



19th November 2024

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 26TH NOVEMBER** 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 29th October 2024.

5. Prospect Hill, Kidderminster - Proposed Traffic Regulation order – TRO (Appendix 2)

6. Management of Road Verges For Biodiversity on C and U Roads Survey 2024

Link [Management of Road Verges For Biodiversity on C and U Roads Survey 2024](#)

7. Planning Applications

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

7.1	24/0416/FUL Proposed warehouse extension to create 3no. units and first floor office Rainbow Nightfreight Plot 4 Arthur Drive Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA
7.2	24/0509/HOU Installation of metal railings / fencing and gate to front 24 Silverwoods Way Kidderminster Worcestershire DY11 7DT
7.3	24/0583/HOU Single storey rear extension 31 Chaddesley Road Kidderminster Worcestershire DY10 3AD
7.4	24/0620/S73 Variation of Condition 11 (parking) and Condition 18 (approved plans) attached to Planning Permission 23/0835/FUL Former Unit 6A And 7A And 8 To 11 Park Street Industrial Estate Hill Street Kidderminster Worcestershire
7.5	24/0639/FUL Demolition of Existing Public House and erection of retail shop including associated external works Broadwaters Inn 168 Stourbridge Road Kidderminster Worcestershire DY10 2UL
7.6	24/0653/ADV Various signage including fascia and window vinyls (externally illuminated and non illuminated) Ground Floor The Prospect Lion Square Kidderminster Worcestershire DY10 1PD
7.7	24/0658/HOU Extension to the rear of the property to provide for an extended and improved kitchen and to accommodate enlargement of the two bedrooms, the main to have an en-suite. To include the removal, re-siting and replacement of the inadequate garage. 40 Imperial Avenue Kidderminster Worcestershire DY10 2RA
7.8	24/0660/FUL Change of use from industrial unit (Use Class B2) to gym (Use Class E) (retrospective) (resubmission) The Foundry Gym Unit 1 Haynes Point Stourport Road Service Road Kidderminster Worcestershire DY11 7PZ
7.9	24/0681/HOU Proposed ground floor side extension and increase to flat roof height at the rear. 90 Chester Road South Kidderminster Worcestershire DY10 1XF
7.10	24/0683/OUT Outline application for the construction of 2No. dwellings (all matters reserved except access) Spennells Cottage Spennells Valley Road Kidderminster Worcestershire DY10 3HP
7.11	24/0689/HOU Single storey side and rear extension 4 Saxifrage Place Kidderminster Worcestershire DY10 1NH
7.12	24/0692/FUL Conversion of building to 4No. apartments and associated works Abbeyfield House 16 - 17 Birmingham Road Kidderminster Worcestershire DY10 2BX

7.13	24/0700/HOU Resubmission of previously approved scheme 24/0242/HOU (increase two storey extension by 0.5 metres) 7 Rosemary Road Kidderminster Worcestershire DY10 2SW
7.14	24/0710/FUL Single storey front extension Holy Innocents Church Sutton Park Road Kidderminster Worcestershire DY11 6LT
7.15	24/0719/HOU Two Storey Front and Rear Extensions 44 St Johns Avenue Kidderminster Worcestershire DY11 6AU
7.16	24/0727/HOU Single storey rear extension and two storey side extension 41 Sion Hill Kidderminster Worcestershire DY10 2XT
7.17	24/0728/TPO T1 Sycamore - Crown reduction to previous points, T2 Leylandii - Fell 3 trees Lea Grange The Lea Kidderminster Worcestershire DY11 6JY
7.18	24/0729/HOU Two-storey side extension 36 Shrubbery Street Kidderminster Worcestershire DY10 2QY
7.19	24/0736/HOU Creation of annex in rear garden 37 Birmingham Road Kidderminster Worcestershire DY10 2DA
7.20	24/0745/FUL Change of use of building from offices (Use Class E) to mixed use office space and 7No. apartments (Use Class C3) and associated works 29 Church Street Kidderminster Worcestershire DY10 2AR
7.21	24/0746/LBC Listed building consent for the change of use of building from offices (Use Class E) to mixed use office space and 7No. apartments (Use Class C3) and associated works 29 Church Street Kidderminster Worcestershire DY10 2AR
7.22	24/0747/FUL Sub-division of existing retail unit J2 to create 1no. new retail unit (J3) including installation of 1no. new customer entrance and high level entrance feature; associated reconfiguration of adjacent parking and bollards; installation of new loading bay and doors to rear elevation; replacement of existing glazed entrance and associated works at Unit J2, Crossley Retail Park, Kidderminster DY11 6DY Unit J Crossley Retail Park Carpet Trades Way Kidderminster Worcestershire DY11 6DY
7.23	24/0755/TPO T1 - Sycamore - Reduce crown by 3m overall, crown lift to 5m over road and remove epicormic growth to the base of the tree 46 The Oaklands Kidderminster Worcestershire DY10 2SB
7.24	24/0759/TPO T1 Sycamore Tree - Fell Hartlebury House 12 Carters Gardens Kidderminster Worcestershire DY11 6LR

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 29th October at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor D. Hine (Chair)
Councillor L. Carroll (substitute for Cllr M. McDonnell)
Councillor D. Chambers
Councillor S. Hollands
Councillor S. Miah
Councillor M. Rayner
Councillor M. Smith (substitute for Cllr J. Beckingham)

HR/Office Assistant

Absent:

Nil

1. Apologies For Absence

Councillor M. McDonnell (Vice Chair)
Councillor J. Beckingham

2. Declarations of Interest

Nil

3. Public Questions

Nil

4. Minutes (Appendix 1)

RESOLVED: To approve the minutes of the planning committee held on Monday 30th September 2024.

