



The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **THURSDAY 23RD JANUARY 2025** 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 Wednesday 18th December 2024.

5. Rescheduling of March Planning Meeting

At present, the committee has a Planning Meeting scheduled for Tuesday 25th March 2025.

To consider an alternative date of Monday 24th March 2025.

6. Lea Castle Farm Quarry Appeal Decision 19/000053/CM (Appendix 2)

To note the decision for the proposed developments at Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster.

7. Planning Applications

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

7.1	24/0799/HOU Single storey front and rear extension 182 Sutton Park Road Kidderminster Worcestershire DY11 6LF
7.2	24/0811/FUL Change of use of first and second floor from Class E (Commercial, Business and Services) to Class F1 (Learning and Non-residential institutions) for the period of 3 years. First And Second Floor G8 Business Park Walter Nash Road West Kidderminster Worcestershire DY11 7GA
7.3	24/0838/PNS Change of use from Commercial, Business and Service (Use Class E) to two Dwellinghouses (Use Class C3) 26 - 27 Blackwell Street Kidderminster Worcestershire DY10 2DU
7.4	24/0848/HOU Change of use of existing outbuilding to incidental accommodation 448 Stourport Road Kidderminster Worcestershire DY11 7BD
7.5	24/0853/FUL Continued use of the site as a builders merchant (sui generis); reconfiguration of site layout including external storage, servicing areas, car parking, removal of existing fencing and gates and associated works Travis Perkins Trading Co Ltd Edwin Avenue Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA
7.6	24/0854/FUL Erection of 8 single-storey buildings and 2 water tanks, to replace those approved for demolition under Prior Approval (24/0625/DEM) together with associated external works, including removal of earth mounds Roxel Rocket Motors Worcester Road Kidderminster Worcestershire DY11 7RE
7.7	24/0862/HOU Proposed first floor side and single storey rear extension 5 Reeve Court Kidderminster Worcestershire DY10 4TP
7.8	24/0865/HOU Single storey rear extension, dormer to rear and erection of garage/office following demolition of existing garage. Erection of incidental outbuilding in rear garden. 27 Blakebrook Kidderminster Worcestershire DY11 6AP
7.9	24/0871/HOU Proposed single storey rear extension and change in facing material to the front elevation. 29 Audley Drive Kidderminster Worcestershire DY11 5NE
7.10	24/0873/S19 Demolition of internal walls and installation of new stairwell, internal reconfigurations to include reception and relocate IT/storage rooms, alterations to floors, stairs and levels, relocation of cycle/refuse storage, section of weaving shed not reinstated and excavation of part of basement slab. Former Worcester Cross

	Factory And Offices, Weaving Sheds & Worcester Cross Worcester Street Kidderminster Worcestershire
7.11	25/0001/S73 Demolition of internal walls and installation of new stairwell, internal reconfigurations to include reception and relocate IT/storage rooms, alterations to floors, stairs and levels, relocation of cycle/refuse storage, section of weaving shed not reinstated and excavation of part of basement slab. Former Worcester Cross Factory And Offices, Weaving Sheds & Worcester Cross Worcester Street Kidderminster Worcestershire DY10 1EN
7.12	25/0005/PNC Change of use of ground and first floors from retail and office (Class E) to 2No. studio apartments (Use Class C3) 1 Bromsgrove Street Kidderminster Worcestershire DY10 1PF
7.13	25/0009/TPO Reduce two trees by 3-4 metres in height 4 The Croft Kidderminster Worcestershire DY11 6LX
7.14	25/0011/FUL Erection of a demountable, ancillary storage building (Use Class B8) Lens Online Unit 2 Stourport Road Kidderminster Worcestershire DY11 7FL
7.15	25/0023/HOU Single storey side extension 87 Beechfield Drive Kidderminster Worcestershire DY11 5HQ
7.16	25/0028/TPO T1 - Beech - Remove deadwood T2 - Sycamore - Remove deadwood and cutback from building to give 3m clearance Space At Hoo Farm Edwin Avenue Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7SZ
7.17	25/0030/HOU Erection of single story front extension. 37 Marlpool Place Kidderminster Worcestershire DY11 5BA

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Wednesday 18th December at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor D. Hine (Chair)
Councillor J. Beckingham
Councillor L. Carroll (Substitute for Cllr S. Miah)
Councillor B. Connor (Substitute for Cllr M. McDonnell)
Councillor S. Hollands
Councillor M. Rayner

HR/Office Assistant

1. Apologies For Absence

Councillor J. Beckingham
Councillor D. Chambers
Councillor M. McDonnell (Vice Chair)
Councillor S. Miah

2. Declarations of Interest

Councillor Liam Carroll declared his interest as a member of District Council Planning Committee, and it was noted that he has a dispensation in this regard.

3. Public Questions

Nil

4. Minutes (Appendix 1)

RESOLVED: To approve the minutes of the planning committee held on Tuesday 26th November 2024.

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

Support

6. Planning Applications

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

7. Application 24/0783/TPO

[24/0783/TPO | T1 and T2 Silver Birch Trees - Clearance prune back from property up to 1.5 metres max to suitable pruning points | 27 And 29 Robin Court Kidderminster Worcestershire DY10 4UJ](#)

Support the recommendation of the Tree and Biodiversity Officer.

8. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
8.1	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	Committee wishes to comment that the new garage not be used for accommodation purposes.
8.2	24/0729/HOU Two-storey side extension 36 Shrubbery Street Kidderminster Worcestershire DY10 2QY	No Objection
8.3	24/0774/FUL Use of dwelling for tutoring of children (9am -3pm) Monday - Friday 28 Blakebrook Kidderminster Worcestershire DY11 6AP	Concerns of traffic on to main road & parking provisions
8.4	24/0786/RES 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	Committee wish to request that any trees removed should be replaced with appropriate specimens
8.5	24/0791/FUL Proposed siting of a two storey temporary building to be used for classrooms Wyre Forest School Habberley Road Kidderminster Worcestershire DY11 6FA	Support
8.6	24/0796/TPO 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	Support Recommendation by Tree and Biodiversity Officer
8.7	24/0803/HOU Two storey side extension and porch to front elevation 7 Meredith Green Kidderminster Worcestershire DY11 7EJ	No Objection
8.8	24/0819/HOU Single storey rear extension 5 The Foxholes Kidderminster Worcestershire DY10 2QR	No Objection
8.9	24/0825/FUL 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	No Objection

8.10	24/0834/HOU 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	No Objection
8.11	24/0842/TPO T2 Scots Pine - Fell 15 Trinity Fields Kidderminster Worcestershire DY10 2DF	Support Recommendation by Tree and Biodiversity Officer & Committee wish to request that if removed, tree should be replaced with an appropriate specimen.

Meeting concluded: 7.06pm

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

Dear Consultee,

For Your Information

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPEAL UNDER SECTION 78**

Site Address: Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster

Description of the development: Proposed sand and gravel quarry with progressive restoration using site derived and imported inert material to agricultural parkland, public access and nature enhancement

Application reference: 19/000053/CM

Appellant's name: NRS Aggregates Ltd

Appeal reference: APP/E1855/W/22/3310099

I refer to the above details. On 16 January 2025 Worcestershire County Council received notification of the Planning Inspectorate's decision to refuse planning permission (dismiss the appeal) for the above development, which is development requiring an Environmental Impact Assessment.

The decision follows an appeal being made by NRS Aggregates Limited under Section 78 of the Town and Country Planning Act 1990 (as amended) against the decision of the Council to refuse to grant planning permission. A Public Inquiry was held by an Inspector appointed by the Secretary of State at Stourport Manor Hotel, 35 Hartlebury Road, Stourport-on-Severn, DY13 9JA, from 5 November 2024 to 8 November 2024, and 14 November 2024 to 15 November 2024. A virtual Inquiry Round Table Discussion (Conditions Session) was held on 25 November 2024. The proceedings of the Inquiry were live-streamed.

Attached is a copy of the Inspector's Decision Letter, associated Cover Letter, Public Notice advertising the Decision.

A copy of the Planning Inspectorate's decision, together with the documents relating to the appeal are available to view on the Council's website:

www.worcestershire.gov.uk/leacastlequarry.

Kind regards

Development Control Team



Public Notice

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Town and Country Planning Act 1990 (as amended), Wildlife and Countryside Act 1981 (as amended), Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

Notice of decision to refuse planning permission for proposed sand and gravel quarry with progressive restoration using site derived and imported inert material to agricultural parkland, public access and nature enhancement on land at Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster, Worcestershire (application reference: 19/000053/CM, appeal reference: APP/E1855/W/22/3310099).

Worcestershire County Council ("the Council") hereby gives notice that on 16 January 2025 they received notification of the Planning Inspectorate's decision to refuse planning permission (dismiss the appeal) for the above development, which is development requiring an Environmental Impact Assessment for the purposes of the above Regulations.

The decision follows an appeal being made by NRS Aggregates Limited under Section 78 of the Town and Country Planning Act 1990 (as amended) against the decision of the Council to refuse to grant planning permission. A Public Inquiry was held by an Inspector appointed by the Secretary of State at Stourport Manor Hotel, 35 Hartlebury Road, Stourport-on-Severn, DY13 9JA, from 5 November 2024 to 8 November 2024, and 14 November 2024 to 15 November 2024. A virtual Inquiry Round Table Discussion (Conditions Session) was held on 25 November 2024. The proceedings of the Inquiry were live-streamed.

A copy of the Planning Inspectorate's decision, together with the documents relating to the appeal are available for inspection at: Worcestershire County Council, Wildwood, Wildwood Drive, Worcester, WR5 2QT during office hours by prior arrangement (email: DevControlTeam@worcestershire.gov.uk or telephone: 01905 843510 to make an appointment), for a period of 6 weeks from the date of the Planning Inspectorate's decision. Alternatively, the documents can be viewed on the Council's website: www.worcestershire.gov.uk/leacastlequarry.

Dated: 30 January 2025

Emily Barker, Head of Planning and Transport Planning, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP, email: devcontrolteam@worcestershire.gov.uk if you have any queries