



24 July 2024

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 30TH JULY** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Hugh Peacocke
Chief Executive Officer

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 June 2024.

5. Rescheduling of September Planning Meeting

At present, the committee has a Planning Meeting scheduled for the Tuesday 24th September 2024.

To consider an alternative date of Monday 30th September 2024.

6. Electric Vehicle Charging Infrastructure (EVCI) Strategy for Worcestershire Consultation exercise (Appendix 2)

7. Consideration of Planning Application 23/0618/FUL (Appendix 3)

The LPA has requested to consider and comment on the following application.

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

8. Consideration of Planning Application 23/0775/FUL

The LPA has requested to consider and comment on the following application.

24/0427/NMA|Non Material Amendment to Planning Permission: **23/0775/FUL** (Change to the number and location of VRF units to the 2nd floor, removal of Air Source Heat pumps from the Ground Floor car park enclosure)|Kidderminster College Market Street Kidderminster Worcestershire DY10 1LX

9. Responses to Planning applications

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

- 5.1. **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 facilities limited to Commercial, business and service (Use Classes E (a-f)), Local Community (Use Class F2) and Drinking Establishments (Sui Generis), specialist older persons accommodation (Use Class C2), 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
- 5.2. **24/0018/HOU**|Demolition of extensions and replacement with a first floor side extension and two storey rear extension|99 Stourbridge Road Kidderminster Worcestershire DY10 2QB
- 5.3. **24/0225/HOU**|Erection of an outbuilding (retrospective)|22 Spring Grove Road Kidderminster Worcestershire DY11 7JA
- 5.4. **24/0326/TPO**|Tree pruned/reduced in height.|40 Dunlin Drive Kidderminster Worcestershire DY10 4TA
- 5.5. **24/0338/HOU**|First floor side extension and single storey rear extension including demolition of conservatory|5 Reeve Court Kidderminster Worcestershire DY10 4TP

- 5.6. **24/0349/TPO**|T1 Acacia Tree - fell to ground level. Open to possibility to replacement specimen in a better suited location. Tree at present provides little value to the area and is in relatively poor form. A replacement specimen of choice could be planted somewhere on the site to provide a better amenity value to the area given the situation in which the Acacia Tree is located will never be of a good form tree given it being a pollarded trunk which has previously been encapsulated in ivy to prevent any good form.|1 Jolleyman Close Kidderminster Worcestershire DY11 6AD
- 5.7. **24/0385/HOU**|Single storey rear extension and dormer window to rear|83 Hurcott Road Kidderminster Worcestershire DY10 2QT
- 5.8. **24/0396/PNC**|Change of use of an existing beauty and hair salon to one residential dwelling (Class C3).|95 Stourport Road Kidderminster Worcestershire DY11 7BQ
- 5.9. **24/0397/HOU**|Single storey front, side and rear extension (resubmission of 22/0564/HOU)|10 Berrow Hill Road Kidderminster Worcestershire DY11 5LH
- 5.10. **24/0400/FUL**|Demolition of former ambulance station and construction of 8No. dwellings and associated works|Former Kidderminster Ambulance Station Stourport Road Kidderminster Worcestershire DY11 7BQ
- 5.11. **24/0402/HOU**|Two storey side extension|23 Greenhill Avenue Kidderminster Worcestershire DY10 2QU
- 5.12. **24/0403/FUL**|Change of use of rear of Nos. 9 and 9A to 6no studio HMO (C4)|9 And 9A Lower Mill Street Kidderminster Worcestershire DY11 6UU
- 5.13. **24/0404/FUL**|Change of use of residential care home (Use Class C2) to supported living accommodation (Use Class C3(b))|103 - 104 Stourport Road Kidderminster Worcestershire DY11 7BQ
- 5.14. **24/0405/HOU**|Proposed Detached Garage and Boundary Wall|74 Broomfield Road Kidderminster Worcestershire DY11 5PH
- 5.15. **24/0408/TPO**|T1 Oak Tree is on the rear property boundary - 25% crown reduction, which is equal to 2-3 meters, and a crown lift to remove some of the lower branches|80 Baldwin Road Kidderminster Worcestershire DY10 2UB
- 5.16. **24/0412/ADV**|Freestanding information board|Land At Os 383520 276369 The Ringway Kidderminster Worcestershire
- 5.17. **24/0413/S19**|Amendment to Listed Building Consent 22/0542/LBC to allow changes to fenestrations, resiting of bin/cycle storage, reinstatement of doorway/stepped access between rear service area and courtyard, new cellar to café, changes to ventilation strategy and new supply vent louvre, re-location of the back house lift from first floor King Charles room, removal of 1 no. window to courtyard and opening filled in, new riser in existing office / meeting room, first floor WC fittings to be removed and room used as a mechanical store/riser, first floor M&E plant area increased in size and separation and access from terrace to be provided, amendment to the approved design of courtyard canopy roof and PPC metal covered cable routing to roof of lean to at the back of the Corn Exchange and associated amendments|Kidderminster Town Hall Vicar Street Kidderminster Worcestershire DY10 1DA

- 5.18. **24/0417/HOU**|Single storey side and rear extensions|4 Coates Road Kidderminster Worcestershire DY10 2TZ
- 5.19. **24/0418/FUL**|External building alterations, and the erection of an external bicycle storage unit within the existing service yard|16 Vicar Street Kidderminster Worcestershire DY10 1AA
- 5.20. **24/0431/S73**|Variation to Condition 6 (Extraction details) of Planning Permission: 23/0923/FUL|The Pump House Weavers Wharf Kidderminster Worcestershire DY10 1AA
- 5.21. **24/0436/HOU**|Two storey side extension|30 Doverdale Avenue Kidderminster Worcestershire DY10 3BS
- 5.22. **24/0437/FUL**|Replacement roof covering and alterationst to existing facade on link bridge between (A-Block and C-Block)|Kidderminster General Hospital Bewdley Road Kidderminster Worcestershire DY11 6RJ
- 5.23. **24/0456/FUL**|Change of use of premises from industrial (Use Class B2) to gym (Use Class E) (retrospective)|Unit 1 Brintons No 6 Factory Stourport Road Service Road Kidderminster Worcestershire DY11 7QP
- 5.24. **24/0461/HOU**|Render to all elevations of building|5 Towers Close Kidderminster Worcestershire DY10 3EH
- 5.25. **24/0463/FUL**|Construction of 6No. town houses with associated parking and amenity spaces|Land At Os 382993 276339 37 Park Lane Kidderminster Worcestershire
- 5.26. **24/0465/TPO**|Common Oak - Reduce, lift, and thin the entire tree by 30%|2 Peregrine Grove Kidderminster Worcestershire DY10 4UH
- 5.27. **24/0466/FUL**|Installation of 7No. condenser units (retrospective)|100 - 102 Canterbury Road Kidderminster Worcestershire DY11 6DH
- 5.28. **24/0472/FUL**|Installation of disabled access ramp into rear of 21 Birmingham Road|Shrubbery House 21 Birmingham Road Kidderminster Worcestershire DY10 2BX
- 5.29. **24/0480/106**|Application to provide a financial contribution for affordable properties in lieu of providing two on-site Shared Ownership Units as defined in the Planning Obligation attached to Planning Permission 22/0840/FUL|Land At The Grange & 164 Sutton Park Road Kidderminster Worcestershire
- 5.30. **24/0483/NMA**|Alterations to approved fenestration under Planning Application 22/0115/HOU|44 Sheraton Drive Kidderminster Worcestershire DY10 3QR
- 5.31. **24/0484/HOU**|Construction of a residential annex|17 Turton Street Kidderminster Worcestershire DY10 2TH
- 5.32. **24/0485/HOU**|Proposed singles storey rear extension, extension to canopy to the front of the dwelling and replacement windows.|1 Hillgrove Gardens Kidderminster Worcestershire DY10 3AN

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**DRAFT Minutes of the meeting held on Thursday 27th June
2024 at 6pm in the Kidderminster Room, Wyre Forest House**

Present:

Councillor D. Hine (Chair)
Councillor J. Beckingham
Councillor D. Chambers
Councillor S. Hollands
Councillor S. Miah
Councillor M. Rayner
Councillor B. Connor (Substitute for Councillor M. McDonnell)

HR/Office Assistant

Absent:

Nil

1. APOLOGIES FOR ABSENCE

Councillor M. McDonnell (Vice Chair)

2. DECLARATIONS OF INTEREST

Nil

3. PUBLIC QUESTION TIME

Nil

4. MINUTES (APPENDIX 1)

RESOLVED: To approve the minutes of the Planning Committee held on Tuesday 28th May 2024.

5. PLANNING APPLICATIONS

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

1. **23/0867/HOU**|Construction of a single storey side extension, replacement of existing porch and bay window with single storey front extension and associated works|1
Jelleyman Close Kidderminster Worcestershire DY11 6AD
NO OBJECTION
2. **24/0245/HOU**|Proposed single storey extension to the front of the dwelling|63
Usmere Road Kidderminster Worcestershire DY10 2YA
NO OBJECTION