5. Consideration of Ageing Well Survey – Worcestershire County Council (Appendix 2)

Members agreed that Town Councillors may complete the Ageing Well Survey individually.

6. Consideration of Shrawley Avenue/ Rifle Range Road, Kidderminster Proposed Prohibition of waiting at any time TRO (Appendix 3)

SUPPORT

7. TPO applications

Members agreed to support the recommendation of the Tree and Biodiversity Officer for all following TPOs, for the exception of **24/0650/TPO**.

8. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
8.1	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	Previously commented
8.2	24/0416/FUL Proposed warehouse extension to create 3no. units and first floor office Rainbow Nightfreight Plot 4 Arthur Drive Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA	NO OBJECTION – Committee notes the concerns of residents with regards to light and noise pollution
8.3	24/0509/HOU Installation of metal railings / fencing and gate to front 24 Silverwoods Way Kidderminster Worcestershire DY11 7DT	OBJECT – out of character with the local area
8.4	24/0583/HOU Single storey rear extension 31 Chaddesley Road Kidderminster Worcestershire DY10 3AD	NO OBJECTION
8.5	24/0620/S73 Variation of Condition 11 (parking) and Condition 18 (approved plans) attached to Planning Permission 23/0835/FUL Former Unit 6A And 7A And 8 To 11 Park Street Industrial Estate Hill Street Kidderminster Worcestershire	NO OBJECTION
8.6	24/0630/HOU First floor side and two storey rear extension (Amended 24/0018/HOU - First floor side increase in width / Front porch added) 99 Stourbridge Road Kidderminster Worcestershire DY10 2QB	NO OBJECTION
8.7	24/0632/TPO 0F25: Prunus Serrula - Fell to ground level Coombe House 54 Broomfield Road Kidderminster Worcestershire DY11 5PH	Support Recommendation by Tree and Biodiversity Officer
8.8	24/0633/TPO Fell Acer, Populus species, Betula pendula and Populus species Skylark Way Kidderminster Worcestershire DY10 4EN	Support Recommendation by Tree and Biodiversity Officer
8.9	24/0634/TPO Acer - Fell to ground level Whinchat Grove Kidderminster Worcestershire DY10 4 TH	DEFER – Committee requests a reason/ reasons for felling.

		If application approved, request to replace tree with a suitable native tree.
8.10	24/0635/TPO 0BYN Shrub bed - Other Broadleaf - Fell to 1m from ground level, 0BYM Other Broadleaf - Crown lift to 3m & 3m Crown reduction Yellowhammer Court Kidderminster Worcestershire DY10 4RP	Support Recommendation by Tree and Biodiversity Officer
8.11	24/0636/TPO Fell Acer platanoides, Prunus sp. to 1 metre, Acer Sp. Crown lift to 3m & 3m Crown reduction, Fell Fraxinus excelsior, Acer psuedoplatanus and Fraxinus excelsior to near ground height and Ulmus glabra to fence height Hawfinch Rise Kidderminster Worcestershire DY10 4EY	Support Recommendation by Tree and Biodiversity Officer
8.12	24/0637/TPO Acer sp. Crown reduction by 30% King Charles Close Kidderminster Worcestershire DY11 6SB	Support Recommendation by Tree and Biodiversity Officer
8.13	24/0638/TPO Fell Fraxinus excelsior to near ground level Land Rear Of Hawfinch Rise Kidderminster Worcestershire DY10 4EY Cllr Steve Hollands left the meeting at 7.07pm	Support Recommendation by Tree and Biodiversity Officer
8.14	24/0639/FUL Demolition of Existing Public House and erection of retail shop including associated external works Broadwaters Inn 168 Stourbridge Road Kidderminster Worcestershire DY10 2UL	SUPPORT – with suggestions of: <ul style="list-style-type: none"> • Parking provision for local residents • Preserve the Gable end features Require litter picking on a regular basis
8.15	24/0650/TPO T1 - Cedar - Fell Tree 7 Ludgate Avenue Kidderminster Worcestershire DY11 6JP	DEFER – to provide justification/ reasons for felling
8.16	24/0652/HOU Proposed two storey side extension and removal of garaging 6 Mandarin Avenue Kidderminster Worcestershire DY10 4EE	NO OBJECTION
8.17	24/0653/ADV Various signage including fascia and window vinyls (externally illuminated and non illuminated) Ground Floor The Prospect Lion Square Kidderminster Worcestershire DY10 1PD	NO OBJECTION
8.18	24/0660/FUL Change of use from industrial unit (Use Class B2) to gym (Use Class E) (retrospective) (resubmission) The Foundry Gym Unit 1 Haynes Point Stourport Road Service Road Kidderminster Worcestershire DY11 7PZ	NO OBJECTION – recommendation to change the

