

KIDDERMINSTER TOWN COUNCIL  
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21<sup>st</sup> November 2023

The meeting of **PLANNING COMMITTEE** will be held in the **STOURPORT ROOM, WYRE FOREST HOUSE** on **TUESDAY 28<sup>TH</sup> NOVEMBER 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

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

## PLANNING COMMITTEE AGENDA – TUESDAY 28<sup>TH</sup> NOVEMBER 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 24<sup>th</sup> October 2023.

### 5. Wyre Forest District Council Housing Supplementary Planning Document

5.1 To receive correspondence from Wyre Forest District Council (extract below).

“The SPD will set out more detailed guidance on the interpretation and application of the District Council’s Housing policies in the adopted Local Plan.

Consultation on the Housing SPD will take place between Monday, 6<sup>th</sup> November and Monday, 18<sup>th</sup> December 2020. The SPD will be made available on the District Council’s web-site <https://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions/>

The documents will also be available at Wyre Forest House Kidderminster and at Kidderminster, Stourport-on-Severn and Bewdley libraries during their usual opening hours.”

5.2 Members should consider how they would wish the Council to respond/ comment.

## 6. Consideration of responses to Planning applications

To consider the following schedule of Planning applications and resolve to make comment to the Planning authority.

- 6.1 23/0086/FUL | Demolition of 2 no. existing dwellinghouses and the provision of 8 no. new one, two and three bedroom dwellinghouses for open market sale, with associated landscaping, green infrastructure enhancements and parking. | Land At Godson Crescent Kidderminster Worcestershire
- 6.2 23/0618/FUL | Conversion to 8 residential apartments, including replacement extensions and provision of car parking | Land And Buildings At 382200 276415 Kidderminster General Hospital Bewdley Road Kidderminster Worcestershire
- 6.3 23/0714/HOU | Formation of a dropped kerb | 193 Chester Road North Kidderminster Worcestershire DY10 1TN
- 6.4 23/0736/FUL | Replacement shop front | 6 Oxford Street Kidderminster Worcestershire DY10 1BB
- 6.5 23/0769/HOU | Single storey side extension | 76 Ferndale Crescent Kidderminster Worcestershire DY11 5LN
- 6.6 23/0773/HOU | Construction of a first floor side extension | 24 Curlew Close Kidderminster Worcestershire DY10 4JL
- 6.7 23/0780/HOU | Construction of a two storey rear extension | 82 Chester Road South Kidderminster Worcestershire DY10 1XF
- 6.8 23/0786/HOU | Raising of roof to facilitate loft conversion to include formation of a dormer window and installation of roof lights | 190 Birmingham Road Kidderminster Worcestershire DY10 2SJ
- 6.9 23/0810/FUL | New wall to the side of the existing building. | Unit 2 Park Street Works Park Street Kidderminster Worcestershire DY11 6TN
- 6.10 23/0811/HOU | Proposed single storey rear extension | 47 Claughton Street Kidderminster Worcestershire DY11 6PR
- 6.11 23/0822/FUL | Change of use of premises from Sui Generis (Motorcycle sales and servicing) to Class E (Retail) | Unit 4 Oldington Trading Estate Kidderminster Worcestershire DY11 7QP
- 6.12 23/0826/HOU | Demolition of a chimney and associated internal alterations, and alterations to openings (revised scheme) | 7 Blakebrook Kidderminster Worcestershire DY11 6AP
- 6.13 23/0827/LBC | Listed building consent for the demolition of a chimney and associated internal alterations, and alterations to openings (revised scheme) | 7 Blakebrook Kidderminster Worcestershire DY11 6AP

- 6.14 23/0835/FUL | Rebuilding of warehouses previously destroyed by fire | Former Unit 6A And 7A And 8 To 11 Park Street Industrial Estate Hill Street Kidderminster Worcestershire
- 6.15 23/0840/HOU | Construction of a single storey side and rear extension and front porch | 46 Franchise Street Kidderminster Worcestershire DY11 6QX
- 6.16 23/0845/HOU | Demolition of garage and construction of a two storey side extension | 15 Lea Bank Avenue Kidderminster Worcestershire DY11 6PA
- 6.17 23/0853/HOU | Proposed two storey and single storey rear extensions | 12 Russell Road Kidderminster Worcestershire DY10 3HT

## **7. 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 24<sup>th</sup> October 2023  
Held in the Council Chamber at 6pm**

**Present:**

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

PL029/23-24 **APOLOGIES**

Cllr T.Muir

PL030/23-24 **DECLARATIONS OF INTEREST**

Councillor G.Connolly 23/0673/HOU (Item 6)

PL031/23-24 **PUBLIC PARTICIPATION**

- 1) Members **RESOLVED** to suspend the meeting to allow for public questions.
- 2) Mr Oliver Swain spoke with regard to planning application 22/0226/EIA (1450 dwellings, Land at Comberton Lane and asked that the Council object to the planning application.
- 3) Members **RESOLVED** to reconvene the meeting.

PL032/23-24 **MINUTES**

**RESOLVED:** that the minutes of the previous meeting held on Wednesday 26<sup>th</sup> September 2023 be approved as a true record and that they be signed by the Chair.

PL033/23-24 **PLANNING APPLICATIONS**

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

1. 22/0226/EIA | 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 | Land At Comberton Road Kidderminster Worcestershire

**OBJECT**  
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Minutes: Planning Committee Meeting 24<sup>th</sup> October 2023

Signed: ..... Date: .....

