

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Monday 24th March 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. Hollands
Councillor M. Rayner

HR/Office Assistant

Absent:

Councillor S. Miah

1. Apologies For Absence

Nil

**2. Declarations of Interest
Application 25/0013/LBC**

Cllr S.Hollands declared that he was a member of the Friends of St Marys Group and has contributed Councillor ward grant money towards this project and that he would not be voting on this matter.

Application 25/0132/HOU

Cllr D.Chambers declared that he resides in close proximity to the property involved in this application and that he would not vote in this matter.

3. Public Questions

Nil

4. Minutes (Appendix 1)

RESOLVED: To approve the minutes of the planning committee held on Tuesday 25th February 2025.

5. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
5.1	25/0013/LBC Set of two metal handrails into the steps to the war memorial side of the gates. The handrails will run a 2.5m length. St Mary And All Saints Church Churchfields Kidderminster Worcestershire DY10 2JN	NO OBJECTION
5.2	25/0025/HOU Front and rear extension to existing detached dwelling, with rendering to the exterior (revised) 145 St Johns Avenue Kidderminster Worcestershire DY11 6AU	NO OBJECTION
5.3	25/0091/HOU Single storey rear extension 84 Chester Road South Kidderminster Worcestershire DY10 1XF	NO OBJECTION
5.4	25/0101/S73 Removal of condition 9 (Car park management) attached to planning approval ref: WF/0450/96 Car Park Weavers Wharf Kidderminster Worcestershire DY10 1AA	NO OBJECTION
5.5	25/0116/HOU Erection of a single storey side extension for use as an annex 44 Larkhill Kidderminster Worcestershire DY10 2NN	NO OBJECTION
5.6	25/0129/TPO T1 (Sorbus) - Prune back upto 1 metre 21 Robin Court Kidderminster Worcestershire DY10 4UJ	Defer to Tree And Biodiversity Officer
5.7	25/0130/FUL Addition of windows, door and roof lights. 26 - 27 Blackwell Street Kidderminster Worcestershire DY10 2DU	NO OBJECTION
5.8	25/0132/HOU Proposed new gable roof over porch and part garage. Proposed habitable rooms in loft space with front and rear dormer. Proposed rear single storey extension with gabled roof and velux's Internal Alterations 7 Belvedere Close Kidderminster Worcestershire DY10 3AT	Members note concerns of the size of the development, as well as not being in keeping with the streetscape.
5.9	25/0133/FUL The installation of new and replacement plant equipment, acoustic wall lining and associated alterations. Aldi Retail Store Green Street Kidderminster Worcestershire DY10 1JF	NO OBJECTION

