



Monday 25th March 2024

The meeting of **PLANNING COMMITTEE** will be held in the **STOURPORT ROOM, WYRE FOREST HOUSE** on **TUESDAY 2ND APRIL 2024** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Hugh Peacocke
Chief Executive Officer

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

1. Apologies for absence

To receive any apologies.

2. Declarations of interest

2.1. 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.

2.2. 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

In accordance with Standing Order 3(c), to allow members of the public to make representations, ask questions, and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

(Clerks Note: The Council will generally permit up to 15 minutes for public questions, each question being limited to 3 minutes)

4. Minutes (Appendix 1)

To approve the minutes of the Planning Committee held on Tuesday 27th February 2024.

5. Responses to Planning applications

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

- 5.1 23/0765/FUL|Construction of 2No. dwellings and associated works (revised plans)|Woodfield House 104 Bewdley Road Kidderminster Worcestershire DY11 6RX
- 5.2 23/0766/LBC|Listed building consent for the construction of 2No. dwellings and associated works (revised plans)|Woodfield House 104 Bewdley Road Kidderminster Worcestershire DY11 6RX
- 5.3 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
- 5.4 23/0932/TEL|Installation of 25m monopole supporting 6No. antenna and 4No. dishes, 5No. unilateral cabinets and associated ancillary works including mesh panel fencing and gates|B And Q Diy Superstore Green Street Kidderminster Worcestershire DY10 1AX
- 5.5 24/0025/FUL|Construction of extensions and associated works including removal of mobile classroom and relocation of car parking area|Deerhurst Day Nursery 182 Franche Road Kidderminster Worcestershire DY11 5AD
- 5.6 24/0049/HOU|Extension to dropped kerb|359 Stourbridge Road Kidderminster Worcestershire DY10 2QE
- 5.7 24/0063/HOU|Construction of a motorcycle store to front (retrospective)|201 Stourbridge Road Kidderminster Worcestershire DY10 2UY
- 5.8 24/0070/PNC|Prior notification for the change of use of premises from Commercial, Business and Service (Use Class E) to Residential (Use Class C3)|98 Mill Street Kidderminster Worcestershire DY11 6XG
- 5.9 24/0078/FUL|Conversion and external work to upper floors to create 4No. flats (retrospective)|18 Coventry Street Kidderminster Worcestershire DY10 2BG
- 5.10 24/0080/HOU|Construction of a single storey rear extension and associated works|14 Ludlow Road Kidderminster Worcestershire DY10 1NW
- 5.11 24/0081/S73|Removal of condition 5 (travel plan) attached to planning permission: 23/0321/FUL|Viaduct Service Station 138 Worcester Road Kidderminster Worcestershire DY10 1JR
- 5.12 24/0106/HOU|Construction of a residential annex|7 Lorne Street Kidderminster Worcestershire DY10 1SY
- 5.13 24/0108/FUL|Change of use of land to residential garden together with the erection of a new boundary fence|22 Spring Grove Road Kidderminster Worcestershire DY11 7JA

- 5.14 24/0109/HOU|Demolition and replacement of single storey rear extension, construction of side extension and addition of front canopy and associated works|42 Oakfield Road Kidderminster Worcestershire DY11 6PL
- 5.15 24/0114/FUL|Change use of 71C Coventry Street to Use Class E, including amalgamation of 71 Coventry Street (showroom) and 71C Coventry Street to create a larger showroom with storage space|71C Coventry Street Kidderminster Worcestershire DY10 2BS
- 5.16 24/0115/HOU|Construction of a first floor side extension and single storey rear extension|20 Dotterel Place Kidderminster Worcestershire DY10 4UD
- 5.17 24/0119/HOU|Construction of a first floor extension over existing carport|218 Sutton Park Road Kidderminster Worcestershire DY11 6LD
- 5.18 24/0129/HOU|Construction of single storey extensions and garage conversion|34 Magpie Way Kidderminster Worcestershire DY10 4HZ
- 5.19 24/0131/HOU|Garage conversion to include construction of single storey rear extension and construction of a front porch|45 St Johns Avenue Kidderminster Worcestershire DY11 6AU
- 5.20 24/0137/HOU|Construction of a first floor side extension over existing garage|6 Chaffinch Drive Kidderminster Worcestershire DY10 4SZ
- 5.21 24/0142/HOU|Two storey side and single storey front extension including alterations to fenestration|13 Franche Court Drive Kidderminster Worcestershire DY11 5RL
- 5.22 24/0145/RG3|Refurbishment and improvement works to Brintons Park, to include change of use and extension to Sons of Rest Pavilion to facilitate cafe with terrace and activity space (Use Classes F.2 and E)|Brintons Park Sutton Road Kidderminster Worcestershire DY11 6QT
- 5.23 24/0146/HOU|Construction of a single storey side and rear extension. (Resubmission of 23/0840/HOU)|46 Franchise Street Kidderminster Worcestershire DY11 6QX
- 5.24 24/0150/FUL|Change of use of premises from retail to veterinary practice|Ground Floor The Prospect Lion Square Kidderminster Worcestershire DY10 1PD
- 5.25 24/0158/ADV|Display of 1No. non-illuminated fascia sign|Unit 8 Haynes Point Stourport Road Service Road Kidderminster Worcestershire DY11 7QP
- 5.26 24/0162/PNS|Change of use from Commercial, Business and Service (Use Class E) to Two Flats (Use Class C3)|109 - 111 Coventry Street Kidderminster Worcestershire DY10 2BH
- 5.27 24/0165/HOU|Proposed single storey front extension and new mono roof to frontage|114 Coningsby Drive Kidderminster Worcestershire DY11 5LY
- 5.28 24/0174/HOU|Proposed Garage Extension|4 The Knoll Kidderminster Worcestershire DY11 6EA

