

KIDDERMINSTER TOWN COUNCIL
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13th February 2023

The meeting of **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, WYRE FOREST HOUSE** on **TUESDAY 21st FEBRUARY 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-Chairman); D. Chambers, D. Hine, S. Miah and T. Muir

PLANNING COMMITTEE AGENDA – TUESDAY 21st FEBRUARY 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 24th January 2023.

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: Householder application
Planning Reference: **23/0034/HOU**
Proposal: Erection of Garage
Location: 73 Walter Nash Road East, Kidderminster, DY11 7EE

- 6.2 Application type: Householder application
Planning Reference: **23/0039/HOU**
Proposal: Proposed single storey extension to rear
Location: 49 Vine Street, Kidderminster, DY10 2TS
- 6.3 Application type: Householder application
Planning Reference: **23/0043/HOU**
Proposal: Single Storey rear extension & garage conversion
Location: 19 Pochard Close, Kidderminster, DY10 4UB
- 6.4 Application type: Full Application
Planning Reference: **23/0053/FUL**
Proposal: Proposal to Install New Dotcom Canopy
Location: Superstore, Corporation Street, Kidderminster
- 6.5 Application type: Householder application
Planning Reference: **23/0057/HOU**
Proposal: Detached Garage New Timber Fence
Location: 165 Bewdley Hill, Kidderminster, DY11 6BS
- 6.6 Application type: Householder application
Planning Reference: **23/0058/HOU**
Proposal: Side garage extension and car port conversion
Location: 13 Southgate Close, Kidderminster, DY11 6JN
- 6.7 Application type: Full Application
Planning Reference: **23/0001/FUL**
Proposal: Erection Of New Means Of Enclosure.
Location: Land At Os 383990 277713, Chester Road North, Kidderminster
- 6.8 Application type: Householder application
Planning Reference: **23/0047/HOU**
Proposal: Single storey Extension to existing Garage
Location: 4 Moule Close, Kidderminster, DY11 6AL
- 6.9 Application type: Householder application
Planning Reference: **23/0063/HOU**
Proposal: Single storey rear extension to replace an existing conservatory
Location: 40 Ludgate Avenue, Kidderminster, DY11 6JP
- 6.10 Application type: Householder application
Planning Reference: **23/0067/HOU**
Proposal: Single storey rear extension and car port changed to garage
Location: 18 Manor Avenue, Kidderminster, DY11 6EA
- 6.11 Application type: App for Non-Material Amendments
Planning Reference: **23/0066/NMA**
Proposal: Amendment to the side elevations for ground floor extension and first floor dormer to be flush with the front of the house.
Location: 12 Willowfield Drive, Kidderminster, DY11 5DN

- 6.12 Application type: Full Application
Planning Reference: **23/0042/FUL**
Proposal: Replacement windows to building within conservation area
Location: 14 Church Street, Kidderminster, DY10 2AH
- 6.13 Application type: Householder application
Planning Reference: **23/0090/HOU**
Proposal: Replacement of existing garage with single storey extension
Location: 50 St Johns Avenue, Kidderminster, DY11 6AX
- 6.14 Planning Reference: **23/0087/TEL**
Proposal: The installation of 18m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module.
Location: Land At Woodward Road, Kidderminster
- 6.15 Application type: Householder application
Planning Reference: **23/0088/HOU**
Proposal: KITCHEN EXTENSION AND ADDITIONAL ROOM
Location: 12 Somerset Drive, Kidderminster, DY11 5JG
- 6.16 Application type: Full Application
Planning Reference: **23/0074/FUL**
Proposal: 57 Oxford Street, Kidderminster - Change of Use to a Hot Food Takeaway (Sui Generis) - Ground floor only (retrospective)
Location: Kemp House, 57 Oxford Street, Kidderminster
- 6.17 Application type: Householder application
Planning Reference: **23/0096/HOU**
Proposal: Single storey rear extension
Location: Flat 2 Chapel Hill, Kidderminster, DY10 2UP

7. Lea Castle Farm Quarry Appeal - APP/E1855/W/22/3310099

- 7.1 To receive correspondence relating to an Inquiry (TC/50/22-23).

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 24th January 2023
Held in the Council Chamber, Wyre Forest House**

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

PL.038 **Apologies**

Councillor Muir.

PL.039 **Minutes**

RESOLVED: that, the minutes of the previous the meeting held on Tuesday 29th November 2022 be approved as a true record and that they be signed by the Chair.

