



The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 22ND JULY 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 Tuesday 24th June 2025.

5. ICL for the proposed DPS TRO for 54 Radford Road, Kidderminster (Appendix 2)

6. Planning Applications

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

6.1	25/0070/S73 Condition 22 (No hot workings shall take place on the site whatsoever without the formal written consent of the Local Planning Authority) of Planning Permission 23/0875/FUL Silverwoods Trade Park Silverwoods Way Kidderminster Worcestershire DY11 7GB
6.2	25/0465/FUL Change of use of premises from dwelling (Use Class C3) to children's home for up to 3No. children aged between 7 - 18 with a manager, and 2No. carers working on a rota basis and sleeping overnight (Use Class C2) 2 Holmwood Avenue Kidderminster Worcestershire DY11 6DA
6.3	25/0469/S73 Variation of Conditions 22 and 23 to amend indicative layout of parking and manoeuvring areas relating to Outline Consent 24/0683/OUT Spennells Cottage Spennells Valley Road Kidderminster Worcestershire DY10 3HP
6.4	25/0470/DEM Prior notification for the demolition of a number of buildings with Roxel Rocket Motors site Part Site Roxel Rocket Motors Worcester Road Kidderminster Worcestershire DY11 7RE
6.5	25/0472/HOU New detached oak framed garage with guest bedroom over. 28 Whitehill Road Kidderminster Worcestershire DY11 6JJ
6.6	25/0473/TPO No.2 Silver Birch Tree - Fell and replant with 1.5metre silver birch, within 1metre to the right This fell and replant, would vary the age of the trees, currently there are four trees, including those in neighbours property, which are of a similar age. This proposal would balance the age of the trees, ensuring that when the silver birch reach the end of their natural life, there would be a younger tree, ensuring that the area isn't left without any trees. Replant of birch will be within 1 metre of existing tree, which will balance the current distances. Currently there is a distance of 2.1m to neighbours birch and 3.6 metres no no.1 birch. This will also ensure the successful replant and future growth, by providing a distance from the root network of no.2 birch. 11 The Croft Kidderminster Worcestershire DY11 6LX
6.7	25/0474/FUL Change of use from Casino (Sui Generis) to Use Class E 1 High Street Kidderminster Worcestershire DY10 2DJ
6.8	To note (No comment) 25/0485/S19 Non-Material Amendment to previously approved scheme 22/0542/LBC (Removal and relocation of existing fire doors) Kidderminster Town Hall Vicar Street Kidderminster Worcestershire DY10 1DA
6.9	25/0486/FUL The demolition of 36 existing buildings and the construction of 19 replacement buildings, together with associated external works, including removal of earth mounds. Roxel (UK Rocket Motors) Ltd Summerfield Lane Summerfield Hartlebury Worcestershire DY11 7RZ

6.10	25/0487/HOU Single Storey Rear Extension 60 Yellowhammer Court Kidderminster Worcestershire DY10 4RR
6.11	25/0488/TPO Tree works: T1 - Fraxinus excelsior pendula tree - Fell to ground level 1 Pintail Grove Kidderminster Worcestershire DY10 4RT
6.12	25/0507/FUL INSTALLATION OF TWO ELECTRIC VEHICLE CHARGING POINTS, ALTERATIONS TO EXISTING BOUNDARY TREATMENT AND NEW VEHICLE CROSSOVER. 116 Tennyson Way Kidderminster Worcestershire DY10 3YT
6.13	25/0512/S73 Variation of Conditions 2 (External Materials), 10 (Cycle Parking) and 16 (Approved Plans) attached to planning approval ref: 24/0310/FUL Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
6.14	25/0513/S19 Variation of Condition 8 (Approved Plans) attached to planning approval ref: 24/0311/LBC Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
6.15	25/0514/S73 Variation of Condition 13 (approved plans) attached to planning approval ref: 24/0416/FUL (alterations to roof design) Plot 4 Arthur Drive Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA
6.16	25/0516/FUL First floor rear extension and external alterations 27 Comberton Hill Kidderminster Worcestershire DY10 1QN

