

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 25<sup>th</sup> February 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

**Absent:**

Nil

**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 Thursday 23<sup>rd</sup> January 2025.

*Cllr S.Miah joined at 6.07pm, following the commencement of Item 5.*

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

SUPPORT

## 6. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
6.1	24/0467/FUL Demolition of existing garage and erection of two bedroom bungalow 33 Imperial Avenue Kidderminster Worcestershire DY10 2RA	OBJECT on grounds of overdevelopment and property overlooking neighbours
6.2	25/0025/HOU Front and side extension to existing detached dwelling 145 St Johns Avenue Kidderminster Worcestershire DY11 6AU	NO OBJECTION
6.3	25/0040/HOU Conversion of double garage into ancillary annex (retrospective) 228 Marlpool Lane Kidderminster Worcestershire DY11 5DL	<p>OBJECT as the conversion of the garage creates annex accommodation that is not physically incorporated into the existing dwelling and is accessed separately to the dwelling. The development is therefore in conflict with Policy SP.13, which seeks to provide suitable accommodation for dependants without resulting in a fragmentation of the curtilage. No justification or material circumstances have been provided as to why the accommodation cannot be provided by way of an extension to the main dwelling, to allow a departure from adopted policy. The development therefore fails to comply with Policy SP.13 of the Adopted Wyre Forest District Local Plan.</p> <p>AND</p> <p>Insufficient information has been provided to demonstrate that suitable car parking provision can be made within the site to meet the</p>

		requirements for the intensified use, with the potential to encourage displacement parking on the highway. The proposal has therefore failed to demonstrate that the development will not have an unacceptable impact upon highway safety, and therefore fails to comply with Paragraphs 114 and 115 of the Framework, Policies DM.24 and SP.27 of the Adopted Wyre Forest District Local Plan, and the provisions of the Worcestershire Streetscape Design Guide, as per previous refusal on application 23/0861/HOU.
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	NO OBJECTION
6.5	<b>25/0052/TPO</b>  G1 - Leyland Cypress - Fell two trees 150 Sutton Park Road Kidderminster Worcestershire DY11 6LH	Support Recommendation by Tree and Biodiversity Officer
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	NO OBJECTION provided there are no party wall issues.
6.7	<b>25/0060/HOU</b>  Ground Floor Extension to front 21 Sheraton Drive Kidderminster Worcestershire DY10 3QR	NO OBJECTION
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	SUPPORT
6.9	<b>25/0069/HOU</b>  Erection of detached single storey timber framed double garage 49 Comberton Road Kidderminster Worcestershire DY10 3DT	NO OBJECTION
6.10	<b>25/0079/FUL</b>  Retention of 2No. condenser units (retrospective) 3 Dudley Street Kidderminster Worcestershire DY10 2JJ	NO OBJECTION
6.11	<b>25/0089/HOU</b>  Single storey side extension 17 Silver Birch Drive Kidderminster Worcestershire DY10 3XD	OBJECT The proposed side extension due to its design, height and siting would

		<p>introduce an alien feature to the existing dwelling and would not harmonise with the original building nor complement the character of the area which comprises mainly two-storey semi-detached dwellings with regular gaps between the buildings. The proposal therefore fails to demonstrate good design and would result in a detrimental impact on the character and appearance of the area.</p> <p>It will also have a detrimental impact on the usability of the neighbouring driveway, garage and land.</p>
6.12	25/0094/TPO 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	Support Recommendation by Tree and Biodiversity Officer
6.13	25/0097/TPO T1 Pine - Fell dead tree Land At Os 381930 274840 Jubilee Drive South Kidderminster Worcestershire	Support Recommendation by Tree and Biodiversity Officer
6.14	25/0100/TPO Fell Larch Tree 5 Barnetts Grove Kidderminster Worcestershire DY10 3HG	Support Recommendation by Tree and Biodiversity Officer
6.15	25/0109/HOU Proposed single storey side and rear extension following demolition of existing garage and rear projection. 35 Beauchamp Avenue Kidderminster Worcestershire DY11 7AG	NO OBJECTION
6.16	25/0111/TPO T1- Western Red Cedar - remove the tree and replace with two more appropriate tree species of yew (Taxus bacatta) 12 Franche Road Kidderminster Worcestershire DY11 5AQ	The committee is concerned with the removal of this apparent healthy tree.
6.17	25/0118/HOU Demolition and rebuild rear extension 39 Imperial Avenue Kidderminster Worcestershire DY10 2RA	NO OBJECTION
6.18	25/0127/HOU 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	NO OBJECTION

**CHAIR OF THE PLANNING COMMITTEE**

**SIGNED.....**

**DATE.....**

**DRAFT**