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Friday 19<sup>th</sup> April 2024

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 25<sup>TH</sup> APRIL 2024** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Hugh Peacocke  
Chief Executive Officer

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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 2<sup>nd</sup> April 2024.

## **5. Wyre Forest District Council Design, Amenity and Shopfronts Supplementary Planning Document (SPD) – Consultation (Appendix 2)**

To consider the consultation on Wyre Forest District Council's Design, Amenity and Shopfronts Supplementary Planning Document

## **6. Responses to Planning applications**

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

- 6.1 **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
- 6.2 **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
- 6.3 **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
- 6.4 **24/0133/HOU**|Proposed dropped kerb and creation of new driveway (part retrospective)|152 Stourbridge Road Kidderminster Worcestershire DY10 2UL
- 6.5 **24/0152/HOU**|Construction of a detached annex|2 Linden Grove Kidderminster Worcestershire DY10 1TF
- 6.6 **24/0178/ADV**|Display of external and internal advertisements|Slingfield Mill Weavers Wharf Kidderminster Worcestershire DY10 1AA
- 6.7 **24/0192/HOU**|Alterations to existing extensions to include new roof and rendering|17 Baldwin Road Kidderminster Worcestershire DY10 2UB
- 6.8 **24/0200/LBC**|Display of external and internal advertisements|Slingfield Mill Weavers Wharf Kidderminster Worcestershire DY10 1AA
- 6.9 **24/0201/HOU**|Single storey side extension|17 Silver Birch Drive Kidderminster Worcestershire DY10 3XD
- 6.10 **24/0207/HOU**|Proposed two storey and single storey rear extensions|12 Russell Road Kidderminster Worcestershire DY10 3HT
- 6.11 **24/0215/HOU**|Single storey rear extension and first floor extension above existing garage.|49 The Foxholes Kidderminster Worcestershire DY10 2QR
- 6.12 **24/0221/FUL**|Erection of 27 single-storey buildings to replace those proposed for demolition under Prior Approval W/23/02047/DEM, together with associated external works, including removal of earth mounds|Part Site Roxel Rocket Motors Worcester Road Kidderminster Worcestershire DY11 7RE

- 6.13 **24/0233/HOU**|Proposed Single Storey Rear Kitchen Extension|22 Booton Court  
Kidderminster Worcestershire DY10 2YZ
- 6.14 **24/0236/HOU**|Single storey ground floor Orangery extension to replace existing  
conservatory|21 Vine Street Kidderminster Worcestershire DY10 2TS

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 2<sup>nd</sup> April 2024 at 6pm  
in the Stourport Room, Wyre Forest House**

**Present:**

Councillor K.Gale (Chair)  
Councillor G.Connolly (Vice Chair)  
Councillor D.Hine  
Councillor F. Oborski (Substitute for Councillor S.Miah)

Chief Executive  
HR/Office Assistant

**Absent:**

Councillor T.Muir  
Councillor E.Stokes

**50. APOLOGIES FOR ABSENCE**

Councillor S.Miah

**51. DECLARATIONS OF INTEREST**

24/0145/RG3

Cllr Fran Oborski declared her interest in this matter due to being a member of WFDC's Planning Committee. She declared that any view she took on the matter at this meeting would be only in relation to the Town Council's response. Should the application come before WFDC's Planning Committee she would at that time consider all the evidence before her.

Cllr Kevin Gale and Cllr George Connolly declared their interest as both are Wyre Forest District Councillors.

**52. PUBLIC QUESTION TIME**

Nil

**53. MINUTES (APPENDIX 1)**

**RESOLVED:** To approve the minutes of the Planning Committee held on Tuesday 27<sup>th</sup> February 2024.

**54. PLANNING APPLICATIONS**

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

1. 23/0765/FUL|Construction of 2No. dwellings and associated works (revised plans)|Woodfield House 104 Bewdley Road Kidderminster Worcestershire DY11 6RX

**SUPPORT**

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

**SUPPORT**

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  
**SUPPORT**
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  
**NO OBJECTION**
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  
**SUPPORT**
6. 24/0049/HOU|Extension to dropped kerb|359 Stourbridge Road Kidderminster Worcestershire DY10 2QE  
**SUPPORT**
7. 24/0063/HOU|Construction of a motorcycle store to front (retrospective)|201 Stourbridge Road Kidderminster Worcestershire DY10 2UY  
**NO OBJECTION**
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  
**SUPPORT**
9. 24/0078/FUL|Conversion and external work to upper floors to create 4No. flats (retrospective)|18 Coventry Street Kidderminster Worcestershire DY10 2BG  
**NO COMMENT**
10. 24/0080/HOU|Construction of a single storey rear extension and associated works|14 Ludlow Road Kidderminster Worcestershire DY10 1NW  
**SUPPORT**
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  
**SUPPORT**
12. 24/0106/HOU|Construction of a residential annex|7 Lorne Street Kidderminster Worcestershire DY10 1SY  
**SUPPORT**