PL.040 **Declarations of Interests**

Nil.

PL.041 **Public participation**

There were no members of the public in attendance.

PL.042 **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: **22/1017/FUL**
Proposal: 5 New windows to the rear elevation
Location: Eploy House, Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster (**SUPPORT**)

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 (**SUPPORT**)

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 (**OBJECT**)

Application type: Prior Notification Householder
Planning Reference: **22/1038/PNH**
Proposal: Kitchen, Utility and Snug Extension
Location: 288 Chester Road North, Kidderminster, DY10 2RR (**SUPPORT**)

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 (**SUPPORT**)

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 (**SUPPORT**)

Application type: Householder application
Planning Reference: **23/0005/HOU**
Proposal: Single story extension to living space.
Location: 20 Mallard Avenue, Kidderminster, DY10 4AE (**OBJECT**)

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 (**SUPPORT**)

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 (**NEUTRAL**)

Application type: Full Application
Planning Reference: **22/1035/FUL**
Proposal: Full planning application for the demolition of former plant nursery structures, erection of a 72-bed care home (Use Class C2), vehicular access, car parking, associated amenity space and landscaping and other works, including construction of a pumping station.
Location: Comberton Lodge Nursery, Comberton Road, Kidderminster (**OBJECT**)

Application type: Full Application
Planning Reference: **23/0025/FUL**
Proposal: Proposed use of land as a hand car wash and valeting facility with car wash and car valet bay enclosures to replace existing self service facilities.
Location: Birmingham Road Service Station, 80 Birmingham Road, Kidderminster (**SUPPORT**)

Application type: Full Application
Planning Reference: **23/0035/FUL**
Proposal: Proposed No.1 Bedroom Studio to rear of existing shop
Location: Mercian House, 18 Coventry Street, Kidderminster (**SUPPORT**)

Application type: Full Application
Planning Reference: **23/0033/FUL**
Proposal: Replacement of approximately 46m of existing metal palisade fence [2.4m high] with new metal mesh security fence [5.2m high] along the southern boundary
Location: Spennells Trading Estate, Block F, Spennells Valley Road, Kidderminster (**SUPPORT**)

Meeting ended 7:30pm

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPEAL UNDER SECTION 78**

Site Address: Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster

Description of the development: Proposed sand and gravel quarry with progressive restoration using site derived and imported inert material to agricultural parkland, public access and nature enhancement

Application reference: 19/000053/CM
Appellant's name: NRS Aggregates Ltd
Appeal reference: APP/E1855/W/22/3310099
Appeal start date: 7 November 2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Worcestershire County Council to refuse to grant planning permission.

The appeal will be determined on the basis of an **Inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000 (as amended).

The Public Inquiry will be held as an in-person event at Hogarths Stone Manor, Stone, Kidderminster, Worcestershire, DY10 4PJ, with the facility to participate virtually.

An Inspector (S Normington BSc, DipTP, MRICS, MRTPI, FIHE, FIQ) appointed by the Secretary of State will hold an Inquiry opening on **28 February 2023** at 10:00 hours to decide the appeal. Members of the public may attend the Inquiry and, at the Inspector's discretion, express their views. Anyone wishing to speak at the inquiry should contact the Planning Inspectorate in advance (email: helen.skinner@planninginspectorate.gov.uk, telephone: 0303 444 5531). If you wish to participate in the Inquiry virtually, please also contact Worcestershire County Council (email: DevControlTeam@worcestershire.gov.uk or telephone: 01905 843510), for details of how to do so.

Facilities available at the Inquiry venue for people with disabilities include dedicated car parking spaces, level access, the Inquiry room is located on the ground floor, all corridors and doors are wide enough for wheelchair access, hearing loop in the Inquiry room, and accessible toilet facilities. If you, or anyone you know has a disability and is concerned about facilities at the Inquiry venue, you should contact the County Council on the above contact details to confirm that suitable provisions are in place.

Documents relating to the appeal can be viewed at Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP between 09:00 hours to 17:00 hours Mondays to Fridays by prior arrangement (email: DevControlTeam@worcestershire.gov.uk or telephone: 01905 843510 to make an appointment), or on the Council's website: www.worcestershire.gov.uk/leacastlequarry.

Where applicable, you can use the internet to see information and to check the progress of cases through GOV.UK. The address of the search page is <https://www.gov.uk/appeal-planning-inspectorate>.