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The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 29<sup>TH</sup> MARCH 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 Monday 24<sup>th</sup> March 2025.

### 5. Planning Applications

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

5.1	<b>24/0643/FUL</b>  Construction of 1No. dwelling and associated works 2 York Place Clensmore Street Kidderminster Worcestershire DY10 2LP
5.2	<b>25/0154/TPO</b>  Tree works: T20: Sweet Chestnut Tree- Remove deadwood and hanging branches, T85: Elm Tree- Fell, T123: Elm Tree- Dead; fell, T129: Elm Group- Fell All, T131: Sycamore x2- Fell small tree, T180: Sweet Chestnut Tree- Fell, T182: Sycamore Tree- Fell, T1: Pine Tree- Remove Ivy, remove dead wood, T2: Lawsons Cypress Tree- Remove deadwood over carpark, T3: Holly Tree- remove Ivy, T21: Beech Tree- Remove hanging branches, T27: Pine Tree- Remove dead wood, T35: Cedar Tree- Lift to clear roof by 2m, remove hanging branches and dead wood, T53: Lime Tree- Remove dead wood and Ivy to 2m, T103: Red Oak Tree- remove dead wood, T104: Norway Maple Tree- Remove dead wood, T105: Norway Maple Tree- Remove dead wood, T110: Pine Tree- Remove dead wood, lift to clear shed, T144: Sycamore Group- Remove Dead wood, T151: Sycamore Tree- Remove Dead Wood, T153: Sycamore Tree- Coppice, T158: Sycamore Tree- remove dead wood, T167: Lime Tree- Remove dead wood, T168: Lime Tree- Remove dead wood, T112: Lime Tree- Remove dead wood, T143: Sycamore & Maple Group- Fell, T84: Mixed Hedge- Fell dead trees. Tree surgeon team to attend site to reduce tree blocking neighbours garden. King Charles High School Comberton Road Kidderminster Worcestershire DY10 1XA
5.3	<b>25/0172/HOU</b>  Erection of a single storey rear extension 16 Chaddesley Road Kidderminster Worcestershire DY10 3AD
5.4	<b>25/0208/ADV</b>  An installation of a double sided digital advertising panel integrated on a free standing unit. Land At The Corner Of Temporary Surface Car Park Bull Ring Kidderminster Worcestershire DY10 2DS
5.5	<b>25/0219/HOU</b>  Single storey side and rear extension 12 Cedar Crescent Kidderminster Worcestershire DY11 6AQ <b>25/0223/TPO</b>  L1, L2, L3, L4 and L5 Lime Trees - Reomve deadwood from all 5 trees 8 The Lea Kidderminster Worcestershire DY11 6JY
5.6	<b>25/0223/TPO</b>  L1, L2, L3, L4 and L5 Lime Trees - Reomve deadwood from all 5 trees 8 The Lea Kidderminster Worcestershire DY11 6JY
5.7	<b>25/0224/HOU</b>  Two storey side extension and extension/alterations to the frontage (revised) 66 Ferndale Crescent Kidderminster Worcestershire DY11 5LN
5.8	<b>25/0228/HOU</b>  Single storey rear extension and raising part of flat roof to side 16 Carlyle Avenue Kidderminster Worcestershire DY10 3QZ
5.9	<b>25/0231/HOU</b>  Erection single storey garden room in rear garden 156 St Johns Avenue Kidderminster Worcestershire DY11 6AT
5.10	<b>25/0233/FUL</b>  Formation of storage containers to create 1No. holiday let and associated works including link bridge 55 Lea Wood Grove Kidderminster Worcestershire DY11 6JT
5.11	<b>25/0234/TPO</b>  T1 - Sycamore -Remove epicormic growth up to the first crown break, Crown thin by 10% via the removal of epicormic growth. 4 Cardinal Drive Kidderminster Worcestershire DY10 4RY

5.12	<b>25/0242/ADV</b>  Installation of new proposed sales building signage, forecourt signage, freestanding structure signage and EV Charging and Canopy signage. (Retrospective). Fairview Service Station Worcester Road Kidderminster Worcestershire DY10 1JS
5.13	<b>25/0250/HOU</b>  Single story rear extension 20 Nursery Grove Kidderminster Worcestershire DY11 5BG
5.14	<b>25/0254/HOU</b>  Proposed porch, detached garage, landscaping and hard standing to frontage 46 Tomkinson Drive Kidderminster Worcestershire DY11 6NW
5.15	<b>25/0266/FUL</b>  Proposed residential development of 70 dwellings with associated highway and landscaping Coniston House, Windermere House, Derwent House And Land Of Former Playing Fields At Sladen School Hurcott Road Kidderminster Worcestershire
5.16	<b>25/0267/HOU</b>  Two storey side extension incorporating existing garage and creating first floor bedroom in garage loft space. 3 Barnetts Grove Kidderminster Worcestershire DY10 3HG
5.17	<b>25/0271/S73</b>  Variation of conditions 2 (materials) and 6 (approved plans) attached to Planning Approval 24/0865/HOU 27 Blakebrook Kidderminster Worcestershire DY11 6AP
5.18	<b>25/0278/HOU</b>  Single storey rear extension 75 Beeches Road Kidderminster Worcestershire DY11 5HZ
5.19	<b>25/0279/TPO</b>  Tree Works: T1 Silver Birch - Fell 27 Whitehill Road Kidderminster Worcestershire DY11 6JJ
5.20	<b>25/0280/TPO</b>  Two Ash Trees - Fell both trees Haberley House 94 Sutton Park Road Kidderminster Worcestershire DY11 6JQ
5.21	<b>25/0281/TPO</b>  Tree Works: T1 - Pine - Deadwood tree, Remove lowest limb and reduce next limb to give 3m clearance of house; T2 - Scots Pine - Fell; T3 - Pine - Deadwood; T4 - Pine - Deadwood; T5 - Robina - Fell 151 Sutton Park Road Kidderminster Worcestershire DY11 6LH
5.22	<b>25/0282/HOU</b>  Dormer window to existing roof for light to storage area (Retrospective) 53 Blount Terrace Kidderminster Worcestershire DY11 7AE
5.23	<b>25/0283/HOU</b>  Single storey side extension. 229 Sutton Park Road Kidderminster Worcestershire DY11 6LA
5.24	<b>25/0285/TPO</b>  3 Lime Trees - Remove dead wood 38 Lea Wood Grove Kidderminster Worcestershire DY11 6JT
5.25	<b>25/0287/FUL</b>  Use of premises as MOT test station (Sui Generis) in addition to garage repair garage. Unit 25 Hoobrook Enterprise Centre Road No 1 Hoobrook Kidderminster Worcestershire DY10 1HB

