

KIDDERMINSTER TOWN COUNCIL  
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23<sup>rd</sup> November 2022

The meeting of **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL** on **TUESDAY 29<sup>TH</sup> NOVEMBER 2022** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Lee Jakeman'.

Lee Jakeman  
Chief Executive

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Membership: Councillors E. Stokes (Chairman); G. Connolly (Vice-Chaiman); D. Chambers, D. Hine, S. Miah and T. Muir

## PLANNING COMMITTEE AGENDA – TUESDAY 29<sup>th</sup> NOVEMBER 2022

### 1. Apologies for absence

### 2. Declarations of interest

To receive declarations under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Members are reminded that should you declare a pecuniary interest at a meeting, it is your responsibility to inform the Monitoring officer.

### 3. Public Question Time

In accordance with Standing Order 3(c), to allow members of the public to make representations, ask questions, and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

Members of the public will be called in order of receipt of notice of their intention to speak. Please email [townclerk@kidderminstertowncouncil.gov.uk](mailto:townclerk@kidderminstertowncouncil.gov.uk) or telephone 01562 732680 to give your name and an indication of the topic you intend to raise.

### 4. Minutes

4.1. To approve the minutes of the Planning Committee held on Tuesday 25<sup>th</sup> October 2022.

### 5. Consideration of responses to Planning applications

To consider the following schedule of Planning applications and any other applications that arrive after the summons of the agenda and resolve to make comment to the Planning authority.

5.1        Application type: Full Application  
              Planning Reference: **22/0850/FUL**  
              Proposal: Proposed side extension to provide additional retail floor area  
              To existing convenience store.  
              Location: 8 Burcher Green, Kidderminster, DY10 3AZ

#### **Deferred from 25<sup>th</sup> October 2022 meeting**

5.2        Application type: Full Application  
              Planning Reference: **22/0821/FUL**  
              Proposal: New security fencing including paladin mesh, paladin mesh  
              with timber slat infills fencing and new gates to suit  
              Location: St Ambrose Primary School, Creche, Leswell Street,  
              Kidderminster

- 5.3 Application type: App for Non-Material Amendments  
Planning Reference: **22/0828/NMA**  
Proposal: Layout changes including: Retention of elements of the existing building previously proposed for demolition, omission of extensions previously proposed to the existing building, retention of existing internal walls of the existing building previously proposed for removal.  
Location: Woodfield House, 104 Bewdley Road, Kidderminster
- 5.4 Application type: Full Application  
Planning Reference: **22/0840/FUL**  
Proposal: Demolition of existing buildings (The Grange and 164 Sutton Park Road) and construction of 18 dwellings, provision of open space and landscaping, surface water attenuation and associated enabling works  
Location: 162, 64 And Land Rear 165, Sutton Park Road, Kidderminster
- 5.5 Application type: Full Application  
Planning Reference: **22/0836/FUL**  
Proposal: Conversion of existing building to create 8no. Apartments with associated car parking  
Location: 17 Birmingham Road, Kidderminster, DY10 2BX
- 5.6 Town and Country Planning Act 1990 (as amended)  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Application Reference: **22/0226/EIA**  
Description: Hybrid application for up to 1450 dwellings to comprise: Outline application for up to 1,055 dwellings including affordable housing, with all matters reserved, except for access, to include a community hub, including a two-form entry primary school, community and health facilities, retail provision up to 800 sqm, new vehicular access to Husum Way and Comberton Road with link road, new pedestrian access to Tennyson Way, open space incorporating play provision, SUDS, landscaping and ecological enhancement works, and; Full planning application for demolition of no. 78 Comberton Road and agricultural buildings north of Heathy Mill Farm, to facilitate the construction of 395 dwellings including affordable housing; new vehicular access onto Comberton Road; open space and play provision and associated infrastructure, SUDS, landscaping and ground remodelling  
Site Location: Land At Comberton Road, Worcestershire,
- 5.7 Application type: Householder application  
Planning Reference: **22/0860/HOU**  
Proposal: Proposed single storey rear extension, including internal alterations and demolition of existing utility.  
Location: 7 Blakebrook, Kidderminster, DY11 6AP
- 5.8 Application type: Listed Building Consent  
Planning Reference: **22/0861/LBC**  
Proposal: Proposed single storey rear extension, including internal alterations and demolition of existing utility.  
Location: 7 Blakebrook, Kidderminster, DY11 6AP

