



The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 24TH JUNE 2025** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Hugh Peacocke
Chief Executive Officer

Membership: Councillors, Bernadette Connor (Chair), Doug Hine (Vice Chair), Darren Chambers, Steve Hollands, Mary McDonnell, Shazu Miah, Mary Rayner.

AGENDA

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 22nd May 2025.

5. Warbler Place/ Heronswood Road, Kidderminster- Proposed Prohibition of waiting at any time – TRO (Appendix 2)
6. Planning Obligations Supplementary Planning Document (Appendix 3)
7. Green Infrastructure SPD (Appendix 4)
8. Planning Applications

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

8.1	25/0354/FUL Demolition of building and replacement with warehouse (Use Class B8) and office (Use Class E) building and associated works including car parking Hoobrook Trading Estate Road No 2 Hoobrook Kidderminster Worcestershire DY10 1HY
8.2	25/0399/HOU Single storey side and rear extension 30 Usmere Road Kidderminster Worcestershire DY10 2XZ
8.3	25/0403/S19 Non-Material Amendment to previously approved scheme 22/0542/LBC (Amendment to the podium steps, including the removal of the stonework and metalwork to the front of the townhall). Kidderminster Town Hall Vicar Street Kidderminster Worcestershire DY10 1DA
8.4	25/0414/FUL Demolition of the existing retail unit and erection of Class E discount foodstore with associated carparking, landscaping, engineering and drainage works 87 Franche Road Kidderminster Worcestershire DY11 5BE
8.5	25/0420/TPO Tree1 Oak Tree - Reduce Length of lower branches, Tree 2 Oak Tree - Cut back lower branches overhanging garage 3 Barnetts Grove Kidderminster Worcestershire DY10 3HG
8.6	25/0422/TPO T1/T2 - Sycamore and Maple - Sycamore (left) felled to ground level, Maple (right) reduced 30% in size to suitable growth points. 1 Southgate Close Kidderminster Worcestershire DY11 6JN
8.7	25/0423/TEL Installation of 20m high phase 7.2 monopole supporting 2No. dishes, 9No. antennas and GPS node, 6No. cabinets and ancillary equipment Communication And Traffic Monitoring Station 6073 Birmingham Road Kidderminster Worcestershire DY10 2RN
8.8	25/0434/LBC Removal of Lloyds signage and ATM and restoration of existing timber door. 1 - 2 Vicar Street Kidderminster Worcestershire DY10 1DE
8.9	25/0435/TPO Reduce Horse Chestnut (T834) as per Arboricultural Report - Dated: 26.4.2025 23 Siskin Way Kidderminster Worcestershire DY10 4TD
8.10	25/0436/HOU Single storey rear extension with internal alterations 78 Baldwin Road Kidderminster Worcestershire DY10 2UB
8.11	25/0437/TPO Cut back Common Lime Tree Patin House The Lea Kidderminster Worcestershire DY11 6JY

8.12	25/0438/TPO Front Garden G1 3x Conifer Trees - Fell to ground level and grind stumps, T1 Conifer Tree - Fell to ground level and grind. Back Garden T2 Silver Birch Tree - Reduce crown by no more than 40% all over, T3 Eucalyptus Tree - Reduce to give better shape. 24 Yellowhammer Court Kidderminster Worcestershire DY10 4RR
8.13	25/0440/FUL Demolition of vacant car dealership building and the erection of a roadside services facility comprising a Petrol Filling Station, an associated kiosk store (Sui Generis) with food to go offer, EV charging spaces, car parking, jet wash facility, landscaping and associated works 3 Churchfields Kidderminster Worcestershire DY10 2JL
8.14	25/0445/HOU Extension to existing garden terrace including new ramped access 35 Oldnall Road Kidderminster Worcestershire DY10 3HN
8.15	25/0448/HOU Two storey side extension 1 Trimpley Drive Kidderminster Worcestershire DY11 5LB
8.16	25/0462/ADV Installation of 1 no. LED, internally illuminated, double sided pillar sign. Land At Os 382233 274260 Stourport Road Kidderminster Worcestershire

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Thursday 22nd May 2025 at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor B. Connor (Chair)
Councillor D. Hine (Vice-Chair)
Councillor D. Chambers
Councillor M. McDonnell
Councillor S. Hollands
Councillor S. Miah
Councillor M. Rayner

Interim Civic, Community and Events Manager

1. Apologies For Absence

Nil.

2. Declarations of Interest

Councillors M. McDonnell, S. Miah and M. Rayner declared their interest with regards to application **25/0391/S73** as members of Wyre Forest District Council, and it was noted that they hold a dispensation in this regard.

3. Public Questions

Nil

4. Terms of Reference

Members noted Terms of Reference for the Planning Committee.

5. Minutes (Appendix 1)

RESOLVED: To approve the minutes of the planning committee held on Tuesday 29th April 2025.

6. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
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	Committee notes that Highways have no objection subject to conditions. Committee wish to refer to previous comments of 09/05/2025
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	Committee requests that the driveway material be permeable, or a suitable drainage system/soakaway installed
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	NO OBJECTION Committee notes concerns of privacy from public comments, and request officers to investigate
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	NO COMMENT Defer to Highways and Tree and Biodiversity Officer
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	NO OBJECTION
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	OBJECT Not in keeping with the area Excessive height Inconsistencies and inaccuracy with the application
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	SUPPORT

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	NO OBJECTION Committee notes the comments from the North Worcestershire Water Management (WFDC)
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	NO OBJECTION
5.10	25/0339/HOU First floor extension over garage 34 Willowfield Drive Kidderminster Worcestershire DY11 5DN	NO OBJECTION
5.11	25/0340/HOU Two storey side extension 123 Trimpley Drive Kidderminster Worcestershire DY11 5LA	NO OBJECTION
5.12	25/0343/FUL Installation of bird spikes 66 Oxford Street Kidderminster Worcestershire DY10 1BL	SUPPORT
	25/0347/LBC Installation of bird spikes 66 Oxford Street Kidderminster Worcestershire DY10 1BL	SUPPORT
5.13	25/0353/TPO Fell Horse Chestnut and plant a replacement tree 23 Siskin Way Kidderminster Worcestershire DY10 4TD	OBJECT On the basis that there is not a reason for removal of tree. Committee also notes that the clients' Arborist does not recommend felling
5.14	25/0356/HOU Rear/Side extension to form shower room 3 Erica Close Kidderminster Worcestershire DY11 5HU	NO OBJECTION
5.15	25/0362/HOU Single storey rear extension and front extension to garage. 19 Ludlow Road Kidderminster Worcestershire DY10 1NW	NO OBJECTION
5.16	25/0388/ADV Advertisement consent for 5 digital signs Car Park Weavers Wharf Kidderminster Worcestershire DY10 1AA	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.
5.17	25/0389/TPO Tree Works: T1 Spruce - fell to ground level. 134 Linnet Rise Kidderminster Worcestershire DY10 4TU	Support Recommendation by Tree and Biodiversity Officer

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	Support Recommendation by Tree and Biodiversity Officer
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	NO OBJECTION
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	NO OBJECTION
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	NO OBJECTION

