

KIDDERMINSTER TOWN COUNCIL  
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22<sup>nd</sup> May 2023

The meeting of **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, WYRE FOREST HOUSE** on **TUESDAY 30<sup>th</sup> MAY 2023** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

A handwritten signature in blue ink that reads "Lee Jakeman".

Lee Jakeman  
Chief Executive Officer

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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 30<sup>th</sup> MAY 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 25<sup>th</sup> April 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.

- 5.1           **Application type:** Householder application  
**Planning Reference:** 23/0289/HOU  
**Proposal:** Two storey side extension.  
**Location:** 1 Barn Owl Place, Kidderminster, Worcestershire, DY10 4UN,
- 5.2           **Revised Application**  
**Application Reference:** 22/0853/FUL  
**Description:** New vehicle workshop with associated staff facilities and parts stores  
**Site Location:** Clarks Of Kidderminster, Chester Road South, Kidderminster, Worcestershire, DY10 1XL
- 5.3           **Application type:** Householder application  
**Planning Reference:** 23/0291/HOU  
**Proposal:** Erection of single storey side and rear extension (for disability purposes)  
**Location:** 73 Bruce Road, Kidderminster, Worcestershire, DY10 2TY,

- 5.4        **Application type:** Householder application  
**Planning Reference:** 23/0303/HOU  
**Proposal:** Proposed Single Storey Side and Rear Extension and Front Porch  
**Location:** 10 Addenbrooke Crescent, Kidderminster, Worcestershire, DY11 7HQ,
- 5.5        **Application type:** Full Application  
**Planning Reference:** 23/0096/FUL  
**Proposal:** Single storey rear extension  
**Location:** Flat 2 Chapel Hill, Kidderminster, Worcestershire, DY10 2UP,
- 5.6        **Application type:** Householder application  
**Planning Reference:** 23/0299/HOU  
**Proposal:** Proposed new detached double garage.  
**Location:** 145 Sutton Park Road, Kidderminster, Worcestershire, DY11 6JQ,
- 5.7        **Application type:** Householder application  
**Planning Reference:** 23/0318/HOU  
**Proposal:** First floor side extension and garage conversion  
**Location:** 37 Aggborough Crescent, Kidderminster, Worcestershire, DY10 1LQ,
- 5.8        **Application type:** Householder application  
**Planning Reference:** 23/0285/HOU  
**Proposal:** Dropped kerb and pavement to gain vehicle access to front of property  
**Location:** 24 Sion Hill, Kidderminster, Worcestershire, DY10 2XS,
- 5.9        **Application type:** Full Application  
**Planning Reference:** 23/0321/FUL  
**Proposal:** Shop extension, EV charging, relocation of jetwash and associated minor forecourt alterations  
**Location:** Viaduct Service Station, 138 Worcester Road, Kidderminster, Worcestershire,
- 5.10      **Application type:** Householder application  
**Planning Reference:** 23/0194/HOU  
**Proposal:** Fit a bay window and replace a flat roof with a pitched roof  
**Location:** 111 Stoney Lane, Kidderminster, Worcestershire, DY10 2LX,
- 5.11      **Application type:** Full Application  
**Planning Reference:** 23/0312/FUL  
**Proposal:** Single Storey Rear Extensions  
**Location:** 8 And 10 Roden Avenue, Kidderminster, Worcestershire, DY10 2RF,
- 5.12      **Application type:** Householder application  
**Planning Reference:** 23/0313/HOU  
**Proposal:** Side and rear extensions  
**Location:** 67 Holmcroft Road, Kidderminster, Worcestershire, DY10 3AQ,

- 5.13      **Application type:** Householder application  
**Planning Reference:** 23/0279/HOU  
**Proposal:** Retrospective planning permission for garden building with ancillary accommodation and retrospective alterations to the garage building  
**Location:** 44 Neville Avenue, Kidderminster, Worcestershire, DY11 7AJ,
- 5.13      **Application type:** Householder application  
**Planning Reference:** 23/0335/HOU  
**Proposal:** Single Storey Side Extension  
**Location:** 68 Ludlow Road, Kidderminster, Worcestershire, DY10 1NW,
- 5.14      **Application type:** Full Application  
**Planning Reference:** 23/0334/FUL  
**Proposal:** Retrospective application for change of use from class B to class E (Dance Studio)  
**Location:** 27 Unit 6 , Lisle Avenue, Kidderminster, Worcestershire,
- 5.15      **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, Worcestershire,
- 5.16      **Application type:** Householder application  
**Planning Reference:** 23/0342/HOU  
**Proposal:** Proposed side and rear extension  
**Location:** 42 Yellowhammer Court, Kidderminster, Worcestershire, DY10 4RR,
- 5.17      **Application type:** Works to a tree with a TPO  
**Planning Reference:** 23/0341/TPO  
**Proposal:** Corsican Pine-Crown raise, deadwood removal and prune any limbs approaching the house by 3-4 meters.  
**Location:** Arley Lodge , 1A The Lea, Kidderminster, Worcestershire,
- 5.18      **Application type:** Householder application  
**Planning Reference:** 23/0355/HOU  
**Proposal:** Single storey rear and side extension  
**Location:** 14 Woodland Avenue, Kidderminster, Worcestershire, DY11 5AW,