- 5.9 Application type: Full Application  
Planning Reference: **22/0864/FUL**  
Proposal: Conversion of ground floor offices (E) into a residential unit (C3)  
Location: 50 Worcester Street, Kidderminster, DY10 1EN
- 5.10 Application type: Listed Building Consent  
Planning Reference: **22/0865/LBC**  
Proposal: Conversion of ground floor offices (E) into a residential unit (C3)  
Location: 50 Worcester Street, Kidderminster, DY10 1EN
- 5.11 Application type: Householder application  
Planning Reference: **22/0870/HOU**  
Proposal: Single storey Rear Extension  
Location: 37 Birmingham Road, Kidderminster, DY10 2DA
- 5.12 Application type: Listed Building Consent  
Planning Reference: **22/0842/LBC**  
Proposal: Change of Use from Offices to a Large House in Multiple Occupation to include 38 no. bedrooms, communal kitchen areas, cycle storage and bin store. Erection of an additional storey to part only of property.  
Location: 17 - 25 Vicar Street, Kidderminster
- 5.13 Application type: Full Application  
Planning Reference: **22/0858/FUL**  
Proposal: Retrospective application for the installation of ATM installed through a brick wall to the left hand side of the shop front  
Location: Service Station, Worcester Road, Kidderminster
- 5.14 Application type: Advertisement Consent  
Planning Reference: **22/0859/ADV**  
Proposal: Retrospective internally illuminated Cash sign above the ATM and Green LED halo illumination to the surround  
Location: Service Station, Worcester Road, Kidderminster
- 5.15 Application type: Householder application  
Planning Reference: **22/0883/HOU**  
Proposal: Rear extension and former dormer roof extension with replaced roof  
Location: 187 Stourbridge Road, Kidderminster, DY10 2UX
- 5.16 Application type: Householder application  
Planning Reference: **22/0882/HOU**  
Proposal: Two storey and single storey rear extensions and alterations  
Location: 159 St Johns Avenue, Kidderminster, DY11 6AT

- 5.17 Application type: Householder application  
 Planning Reference: **22/0884/HOU**  
 Proposal: Proposed first floor extension to front elevation and new porch, and single storey rear extension.  
 Location: 9 Dove Close, Kidderminster, DY10 4JU
- 5.18 Application type: Full Application  
 Planning Reference: **22/0862/FUL**  
 Proposal: Proposed erection of a distribution centre (Class B8) with ancillary offices together with all associated works including landscaping, provision of parking and cycle spaces and improvements to service yard  
 Location: Midland Carpet Distributors, Frederick Road, Hoo Farm Industrial Estate, Kidderminster
- 5.19 Application type: Householder application  
 Planning Reference: **22/0887/HOU**  
 Proposal: Proposed Rear Extension  
 Location: 56 Cherry Orchard, Kidderminster, DY10 1SJ
- 5.20 Application type: Householder application  
 Planning Reference: **22/0888/HOU**  
 Proposal: Two storey side extension, bay window and extended porch, and single storey rear extension with pitched roofs  
 Location: 1 Gardeners Close, Kidderminster, DY11 5DW
- 5.21 Application type: Full Application  
 Planning Reference: **22/0890/FUL**  
 Proposal: Erection Of One Detached Dwelling.  
 Location: 32 Baskerville Road, Kidderminster, DY10 2YE
- 5.22 Application type: Householder application  
 Planning Reference: **22/0889/HOU**  
 Proposal: Two story side extension  
 Location: 8 Yeoman Close, Kidderminster, DY10 1NU
- 5.23 Application type: Householder application  
 Planning Reference: **22/0906/HOU**  
 Proposal: Proposed single storey side extension  
 Location: 48 Lea Bank Avenue, Kidderminster, DY11 6PD
- 5.24 Application type: Householder application  
 Planning Reference: **22/0915/HOU**  
 Proposal: Single storey rear extension & garage conversion & extension  
 Location: 10 Lea Bank Avenue, Kidderminster, DY11 6PD
- 5.25 Application type: App for Non-Material Amendments  
 Planning Reference: **22/0898/NMA**  
 Proposal: DORMER ADDED TO ROOF ALLOWING BETTER HEAD HEIGHT, REAR EXTERNAL DECKING LOWERED.  
 Location: 27 Imperial Avenue, Kidderminster, DY10 2RA

