

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 26th 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 29th 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. [As attached.](#)

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	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	Previously commented
8.2	24/0509/HOU Installation of metal railings / fencing and gate to front 24 Silverwoods Way Kidderminster Worcestershire DY11 7DT	Previously commented
8.3	24/0583/HOU Single storey rear extension 31 Chaddesley Road Kidderminster Worcestershire DY10 3AD	Previously commented
8.4	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	Previously commented
8.5	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	Previously commented
8.6	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	Previously commented
8.7	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	<p>Cllr M Rayner declared an interest, and did not contribute to decision making.</p> <p>Case Officer awaiting reply/revised plans from agent due to neighbour objections, KTC therefore submits a deferral until this information is available</p>

8.8	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	Previously commented
8.9	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	Previously commented
8.10	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	Previously commented
8.11	24/0689/HOU Single storey side and rear extension 4 Saxifrage Place Kidderminster Worcestershire DY10 1NH	Previously commented
8.12	24/0692/FUL Conversion of building to 4No. apartments and associated works Abbeyfield House 16 - 17 Birmingham Road Kidderminster Worcestershire DY10 2BX	Previously commented
8.13	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	Previously commented
8.14	24/0710/FUL Single storey front extension Holy Innocents Church Sutton Park Road Kidderminster Worcestershire DY11 6LT	Previously commented
8.15	24/0719/HOU Two Storey Front and Rear Extensions 44 St Johns Avenue Kidderminster Worcestershire DY11 6AU	Support
8.16	24/0727/HOU Single storey rear extension and two storey side extension 41 Sion Hill Kidderminster Worcestershire DY10 2XT	No Objection
8.17	24/0728/TPO T1 Sycamore - Crown reduction to previous points, T2 Leylandii - Fell 3 trees Lea Grange The Lea Kidderminster Worcestershire DY11 6JY	Support Recommendation by Tree and Biodiversity Officer and Request that Leylandii are replaced with appropriate species.
8.18	24/0729/HOU Two-storey side extension 36 Shrubbery Street Kidderminster Worcestershire DY10 2QY	Objection on the basis of loss of light
8.19	24/0736/HOU Creation of annex in rear garden 37 Birmingham Road Kidderminster Worcestershire DY10 2DA	No Objection

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

Meeting concluded: 7.15pm

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

DRAFT

Parish Council Name: [Kidderminster Town Council](#)

Are you happy with the management of C and U road verges within your parish boundary?

Yes

No

[IF NO] You have told us that you are not happy with the management of C and U road verges within your parish boundary, please summarise the key issues below:

Road verges are poorly maintained to much detritus, overgrowth and weeds for successful wildflower verges, lacks the initial maintenance and after care from previous years of well maintained verges.

Would you like wildflowers/pollinators/biodiversity to be a higher priority for the management of C and U roads within your parish?

Yes

No

If a funding package was agreed, would your Parish Council be interested in taking on the wildflower/pollinator/biodiversity- friendly management of some or all C and U road verges within the parish, under a contract with Worcestershire Highways?

Yes

No

Do you believe there is capacity within your local area (eg manpower, correct machinery, etc) to carry out this management?

Yes

No

[IF YES} Please give brief details: