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The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 25<sup>TH</sup> FEBRUARY 2025** 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 Thursday 23<sup>rd</sup> January 2025.

### 5. Stoney Lane/ Stourvale Drive, Kidderminster - Proposed Traffic Regulation order (Appendix 2)

*Proposal for double yellow lines and a no stopping restrictions (for the school keep clear markings) at the above. The proposals stem from concerns raised by the Local Member and are shown on attached drawing no. T.2025.54. Any comments or feedback regarding this proposal to be sent to WCC by 3rd March 2025.*

## 6. Planning Applications

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

6.1	<b>24/0467/FUL</b>  Demolition of existing garage and erection of two bedroom bungalow 33 Imperial Avenue Kidderminster Worcestershire DY10 2RA
6.2	<b>25/0025/HOU</b>  Front and side extension to existing detached dwelling 145 St Johns Avenue Kidderminster Worcestershire DY11 6AU
6.3	<b>25/0040/HOU</b>  Conversion of double garage into ancillary annex (retrospective) 228 Marlpool Lane Kidderminster Worcestershire DY11 5DL
6.4	<b>25/0050/S73</b>  Variation of condition 40 of 23/0746/OUT to substitute approved plans. The Forge Clensmore Street Kidderminster Worcestershire DY10 2JS
6.5	<b>25/0052/TPO</b>  G1 - Leyland Cypress - Fell two trees 150 Sutton Park Road Kidderminster Worcestershire DY11 6LH
6.6	<b>25/0059/HOU</b>  Proposed garage conversion and alterations, new pitched roof over flat roof 72 Dunclent Crescent Kidderminster Worcestershire DY10 3EE
6.7	<b>25/0060/HOU</b>  Ground Floor Extension to front 21 Sheraton Drive Kidderminster Worcestershire DY10 3QR
6.8	<b>25/0064/FUL</b>  Change of use from caretakers bungalow to a SEN teaching space King Charles I School Borrington Road Kidderminster DY10 3ED
6.9	<b>25/0069/HOU</b>  Erection of detached single storey timber framed double garage 49 Comberton Road Kidderminster Worcestershire DY10 3DT
6.10	<b>25/0079/FUL</b>  Retention of 2No. condenser units (retrospective) 3 Dudley Street Kidderminster Worcestershire DY10 2JJ
6.11	<b>25/0089/HOU</b>  Single storey side extension 17 Silver Birch Drive Kidderminster Worcestershire DY10 3XD
6.12	<b>25/0094/TPO</b>  Scots Pine x 2 - Cut back branches close too houses by 1-2 metres, thin crown and remove deadwood 15 Trinity Fields Kidderminster Worcestershire DY10 2DF
6.13	<b>25/0097/TPO</b>  T1 Pine - Fell dead tree Land At Os 381930 274840 Jubilee Drive South Kidderminster Worcestershire
6.14	<b>25/0100/TPO</b>  Fell Larch Tree 5 Barnetts Grove Kidderminster Worcestershire DY10 3HG
6.15	<b>25/0109/HOU</b>  Proposed single storey side and rear extension following demolition of existing garage and rear projection. 35 Beauchamp Avenue Kidderminster Worcestershire DY11 7AG

6.16	<b>25/0111/TPO</b>  T1- Western Red Cedar - remove the tree and replace with two more appropriate tree species of yew ( <i>Taxus bacatta</i> ) 12 Franche Road Kidderminster Worcestershire DY11 5AQ
6.17	<b>25/0118/HOU</b>  Demolition and rebuild rear extension 39 Imperial Avenue Kidderminster Worcestershire DY10 2RA
6.18	<b>25/0127/HOU</b>  Proposed single storey rear extension, change in facing materials to the front elevation and pitched roof over existing garage projection 97 Coningsby Drive Kidderminster Worcestershire DY11 5LY

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Thursday 23<sup>rd</sup> January 2025 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. Miah  
Councillor S. Hollands  
Councillor M. Rayner

HR/Office Assistant

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

**5. Rescheduling of March Planning Meeting**

**RESOLVED:** To approve an alternative date of Monday 24<sup>th</sup> March 2025.

*6.05pm - Cllr M. Rayner and Cllr M.McDonnell arrived at the meeting.*

**6. Lea Castle Farm Quarry Appeal Decision 19/00053/CM (Appendix 2)**

Members noted the decision for the proposed developments at Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster.

**7. Weavers Wharf Surface Car Park – The Wyre Forest District Council (Off-Street Parking Places) Order 2025 – Statutory Consultation**

Members reviewed the Weavers Wharf consultation and **RESOLVED** to respond as follows:

The committee welcomes the owners' intentions with regards to improving the car park infrastructure, noting the concerns surrounding the increased traffic to the car park entrance.

The committee also requests that parking fees remain in line with current WFDC rates.

**8. Planning Applications**

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

## 9. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
9.1	24/0799/HOU Single storey front and rear extension 182 Sutton Park Road Kidderminster Worcestershire DY11 6LF	<b>NO OBJECTION</b>
9.2	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	<b>SUPPORT</b>
9.3	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	<b>NO OBJECTION</b>
9.4	24/0848/HOU Change of use of existing outbuilding to incidental accommodation 448 Stourport Road Kidderminster Worcestershire DY11 7BD	<b>NO OBJECTION</b>
9.5	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	<b>NO OBJECTION</b>
9.6	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	<b>NO OBJECTION</b>
9.7	24/0862/HOU Proposed first floor side and single storey rear extension 5 Reeve Court Kidderminster Worcestershire DY10 4TP	<b>NO OBJECTION</b>

7.02pm - Cllr S.Miah left meeting

9.8	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	<b>NO OBJECTION</b>
9.9	24/0871/HOU Proposed single storey rear extension and change in facing material to the front elevation. 29 Audley Drive Kidderminster Worcestershire DY11 5NE	<b>NO OBJECTION</b>

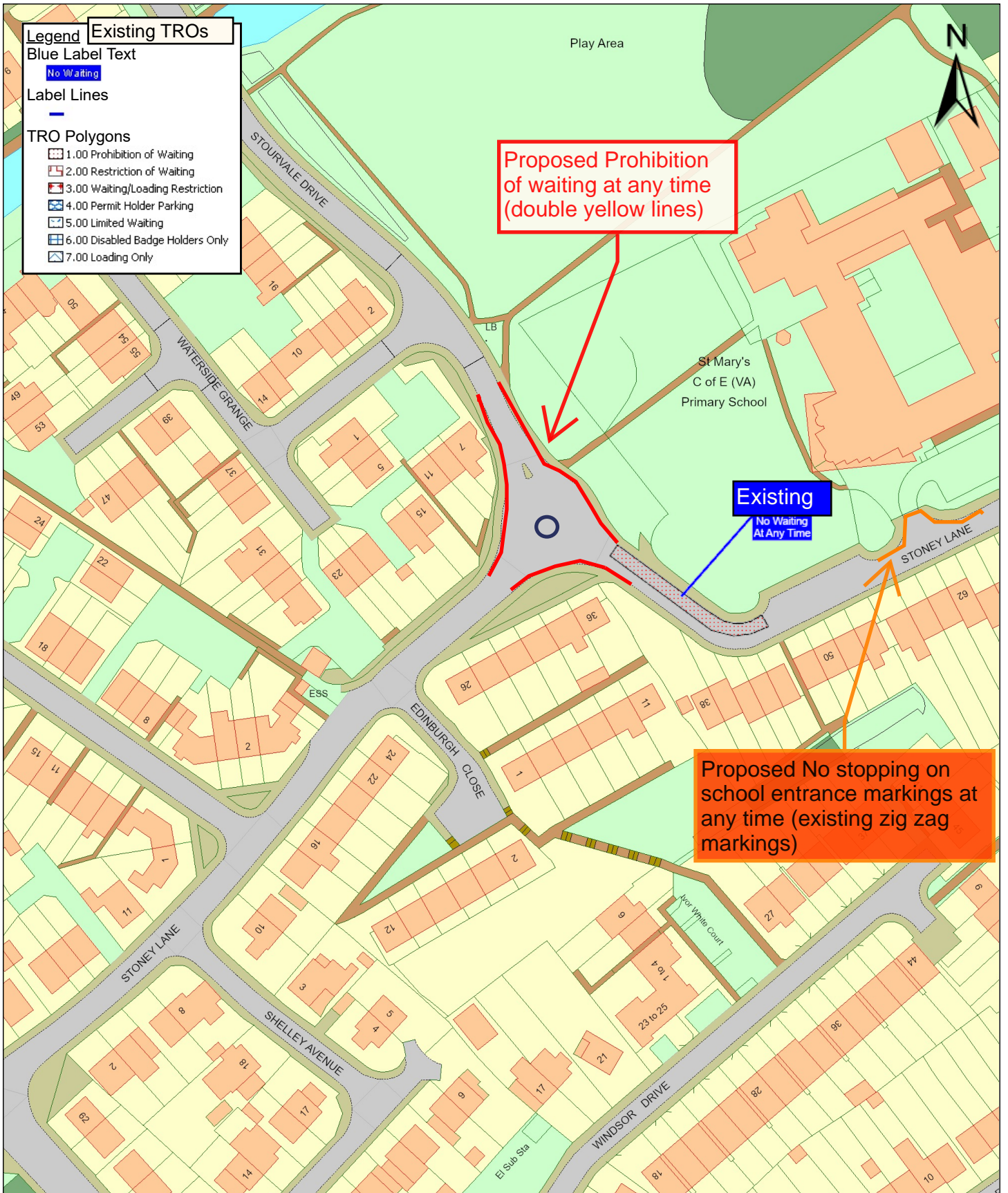
*Cllr M. McDonnell was temporarily absent from the room during discussions and comments on the above application (24/0871/HOU) and returned after the discussion and decision concluded.*

9.10	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	<b>SUPPORT:</b> The committee endorses the comments from the Kidderminster Civic Society.
9.11	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	<b>SUPPORT:</b> The committee endorses the comments from the Kidderminster Civic Society.
9.12	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	<b>NO OBJECTION</b>
9.13	25/0009/TPO Reduce two trees by 3-4 metres in height 4 The Croft Kidderminster Worcestershire DY11 6LX	<b>DEFER TO WFDC OFFICER</b>
9.14	25/0011/FUL Erection of a demountable, ancillary storage building (Use Class B8) Lens Online Unit 2 Stourport Road Kidderminster Worcestershire DY11 7FL	<b>SUPPORT</b>
9.15	25/0023/HOU Single storey side extension 87 Beechfield Drive Kidderminster Worcestershire DY11 5HQ	<b>NO OBJECTION</b>

9.16	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	<b>DEFER TO WFDC OFFICER</b>
9.17	25/0030/HOU Erection of single story front extension. 37 Marlpool Place Kidderminster Worcestershire DY11 5BA	<b>SUPPORT</b>

Meeting concluded: 7.46pm





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 Ordnance Survey AC0000809204.

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Indicative Scale: 1:1,250

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T.2025.54

0 5 25 50 metres

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**Stoney Lane/ Stourvale Drive,  
 Kidderminster  
 Proposed TROs**



**worcestershire**  
 county council

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Worcestershire County Council  
 County Hall  
 Spetchley Road  
 Worcester  
 WR5 2NP