

KIDDERMINSTER TOWN COUNCIL  
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20<sup>th</sup> March 2023

The meeting of **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, WYRE FOREST HOUSE** on **TUESDAY 28<sup>th</sup> MARCH 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

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

## PLANNING COMMITTEE AGENDA – TUESDAY 28<sup>th</sup> MARCH 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. 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

To approve the minutes of the Planning Committee held on Tuesday 21<sup>st</sup> February 2023.

### 5. Consideration of responses to Planning applications

To consider the following schedule of Planning applications and resolve to make comment to the Planning authority and any application received after the issue of the summons.

- 5.1 Application type: Householder application  
Planning Reference: **23/0121/HOU**  
Proposal: Proposed Outbuilding sited within rear amenity space.  
Location: 6 Blakebrook, Kidderminster, DY11 6AP
- 5.2 Application type: Listed Building Consent  
Planning Reference: **23/0122/LBC**  
Proposal: Proposed Outbuilding sited within rear amenity space.  
Location: 6 Blakebrook, Kidderminster, DY11 6AP
- 5.3 Application type: App for Non-Material Amendments  
Planning Reference: **23/0139/NMA**  
Proposal: Amendments to previous approval to replace garage door with bricked up opening.  
Location: 32 Westminster Road, Kidderminster, DY1 6HG

- 5.4 Application type: Householder application  
Planning Reference: **23/0140/HOU**  
Proposal: First floor rear extension  
Location: 35 Greatfield Road, Kidderminster, DY11 6PH
- 5.5 Application type: Householder application  
Planning Reference: **23/0143/HOU**  
Proposal: Two storey side extension and single storey rear extension  
Location: 23 Quail Park Drive, Kidderminster, DY10 4HF
- 5.6 Application type: Section 73  
Planning Reference: **23/0144/S73**  
Proposal: Removal of Condition 16 of 21/0783/RG3.  
Condition Number(s): Condition 16 The Photovoltaic Panels and associated infrastructure shown on the approved plans shall be provided prior to the first occupation of the development hereby approved.  
Please also refer to updated drawings for the project scope reduction due to cost constraints  
Conditions(s) Removal:  
Due to project budget constraints the project scope has been reduced, refer to updated drawings.  
Existing condition 16 - Photovoltaic panels were only shown on the new build blocks. These buildings have now been omitted due to cost constraints.  
Location: Former Worcester Cross Factory And Offices, Weaving Sheds & Worcester Cross, Worcester Street, Kidderminster
- 5.7 Application type: Full Application  
Planning Reference: **23/0133/FUL**  
Proposal: Installation of two rapid electric vehicle charging stations within two car parking spaces of McDonalds, along with associated equipment  
Location: McDonald's Restaurants Ltd, Worcester Road, Kidderminster,
- 5.8 Application type: Section 19  
Planning Reference: **23/0156/S19**  
Proposal: Removal of Condition 16 of 21/0783/RG3.  
Condition Number(s): Condition 16 The Photovoltaic Panels and associated infrastructure shown on the approved plans shall be provided prior to the first occupation of the development hereby approved.  
Please also refer to updated drawings for the project scope reduction due to cost constraints  
Conditions(s) Removal:  
Due to project budget constraints the project scope has been reduced, refer to updated drawings.  
Existing condition 16 - Photovoltaic panels were only shown on the new build blocks. These buildings have now been omitted due to cost constraints.  
Location: Worcester Cross, Worcester Street, Kidderminster

- 5.9 Application type: Full Application  
Planning Reference: **23/0086/FUL**  
Proposal: Demolition of 2 no. existing dwellinghouses and the provision of 8 no. new two and three bedroom dwellinghouses for open market sale, with associated landscaping, green infrastructure enhancements and parking.  
Location: Land At Os 381938 275103, Godson Crescent, Kidderminster,
- 5.10 Application type: Householder application  
Planning Reference: **23/0178/HOU**  
Proposal: Single storey rear extension  
Location: 32 Ox Bow Way, Kidderminster, Worcestershire, DY10 2LB
- 5.11 Application type: Householder application  
Planning Reference: **23/0169/HOU**  
Proposal: Single storey rear extension  
Location: 52A Cobden Street, Kidderminster, DY11 6RP
- 5.12 Application type: Full Application  
Planning Reference: **23/0167/FUL**  
Proposal: Two storey extension to Primary School to replace 3no double mobile classroom buildings (to be demolished)  
Location: Comberton Primary School , Borrington Road, Kidderminster
- 5.13 Application type: Full Application  
Planning Reference: **23/0181/FUL**  
Proposal: Minor fenestration and cosmetic alterations  
Location: 19-22 High Street, Kidderminster, Worcestershire, DY10 2DJ
- 5.14 Application type: Householder application  
Planning Reference: **23/0190/HOU**  
Proposal: Construction of balustrade around single storey extension to utilise roof space as balcony.  
Location: 32 Kestrel Close, Kidderminster, Worcestershire, DY10 1NP

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 21<sup>st</sup> February 2023  
Held in the Council Chamber, Wyre Forest House**

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

**Absent:**

**PL.043      Apologies**

Councillor T. Muir.