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
- OBJECT**  
**Due to:**
- **Potential risk of public safety**
    - **Loss of public space**
    - **Loss of green space**
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
- SUPPORT**
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
- SUPPORT**
16. 24/0115/HOU|Construction of a first floor side extension and single storey rear extension|20 Dotterel Place Kidderminster Worcestershire DY10 4UD
- SUPPORT**
17. 24/0119/HOU|Construction of a first floor extension over existing carport|218 Sutton Park Road Kidderminster Worcestershire DY11 6LD
- SUPPORT**
18. 24/0129/HOU|Construction of single storey extensions and garage conversion|34 Magpie Way Kidderminster Worcestershire DY10 4HZ
- SUPPORT**
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
- SUPPORT**
20. 24/0137/HOU|Construction of a first floor side extension over existing garage|6 Chaffinch Drive Kidderminster Worcestershire DY10 4SZ
- SUPPORT**
21. 24/0142/HOU|Two storey side and single storey front extension including alterations to fenestration|13 Franche Court Drive Kidderminster Worcestershire DY11 5RL
- SUPPORT**
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
- SUPPORT**

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  
**SUPPORT**
24. 24/0150/FUL|Change of use of premises from retail to veterinary practice|Ground  
Floor The Prospect Lion Square Kidderminster Worcestershire DY10 1PD  
**SUPPORT**
25. 24/0158/ADV|Display of 1No. non-illuminated fascia sign|Unit 8 Haynes Point  
Stourport Road Service Road Kidderminster Worcestershire DY11 7QP  
**SUPPORT**
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  
**SUPPORT**
27. 24/0165/HOU|Proposed single storey front extension and new mono roof to  
frontage|114 Coningsby Drive Kidderminster Worcestershire DY11 5LY  
**SUPPORT**
28. 24/0174/HOU|Proposed Garage Extension|4 The Knoll Kidderminster  
Worcestershire DY11 6EA  
**SUPPORT**
29. 24/0175/HOU|Single storey rear extension, conversion of garage with front  
extension with roof over|72 Holmcroft Road Kidderminster Worcestershire DY10  
3AG  
**SUPPORT**

**55. NEXT PLANNING COMMITTEE MEETING**

Members confirmed that the next Planning committee meeting shall take place on Thursday  
25<sup>th</sup> April 2024.

Meeting closed 7.12pm

**From:** Wyre Forest Planning Policy <[planning.policy@wyreforestdc.gov.uk](mailto:planning.policy@wyreforestdc.gov.uk)>  
**Sent:** Wednesday, April 10, 2024 11:08 AM  
**To:** Wyre Forest Planning Policy <[planning.policy@wyreforestdc.gov.uk](mailto:planning.policy@wyreforestdc.gov.uk)>  
**Subject:** Have your say on the Wyre Forest District Council Design, Amenity and Shopfronts SPD Consultation (10/04/2024 until 08/05/2024)

Dear Addressee,

## **Design, Amenity and Shopfronts Supplementary Planning Document – Consultation**

Wyre Forest District Council is preparing a Design, Amenity and Shopfronts Supplementary Planning Document (SPD). The SPD will set out more detailed guidance on the interpretation and application of the District Council's Design policies in the adopted Local Plan.

Consultation on the Design, Amenity and Shopfronts SPD will take place between Wednesday, 10<sup>th</sup> April 2024 and Wednesday, 8<sup>th</sup> May 2024. The SPD will be made available on the District Council's website <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.

We are informing you about this consultation because you are either a Statutory Consultee, Developer or are an active Planning Agent in the district.

We encourage you to submit your comments online via <https://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions/>

Or by email to: [planning.policy@wyreforestdc.gov.uk](mailto:planning.policy@wyreforestdc.gov.uk)

Or in writing to: Planning Policy Team, Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.

The deadline for receipt of comments is **5pm on Wednesday 8<sup>th</sup> May 2024**. All comments will be taken into account in the preparation of the final Design, Amenity and Shopfronts SPD. It is anticipated that the SPD will be adopted by the District Council by July 2024.

Yours faithfully,  
The Planning Policy Team

**Wyre Forest Planning Policy**  
Wyre Forest District Council  
01562 732928

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF  
[planning.policy@wyreforestdc.gov.uk](mailto:planning.policy@wyreforestdc.gov.uk)