



24th October 2024

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 29TH OCTOBER 2024** 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 Monday 30th September.

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

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

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	24/0416/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
7.3	24/0509/HOU Installation of metal railings / fencing and gate to front 24 Silverwoods Way Kidderminster Worcestershire DY11 7DT
7.4	24/0583/HOU Single storey rear extension 31 Chaddesley Road Kidderminster Worcestershire DY10 3AD
7.5	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
7.6	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
7.7	24/0632/TPO 0F25: Prunus Serrula - Fell to ground level Coombe House 54 Broomfield Road Kidderminster Worcestershire DY11 5PH
7.8	24/0633/TPO Fell Acer, Populus species, Betula pendula and Populus species Skylark Way Kidderminster Worcestershire DY10 4EN
7.9	24/0634/TPO Acer - Fell to ground level Whinchat Grove Kidderminster Worcestershire DY10 4 TH
7.10	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
7.11	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
7.12	24/0637/TPO Acer sp. Crown reduction by 30% King Charles Close Kidderminster Worcestershire DY11 6SB
7.13	24/0638/TPO Fell Fraxinus excelsior to near ground level Land Rear Of Hawfinch Rise Kidderminster Worcestershire DY10 4EY

7.14	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
7.15	24/0650/TPO T1 - Cedar - Fell Tree 7 Ludgate Avenue Kidderminster Worcestershire DY11 6JP
7.16	24/0652/HOU Proposed two storey side extension and removal of garaging 6 Mandarin Avenue Kidderminster Worcestershire DY10 4EE
7.17	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
7.18	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
7.19	24/0674/HOU Single Storey Front Extension 31 Puxton Drive Kidderminster Worcestershire DY11 5HH
7.20	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
7.21	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
7.22	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
7.23	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
7.24	24/0689/HOU Single storey side and rear extension 4 Saxifrage Place Kidderminster Worcestershire DY10 1NH

7.25	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
7.26	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
7.27	24/0692/FUL Conversion of building to 4No. apartments and associated works Abbeyfield House 16 - 17 Birmingham Road Kidderminster Worcestershire DY10 2BX
7.28	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
7.29	24/0705/TPO T1 Oak Tree (Quercus Robur) - Crown Lift by 1.5 metre 24 Goldcrest Drive Kidderminster Worcestershire DY10 4HQ
7.30	24/0710/FUL Single storey front extension Holy Innocents Church Sutton Park Road Kidderminster Worcestershire DY11 6LT

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Monday 30th September 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 M. Rayner

HR/Office Assistant

Absent:

Councillor S. Miah

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 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

NEUTRAL – concerns regarding lack of car parking.

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

SUPPORT

7. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
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	NO OBJECTION
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	SUPPORT
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	SUPPORT
7.4	24/0524/FUL Conversion of former 6-bed HMO to 4No. Flats 4 Lea Street Kidderminster Worcestershire DY10 1SW	SUPPORT – request to maintain external architectural features including windows
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	SUPPORT
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	NEUTRAL – request to improve provision for waste. Members also concerned regarding soundproofing for lifts adjacent to new units.
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	SUPPORT

7.8	24/0563/HOU Detached garage in rear garden 64 Chestnut Grove Kidderminster Worcestershire DY11 5QA	NO OBJECTION – with concerns regarding height of proposed building.
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	NO OBJECTION
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	SUPPORT
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	SUPPORT – safety issues with parking to be addressed
7.12	24/0581/TPO T1 - Robinia - Fell Tree 49 Cardinal Drive Kidderminster Worcestershire DY10 4RZ	DEFER TO TREE OFFICER
7.13	24/0584/ADV Installation of 7m EV totem pole sign. Fairview Service Station Worcester Road Kidderminster Worcestershire DY10 1JS	OBJECTION – on grounds of clutter, height, distraction for motorists, consistency with area. Suggestion of including sign onto existing totem.
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	OBJECTION – on grounds of inadequate parking and vehicular access.
7.15	24/0593/FUL 1no. one Bed Bungalow Land Adjacent 65 Woodfield Street Kidderminster Worcestershire	NO OBJECTION
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	SUPPORT
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	SUPPORT
7.18	24/0603/TPO Works to T1 Horse Chestnut 23 Siskin Way Kidderminster Worcestershire DY10 4TD	DEFER TO TREE OFFICER

7.19	24/0608/FUL Construction of 2no. apartments and replacement of existing roof 21 - 22 Blackwell Street Kidderminster Worcestershire DY10 2DU	NO OBJECTION
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	DEFER TO TREE OFFICER
7.21	24/0625/DEM Proposed Demolition of 11 buildings Roxel Pumping Station Worcester Road Kidderminster Worcestershire DY11 7RD	NO OBJECTION
7.22	24/0627/TPO T1 Oak Tree - Prune Tree 5 Blakebrook Kidderminster Worcestershire DY11 6AP	DEFER TO TREE OFFICER
7.23	24/0538/S73 Variation of Condition 9 (approved plans) attached to Planning Permission 21/0574/FUL 54 Connaught Avenue Kidderminster Worcestershire DY11 6LS	OBJECT – we are concerned about the deficiency in parking provision to serve this site and highway safety implications of the resulting hazardous parking behaviour on the local roads.

CHAIR OF THE PLANNING COMMITTEE

SIGNED..... DATE.....

DRAFT

Dear Stakeholders

Public Health and Planning in Worcestershire County Council are working together to research and understand the role of planning in ageing well and the creation of healthier, more adaptive and inclusive environments to grow old in.

Worcestershire has an ageing population with a range of social and economic issues that are relevant to the planning system. The aim of this work, in partnership including District Planning colleagues and Public Health, is to understand the issues of ageing well and how to address them in relation to the planning system. Before we do this, it is first important for us to understand what ageing well embodies and how it can be made more attainable. This survey seeks to understand more about you, your views on ageing well and what it means for you and your family. The findings from this survey will be used to inform future work on land use planning for ageing well.

Have your say

We are seeking your views on ageing well and what it means for you and your family.

The consultation will run from 1 October until 3 November 2024 and will be used to draft a research paper on the subject of Planning for Ageing well.

Share your views via an online survey here:

<https://online1.snapsurveys.com/HousingAgeing2024>

Further details can be found here:

[Sustainable Development Research Documents | Worcestershire County Council](#)

Please share with those organisations Parish Councils, business, charities and individuals who might have an interest in the subject.

What Happens Next?

After the engagement exercise has concluded, all comments will be reviewed and duly considered and used to inform the drafting of the research paper Planning for Ageing Well. The first draft will be published for consultation on our website in winter 2024/25 with the aim of ensuring that ageing well is addressed through the planning process.

Kind regards

Planning and Transport Planning Manager
Worcestershire County Council

Dear Sir/ Madam

Following concerns raised by the Local Member, this proposal involves new double yellow lines at this junction, to address obstructive parking concerns. The proposal is shown on the attached drawing no. T.2024.1063

If you wish to raise any comments, in relation to this matter, please let me have these by 14th November 2024.

Yours faithfully

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





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Ordnance Survey AC0000809204.

0 5 25 50 metres

Indicative Scale: 1:800

T.2024.1063

Rifle Range Road/ Shrawley Avenue, Kidderminster Proposed TRO

 **worcestershire**
county council

Worcestershire County Council
County Hall
Spetchley Road
Worcester
WR5 2NP