

KIDDERMINSTER TOWN COUNCIL
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17th January 2023

The meeting of **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, WYRE FOREST HOUSE** on **TUESDAY 24TH JANUARY 2023** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

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

Lee Jakeman
Chief Executive

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

PLANNING COMMITTEE AGENDA – TUESDAY 24TH JANUARY 2023

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

Members of the public who are electors of the town of Kidderminster are advised that they are welcome to ask questions about agenda items. If a question relates more generally to the business of the Council, advance notification is preferred in order to provide a more considered response. Verbal responses are not always possible, and so questions may receive a written reply. In accordance with Standing Order 1s (viii), questions should be related to matters of Town Council policy or practice and not related to the individual affairs of either the questioner or another named person.

(Clerks Note: The Council will generally permit up to 15 minutes for public questions, each question being limited to 3 minutes)

4. Minutes

4.1. To approve the minutes of the Planning Committee held on Tuesday 29th November 2022.

5. Public Bodies

RECOMMENDED in terms of Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it is, therefore, **RECOMMENDED** that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded.

6. 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.

- 6.1 Application type: Full Application
Planning Reference: **22/0957/FUL**
Proposal: Conversion of restaurant to form 2 residential units
Location: The Barrel, Bromsgrove Street, Kidderminster

- 6.2 Application type: Full Application
Planning Reference: **22/0977/FUL**
Proposal: Conversion of existing detached garage to beauty/therapy room
Location: 2 Bruce Road, Kidderminster, DY10 2TY
- 6.3 Application type: Outline Application
Planning Reference: **22/0980/OUT**
Proposal: Proposed Detached 4 Bedroom Two Storey Dwelling
Location: 281 Hurcott Road, Kidderminster, DY10 2RQ
- 6.4 Application type: Householder application
Planning Reference: **22/0956/HOU**
Proposal: Timber framed, slated roof to cover BBQ and brick oven.
Location: The Willows, Mason Road, Kidderminster
- 6.5 Application type: Householder application
Planning Reference: **22/0956/HOU**
Proposal: Timber framed, slated roof to cover BBQ and brick oven.
Location: The Willows , Mason Road, Kidderminster
- 6.6 Application type: Householder application
Planning Reference: **22/1007/HOU**
Proposal: Two storey side extension to provide snug; utility; shower to ground floor and, bedroom and extended bathroom to first floor, together with single storey front extension to provide porch
Location: 24 Sandicliffe Close, Kidderminster, DY11 5HW
- 6.7 Application type: Prior Notification Householder
Planning Reference: **22/0982/PNH**
Proposal: SINGLE STOREY REAR EXTENSION
Location: 259 Marlpool Lane, Kidderminster, DY11 5DD
- 6.8 Application type: Full Application
Planning Reference: **22/1014/FUL**
Proposal: Proposed demolition of existing building. (8No. apartments partially implemented under 15/0487/FULL) and redevelopment to create 8No. additional apartments. 16No. in total (1No. studio, 13No. 1 beds, and 2No. 2 beds)
Location: Alpine House, 29A St Georges Terrace, Kidderminster
- 6.9 Application type: Full Application
Planning Reference: **22/1017/FUL**
Proposal: 5 New windows to the rear elevation
Location: Eploy House, Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster
- 6.10 Application type: Advertisement Consent
Planning Reference: **22/1023/ADV**
Proposal: Two Internally illuminated fascia's and internally illuminated projection sign
Location: 2 Coventry Street, Kidderminster, DY10 2DG