2. 23/0334/FUL | Retrospective application for change of use from class B to class E (Dance Studio) | 27 Unit 6 Lisle Avenue Kidderminster Worcestershire DY11 7DF  
**SUPPORT**
3. 23/0661/FUL | Construction of 3No. apartments, replacement of pitched roof with flat roof and associated works | 21-22 Blackwell Street Kidderminster Worcestershire DY10 2DU  
23/0675/FUL | Erection of side extension to provide additional retail floor area to existing convenience store. (Approval 22/0850/FUL) Proposed roof to be raised 400mm | 8 Burcher Green Kidderminster Worcestershire DY10 3AZ  
**SUPPORT**
4. 23/0663/LBC | Demolition of later addition/ outbuilding | Former Worcester Cross Factory And Offices, Weaving Sheds And Worcester Cross Worcester Street Kidderminster Worcestershire  
23/0685/ADV | Advertisement consent to display 1No. internally illuminated fascia sign to side elevation and replace 1No. internally illuminated fascia sign to corner elevation | Unit F Crossley Retail Park Carpet Trades Way Kidderminster Worcestershire DY11 6DY  
**SUPPORT**
5. 23/0667/HOU | Construction of an outbuilding for use as a meditation room | Flat Above 415-416 Stourport Road Kidderminster Worcestershire DY11 7BG  
23/0676/HOU | Construction of a single storey side extension | 44 Linden Avenue Kidderminster Worcestershire DY10 3AA  
**OBJECT**
6. 23/0673/HOU | Single-storey side extension and associated landscaping works | 164 St Johns Avenue Kidderminster Worcestershire DY11 6AT.  
  
(Note: Cllr Connolly declared an interest in this item and departed the meeting until the matter had been decided).  
**SUPPORT**
7. 23/0675/FUL | Construction of a side extension to provide additional retail floor area to existing convenience store (revised scheme) | 8 Burcher Green Kidderminster Worcestershire DY10 3AZ  
**SUPPORT**
8. 23/0676/HOU | Construction of a single storey side extension | 44 Linden Avenue Kidderminster Worcestershire DY10 3AA  
**SUPPORT**
9. 23/0685/ADV | Advertisement consent to display 1No. internally illuminated fascia sign to side elevation and replace 1No. internally illuminated fascia sign to corner elevation | Unit F Crossley Retail Park Carpet Trades Way Kidderminster Worcestershire DY11 6DY  
**SUPPORT**
10. 23/0692/HOU | Construction of a single storey rear extension to create annexed living accommodation | 7 Lorne Street Kidderminster Worcestershire DY10 1SY  
**SUPPORT**
11. 23/0695/FUL | Alterations to windows and doors and internal alterations | 95-95A New Road Kidderminster Worcestershire DY10 1AE  
**SUPPORT**
12. 23/0704/HOU | Construction of a link extension and garage conversion to create annexed living accommodation | 5 Swallow Drive Kidderminster Worcestershire DY10 4DG  
**SUPPORT**

13. 23/0705/FUL | Construction of entrance gates and piers (part retrospective) | The Green Barnetts Lane Kidderminster Worcestershire DY10 3GS
- SUPPORT**
14. 23/0706/FUL | Provision of 2No. one-bedroom apartments to first floor, replacement of windows, formation of new windows and doors, installation of roof lights, creation of new sunken courtyard and associated works | 19-22 High Street Kidderminster Worcestershire DY10 2DJ
- SUPPORT**
15. 23/0707/HOU | Construction of a single storey extension | 14 Pineridge Drive Kidderminster Worcestershire DY11 6BG
- SUPPORT**
16. 23/0710/HOU | Demolition of garage and construction of two storey and single storey extensions and installation of solar panels | 33 St Johns Avenue Kidderminster Worcestershire DY11 6AU
- SUPPORT**
17. 23/0718/HOU | Demolition of garage and construction of single storey extensions | 34 Magpie Way Kidderminster Worcestershire DY10 4HZ
- SUPPORT**
18. 23/0725/FUL | External alterations comprising the installation of a new entrance door. | Unit J Crossley Retail Park Carpet Trades Way Kidderminster Worcestershire DY11 6DY
- SUPPORT**
19. 23/0726/FUL | Construction of a link extension to create office accommodation | Foley House Unit 4 Foley Grove Foley Business Park Kidderminster Worcestershire DY11 7PT
- SUPPORT**
20. 23/0743/HOU | Two storey and single storey rear and first floor side extensions (resubmitted scheme) | 10 Ludgate Avenue Kidderminster Worcestershire DY11 6JD
- SUPPORT**
21. 23/0745/FUL | Alterations to shop front | Unit 2 Weavers Wharf Kidderminster Worcestershire DY10 1AA
- SUPPORT**
22. 23/0747/HOU | Construction of a conservatory | 41 Aggborough Crescent Kidderminster Worcestershire DY10 1LQ
- SUPPORT**
23. 23/0750/HOU | Formation of a pitched roof across front | 15 Quantock Drive Kidderminster Worcestershire DY10 1RZ
- SUPPORT**
24. 23/0756/FUL | Construction of a single storey extension and associated works | Holmwood Care Centre 30 Chaddesley Road Kidderminster Worcestershire DY10 3DJ
- SUPPORT**

25. 23/0757/ADV | Advertisement consent to replace existing signage with 2No. internally illuminated fascia signs, 1No. internally illuminated projecting sign and window signage | Unit 2 Weavers Wharf Kidderminster Worcestershire DY10 1AA

**SUPPORT**

Meeting ended at 19:43

DRAFT