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 24th June at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

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

Corporate Services Manager

1. Apologies For Absence

Nil

2. Declarations of Interest

Application **25/0440/FUL** – Cllr M McDonnell- Abstain due to representing CMS garage at TCM and Cllr B Connor- Did highlight that she represents midcounties co-op, however they have sold the building therefore doesn't believe it to be an issue

3. Public Questions

Nil

4. Minutes (Appendix 1)

RESOLVED: 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)

No objection

6. Planning Obligations Supplementary Planning Document (Appendix 3)

Concerns over electronic signs, what they advertise, local businesses

7. Green Infrastructure SPD (Appendix 4)

No objection

1. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
5.1	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	Support
5.2	25/0399/HOU Single storey side and rear extension 30 Usmere Road Kidderminster Worcestershire DY10 2XZ	No objection
5.3	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	No comment
5.4	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	Objection <ul style="list-style-type: none"> - Pedestrian access concerns - More direct access for pedestrians - Not aesthetically in keeping with the area - Concerns over how far elderly/disabled people will have to travel to moved businesses. - Would rather have a one stop-Pharmacy and post office-concerns over the potential increase of traffic this will bring to the area, need ways to alleviate the traffic
5.5	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	Defer to the tree officer

5.6	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	Defer to the tree officer
5.7	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	Objection- Object to it being on the path and not in keeping with the surrounding area
5.8	25/0434/LBC Removal of Lloyds signage and ATM and restoration of existing timber door. 1 - 2 Vicar Street Kidderminster Worcestershire DY10 1DE	No objection
5.9	25/0435/TPO Reduce Horse Chestnut (T834) as per Arboricultural Report - Dated: 26.4.2025 23 Siskin Way Kidderminster Worcestershire DY10 4TD	Support
5.10	25/0436/HOU Single storey rear extension with internal alterations 78 Baldwin Road Kidderminster Worcestershire DY10 2UB	No Objection
5.11	25/0437/TPO Cut back Common Lime Tree Patin House The Lea Kidderminster Worcestershire DY11 6JY	Refer to tree officer
5.12	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	Refer to tree officer
5.13	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	<p>objection</p> <ol style="list-style-type: none"> 1. Significant traffic concerns-gridlocks etc 2. Noise and traffic pollution 3. Environmental health risks 4. Delay on receipt of documents, lack of time to respond/comment 5. Significant community impact

		6. Already have petrol stations in the surrounding area 7. Effects to aqa (air pollution) 8. Fire and explosive hazard
5.14	25/0445/HOU Extension to existing garden terrace including new ramped access 35 Oldnall Road Kidderminster Worcestershire DY10 3HN	No objection
5.15	25/0448/HOU Two storey side extension 1 Trimpley Drive Kidderminster Worcestershire DY11 5LB	No objection
5.16	25/0462/ADV Installation of 1 no. LED, internally illuminated, double sided pillar sign. Land At Os 382233 274260 Stourport Road Kidderminster Worcestershire	Support

Meeting concluded: 19:20PM

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

DRAFT

54 Radford Avenue, Kidderminster

PROPOSED DISABLED PERSONS' PARKING SPACE

We have received an application from the occupant of 54 Radford Avenue, Kidderminster for a disabled persons' parking space, near to their home.

The purpose of this policy is to assist people with the most severe mobility difficulties to park close to their homes. The applicant's property has no off-street parking and no scope for creating such a facility and has satisfied the Worcestershire County Council criteria for the provision of such a space.

Please find attached a copy of our drawing T.2024.272, which shows a proposal to introduce disabled persons' parking space, on Radford Avenue, Kidderminster

This proposal, which is presented for your consideration, is to assist people with the most severe mobility difficulties to park close to their homes where there is no off-street parking and where there is a clear issue with on-street parking availability, using a traffic regulation order.

I would be grateful to receive your views on this proposal by 24th July 2025, so that I may continue the consultation procedure.

Traffic Management Engineer

Traffic Engineering Team

Directorate of Economy & Infrastructure