5.29 24/0175/HOU|Single storey rear extension, conversion of garage with front extension with roof over|72 Holmcroft Road Kidderminster Worcestershire DY10 3AG

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held at 6pm on Tuesday 27th February 2024
in the Stourport Room, Wyre Forest House**

Present:

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

Chief Executive
HR/Office Assistant

Absent:

Councillor T.Muir

44. APOLOGIES FOR ABSENCE

Nil

45. DECLARATIONS OF INTEREST

Nil

46. PUBLIC QUESTION TIME

Nil

47. MINUTES (APPENDIX 1)

RESOLVED: To approve the minutes of the Planning Committee held on Tuesday 23rd January 2024.

48. WYRE FOREST DISTRICT COUNCIL DRAFT REVISED STATEMENT OF COMMUNITY INVOLVEMENT (SCI) – CONSULTATION (APPENDIX 2)

Members considered the consultation on Wyre Forest District Council's Revised Statement of Community Involvement

The committee **RESOLVED** to respond as follows:

- In relation to paragraph 4.7, to request that the District Council includes Town and Parish Councils as part of the methodologies to involve the community.
- In relation to paragraph 4.20, the right to speak at (WFDC) Planning Committee is currently not open Statutory Consultees. The committee would suggest that the right to speak at Planning Committee is open to Statutory Consultees including Town and Parish Councils.

49. PLANNING APPLICATIONS

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

1. Reference: 24/0011/HOU
Address: 14 Spindle Close Kidderminster Worcestershire DY11 5DX
Proposal: Single storey front and rear extension

Revised comments to be made directly to Case Officer

Councillor E.Stokes joined the meeting at 6.30pm during which the above application was being discussed.

NO OBJECTION

2. 23/0746/OUT | Outline planning application for the demolition of existing buildings and the development of an 80-bedroom care home (Use Class C2), including detail of appearance, access, layout and scale with landscaping reserved for future consideration | The Forge Clensmore Street Kidderminster Worcestershire DY10 2JS

OBJECT

Due to concerns of Conservation, Highways, biodiversity and archaeology

3. 23/0904/FUL | Conversion of commercial units into mixed use commercial space and 21-bedroom HMO, changes to ground floor front fenestration, new upvc window to side and ground floor rear elevations, reduction in height of existing wall to rear / side to 2.7m after removal of existing roller shutter door and installation of two new doors, brick up door opening to side, 2no. steps to front entrance door and extension of railing to the front elevation | 4, 5 And 5A Lower Mill Street Kidderminster Worcestershire DY11 6UU

NO OBJECTION

4. 23/0923/FUL | Subdivision of commercial premises into 2No. units comprising 1No. tanning salon and 1No. restaurant/hot food takeaway and associated alterations including new shop fronts and alterations to internal layouts | The Pump House Weavers Wharf Kidderminster Worcestershire DY10 1AA

NO OBJECTION

Subject to comments from the Conservation officer being met

5. 23/0924/LBC | Listed building consent for the subdivision of commercial premises into 2No. units comprising 1No. tanning salon and 1No. restaurant/hot food takeaway and associated alterations including new shop fronts and alterations to internal layouts | The Pump House Weavers Wharf Kidderminster Worcestershire DY10 1AA

NO OBJECTION

Subject to comments from the Conservation officer being met

6. 24/0042/HOU | Formation of a dropped kerb | 213 Chester Road North Kidderminster Worcestershire DY10 1TN

NO OBJECTION

7. 24/0047/FUL | Single storey side extension, two storey front and side extension, formation of a carpark and associated works | 54 Connaught Avenue Kidderminster Worcestershire DY11 6LS

OBJECT
Due to inadequate parking arrangements

8. 24/0057/HOU | Demolition of garage and erection of single and two storey side extensions and first floor rear extension | 151 Bewdley Hill Kidderminster Worcestershire DY11 6BS

NO OBJECTION

9. 24/0060/FUL | Change of use of premises from sawmill (Use Class B2) to vehicle tachograph and MOT test centre (Sui Generis) | Plot 8A Arthur Drive Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA

SUPPORT

10. 24/0067/HOU | Construction of a single storey rear extension and associated works | 19 Bronte Drive Kidderminster Worcestershire DY10 3YU

SUPPORT

11. 24/0084/NMA | Non-material amendment application related to planning ref: 23/0810/FUL to insert an entrance door and roller shutter to side elevation | Unit 2 Park Street Works Park Street Kidderminster Worcestershire DY11 6TN

SUPPORT

12. 24/0085/FUL | Installation of gates and fencing | Unit 2A Park Street Works Park Street Kidderminster Worcestershire DY11 6TN

SUPPORT

13. 24/0087/FUL | Replacement of existing roof | Kd6 Scout And Guide Hut Chestnut Grove Kidderminster Worcestershire DY11 5QB

SUPPORT

14. 24/0102/HOU | Extension to dropped kerb | 407 Stourport Road Kidderminster Worcestershire DY11 7BG

NO OBJECTION

15. Cllr S.Miah declared a personal interest in this item and left the meeting at this stage.

24/0104/FUL | Outbuilding in rear garden for meditation room | 415 - 416 Stourport Road Kidderminster Worcestershire DY11 7BG

NO OBJECTION

Meeting closed 7.30pm