

KIDDERMINSTER TOWN COUNCIL
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12th December 2023

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 19TH DECEMBER 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 19th DECEMBER 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 28th November 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 23/0086/FUL | Demolition of 2 no. existing dwelling houses and the provision of 8 no. new one, two and three bedroom dwelling houses for open market sale, with associated landscaping, green infrastructure enhancements and parking. | Land At Godson Crescent Kidderminster Worcestershire
- 5.2 23/0765/FUL | Construction of 2No. dwellings and associated works | Woodfield House 104 Bewdley Road Kidderminster Worcestershire DY11 6RX
- 5.3 23/0766/LBC | Listed building consent for the construction of 2No. dwellings and associated works | Woodfield House 104 Bewdley Road Kidderminster Worcestershire DY11 6RX
- 5.4 23/0775/FUL | Replacement of gas boilers with air source heat pumps, installation of VRF units, installation of 44No. solar PV panels to the roof, replacement of fluorescent lighting with LED lighting, pipework insulation and associated works, demolition of section of wall adjacent to Market Street car park and replacement

with 2.4m high Paladin secure fencing | Kidderminster College Market Street
Kidderminster Worcestershire DY10 1LX

- 5.5 23/0789/HOU | Conversion of garage/outbuilding to residential annex and external alterations | 144 Bewdley Hill Kidderminster Worcestershire DY11 6BT
- 5.6 23/0849/FUL | Installation of three air conditioning systems | 31 Church Street Kidderminster Worcestershire DY10 2AY
- 5.7 23/0850/LBC | Installation of three air conditioning systems | 31 Church Street Kidderminster Worcestershire DY10 2AY
- 5.8 23/0852/HOU | First floor extension over existing garage | 218 Sutton Park Road Kidderminster Worcestershire DY11 6LD
- 5.9 23/0856/FUL | Demolition of redundant workshop and replacement with 1No. dormer bungalow and associated works | 62 Hemming Street Kidderminster Worcestershire DY11 6NB
- 5.10 23/0861/HOU | Conversion of outbuilding to annex (retrospective) | 228 Marlpool Lane Kidderminster Worcestershire DY11 5DL
- 5.11 23/0875/FUL | Construction of 4No. light industrial buildings and associated works | Land At Os 382390 274600 Silverwoods Way Kidderminster Worcestershire
- 5.12 23/0876/ADV | Advertisement consent for the installation of 1No. freestanding 48 sheet LED illuminated advertising unit | Adjacent 101 Comberton Hill Kidderminster Worcestershire DY10 1QH
- 5.13 23/0880/HOU | Construction of a first floor side extension, single storey rear extension, replacement of existing single storey pitch roof with flat roof and associated alterations | 45 Bruce Road Kidderminster Worcestershire DY10 2TX
- 5.14 23/0891/HOU | Construction of a single storey rear extension | 12B Elmdale Drive Kidderminster Worcestershire DY10 3XE
- 5.15 23/0898/FUL | Construction of a glazed link between workshop buildings | Avensys Frederick Road Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA

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 24th 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 26th 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

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