

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 30<sup>th</sup> July at 6pm  
in the Kidderminster Room, Wyre Forest House**

**Present:**

- Councillor D. Hine (Chair)
- Councillor M. McDonell (Vice Chair)
- Councillor J. Beckingham
- Councillor D. Chambers
- Councillor S. Hollands
- Councillor S. Miah
- Councillor M. Rayner

HR/Office Assistant

**Absent:**

Nil

**1. APOLOGIES FOR ABSENCE**

Nil

**2. DECLARATIONS OF INTEREST**

Nil

**3. MINUTES (APPENDIX 1)**

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

**4. PUBLIC QUESTION TIME**

Mr Swain spoke with regards to planning application **22/0226/EIA**.

Members considered this planning application.

**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.

**OBJECT**

**Due to:**

- **As previously commented by committee ‘Object In considering its submission, The Town Council considered representations made by the public at its planning committee meeting on 24th October 2023.**

*Members had previously been neutral on the application but had expressed concerns regarding highways issues.*

*Members noted that they were unable to view comments from the Highways agency to see if they had provided mitigation to the Town Council's previous comments and without some evidence of mitigation they felt that they should amend their neutral stance to one of 'object'. (Note: It might be that the Town Council would reconsider the application once the Highways comments are submitted and published)*

*The objection was reinforced as a result of having been informed of an independent highways survey commissioned by a residents group which included a suggestion that a significant number of vehicles were travelling well in excess of the speed limit on the main road from which the development would be accessed.*

*The potential for flooding of the site is also of concern.'*

- Extra traffic generated from care home
- Insufficient parking facilities for care home

**5. RESCHEDULING OF SEPTEMBER PLANNING MEETING**

**RESOLVED:** To approve an alternative date of Monday 30<sup>th</sup> September 2024.

**6. ELECTRIC VEHICLE CHARGING INFRASTRUCTURE (EVCI) STRATEGY FOR WORCESTERSHIRE CONSULTATION EXERCISE (APPENDIX 2)**

Members deferred this Strategy to the Planning meeting in August.

**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

**SUPPORT**

**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

**NO OBJECTION**

**9. PLANNING APPLICATIONS**

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

1. **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

**NO OBJECTION**

2. **24/0225/HOU**|Erection of an outbuilding (retrospective)|22 Spring Grove Road Kidderminster Worcestershire DY11 7JA

**OBJECT**

**Due to:**

- **As previously commented by committee ‘Possibility of outbuilding to be used for residential purposes The Committee suggests a restriction for usage of the outbuilding to recreational and office use for only the applicant, and no residential use.’**
- **Concerns of boundary indicated in plan**

3. **24/0326/TPO**|Tree pruned/reduced in height.|40 Dunlin Drive Kidderminster Worcestershire DY10 4TA

**DEFER TO WFDC TREE AND BIODIVERSITY OFFICER**

4. **24/0338/HOU**|First floor side extension and single storey rear extension including demolition of conservatory|5 Reeve Court Kidderminster Worcestershire DY10 4TP

**NO OBJECTION**

5. **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 Jelleyman Close Kidderminster Worcestershire DY11 6AD

**NO OBJECTION**

**On Condition that a new replacement tree of appropriate quality is planted**

6. **24/0385/HOU**|Single storey rear extension and dormer window to rear|83 Hurcott Road Kidderminster Worcestershire DY10 2QT

**NO OBJECTION**

7. **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

**NO OBJECTION**

8. **24/0397/HOU**|Single storey front, side and rear extension (resubmission of 22/0564/HOU)|10 Berrow Hill Road Kidderminster Worcestershire DY11 5LH

**NO OBJECTION**

9. **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

**NO OBJECTION**

**And a request for a biodiversity assessment**

10. **24/0402/HOU**|Two storey side extension|23 Greenhill Avenue Kidderminster  
Worcestershire DY10 2QU

**NO OBJECTION**

11. **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

**OBJECT:**

- **On grounds of objections highlighted by Senior Housing Officer**

12. **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

**NO OBJECTION**

13. **24/0405/HOU**|Proposed Detached Garage and Boundary Wall|74 Broomfield Road  
Kidderminster Worcestershire DY11 5PH

**OBJECT**

**Due to:**

**Garage – due to being out of character with the street  
Wall – due to biodiversity of existing hedge and out of character with the  
street**

14. **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

**DEFER TO WFDC TREE AND BIODIVERSITY OFFICER**

15. **24/0412/ADV**|Freestanding information board|Land At Os 383520 276369 The  
Ringway Kidderminster Worcestershire

**SUPPORT**

16. **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

**SUPPORT**

17. **24/0417/HOU**|Single storey side and rear extensions|4 Coates Road Kidderminster  
Worcestershire DY10 2TZ  
**NO OBJECTION**
18. **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  
**SUPPORT**
19. **24/0431/S73**|Variation to Condition 6 (Extraction details) of Planning Permission:  
23/0923/FUL|The Pump House Weavers Wharf Kidderminster Worcestershire DY10  
1AA  
**NO OBJECTION**
20. **24/0436/HOU**|Two storey side extension|30 Doverdale Avenue Kidderminster  
Worcestershire DY10 3BS  
**NO OBJECTION**
21. **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  
**SUPPORT**
22. **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  
**NO OBJECTION**  
**However, the committee has concerns with the alleged inconsistencies with  
the application.**
23. **24/0461/HOU**|Render to all elevations of building|5 Towers Close Kidderminster  
Worcestershire DY10 3EH  
**NO OBJECTION**
24. **24/0463/FUL**|Construction of 6No. town houses with associated parking and  
amenity spaces|Land At Os 382993 276339 37 Park Lane Kidderminster  
Worcestershire  
**NO OBJECTION**
25. **24/0465/TPO**|Common Oak - Reduce, lift, and thin the entire tree by 30%|2  
Peregrine Grove Kidderminster Worcestershire DY10 4UH  
**DEFER TO WFDC TREE AND BIODIVERSITY OFFICER**

26. **24/0466/FUL**|Installation of 7No. condenser units (retrospective)|100 - 102  
Canterbury Road Kidderminster Worcestershire DY11 6DH  
**NO OBJECTION**
27. **24/0472/FUL**|Installation of disabled access ramp into rear of 21 Birmingham  
Road|Shrubbery House 21 Birmingham Road Kidderminster Worcestershire DY10  
2BX  
**OBJECT**  
**Due to:**  
**Lack of documents on website**
28. **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  
**SUPPORT**
29. **24/0483/NMA**|Alterations to approved fenestration under Planning Application  
22/0115/HOU|44 Sheraton Drive Kidderminster Worcestershire DY10 3QR  
**NO OBJECTION**
30. **24/0484/HOU**|Construction of a residential annex|17 Turton Street Kidderminster  
Worcestershire DY10 2TH  
**NO OBJECTION**
31. **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  
**NO OBJECTION**

Meeting closed at  
8.32pm