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13<sup>th</sup> December 2024

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **WEDNESDAY 18<sup>TH</sup> DECEMBER** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Hugh Peacocke  
Chief Executive Officer

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### 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 26<sup>th</sup> November 2024.

### 5. Humphries Drive/ Mill Lane, Kidderminster - Proposed Traffic Regulation order ([Appendix 2](#))

## 6. Planning Applications

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

6.1	<b>24/0658/HOU</b>  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
6.2	<b>24/0729/HOU</b>  Two-storey side extension 36 Shrubbery Street Kidderminster Worcestershire DY10 2QY
6.3	<b>24/0774/FUL</b>  Use of dwelling for tutoring of children (9am -3pm) Monday - Friday 28 Blakebrook Kidderminster Worcestershire DY11 6AP
6.4	<b>24/0786/RES</b>  Application for approval of landscaping details as reserved matter following the grant of Outline Consent 23/0746/OUT (80 bedroom care home) The Forge Clensmore Street Kidderminster Worcestershire DY10 2JS
6.5	<b>24/0791/FUL</b>  Proposed siting of a two storey temporary building to be used for classrooms Wyre Forest School Habberley Road Kidderminster Worcestershire DY11 6FA
6.6	<b>24/0796/TPO</b>  T1 Beech Tree - Fell (Disease - Meripilus Giganteus), T2 Oak Tree - Reduce the canopy in size by a minimum of 40%-50%, T3 Sycamore Tree - Reduce the canopy in size by a minimum of 40%-50%, T4 Oak Tree - Fell. Plant 2 New Trees Species (Beech & Oak). Finstall House 11 Carters Gardens Kidderminster Worcestershire DY11 6LR
6.7	<b>24/0803/HOU</b>  Two storey side extension and porch to front elevation 7 Meredith Green Kidderminster Worcestershire DY11 7EJ
6.8	<b>24/0819/HOU</b>  Single storey rear extension 5 The Foxholes Kidderminster Worcestershire DY10 2QR
6.9	<b>24/0825/FUL</b>  Demolition of existing fuel storage building and replace with new standby generator and associated bulk storage tanks and erection of perimeter fence Generator Block At Kidderminster General Hospital Bewdley Road Kidderminster Worcestershire DY11 6RJ
6.10	<b>24/0834/HOU</b>  Replacement of the existing front bay windows and sash window on the top floor for modern double glazed UPVC units. 13 Summer Place Kidderminster Worcestershire DY11 6QH
6.11	<b>24/0842/TPO</b>  T2 Scots Pine - Fell 15 Trinity Fields Kidderminster Worcestershire DY10 2DF

## KIDDERMINSTER TOWN COUNCIL PLANNING COMMITTEE

**Minutes of the meeting held on Tuesday 26<sup>th</sup> November at 6pm  
in the Kidderminster Room, Wyre Forest House**

**Present:**

Councillor D. Hine (Chair)  
Councillor M. McDonnell (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**

**24/0658/HOU – Cllr M. Rayner**

**3. Public Questions**

Nil

**4. Minutes (Appendix 1)**

**RESOLVED:** To approve the minutes of the planning committee held on Tuesday 29<sup>th</sup> November 2024.

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

OPPOSE – providing access to local business is important.

Councillor M. Rayner arrived at 6.04pm.

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

Members discussed this item and agreed on answers as the KTC Planning Committee for the Management of Road Verges Survey.

Councillor M. McDonnell arrived at 6.08pm.

**7. TPO applications**

Members agreed to support the recommendation of the Tree and Biodiversity Officer for all following TPOs.