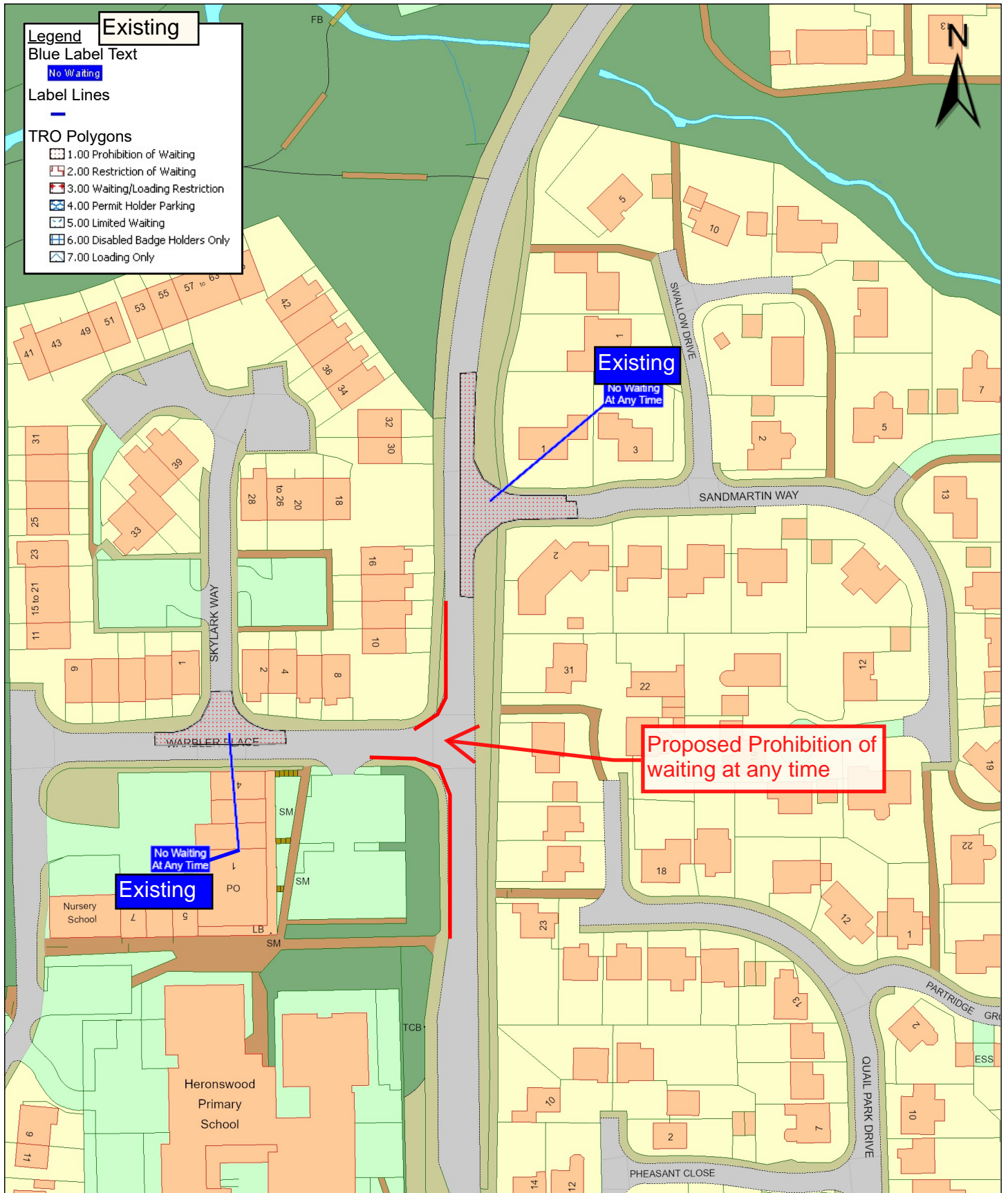
Meeting concluded: 7.51PM

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

DRAFT



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Ordnance Survey AC0000809204.

0 5 25 50 metres

Warbler Place/ Heronswood Road,
Kidderminster-Proposed TRO



worcestershire
county council

Worcestershire County Council
County Hall
Spetchley Road
Worcester
WR5 2NP

Indicative Scale: 1:1,250

T.2025.244

Dear Addressee,

Planning Obligations Supplementary Planning Document

Wyre Forest District Council is preparing a Planning Obligations Supplementary Planning Document (SPD). The SPD will aid the smooth processing of planning applications by explaining the Council's process and procedures for planning obligations and help to ensure that the physical, social and natural environment needs are fulfilled as part of new development proposals.

Consultation on the Planning Obligations SPD will take place between Wednesday, 11th June 2025 and Wednesday, 9th July 2025. The SPD will be made available on the District Council's website <https://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions/>

We are informing you about this consultation because you are either a statutory consultee, you have requested to be registered on the planning policy database and have an interest in Planning Obligations or you have responded to a previous planning policy consultation on SPDs. **If you no longer wish to receive communications about the future development plans or SPDs for the District then please contact the Planning Policy Team on 01562 732928 or e-mail Planning.Policy@wyreforestdc.gov.uk.**

We encourage you to submit your comments online via <https://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions/>

Or by email to: planning.policy@wyreforestdc.gov.uk

Or in writing to: Planning Policy Team, Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.

The deadline for receipt of comments is **5pm on Wednesday 9th July 2025**. All comments will be taken into account in the preparation of the final Planning Obligations SPD.

Yours faithfully

Wyre Forest Planning Policy

Wyre Forest District Council

01562 732928

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF

Dear Consultee

Green Infrastructure Supplementary Planning Document – Consultation

Wyre Forest District Council is consulting on the Green Infrastructure Supplementary Planning Document (SPD). The SPD will set out more detailed guidance on the interpretation and application of the District Council's Green Infrastructure related policies.

An Early Engagement consultation was undertaken during January 2025 giving key stakeholders and other interested parties the opportunity to shape the content of the SPD.

Consultation on the Green Infrastructure SPD will take place between Wednesday, 11th June and Wednesday, 9th July 2025. The Green Infrastructure SPD will be made available on the District Council's web-site <https://www.wyreforestdc.gov.uk/your-council/consultations-and-e-petitions/>

The documents will also be available at Wyre Forest House Kidderminster and at Kidderminster, Stourport-on-Severn and Bewdley libraries during their usual opening hours.

We are informing you about this consultation because you are either a statutory consultee, you have requested to be registered on the planning policy database and have an interest in green infrastructure issues or you have responded to a previous planning policy consultation. **If you no longer wish to receive communications about the future development plans or SPDs for the District then please contact the Planning Policy Team on 01562 732928 or e-mail Planning.Policy@wyreforestdc.gov.uk.**

We encourage you to submit your comments by e-mail to:

planning.policy@wyreforestdc.gov.uk

or in writing to: Planning Policy Team, Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF.

If you have any questions or would like to speak to me about the SPD, please contact me at planning.policy@wyreforestdc.gov.uk or on 01562 732524.

The deadline for receipt of comments is 5pm on Wednesday 9th July 2025. All comments will be taken into account in the preparation of the final Green Infrastructure SPD. It is anticipated that the SPD will be adopted by the District Council by Autumn 2025.