**PL.044      Minutes**

**RESOLVED:** that, the minutes of the previous the meeting held on Tuesday 24<sup>th</sup> January 2022 be approved as a true record and that they be signed by the Chair.

**PL.045      Declarations of Interests**

Nil.

**PL.046      Public participation**

There were no members of the public in attendance.

**PL.047      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: **23/0053/FUL**

Proposal: Proposal to Install New Dotcom Canopy

Location: Superstore, Corporation Street, Kidderminster (**SUPPORT**)

Application type: Householder application

Planning Reference: **23/0057/HOU**

Proposal: Detached Garage New Timber Fence

Location: 165 Bewdley Hill, Kidderminster, DY11 6BS (**SUPPORT**)

Application type: Householder application

Planning Reference: **23/0058/HOU**

Proposal: Side garage extension and car port conversion

Location: 13 Southgate Close, Kidderminster, DY11 6JN (**SUPPORT**)

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  
(**SUPPORT**)

Application type: Householder application  
Planning Reference: **23/0047/HOU**  
Proposal: Single storey Extension to existing Garage  
Location: 4 Moule Close, Kidderminster, DY11 6AL (**SUPPORT**)

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 (**SUPPORT**)

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 (**SUPPORT**)

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 (**NEUTRAL**)

Application type: Full Application  
Planning Reference: **23/0042/FUL**  
Proposal: Replacement windows to building within conservation area  
Location: 14 Church Street, Kidderminster, DY10 2AH (**OBJECT**)

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 (**SUPPORT**)

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 (**OBJECT**)

Application type: Householder application  
Planning Reference: **23/0088/HOU**  
Proposal: KITCHEN EXTENSION AND ADDITIONAL ROOM  
Location: 12 Somerset Drive, Kidderminster, DY11 5JG (**NEUTRAL**)

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 (**SUPPORT**)

Application type: Householder application  
Planning Reference: **23/0096/HOU**  
Proposal: Single storey rear extension  
Location: Flat 2 Chapel Hill, Kidderminster, DY10 2UP (**SUPPORT**)

Application type: Advertisement Consent  
Planning Reference: **23/0105/ADV**  
Proposal: 8x Fascia, 1x Projecting Sign, 2x Di-bond, 2x Vinyl  
Location: 69 Stourbridge Road, Kidderminster, DY10 2PR (**SUPPORT**)

Application type: Householder application  
Planning Reference: **23/0106/HOU**  
Proposal: Rear single storey extension  
Location: 17 Winterfold Close, Kidderminster, DY10 3BL (**SUPPORT**)

Planning (Listed Buildings and Conservation Areas) Act 1990  
Application Reference: **22/0544/FUL**  
Description: Erection of two detached dwellings  
Site Location: 71 Ludlow Road, Kidderminster, DY10 1NW (**SUPPORT**)

Application type: Full Application  
Planning Reference: **23/0102/FUL**  
Proposal: Replacement of mobile classroom with new single storey flat roof self contained pre school  
Location: Heronswood Primary School, Heronswood Road, Kidderminster (**SUPPORT**)

Application type: Full Application  
Planning Reference: **23/0099/FUL**  
Proposal: Change of use of Domestic Garage to Home Working Nail Salon By Appointment Only And Associated Works.  
Location: 42 The Oaklands, Kidderminster, DY10 2SB (**SUPPORT**)

Application type: Householder application  
Planning Reference: **23/0119/HOU**  
Proposal: Two storey side and rear extension  
Location: 68 Baldwin Road, Kidderminster, DY10 2UA (**SUPPORT**)

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

**PL.048      Lea Castle Farm Quarry Appeal - APP/E1855/W/22/3310099**

Members noted correspondence relating to an Inquiry (TC/50/22-23).

**PL.049      Supplementary Planning Document Consultation**

Members considered correspondence regarding a consultation being conducted by WFDC in relation to its draft Supplementary Planning Document – Health and Well Being.

**RESOLVED:**

To be generally supportive of the document, its aims and objectives.

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Meeting ended 8:00pm

DRAFT