## 8. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
8.1	<b>24/0416/FUL</b>  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	Previously commented
8.2	<b>24/0509/HOU</b>  Installation of metal railings / fencing and gate to front 24 Silverwoods Way Kidderminster Worcestershire DY11 7DT	Previously commented
8.3	<b>24/0583/HOU</b>  Single storey rear extension 31 Chaddesley Road Kidderminster Worcestershire DY10 3AD	Previously commented
8.4	<b>24/0620/S73</b>  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	Previously commented
8.5	<b>24/0639/FUL</b>  Demolition of Existing Public House and erection of retail shop including associated external works Broadwaters Inn 168 Stourbridge Road Kidderminster Worcestershire DY10 2UL	Previously commented
8.6	<b>24/0653/ADV</b>  Various signage including fascia and window vinyls (externally illuminated and non illuminated) Ground Floor The Prospect Lion Square Kidderminster Worcestershire DY10 1PD	Previously commented
8.7	<b>24/0658/HOU</b>  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	<p><b>Cllr M Rayner declared an interest, and did not contribute to decision making.</b></p> <p><b>Case Officer awaiting reply/revised plans from agent due to neighbour objections, KTC therefore submits a deferral until this information is available</b></p>

8.8	<b>24/0660/FUL</b>  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	<b>Previously commented</b>
8.9	<b>24/0681/HOU</b>  Proposed ground floor side extension and increase to flat roof height at the rear. 90 Chester Road South Kidderminster Worcestershire DY10 1XF	<b>Previously commented</b>
8.10	<b>24/0683/OUT</b>  Outline application for the construction of 2No. dwellings (all matters reserved except access) Spennells Cottage Spennells Valley Road Kidderminster Worcestershire DY10 3HP	<b>Previously commented</b>
8.11	<b>24/0689/HOU</b>  Single storey side and rear extension 4 Saxifrage Place Kidderminster Worcestershire DY10 1NH	<b>Previously commented</b>
8.12	<b>24/0692/FUL</b>  Conversion of building to 4No. apartments and associated works Abbeyfield House 16 - 17 Birmingham Road Kidderminster Worcestershire DY10 2BX	<b>Previously commented</b>
8.13	<b>24/0700/HOU</b>  Resubmission of previously approved scheme 24/0242/HOU (increase two storey extension by 0.5 metres) 7 Rosemary Road Kidderminster Worcestershire DY10 2SW	<b>Previously commented</b>
8.14	<b>24/0710/FUL</b>  Single storey front extension Holy Innocents Church Sutton Park Road Kidderminster Worcestershire DY11 6LT	<b>Previously commented</b>
8.15	<b>24/0719/HOU</b>  Two Storey Front and Rear Extensions 44 St Johns Avenue Kidderminster Worcestershire DY11 6AU	<b>Support</b>
8.16	<b>24/0727/HOU</b>  Single storey rear extension and two storey side extension 41 Sion Hill Kidderminster Worcestershire DY10 2XT	<b>No Objection</b>
8.17	<b>24/0728/TPO</b>  T1 Sycamore - Crown reduction to previous points, T2 Leylandii - Fell 3 trees Lea Grange The Lea Kidderminster Worcestershire DY11 6JY	<b>Support Recommendation by Tree and Biodiversity Officer and Request that Leylandii are replaced with appropriate species.</b>
8.18	<b>24/0729/HOU</b>  Two-storey side extension 36 Shrubby Street Kidderminster Worcestershire DY10 2QY	<b>Objection on the basis of loss of light</b>
8.19	<b>24/0736/HOU</b>  Creation of annex in rear garden 37 Birmingham Road Kidderminster Worcestershire DY10 2DA	<b>No Objection</b>

8.20	<b>24/0745/FUL</b>  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	<b>No Objection – committee supports the comments made by the Civic Society.</b>
8.21	<b>24/0746/LBC</b>  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	<b>As above.</b>
8.22	<b>24/0747/FUL</b>  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	<b>Support</b>
8.23	<b>24/0755/TPO</b>  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	<b>Support Recommendation by Tree and Biodiversity Officer</b>
8.24	<b>24/0759/TPO</b>  T1 Sycamore Tree - Fell Hartlebury House 12 Carters Gardens Kidderminster Worcestershire DY11 6LR	<b>Support Recommendation by Tree and Biodiversity Officer</b>

Meeting concluded: 7.15pm

**CHAIR OF THE PLANNING COMMITTEE**

**SIGNED.....**

**DATE.....**