3. **24/0261/ADV**|Proposed 'Greggs' 3m Totem Pole Sign|Viaduct Service Station 138 Worcester Road Kidderminster Worcestershire DY10 1JR
OBJECT
Due to:
Distraction for motorists
With a suggestion to integrate sign into the existing Shell sign at the junction of Worcester Rd and road number 3.
4. **24/0300/HOU**|Proposed single storey rear extension|27 Dunnington Avenue Kidderminster Worcestershire DY10 2YS
OBJECT
5. **24/0310/FUL**|Change of use of premises from higher education academy, restaurant and retail uses (Use Classes D1 and E) to mixed use bar/cafe, soft play cafe, office space, micro-brewery and entertainment venue (mini golf) (Use Classes E, (E(G)(ii)) and sui generis), together with associated internal refurbishment works, formation of new entrance lobby and landscaping works|Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
SUPPORT
6. **24/0311/LBC**|Listed building consent for the change of use of premises from higher education academy, restaurant and retail uses (Use Classes D1 and E) to mixed use bar/cafe, soft play cafe, office space, micro-brewery and entertainment venue (mini golf) (Use Classes E, (E(G)(ii)) and sui generis), together with associated internal refurbishment works, formation of new entrance lobby and landscaping works|Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
SUPPORT
7. **24/0314/FUL**|Amendments to external appearance comprising creation of a plant area, re-inserting a window where previously infilled, infilling a goods door to match existing elevation together with a new personnel door, addition of assorted ventilation grilles.|Ground Floor The Prospect Lion Square Kidderminster Worcestershire DY10 1PD
NO OBJECTION
8. **24/0316/HOU**|Ground and first storey extension to create enlarged kitchen and bedroom together with new bathroom window|77 Broomfield Road Kidderminster Worcestershire DY11 5PH
NO OBJECTION
9. **24/0324/HOU**|Single storey rear extension and garage conversion|48 Ray Mercer Way Kidderminster Worcestershire DY10 1NY
NO OBJECTION
10. **24/0329/HOU**|Single storey rear extension|45 Georgian Way Kidderminster Worcestershire DY10 2AQ
NO OBJECTION
11. **24/0331/HOU**|Single Storey Rear Extension|43 Georgian Way Kidderminster Worcestershire DY10 2AQ
NO OBJECTION

12. **24/0367/TPO**|Birch tree adjacent to no.2 Egret Court - remove circa two-thirds of the canopy, with the final crown outline in line with red line shown on image ref: 'Birch Pruning Plan'. So far as is practicably possible, the final pruning points will be taken back to a live lateral bud/shoot, with the aim to achieve a balanced and symmetrical crown.|2 Egret Court Kidderminster Worcestershire DY10 4SS

DEFER TO THE TREE AND BIODIVERSITY OFFICER AT WFDC

13. **24/0385/HOU**|Single storey rear extension and dormer window to rear|83 Hurcott Road Kidderminster Worcestershire DY10 2QT

NO OBJECTION

14. **24/0393/HOU**|Single storey front extension with pitched roof above, part garage conversion and pitched roof to garage|6 Barnettts Close Kidderminster Worcestershire DY10 3DG

SUPPORT

15. **24/0398/PNC**|Change of use of first and second floors to create 3No. self-contained residential units|16 Vicar Street Kidderminster Worcestershire DY10 1AA

SUPPORT

16. **24/0407/HOU**|Rear extension, rear dormer extension and roof upgrade, chimney removal|7 Lyndhurst Drive Kidderminster Worcestershire DY10 2PT

NO OBJECTION

17. **24/0410/HOU**|Proposed entrance porch to the front of the dwelling|238 Puxton Drive Kidderminster Worcestershire DY11 5H

NO OBJECTION

Meeting closed at
7.25pm

Dear Stakeholder

Worcestershire County Council's is currently preparing its new Electric Vehicle Charging Infrastructure Strategy. We are looking for your views to assist on the draft strategy.

This first Electric Vehicle Charging Infrastructure (EVCI) Strategy for Worcestershire, sets out how the County Council and its partners intend to support the transition to electric vehicles and help to coordinate the roll out of accessible charge points across the County. The primary focus of this strategy will be on delivering electric chargers for communities and charging solutions for those specifically without dedicated off-street parking at home through the Local Electric Vehicle Infrastructure (LEVI) Fund.

The LEVI fund is a Government fund supporting local authorities in England to work with the charge point industry to improve rollout and commercialisation of public charge points for residents that don't have off-street parking.

You can view the Electric Vehicle Charging Infrastructure Strategy and share your views via an online survey here: [Have your say on the Electric Vehicle Charging Infrastructure \(EVCI\) Strategy | Worcestershire County Council](#)

The consultation will run from 9th July until 3rd September 2024. The final strategy is expected to be published later this year.

What Happens Next?

After the engagement exercise has concluded, all comments will be reviewed and duly considered. Where appropriate, the draft Electric Vehicle Charging Infrastructure Strategy will be amended and following adoption, published on our website in winter 2024.

We look forward to hearing from you.

Yours faithfully

Worcestershire County Council

Transport Planning

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

I am minded to approve the application as the conversion of the building and the erection of a two storey side extension to facilitate the creation of eight apartments is entirely consistent with the objectives of the Wyre Forest District Local Plan and the NPPF.

The design of the proposed conversion has been carefully considered to ensure that the exterior remains generally unchanged, whilst facilitating the proposed use, and the design of the two storey extension has taken into account the importance of the non designated heritage asset. It is considered that any less than substantial harm would be offset by the public benefits, including the need to secure an optimum viable and long-term use of this building, which is appropriate to its setting within a residential edge of town centre position.

Information has been provided which shows that the site is in a highly sustainable location (as set out in the highways and transport document attached above) with 4 bus stops within 70 metres of the application site, cycle parking is to be provided.

Senior Development Management Officer
Wyre Forest District Council