5.26	<b>25/0291/HOU</b>  Extension to side of house to form home office, elevated terrace to rear, timber cladding to front elevation, creation of central circulation space, Juliet balcony to rear and extension of parking deck (revised). 32 Oldnall Road Kidderminster Worcestershire DY10 3HN
5.27	<b>25/0292/HOU</b>  Erection of boundary fence at the front 68 Ludlow Road Kidderminster Worcestershire DY10 1NW
5.28	<b>25/0312/HOU</b>  Two storey side extension and single storey rear extension ( amendment to 22/0275/HOU ) 7 Ely Close Kidderminster Worcestershire DY11 6EJ
5.29	<b>25/0324/HOU</b>  Single storey rear and side extension, first floor rear extension and glazed gable to front 16 Whitehill Road Kidderminster Worcestershire DY11 6JJ
5.30	<b>25/0328/HOU</b>  Single storey rear conservatory 2 Audley Drive Kidderminster Worcestershire DY11 5NE

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**  
**Minutes of the meeting held on Monday 24<sup>th</sup> 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 25<sup>th</sup> February 2025.

## 5. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
5.1	<b>25/0013/LBC</b>  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	<b>25/0025/HOU</b>  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	<b>25/0091/HOU</b>  Single storey rear extension 84 Chester Road South Kidderminster Worcestershire DY10 1XF	NO OBJECTION
5.4	<b>25/0101/S73</b>  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	<b>25/0116/HOU</b>  Erection of a single storey side extension for use as an annex 44 Larkhill Kidderminster Worcestershire DY10 2NN	NO OBJECTION
5.6	<b>25/0129/TPO</b>  T1 (Sorbus) - Prune back upto 1 metre 21 Robin Court Kidderminster Worcestershire DY10 4UJ	Defer to Tree And Biodiversity Officer
5.7	<b>25/0130/FUL</b>  Addition of windows, door and roof lights. 26 - 27 Blackwell Street Kidderminster Worcestershire DY10 2DU	NO OBJECTION
5.8	<b>25/0132/HOU</b>  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	<b>25/0133/FUL</b>  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	<b>25/0135/S73</b>  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	<b>25/0137/NMA</b>  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	<b>25/0139/HOU</b>  Installation of an air source heat pump 12 Mike Oborski Close Kidderminster Worcestershire DY10 3EB	Defer to Worcestershire Regulatory Services – Nuisance Team
5.13	<b>25/0146/TPO</b>  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	<b>25/0158/HOU</b>  Front Extension, Two Storey Rear Extension, and New Vehicle Crossover 22 Larkhill Kidderminster Worcestershire DY10 2NN	NO OBJECTION
5.15	<b>25/0159/HOU</b>  Two storey side extension 41 Trimpley Drive Kidderminster Worcestershire DY11 5LB	NO OBJECTION
5.16	<b>25/0171/TPO</b>  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	<b>25/0175/FUL</b>  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"> <li>• Safety concerns of local residents.</li> <li>• Density of population within the area.</li> <li>• Insufficient infrastructure such as public transport, doctors, dentists.</li> <li>• Insufficient information on the demographic of proposed residents.</li> </ul>

	<i>Cllr M.McDonnell left the meeting at 7.32pm</i>	
5.18	<b>25/0184/FUL</b>  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	<b>25/0197/TPO</b>  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	<b>25/0198/TPO</b>  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	<b>25/0204/S73</b>  Variation of condition 2 (approved plans) attached to planning approval WF/0307/95 103 Park Lane Kidderminster Worcestershire DY11 6TB	NO OBJECTION
5.22	<b>25/0206/HOU</b>  Two storey rear extension 7 Blount Terrace Kidderminster Worcestershire DY11 7AE	NO OBJECTION
5.23	<b>25/0209/ADV</b>  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	<b>25/0210/HOU</b>  Erection of a two storey side extension and garage conversion 25 Siskin Way Kidderminster Worcestershire DY10 4TD	NO OBJECTION
5.25	<b>25/0218/TPO</b>   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