



25th September 2024

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **MONDAY 30TH SEPTEMBER** 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 Questions

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 August 2024.

5. Consideration of Planning Application 24/0403/FUL

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
Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster

6. Consideration of Planning Application 24/0472/FUL

24/0472/FUL|Installation of disabled access ramp into rear of 21 Birmingham Road|Shrubbery House 21 Birmingham Road Kidderminster Worcestershire DY10 2BX

7. Planning Applications

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

7.1	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
7.2	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 office, food/beverage, entertainment and retail space (Use Class E(a-g(i))/sui generis (drinking establishment)), together with associated internal refurbishment works, formation of new entrance lobby and landscaping works (amended description) Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
7.3	24/0522/TPO Tree Works: T1 - Silver Birch - Crown Lift to 3m and T2 - Oak - Cut back limbs by 1m Unit 2 Foley Grove Foley Business Park Kidderminster Worcestershire DY11 7PT
7.4	24/0524/FUL Conversion of former 6-bed HMO to 4No. Flats 4 Lea Street Kidderminster Worcestershire DY10 1SW
7.5	24/0533/TPO T1 - Sweet Chestnut, fell leaning stem. Also cut back adjacent low branches on adjoining trees to allow access to car park. T568 - Sweet Chestnut, remove dead and dying sections over footpath back to a suitable live point. T569 - Sweet Chestnut, remove major dead wood overhanging public footpath and access road. Land Adjacent Unit 1 And 2 Vale Industrial Estate Kidderminster Worcestershire DY11 7QU
7.6	24/0549/FUL Conversion of storage areas to form 4no. two bed and 2no. one bed apartments Champney And Courtney St Cecilia Close Kidderminster Worcestershire
7.7	24/0562/TPO T1 - London Plane - Remove deadwood. T2 - Weeping Willow - Remove deadwood and crown lift to 3m. Unit 1 2 Stourpoint 5 Stourport Road Kidderminster Worcestershire DY11 7FL
7.8	24/0563/HOU Detached garage in rear garden 64 Chestnut Grove Kidderminster Worcestershire DY11 5QA
7.9	24/0575/S73 Variation of condition 6 of 24/0431/S73 (opening times) to allow Restaurant/Hot food use to be open between 07:00 and 00:00 and Tanning Salon to be open 07:00 to 23:00. The Pump House Weavers Wharf Kidderminster Worcestershire DY10 1AA

7.10	24/0577/HOU Single storey rear extension following demolition of conservatory and render to rear elevation 51 Beechfield Drive Kidderminster Worcestershire DY11 5HL
7.11	24/0578/FUL Change of use of unit 3 from Use Class B2 (general industrial) to Use Class E (indoor soft play centre) Land At Os 381867 273942 Stourport Road Service Road Kidderminster Worcestershire
7.12	24/0581/TPO T1 - Robinia - Fell Tree 49 Cardinal Drive Kidderminster Worcestershire DY10 4RZ
7.13	24/0584/ADV Installation of 7m EV totem pole sign. Fairview Service Station Worcester Road Kidderminster Worcestershire DY10 1JS
7.14	24/0592/FUL Change of use from 9 bedroom bed and breakfast to 9 bedroom HMO 187 Chester Road North Kidderminster Worcestershire DY10 1TN
7.15	24/0593/FUL 1no. one Bed Bungalow Land Adjacent 65 Woodfield Street Kidderminster Worcestershire
7.16	24/0599/ADV The display of 1 No. internally illuminated fascia sign on the front (south) elevation and 1 No. externally illuminated built-up lettering signage on the side (east) elevation. The Pump House Weavers Wharf Kidderminster Worcestershire DY10 1AA
7.17	24/0600/LBC The display of 2 No. signs on the front and side elevations of the building. The Pump House Weavers Wharf Kidderminster Worcestershire DY10 1AA
7.18	24/0603/TPO Works to T1 Horse Chestnut 23 Siskin Way Kidderminster Worcestershire DY10 4TD
7.19	24/0608/FUL Construction of 2no. apartments and replacement of existing roof 21 - 22 Blackwell Street Kidderminster Worcestershire DY10 2DU
7.20	24/0610/TPO Common Oak - approx 2 meters to be cut back from the roof area, to provide sufficient clearance to the property. 2 Peregrine Grove Kidderminster Worcestershire DY10 4UH
7.21	24/0625/DEM Proposed Demolition of 11 buildings Roxel Pumping Station Worcester Road Kidderminster Worcestershire DY11 7RD
7.22	24/0627/TPO T1 Oak Tree - Prune Tree 5 Blakebrook Kidderminster Worcestershire DY11 6AP

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 27th August 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. Public Questions

Nil

4. Minutes (Appendix 1)

RESOLVED: To approve the minutes of the planning committee held on Tuesday 30th July 2024.

5. Electric Vehicle Charging Infrastructure (EVCI) Strategy For Worcestershire Consultation Exercise (Appendix 2)

Members discussed this item and agreed on answers as the KTC Planning Committee for the EVCI survey.

6. Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster - Further Information (Appendix 3)**OBJECT**

On grounds of:

- Negative impact on local population health (including dust, air quality, respiratory issues, water contamination, traffic related health impacts, noise impact and mental health impact on local residents)
- Negative environmental impact – habitat destruction, biodiversity loss, landscape and visual impact, soil erosion and degradation, water pollution and dust pollution, noise and vibration levels for wildlife.
- Proximity to residential living and schools
- Safety – ensuring robust fencing to surround site, pedestrian safety risks.
- Traffic – increased heavy vehicle traffic, road safety risks, and impact on local infrastructure.

- Impact on local business economy – local pubs, caravan sites, and 4 local schools impacted.
- Spoils the openness of the green belt.

The committee does not consider the changes in the application to be sufficient.

7. Sutton Road - Kidderminster - Puffin Crossing - Proposed Experimental Traffic Regulation Orders (Appendix 4)
SUPPORT

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8. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
8.1	<p>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 Land At Comberton Road Kidderminster Worcestershire</p>	<p>DEFER</p>
8.2	<p>24/0417/HOU Single storey side and rear extensions 4 Coates Road Kidderminster Worcestershire DY10 2TZ</p>	<p>NO OBJECTION</p>
8.3	<p>24/0469/TCA Removal of dead Elm, reduce Laurel by 50% Beech House 26 Blakebrook Kidderminster Worcestershire DY11 6AP</p>	<p>NO OBJECTION Request of appropriate native tree species to replace dead elm if possible</p>
8.4	<p>24/0495/TPO Tree situated at 46 The Oaklands - Proposing reshaping of the tree on the side nearest the property (45 The Oaklands), removing no more than 3 metres. 46 The Oaklands Kidderminster Worcestershire DY10 2SB</p>	<p>NO OBJECTION</p>
8.5	<p>24/0497/HOU Proposed timber cladding & stone slips to front elevation. Alteration to change first floor window to French doors. 30 Marlpool Place Kidderminster Worcestershire DY11 5BB</p> <p><i>Cllr Mary Rayner left the meeting at 7.38pm</i></p>	<p>NO OBJECTION</p>

8.6	24/0503/ADV 4No. totem signs, 3No. halo LED illuminated external fascia signs, digitally printed external vinyls, double sided vinyls including 3No. dibond panels, 2No. backlit illuminated internal signs and various internal non-illuminated hanging signs. Slingfield Mill Weavers Wharf Kidderminster Worcestershire DY10 1AA	NO OBJECTION
8.7	24/0506/FUL Proposed New Regenerative Thermal Oxidiser with ancillary equipment and associated new Chimney. Bostik Adhesives Ltd Vale Industrial Estate Kidderminster Worcestershire DY11 7QU	NO OBJECTION
8.8	24/0517/TPO Re-pollarding and re-shaping of a Sycamore 7 Clares Court Kidderminster Worcestershire DY11 6YX	DEFER to WFDC Tree and Biodiversity officer
8.9	24/0526/S73 Retrospective Variation to Condition 3 (approved plans) of 23/0118/HOU for increase in boundary wall 8 Yeoman Close Kidderminster Worcestershire DY10 1NU	NO OBJECTION
8.10	24/0532/HOU First floor side extension 7 Fulmar Crescent Kidderminster Worcestershire DY10 4HL	Committee notes objection regarding loss of light, support the site visit to assess
8.11	24/0535/FUL Change of use to rental vehicle premises (sui generis) comprising parking, storage, preparation and minor maintenance of rental vehicles, and office to administer their rental, and associated works; and advertisement consent for signage associated with the proposed use	NO OBJECTION
8.12	24/0536/ADV One illuminated fascia band and one illuminated pylon sign Land At Os 381906 273950 Stourport Road Service Road Kidderminster Worcestershire	NO OBJECTION
8.13	24/0538/S73 Variation of Condition 9 (approved plans) attached to Planning Permission 21/0574/FUL 54 Connaught Avenue Kidderminster Worcestershire DY11 6LS	DEFER
8.14	24/0539/HOU Single storey side and rear extension 46 Shrubbery Street Kidderminster Worcestershire DY10 2QY	NO OBJECTION
8.15	24/0541/TPO Various works to trees T1-T7 Land At Os 382516 277066 Bradley Thursfield Court Kidderminster Worcestershire	DEFER to WFDC Tree and Biodiversity officer

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

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