

KIDDERMINSTER TOWN COUNCIL
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22nd June 2023

The meeting of **PLANNING COMMITTEE** will be held in the **STOURPORT/BEWDLEY ROOM, WYRE FOREST HOUSE** on **TUESDAY 27th JUNE 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 Officer

Membership: Councillors: K.Gale (Chair), G.Connolly (Vice Chair), D.Hine, S.Miah, T.Muir.
E.Stokes.

PLANNING COMMITTEE AGENDA – TUESDAY 27th JUNE 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 25th 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:** Full Application
Planning Reference: 23/0395/FUL
Proposal: Erection Of Two Detached Dwellings (Resubmission of 22/0544/FUL)
Location: 71 Ludlow Road, Kidderminster, Worcestershire, DY10 1NW,
- 5.2 **Application type:** Full Application
Planning Reference: 23/0380/FUL
Proposal: Proposed demolition of redundant workshop and stores and erection of 4 no. 1 bed apartments within single building.
Construction of 2 no. boundary walls with railings over and construction of communal bin store and bicycle shelter
Location: 62 Hemming Street, Kidderminster, Worcestershire, DY11 6NB,

- 5.3 **Application type:** Works to a tree with a TPO
Planning Reference: 23/0416/TPO
Proposal: Chester Road Tree works - Sweet Chestnut - cut back canopy to approx. 0.3m beyond wall/fence line up to lamppost height & cut back to give approx 1m clearance to lamppost; Sweet Chestnut - remove 2 lowest branches roadside; 2 no. sweet chestnut - raise canopies over highway to approx 5.5m; Sweet Chestnut - remove low limb; Prominent Elm branch - cut back by approx. 2m; Row of Leylandii - cut back side growth roadside as much as possible without exposed dead foliage; Dead Cherry - Fell; Sycamore - Remove low branch; Oak adjacent to wall - fell & poison; Comberton Road Tree works - Sycamore - remove 5/6 epicormic branches roadside from low limb; Sycamore - remove 2 low pendular branches roadside; Elm - cut back prominent branch by approx 2-2.5m; Understorey shrubs & lower canopies of trees between 2 drives - cut back to a vertical line approx 3m out from footpath up to a height of approx 5m; Sycamore - Raise canopy roadside to approx 5m; 2 no. Lime - remove basal growth & raise canopy to approx. 4m; Lime regrowth - reduce & reshape at approx 2m Sweet Chestnut - remove basal growth & clean stem or cut back basal growth this side of fence by approx 1.5-2m Leaning Elm - Fell & poison Limes between pedestrian entrance & old school gates on corner - cut back to a vertical line approx 1m out from wall up to a height of approx 5m; Sycamore - Remove low pendular branch;
Location: King Charles High School , Comberton Road, Kidderminster, Worcestershire,
- 5.4 **Application type:** Works to a tree with a TPO
Planning Reference: 23/0415/TPO
Proposal: Sycamore (T12) - Reduce top by 2.5m and western side by 2.5m, shape the remainder of the crown accordingly. Remove any deadwood and squirrel damaged branches within the crown.
Location: Chaddesley House , 1B The Lea, Kidderminster, Worcestershire,
- 5.5 **Application type:** Works to a tree with a TPO
Planning Reference: 23/0412/TPO
Proposal: Common Lime - Repollard at previous pollard points.
Location: Leawood House , 3 The Lea, Kidderminster, Worcestershire,
- 5.6 **Application type:** Telecommunications Notification
Planning Reference: 23/0407/TEL
Proposal: Installation of 15m high slim-line phase 9 monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module.
Location: Land At Os 384366 274653, Heronswood Road, Kidderminster, Worcestershire,
- 5.7 **Application type:** Householder application
Planning Reference: 23/0409/HOU
Proposal: Construction of first floor extension.
Location: 3 Apple Tree Close, Kidderminster, Worcestershire, DY10 2SZ,

- 5.8 **Application type:** Householder application
Planning Reference: 23/0417/HOU
Proposal: Replacement entrance porch
Location: 80 Salisbury Drive, Kidderminster, Worcestershire, DY11 6HE,
- 5.9 **Application type:** Householder application
Planning Reference: 23/0428/HOU
Proposal: Ground floor extension to rear and first floor side extension
Location: 13 Grosvenor Avenue, Kidderminster, Worcestershire, DY10 1SS.
- 5.10 **Application type:** Full Application
Planning Reference: 23/0399/FUL
Proposal: Temporary Classrooms
Location: St Johns C Of E First School, Blakebrook, Kidderminster, Worcestershire
- 5.11 **Application type:** Full Application
Planning Reference: 23/0426/FUL
Proposal: Demolition of existing car wash and jet wash machine and the creation of an EV charging zone, erection of EV chargers, erection of canopy, two jet wash bays, erection of sub-station enclosure, LV panel, meter cabinet and associated forecourt works.
Location: Fairview Service Station, Worcester Road, Kidderminster, Worcestershire,
- 5.12 **Application type:** Householder application
Planning Reference: 23/0431/HOU
Proposal: PROPOSED TWO STOREY SIDE EXTENSION
Location: 66 Birchfield Road, Kidderminster, Worcestershire, DY11 6PG,
- 5.13 **Application type:** Householder application
Planning Reference: 23/0431/HOU
Proposal: PROPOSED TWO STOREY SIDE EXTENSION
Location: 66 Birchfield Road, Kidderminster, Worcestershire, DY11 6PG
- 5.14 **Application type:** Works to a tree in a Conservation Area
Planning Reference: 23/0433/TCA
Proposal: Birch - Fell
Location: 30 Blakebrook, Kidderminster, Worcestershire, DY11 6RG,

5.15

Application type: Full Application

Planning Reference: 23/0402/FUL

Proposal: Change of use from ground floor commercial unit into residential apartment, with the retention of a separate residential apartment on first floor. Complimented by the erection of a single storey extension to the rear.