## 6. Additional Planning Applications

To consider any other planning applications received that may be received from the Local Planning Authority after the issuing of the agenda and up to the day before the meeting.

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 25<sup>th</sup> April 2023  
Held in the Stourport-On-Severn Room, Wyre Forest House**

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

**PL.056**     **Apologies**

Nil

**PL.057**     **Declarations of Interests**

Nil.

**PL.058**     **Public participation**

There were no members of the public in attendance.

**PL.059**     **Minutes**

**RESOLVED:** that, the minutes of the previous meeting held on Tuesday 28<sup>th</sup> March 2023 be approved as a true record and that they be signed by the Chair.

**PL.060**     **Consideration of responses to planning applications**

Members noted the list of planning applications within the agenda and any that had been received by the Town Council since the publication of the agenda.

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

**Application type:** Householder application

**Planning Reference:** 23/0204/HOU

**Proposal:** First Floor, Front, side extension. Mono pitch roof to front ,side and rear. New Door and windows, plus internal alterations

**Location:** 30 Ludgate Avenue, Kidderminster, Worcestershire, DY11 6JP

**No Comment**

**Application type:** Householder application

**Planning Reference:** 23/0220/HOU

**Proposal:** Single storey garage extension to side of dwelling

**Location:** 1 Chaffinch Drive, Kidderminster, DY10 4SZ

**No Comment**

**Application type:** Full Application

**Planning Reference:** 23/0231/FUL

**Proposal:** Retrospective Use of Land for the Storage and Sale of Vehicles and Associated Buildings.

**Location:** 6 Consterdyne House, Storage Land At Mason Road, Kidderminster, Worcestershire,

**No Comment**

**Application type:** Householder application  
**Planning Reference:** 23/0227/HOU  
**Proposal:** Replacement garage and workshop outbuilding  
**Location:** 148 Greatfield Road, Kidderminster, Worcestershire, DY11 6PP

No Comment

**Application type:** Full Application  
**Planning Reference:** 23/0184/FUL  
**Proposal:** Change of use of premises from offices to 10 bedroom HMO.  
**Location:** 109-111 , Coventry Street, Kidderminster, Worcestershire,

SUPPORT

**Application type:** Householder application  
**Planning Reference:** 23/0196/HOU  
**Proposal:** Take down 10ft conifers and an 8ft hedge and replace with 6ft fence  
**Location:** 9 The Deansway, Kidderminster, Worcestershire, DY10 2RH,

NEUTRAL

**Application type:** Householder application  
**Planning Reference:** 23/0276/HOU  
**Proposal:** Proposed flat roof with roof lantern to the rear and replacement entrance porch to the front  
**Location:** 27 Manor Avenue, Kidderminster, Worcestershire, DY11 6EA,

SUPPORT

**Application type:** Householder application  
**Planning Reference:** 23/0278/HOU  
**Proposal:** Proposed two-storey rear extension, and first floor side extension  
**Location:** 34 Broad Street, Kidderminster, Worcestershire, DY10 2LZ

SUPPORT

**Application type:** Full Application  
**Planning Reference:** 23/0155/FUL  
**Proposal:** Alterations and Extensions.  
**Location:** Veterinary Surgeons, Comberton Hill, Kidderminster  
Worcestershire,

SUPPORT

**PL.061 Reconsideration of previous application.**

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

The Town Council had objected to the original application at its meeting held on 28<sup>th</sup> February 2023. Revised plans had now been submitted and the Committee **RESOLVED to amend its previous view from object to neutral.**

**PL.062 Terms of Reference**

RESOLVED to recommend to Full Town Council a revised draft Terms of Reference for the Planning Committee. (TC/62/22-23 refers).

Meeting ended 7pm