		classification within the local plan to allow this
8.19	24/0674/HOU Single Storey Front Extension 31 Puxton Drive Kidderminster Worcestershire DY11 5HH	NO OBJECTION
8.20	24/0681/HOU Proposed ground floor side extension and increase to flat roof height at the rear. 90 Chester Road South Kidderminster Worcestershire DY10 1XF Cllr Shazu Miah left the meeting at 7.30pm	NO OBJECTION
8.21	24/0683/OUT Outline application for the construction of 2No. dwellings (all matters reserved except access) Spennells Cottage Spennells Valley Road Kidderminster Worcestershire DY10 3HP	NO OBJECTION – with request to provide an ecology report and uphold conditions of Highways
8.22	24/0685/TPO Tree 1 - Hornbeam - reduce limbs growing towards house to give 1-2m clearance, Tree 2 - Monkey Puzzle - reduce limbs growing towards hose to give 1m clearance, Tree 3- Oak - crown lift to 3m over footpath, Tree 4-Ash - Fell, Tree 5-Ash - reduce limbs growing towards house to give 2m clearance. Multi Areas On Dunlin Drive Kidderminster Worcestershire DY10 4TB	Support Recommendation by Tree and Biodiversity Officer
8.23	24/0688/TPO G3 - lift all trees over The Oaklands to 5.2m in height and all growth below 5.2 should be cut back to kerblines. NOTE not all trees along this row belong to Marstons and these trees will not be cut. All Marstons trees should also be lifted over the pub side to 3m and cut back from all lamp columns by 2m. Deadwood all trees. G1 - mixed species - cut back to the kerb line as it is encroaching onto the footpath G2 - mixed species - cut back to the kerb lines and clear any lamp columns. Remove 1 branch from the sycamore so that the light can be projected onto the car park. T1 - oak - this is a large tree with some large limbs which are showing signs of extensive decay near to their base. Reduce these limbs back to the last suitable growing point which is approximately 5m of growth to remove. The Land Oak Birmingham Road Kidderminster Worcestershire DY10 2SA Cllr Mary Rayner left the meeting at 7.45pm	Support Recommendation by Tree and Biodiversity Officer
8.24	24/0689/HOU Single storey side and rear extension 4 Saxifrage Place Kidderminster Worcestershire DY10 1NH	OBJECT – due to concern of privacy and light and 45 degree angle from neighbouring property
8.25	24/0690/TPO T1 Oak Tree - Fell (Front of Property), A2 Oak Tree - Fell and replant English Oak Tree approximately 1.5m adjacent, A3 Oak Tree - Reduce limbs by 6m. 7 Barnetts Grove Kidderminster Worcestershire DY10 3HG	Support Recommendation by Tree and Biodiversity Officer

8.26	24/0691/TPO T1 Cedar - Remove all major deadwood throughout canopy, crown lift to 5m over highway, crown clean, cut back limbs growing towards phone lines to give 1m clearance. T2 Wellintonia - Remove all major deadwood throughout crown, remove limb with hazard beam 100 Habberley Road Kidderminster Worcestershire DY11 5PN	Support Recommendation by Tree and Biodiversity Officer
8.27	24/0692/FUL Conversion of building to 4No. apartments and associated works Abbeyfield House 16 - 17 Birmingham Road Kidderminster Worcestershire DY10 2BX	NO OBJECTION – supporting the recommendations of the Worcestershire Regulatory Services
8.28	24/0700/HOU Resubmission of previously approved scheme 24/0242/HOU (increase two storey extension by 0.5 metres) 7 Rosemary Road Kidderminster Worcestershire DY10 2SW	DEFER - as more information on reason for increased height required
8.29	24/0705/TPO T1 Oak Tree (Quercus Robur) - Crown Lift by 1.5 metre 24 Goldcrest Drive Kidderminster Worcestershire DY10 4HQ	Support Recommendation by Tree and Biodiversity Officer
8.30	24/0710/FUL Single storey front extension Holy Innocents Church Sutton Park Road Kidderminster Worcestershire DY11 6LT	SUPPORT

Meeting concluded: 7.55pm

Dear Sir/Madam,

We are reaching out regarding concerns raised by the bus company about occasional obstructive parking in the limited waiting bays. This issue has, at times, prevented bus services from passing through, forcing them to re-route, and there have been instances of damage to both buses and parked vehicles.

To address these issues, the proposal includes the following measures, as shown in the attached drawing (No. T.2024.951.1):

- **Proposed Prohibition of Waiting at Any Time** (double yellow lines) to replace the current 1-hour limited waiting from 8:00 am to 6:30 pm, with no return within 2 hours.
- **Proposed Bus Stop Clearway Restriction** (no stopping at any time).

Should you wish to provide any comments or feedback regarding this proposal, please send them to me by 4th December 2024.

Traffic Engineer Apprentice
Network Control
E & I Directorate
Worcestershire County Council
County Hall, Spetchley Road, Worcester, WR5 2NP