5.10	25/0135/S73 Variation of Conditions 2 and 3 of planning approval 24/0436/HOU, to substitute approved brick work with painted render on the two-storey side elevation gable wall 30 Doverdale Avenue Kidderminster Worcestershire DY10 3BS	NO OBJECTION
5.11	25/0137/NMA Non Material amendment to previously approved scheme 24/0437/FUL (reduction of 51 windows to 26 windows and link bridge adjusted to suit existing fall). Kidderminster General Hospital Bewdley Road Kidderminster Worcestershire DY11 6RJ	NO OBJECTION
5.12	25/0139/HOU Installation of an air source heat pump 12 Mike Oborski Close Kidderminster Worcestershire DY10 3EB	Defer to Worcestershire Regulatory Services – Nuisance Team
5.13	25/0146/TPO T1 Oak Tree - Remove 3 lower limbs that are Dead/Dying and Reduce the Canopy by 5-10% Finstall House 11 Carters Gardens Kidderminster Worcestershire DY11 6LR	Defer to Tree And Biodiversity Officer
5.14	25/0158/HOU Front Extension, Two Storey Rear Extension, and New Vehicle Crossover 22 Larkhill Kidderminster Worcestershire DY10 2NN	NO OBJECTION
5.15	25/0159/HOU Two storey side extension 41 Trimpley Drive Kidderminster Worcestershire DY11 5LB	NO OBJECTION
5.16	25/0171/TPO Trees currently windblown- 3 Cedar (T1-3) 1 Douglas Fir (T6). Trees have uprooted and are either lying in other trees or on the ground. 2 remaining Cedar (at 4 & 5) are posing a danger to users of the garden, as the root plate has been extremely compromised by the uprooting of the 3 previous. We request to fell the remaining 2 Cedar, and carry out minor pruning work to 1x Oak tree that has been damaged by falling trees, along with removal of a small section of hedge to allow access for removal of timber. All timber to be removed from site, all brash to be chipped on site in suitable areas Honeybrook House Honeybrook Lane Kidderminster Worcestershire DY11 5QS	Members wish to point out that biodiversity needs to be maintained or enhanced, and question whether all trees need to be removed. If trees are removed then request they be replaced with appropriate native species.
5.17	25/0175/FUL Erection of 6 dwellings, 20 one-bed apartments for supported moving on accommodation, with access, parking, landscaping and associated works. St Marys Playing Field Clensmore Street Kidderminster Worcestershire	OBJECT Due to: <ul style="list-style-type: none"> • Safety concerns of local residents. • Density of population within the area. • Insufficient infrastructure such as public transport, doctors, dentists. • Insufficient information on the demographic of proposed residents.

	<i>Cllr M.McDonnell left the meeting at 7.32pm</i>	
5.18	25/0184/FUL Change of Use from 9no Bedroom Bed and Breakfast facility to 9no Bedroom HMO (re-submission of application 24/0592/FUL) 187 Chester Road North Kidderminster Worcestershire DY10 1TN	OBJECTION: On grounds of inadequate parking and vehicular access
5.19	25/0197/TPO G1 (2 x Early mature Common alder) - Crown lift both trees on garden side up to height of 6m. T1 (Young Elder) - Remove tree to ground level, T2 (Young Sycamore) - Remove tree to ground level, T3 (Mature Common alder) - Remove lower cluster of small branches at 3m on garden side Additional works - scrubby young elder to remove to ground level also as is in poor condition adjacent boundary Land At Os 384410 274645 Jay Park Crescent Kidderminster Worcestershire	Defer to Tree And Biodiversity Officer
5.20	25/0198/TPO Fell Horse Chestnut and plant a replacement tree 23 Siskin Way Kidderminster Worcestershire DY10 4TD	Members note the significant community value of the tree and would like to see it retained if at all possible.
5.21	25/0204/S73 Variation of condition 2 (approved plans) attached to planning approval WF/0307/95 103 Park Lane Kidderminster Worcestershire DY11 6TB	NO OBJECTION
5.22	25/0206/HOU Two storey rear extension 7 Blount Terrace Kidderminster Worcestershire DY11 7AE	NO OBJECTION
5.23	25/0209/ADV Installation of a double sided digital advertising panel integrated on a free standing unit. Wyre Forest District Council The Hub Green Street Kidderminster Worcestershire DY10 1HA	NO OBJECTION
5.24	25/0210/HOU Erection of a two storey side extension and garage conversion 25 Siskin Way Kidderminster Worcestershire DY10 4TD	NO OBJECTION
5.25	25/0218/TPO 29 The Croft Kidderminster Worcestershire DY11 6LX Tree Works: T1 - Oak - Remove lowest limb and reduce crown by 2m, T2 and T3 - Oak - reduce Crown by 2m, T4 - Pine - Fell, T5 - Robinia - Pollard at 8m, T6 - Conifer - Reduce by half, T7 - Pine - Fell, T8 - Oak - Fell.	Defer to Tree And Biodiversity Officer - Members request appropriate replacement trees for those felled where possible. No rationale was provided for the felling of the oak tree.

Meeting concluded: 7.59PM

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

DRAFT