Location: 112 Flat Over, Lea Street, Kidderminster, Worcestershire

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 30th May 2023
Held in the Council Chamber, Wyre Forest House**

Present: Councillors, G. Connolly (Vice Chairman), D. Chambers, D. Hine, and F Oborski.
One member of the public.

Absent: Councillor Muir

PL.001 Apologies

Councillors E. Stokes and S. Miah

PL.002 Declarations of Interests

Nil.

PL.003 Public participation

There were no members of the public in attendance.

PL.004 Minutes

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

PL.005 Consideration of responses to planning applications

Members considered the following planning applications and **RESOLVED** to provide comment as follows:

Application type: Householder application

Planning Reference: 23/0289/HOU

Proposal: Two storey side extension.

Location: 1 Barn Owl Place, Kidderminster, Worcestershire, DY10 4UN,

NO COMMENT

Revised Application

Application Reference: 22/0853/FUL

Description: New vehicle workshop with associated staff facilities an parts stores

Site Location: Clarks Of Kidderminster, Chester Road South, Kidderminster, Worcestershire, DY10 1XL

NO COMMENT

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,

NO COMMENT

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,

NO COMMENT

Application type: Full Application
Planning Reference: 23/0096/FUL
Proposal: Single storey rear extension
Location: Flat 2 Chapel Hill, Kidderminster, Worcestershire, DY10 2UP,

SUPPORT

Application type: Householder application
Planning Reference: 23/0299/HOU
Proposal: Proposed new detached double garage.
Location: 145 Sutton Park Road, Kidderminster, Worcestershire, DY11 6JQ,

SUPPORT

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,

SUPPORT

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,

SUPPORT

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,

SUPPORT

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,

SUPPORT

Application type: Full Application
Planning Reference: 23/0312/FUL
Proposal: Single Storey Rear Extensions
Location: 8 And 10 Roden Avenue, Kidderminster, Worcestershire, DY10 2RF,

SUPPORT

Application type: Householder application
Planning Reference: 23/0313/HOU
Proposal: Side and rear extensions
Location: 67 Holmcroft Road, Kidderminster, Worcestershire, DY10 3AQ,

SUPPORT

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,

OBJECT

Application type: Householder application
Planning Reference: 23/0335/HOU
Proposal: Single Storey Side Extension
Location: 68 Ludlow Road, Kidderminster, Worcestershire, DY10 1NW,

SUPPORT

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,

SUPPORT

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,

OBJECT

Application type: Householder application
Planning Reference: 23/0342/HOU
Proposal: Proposed side and rear extension
Location: 42 Yellowhammer Court, Kidderminster, Worcestershire, DY10 4RR,

SUPPORT

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,

NO COMMENT

Application type: Householder application
Planning Reference: 23/0355/HOU
Proposal: Single storey rear and side extension
Location: 14 Woodland Avenue, Kidderminster, Worcestershire, DY11 5AW,

SUPPORT

Application type: Works to a tree with a TPO
Planning Reference: 23/0352/TPO
Proposal: Oak - Reduce crown overhanging 31 Sutton Park Rise to red line on attached plan.
Location: Land To The West Of Sutton Park Rise, Kidderminster, Worcestershire, ,

NO COMMENT

Application type: Reserved Matters
Planning Reference: 23/0365/RES
Proposal: Reserved Matters application following Outline Approval 22/0980/OUT for proposed detached 3 bedroom two storey house (with layout, scale, appearance, landscaping and means of access to be considered)
Location: 281 Hurcott Road, Kidderminster, Worcestershire, DY10 2RQ,

SUPPORT

Application type: Householder application
Planning Reference: 23/0362/HOU
Proposal: Erection of single storey side extension, alterations to the existing fencing and creation of additional parking bay
Location: 1 Hereford Close, Kidderminster, Worcestershire, DY11 6DP,

SUPPORT

Application type: Householder application
Planning Reference: 23/0357/HOU
Proposal: Construction of raised decking area.
Location: 104 Greatfield Road, Kidderminster, Worcestershire, DY11 6PH,

SUPPORT

Application type: Householder application
Planning Reference: 23/0371/HOU
Proposal: 2 storey side and single storey rear extension with internal alterations.
Location: 1 Parkland Avenue, Kidderminster, Worcestershire, DY11 6BX,

SUPPORT

Application type: Householder application
Planning Reference: 23/0330/HOU
Proposal: First floor extension
Location: 123 Puxton Drive, Kidderminster, Worcestershire, DY11 5HJ,

SUPPORT

Application type: Full Application
Planning Reference: 23/0292/FUL
Proposal: Construction of 5no. self-contained residential 'To Let' dwellinghouses above existing Class E Light industrial workshops and reconfiguration of existing office areas to include new first floor office space
Location: Rebate Conservatories, Builders Yard, Stourport Road, Kidderminster,

NEUTRAL

Meeting ended 7:20pm