used as a garden summerhouse](#)

1 Reservoir Road Kidderminster DY11 7AP

Ref. No: 21/0583/HOU

11. [Conversion of existing semi-detached dwelling \(arranged over 4 no. floors\) into 3 no. individual flats, including demolition of rear outbuilding and conservatory and construction of single-storey rear extension, part 1st floor and attic level extensions and gable extensions to west and south elevations. \(Re-submission of Withdrawn Planning Application 20/0966/FUL\)](#)

7 Comberton Terrace Kidderminster Worcestershire DY10 1QP

Ref. No: 21/0591/FUL

12. [Conversion and external work to upper floors to create 5 no. 1 bedroom flats.](#)

18 Coventry Street Kidderminster Worcestershire DY10 2BG

Ref. No: 21/0590/FUL

13. [Change of Use to Offices \(Use Class E, Part A \(Commercial Business and Service\)\), including associated external works](#)

Unit J Crossley Retail Park Carpet Trades Way Kidderminster Worcestershire DY11 6DY

Ref. No: 21/0581/FUL

14. [Erection of garden boundary fence](#)

2 Kipling Walk Kidderminster DY10 3YB

Ref. No: 21/0584/HOU

15. [Conversion of garage to study and W/C, including external alterations](#)

22 Lyndhurst Drive Kidderminster DY10 2PT

Ref. No: 21/0600/HOU

16. [Proposed two storey side extension](#)

11 Oakhill Avenue Kidderminster DY10 1LZ

Ref. No: 21/0595/HOU

17. [2 No new Semi Detached dwellings](#)

40 Claughton Street Kidderminster DY11 6PU

Ref. No: 21/0605/FUL

18. [Fell 3 x Larch, 1 Scots Pine and a Corsican Pine. Replace with two trees.](#)

6 Barnetts Grove Kidderminster Worcestershire DY10 3HG

Ref. No: 21/0611/TPO

19. [Removal of Condition 22 \(details of affordable housing provision\) of Planning Permission 19/0521/FULL and modifications to S106 Agreement to change the definition of 'Protected Tenant' to allow those in shared ownership units to progress to 100% ownership, as well as minor material amendments to the approved ground and finished floor levels, external materials, boundary treatment and landscaping](#)

Stourminster School, Former School At Comberton Road Kidderminster DY10 3DX

Ref. No: 21/0086/S73