- 6.11 Application type: Householder application
Planning Reference: **22/1016/HOU**
Proposal: Retrospective installation of a replacement canopy over side access
Location: 71 Jay Park Crescent, Kidderminster, DY10 4JP
- 6.12 Application type: Prior Notification Householder
Planning Reference: **22/1038/PNH**
Proposal: Kitchen, Utility and Snug Extension
Location: 288 Chester Road North, Kidderminster, DY10 2RR
- 6.13 Application type: Householder application
Planning Reference: **23/0004/HOU**
Proposal: Proposed entrance porch and single storey rear extension.
Location: 2 Birchwood Close, Kidderminster, DY11 5ND
- 6.14 Application type: Advertisement Consent
Planning Reference: **22/1024/ADV**
Proposal: Consent to display 3No. Replacement internally illuminated fascia signs and 2No. New internally illuminated fascia signs to front and return elevation.
Location: Crossley Retail Park, Unit F, Carpet Trades Way, Kidderminster
- 6.15 Application type: Householder application
Planning Reference: **23/0005/HOU**
Proposal: Single story extension to living space.
Location: 20 Mallard Avenue, Kidderminster, DY10 4AE
- 6.16 Application type: Full Application
Planning Reference: **23/0016/FUL**
Proposal: Retrospective erection of a demountable, ancillary storage building on existing hardstanding.
Location: Stourpoint 5, Unit 1 2, Stourport Road, Kidderminster
- 6.17 Application type: Full Application
Planning Reference: **23/0020/FUL**
Proposal: Erection of single-storey extensions to provide additional elderly and specialist care accommodation (C2)
Location: Offmore Residential Home, Offmore Farm Close, Kidderminster

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Tuesday 29th November 2022
Held in the Town Hall

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

Absent:

PL.033 **Apologies**

Councillor Muir – Personal commitment.

PL.034 **Minutes**

RESOLVED: that, the minutes of the previous the meeting held on 25th October 2022 be approved as a true record and that they be signed by the Chair.

PL.035 **Declarations of Interests**

Nil.

PL.036 **Public participation**

There were no members of the public in attendance.

PL.037 **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:

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 (**Support**)

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 (**Support**)

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 (**Support**)

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 (**Support**)

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 (**Object**)

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 (**Object**)

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 (**Support**)

Application type: Full Application
Planning Reference: **22/0890/FUL**
Proposal: Erection Of One Detached Dwelling.
Location: 32 Baskerville Road, Kidderminster, DY10 2YE (**Support**)

Application type: Householder application
Planning Reference: **22/0889/HOU**
Proposal: Two story side extension
Location: 8 Yeoman Close, Kidderminster, DY10 1NU **(Support)**

Application type: Householder application
Planning Reference: **22/0906/HOU**
Proposal: Proposed single storey side extension
Location: 48 Lea Bank Avenue, Kidderminster, DY11 6PD **(Support)**

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 **(Support)**

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 **(Support)**

Application type: Householder application
Planning Reference: **22/0914/HOU**
Proposal: Single storey side/rear extension
Location: 216 Marlpool Lane, Kidderminster, DY11 5DL **(Support)**

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 **(Support)**

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 **(Support)**

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 **(Support)**

Application type: Householder application
Planning Reference: **22/0905/HOU**
Proposal: Re-locate garden boundary fence
Location: 69 Lea Wood Grove, Kidderminster, DY11 6JT **(Neutral)**

Application type: Prior Notification Householder
Planning Reference: **22/0932/PNH**
Proposal: Rear flat roofed single storey extension
Location: 10 Coronation Way, Kidderminster, DY10n 3BA **(Support)**

Application type: Householder application
Planning Reference: **22/0951/HOU**
Proposal: Proposed balcony over existing entrance porch
Location: 22 The Lea, Kidderminster, DY11 6JY (**Object**)

Application type: Full Application
Planning Reference: **22/0953/FUL**
Proposal: Change Of Use Of Existing Stores And Alterations To Form 2
Bedroom Apartment
Location: 96 Canterbury Road, Kidderminster, DY11 6DH (**Support**)

Application type: Advertisement Consent
Planning Reference: **22/0952/ADV**
Proposal: Proposed new signage scheme for new property occupier.
Location: 21 Vicar Street, Kidderminster, DY10 1DA (**Support**)

Meeting ended 7:15 pm