



The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **THURSDAY 22ND MAY 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 Tuesday 29th April 2025

5. Planning Applications

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

5.1	24/0639/FUL Demolition of Existing Public House and erection of retail shop including associated external works Broadwaters Inn 168 Stourbridge Road Kidderminster Worcestershire DY10 2UL
5.2	25/0210/HOU Erection of a two storey side extension, garage conversion, infill to porch and provision of additional parking space (revised) 25 Siskin Way Kidderminster Worcestershire DY10 4TD
5.3	25/0222/FUL Proposed Erection of a 3 Bed dwelling on former commercial/industrial site Rear Of 41 Clarence Street Kidderminster Worcestershire DY10 1RS
5.4	25/0304/FUL Demolition of former ambulance station and construction of 8No. dwellings and associated works (revised scheme) Former Kidderminster Ambulance Station Stourport Road Kidderminster Worcestershire DY11 7BQ
5.5	25/0327/HOU Single storey rear kitchen extension, replacement of tiled garden room roof with with glazed roof 24 Connaught Avenue Kidderminster Worcestershire DY11 6LT
5.6	25/0335/TEL Installation of 20m high phase 7.2 streetworks pole supporting 2No. dishes, 6No. antennas and GPS node, 3No. equipment cabinets and ancillary equipment Land At Os 383561 277671 Stourbridge Road Kidderminster Worcestershire
5.7	25/0336/FUL Two First floor extensions to create 5 new classrooms and internal alterations to create new store rooms, calm rooms and an office space. Wyre Forest School Habberley Road Kidderminster Worcestershire DY11 6FA
5.8	25/0337/FUL Change of use of premises from Commercial, Business and Service (Use Class E) to 1No. dwelling (Use Class C3) 98 Mill Street Kidderminster Worcestershire DY11 6XG
5.9	25/0338/FUL Change of use of premises to mixed-use commercial unit (Use Class E) and 5No. apartments and associated works 109 - 111 Coventry Street Kidderminster Worcestershire DY10 2BH
5.10	25/0339/HOU First floor extension over garage 34 Willowfield Drive Kidderminster Worcestershire DY11 5DN
5.11	25/0340/HOU Two storey side extension 123 Trimpey Drive Kidderminster Worcestershire DY11 5LA
5.12	25/0343/FUL Installation of bird spikes 66 Oxford Street Kidderminster Worcestershire DY10 1BL 25/0347/LBC Installation of bird spikes 66 Oxford Street Kidderminster Worcestershire DY10 1BL
5.13	25/0353/TPO Fell Horse Chestnut and plant a replacement tree 23 Siskin Way Kidderminster Worcestershire DY10 4TD
5.14	25/0356/HOU Rear/Side extension to form shower room 3 Erica Close Kidderminster Worcestershire DY11 5HU

5.15	25/0362/HOU Single storey rear extension and front extension to garage. 19 Ludlow Road Kidderminster Worcestershire DY10 1NW
5.16	25/0388/ADV Advertisement consent for 5 digital signs Car Park Weavers Wharf Kidderminster Worcestershire DY10 1AA
5.17	25/0389/TPO Tree Works: T1 Spruce - fell to ground level. 134 Linnet Rise Kidderminster Worcestershire DY10 4TU
5.18	25/0390/TPO King crimson - Cut back from building by 10% Land To The Front Of 50 Dunlin Drive Kidderminster Worcestershire DY10 4TA
5.19	25/0391/S73 Variation to Condition 18 (relocation of approved artificial badger sett) attached to Planning Approval 24/0145/RG3 Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT
5.20	25/0393/FAST (Fast Track) Single storey front extension and extension to existing two storey pitched forward projecting gable and installation of solar panels. 35 Manor Avenue Kidderminster Worcestershire DY11 6EA
5.21	25/0397/ADV Proposed 2 off fascia signs and 1 off projecting sign WH Smith 19 - 20 Vicar Street Kidderminster Worcestershire DY10 1DD

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 29th April 2025 at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor D. Hine (Chair)
Councillor D. Chambers
Councillor B. Connor (Substitute for Councillor M.McDonnell)
Councillor S. Hollands
Councillor S. Miah
Councillor M. Rayner
Councillor M. Smith (Substitute for Councillor J. Beckingham)

Interim Civic, Community and Events Manager

1. Apologies For Absence

Councillor J. Beckingham
Councillor M. McDonnell (Vice Chair)

2. Declarations of Interest

Nil

3. Public Questions

Nil

4. Minutes (Appendix 1)

RESOLVED: To approve the minutes of the planning committee held on Monday 24th March 2025.

5. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
5.0	25/0266/FUL 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	<p>NUETRAL</p> <p>Parking and Traffic – the committee is concerned with this issue and wish to see a Highways assessment to be satisfied</p> <p>Dwelling sizes – the committee expressed disappointment with the lack of larger capacity bedroom properties.</p> <p>NET loss of accommodation – the committee also expressed disappointment with the net amount of properties, decreasing from the previous capacity.</p> <p>The committee has also requested that Section 106 contributions be allocated to green spaces owned by KTC</p>
5.1	24/0643/FUL Construction of 1No. dwelling and associated works 2 York Place Clensmore Street Kidderminster Worcestershire DY10 2LP	NO OBJECTION
5.2	25/0154/TPO 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-	<p>DEFER TO TREE & BIODIVERSITY OFFICER</p> <p>The Committee requests that any trees which are removed, be replaced</p>

	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	with appropriate specimens, including fruit and nut trees.
5.3	25/0172/HOU Erection of a single storey rear extension 16 Chaddesley Road Kidderminster Worcestershire DY10 3AD	NO OBJECTION
5.4	25/0208/ADV 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	NUETRAL with suggested conditions <ul style="list-style-type: none"> - Advertising to be Kidderminster focused, such as local businesses – at a competitive price. - Content of advertising to be family friendly.
5.5	25/0219/HOU Single storey side and rear extension 12 Cedar Crescent Kidderminster Worcestershire DY11 6AQ	NO OBJECTION
5.6	25/0223/TPO L1, L2, L3, L4 and L5 Lime Trees - Reomve deadwood from all 5 trees 8 The Lea Kidderminster Worcestershire DY11 6JY	SUPPORT
5.7	25/0224/HOU Two storey side extension and extension/alterations to the frontage (revised) 66 Ferndale Crescent Kidderminster Worcestershire DY11 5LN	NO OBJECTION
5.8	25/0228/HOU Single storey rear extension and raising part of flat roof to side 16 Carlyle Avenue Kidderminster Worcestershire DY10 3QZ	NO OBJECTION
5.9	25/0231/HOU Erection single storey garden room in rear garden 156 St Johns Avenue Kidderminster Worcestershire DY11 6AT	NO OBJECTION The committee requests that no damage be done to the hedge
5.10	25/0233/FUL Formation of storage containers to create 1No. holiday let and associated works including link bridge 55 Lea Wood Grove Kidderminster Worcestershire DY11 6JT	OBJECT On grounds of: <ul style="list-style-type: none"> - Traffic

		<ul style="list-style-type: none"> - Access, including emergency vehicle access - Loss of biodiversity, the site appears to have suffered prior degradation - Building structure is out of character with the area - Missing information such as build materials - There is some flood risk
5.11	25/0234/TPO 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	DEFER TO TREE & BIODIVERSITY OFFICER
5.12	25/0242/ADV 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	NO OBJECTION
5.13	25/0250/HOU Single story rear extension 20 Nursery Grove Kidderminster Worcestershire DY11 5BG	NO OBJECTION
5.14	25/0254/HOU Proposed porch, detached garage, landscaping and hard standing to frontage 46 Tomkinson Drive Kidderminster Worcestershire DY11 6NW	NUETRAL Request for Highways Comment on the safety of access Request that permeable materials are used on the driveway
<i>Cllr S. Miah left the meeting at 7.56pm</i>		
5.15	25/0266/FUL 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	Please refer to 5.0
5.16	25/0267/HOU Two storey side extension incorporating existing garage and creating first floor bedroom in garage loft space. 3 Barnetts Grove Kidderminster Worcestershire DY10 3HG	NO OBJECTION
5.17	25/0271/S73 Variation of conditions 2 (materials) and 6 (approved plans) attached to Planning Approval 24/0865/HOU 27 Blakebrook Kidderminster Worcestershire DY11 6AP	OBJECT Documents unavailable
5.18	25/0278/HOU Single storey rear extension 75 Beeches Road Kidderminster Worcestershire DY11 5HZ	NO OBJECTION

5.19	25/0279/TPO Tree Works: T1 Silver Birch - Fell 27 Whitehill Road Kidderminster Worcestershire DY11 6JJ	DEFER TO TREE & BIODIVERSITY OFFICER
5.20	25/0280/TPO Two Ash Trees - Fell both trees Habberley House 94 Sutton Park Road Kidderminster Worcestershire DY11 6JQ	DEFER TO TREE & BIODIVERSITY OFFICER
5.21	25/0281/TPO 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	DEFER TO TREE & BIODIVERSITY OFFICER
5.22	25/0282/HOU Dormer window to existing roof for light to storage area (Retrospective) 53 Blount Terrace Kidderminster Worcestershire DY11 7AE	NO OBJECTION
5.23	25/0283/HOU Single storey side extension. 229 Sutton Park Road Kidderminster Worcestershire DY11 6LA	X
5.24	25/0285/TPO 3 Lime Trees - Remove dead wood 38 Lea Wood Grove Kidderminster Worcestershire DY11 6JT	DEFER TO TREE & BIODIVERSITY OFFICER
5.25	25/0287/FUL 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	NO OBJECTION
5.26	25/0291/HOU 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	NO OBJECTION
5.27	25/0292/HOU Erection of boundary fence at the front 68 Ludlow Road Kidderminster Worcestershire DY10 1NW	OBJECT Out of character with street scene
5.28	25/0312/HOU Two storey side extension and single storey rear extension (amendment to 22/0275/HOU) 7 Ely Close Kidderminster Worcestershire DY11 6EJ	OBJECT Overdevelopment of the site Possible increase of traffic and parking issues
5.29	25/0324/HOU Single storey rear and side extension, first floor rear extension and glazed gable to front 16 Whitehill Road Kidderminster Worcestershire DY11 6JJ	NO OBJECTION

5.30	25/0328/HOU Single storey rear conservatory 2 Audley Drive Kidderminster Worcestershire DY11 5NE	NO OBJECTION

6. Application 24/0592/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

OBJECT

Due to: Noise nuisance, Residential Amenity, Strain on existing community facilities.

Meeting concluded: 8.39PM

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

DRAFT