- 5.26 Application type: Householder application  
Planning Reference: **22/0914/HOU**  
Proposal: Single storey side/rear extension  
Location: 216 Marpool Lane, Kidderminster, DY11 5DL
- 5.27 Application type: Householder application  
Planning Reference: **22/0922/HOU**  
Proposal: Rear, front and 2 storey side extension with addition of loft Conversion  
Location: 68 Beaufort Avenue, Kidderminster, DY11 5NJ
- 5.28 Application type: Full Application  
Planning Reference: **22/0917/FUL**  
Proposal: Removal of billboards, demolition of garage and the erection of 6 no. apartments and a ground floor commercial unit (Use Class E)  
Location: Land Adjacent, 18 Comberton Hill, Kidderminster
- 5.29 Application type: Householder application  
Planning Reference: **22/0920/HOU**  
Proposal: Works to and modernisation of existing dwelling  
Location: 55 Lea Bank Avenue, Kidderminster, DY11 6PD
- 5.30 Application type: Householder application  
Planning Reference: **22/0905/HOU**  
Proposal: Re-locate garden boundary fence  
Location: 69 Lea Wood Grove, Kidderminster, DY11 6JT
- 5.31 Application type: Prior Notification Householder  
Planning Reference: **22/0932/PNH**  
Proposal: Rear flat roofed single storey extension  
Location: 10 Coronation Way, Kidderminster, DY10n 3BA
- 5.32 Application type: Householder application  
Planning Reference: **22/0951/HOU**  
Proposal: Proposed balcony over existing entrance porch  
Location: 22 The Lea, Kidderminster, DY11 6JY

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 25<sup>th</sup> October 2022  
Held in the Town Hall**

**Present:** Councillors E. Stokes (Chairman), G. Connolly (Vice Chairman), D. Chambers, D. Hine, S. Miah

**Absent:** Councillor T, Muir.

**PL.027**      **Apologies**

Nil.

**PL.028**      **Minutes**

**RESOLVED:** that, the minutes of the previous the meeting held on 27<sup>th</sup> September 2022 be approved as a true record and that they be signed by the Chair.

**PL.029**      **Declarations of Interests**

Nil.

**PL.030**      **Public participation**

There were no members of the public in attendance.

**PL.031**      **Consideration of responses to planning applications**

Members noted the list of planning applications within the agenda.

**RESOLVED:** to submit comments on behalf of Kidderminster Town Council in relation to the following planning applications:

- a. Application type: Full Application  
Planning Reference: **22/0814/FUL**  
Proposal: Change of use of shop (Class E) to Hot Food Takeaway (sui generis) and installation of external flue.  
Location: 4 Burcher Green, Kidderminster, DY10 3AZ (**SUPPORT**)
- b. Application type: Outline Application  
Planning Reference: 22/0666/OUT  
Proposal: Demolition of existing garages and construction of new two bedroom bungalow with private access drive and parking  
Location: 59 Ludlow Road, Kidderminster, DY10 1NW (**SUPPORT**)
- c. Application type: Householder application  
Planning Reference: 22/0796/HOU  
Proposal: Retrospective erection of outbuilding to rear of garden  
Location: 38 Whittall Drive East, Kidderminster, DY11 7EQ (**SUPPORT**)

- d. Application type: Advertisement Consent  
 Planning Reference: 22/0767/ADV  
 Proposal: Refurbishment of existing signs on site and repainting them black and white and adding in a sign written station clock to the redecorated front elevation  
 Location: Station Inn, 7 Farfield, Kidderminster (**SUPPORT**)
- e. Application type: Householder application  
 Planning Reference: 22/0837/HOU  
 Proposal: Removal of an existing detached garage/shed and construction of a single-storey, side extension to facilitate additional living accommodation to support 'dependents living'.  
 Location: 2 Sion Hill, Kidderminster, DY10 2XS (**SUPPORT**)
- f. Application type: Householder application  
 Planning Reference: 22/0796/HOU  
 Proposal: Retrospective erection of outbuilding to rear of garden  
 Location: 38 Whittall Drive East, Kidderminster, DY11 7EQ (**SUPPORT**)
- g. Application type: App for Non-Material Amendments  
 Planning Reference: **22/0827/NMA**  
 Proposal: Changes to roof design  
 Location: 26 Whitehill Road, Kidderminster, DY11 6JJ (**SUPPORT**)
- h. Application type: Householder application  
 Planning Reference: 22/0839/HOU  
 Proposal: 3 metres single storey rear extension  
 Location: 7 Leswell Street, Kidderminster, DY10 1RP (**SUPPORT**)
- i. Application type: Full Application  
 Planning Reference: 22/0853/FUL  
 Proposal: New vehicle workshop with associated staff facilities and parts stores.  
 Location: Clarks Of Kidderminster, Chester Road South, Kidderminster (**SUPPORT**)

PL.032 Defer Comment

Members **RESOLVED**

**To defer consideration of planning application 22/0850/FUL until the next scheduled meeting of the Planning Committee** (on the basis that members had not had sufficient opportunity to fully consider that application, having only received notification of the application on the day of the Committee meeting) **and request that LPA be asked to extend the consultation period to 30<sup>th</sup> November 2022.**

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 Meeting ended 6.50pm