



The meeting of the **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 26TH AUGUST 2025** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Chris Pugh
Corporate Services Manager

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.

4. Minutes (Appendix 1a & 1b)

To approve the minutes of the Planning Committee held on Tuesday 24th June 2025.

To approve the minutes of the Planning Committee held on Tuesday 22nd July 2025

5. Review of Worcestershire County Council's Rights of Way Improvement Plan (Appendix 2a & 2b)

Committee to submit one official response

6. Shrewsbury Rd/ Canterbury Rd, Kidderminster - Proposed Prohibition of Waiting at Any Time Order – TRO (Appendix 3)

7. Planning Applications

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

7.1	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
7.2	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
7.3	25/0442/HOU Proposed Double Storey Extension over existing Garage with First Floor Glazed Connection Link (revised) Podmore Mill Stourbridge Road Kidderminster Worcestershire DY10 2XW
7.4	25/0442/HOU Proposed Double Storey Extension over existing Garage with First Floor Glazed Connection Link (revised) Podmore Mill Stourbridge Road Kidderminster Worcestershire DY10 2XW
7.5	25/0477/FUL Change of use of land and construction works to form extended domestic curtilage 10 Admiral Walk Kidderminster Worcestershire DY10 2HU
7.6	25/0477/FUL Change of use of land and construction works to form extended domestic curtilage 10 Admiral Walk Kidderminster Worcestershire DY10 2HU
7.7	25/0526/FUL Proposed Industrial Unit To Form Warehouse/Storage with Office Block Unit 4 To 6 Parker Place Firs Industrial Estate Kidderminster Worcestershire DY11 7QN
7.8	25/0537/FUL Construction of office and replacement of existing roof 21 - 22 Blackwell Street Kidderminster Worcestershire DY10 2DU
7.9	25/0543/FUL Replacement of all windows, installation of safety rail to tower block roof, and replacement of cladding to roof top plant enclosure. Worcs Health & Care NHS Trust Formerly Kidderminster Health Centre Bromsgrove Street Kidderminster Worcestershire DY10 1PG
7.10	25/0545/ADV 1x non illuminated collar 27 - 28 Vicar Street Kidderminster Worcestershire DY10 1DA
7.11	25/0550/S73 Variation to Condition 16 (Approved Plans) of planning permission 23/0574/OUT Land At Os 384340 277540 Hurcott Road Kidderminster Worcestershire
7.12	25/0559/RG3 Rebuild of the Sons of Rest Building (following demolition granted under 25/0490/DEM) and change of use to classes F2 (Local Shops, Local Halls and Outdoor Sports etc) and E (Commercial, Business and Services) Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT
7.13	25/0563/ADV 1no. digital screen facing north into main carpark at Weavers Wharf Shopping Centre Land At Weavers Wharf Kidderminster Worcestershire DY10 1AA
7.14	25/0567/HOU Two Storey Side extension and single storey rear extension 44 Stretton Road Kidderminster Worcestershire DY11 6NG

7.15	25/0570/HOU Demolition of existing side extension and rear conservatory, and erection of new two storey side extension, single storey rear extension, loft conversion including new rear dormer and extension of easting carport to form garage 12 Heathfield Crescent Kidderminster Worcestershire DY11 6PF
7.16	25/0574/TPO Fell & remove Sycamores in rear garden Hartlebury House 12 Carters Gardens Kidderminster Worcestershire DY11 6LR
7.17	25/0580/TPO Fell Beech Tree Chaddesley House 9 Carters Gardens Kidderminster Worcestershire DY11 6LR
7.18	25/0581/TPO Reduce Cherry Tree by 2 metres to remove overhang 161 Dunlin Drive Kidderminster Worcestershire DY10 4TL
7.19	25/0589/HOU Proposed first floor rear extension 143 Franche Road Kidderminster Worcestershire DY11 5AP
7.20	25/0593/CLE Certificate of Lawfulness (Existing): Use of building as C2 (residential institution) in excess of 10 years Coombe House 54 Broomfield Road Kidderminster Worcestershire DY11 5PH
7.21	25/0596/HOU Two storey side extension 12 Oulton Close Kidderminster Worcestershire DY11 5DY

**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 concerns raised by residents in relation to CMS garage at TCM

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.....

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**
**Minutes of the meeting held on Tuesday 22nd July at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor L. Carroll (Substitute for Councillor B. Connor)
Councillor D. Hine (Vice-Chair)
Councillor M. McDonnell
Councillor S. Hollands
Councillor S. Miah
Councillor M. Rayner

Interim Civic, Community and Events Manager

1. Apologies For Absence

Councillor B. Connor (Chair)
Councillor D. Chambers

2. Declarations of Interest

Councillor Liam Carroll declared his interest as a member of District Council Planning Committee, and it was noted that he has a dispensation in this regard.

3. Public Questions

Nil

4. Minutes (Appendix 1)

Minutes of the meeting from Thursday 24th June to be amended as appropriate and presented at the next meeting of 26th August 2025.

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

NO OBJECTION

6. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
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	NO COMMENT
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	SUPPORT
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	NO OBJECTION
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	NO OBJECTION
6.5	25/0472/HOU New detached oak framed garage with guest bedroom over. 28 Whitehill Road Kidderminster Worcestershire DY11 6JJ	NO OBJECTION
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	DEFER TO WDFC TREE & BIODIVERSITY OFFICER
6.7	25/0474/FUL Change of use from Casino (Sui Generis) to Use Class E 1 High Street Kidderminster Worcestershire DY10 2DJ	SUPPORT

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	NO OBJECTION
6.10	25/0487/HOU Single Storey Rear Extension 60 Yellowhammer Court Kidderminster Worcestershire DY10 4RR	NO OBJECTION
6.11	25/0488/TPO Tree works: T1 - Fraxinus excelsior pendula tree - Fell to ground level 1 Pintail Grove Kidderminster Worcestershire DY10 4RT	DEFER TO WDFC TREE & BIODIVERSITY OFFICER
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	NO OBJECTION
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	NO OBJECTION
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	NO OBJECTION
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	NO OBJECTION
6.16	25/0516/FUL First floor rear extension and external alterations 27 Comberton Hill Kidderminster Worcestershire DY10 1QN	NO OBJECTION

7. Vote of Thanks

The Committee thanked the Interim Civic, Community and Events Officer for supporting the Planning Committee as Lead Officer.

Meeting concluded: 7PM

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....



Have Your Say

Worcestershire Rights of Way Improvement Plan (RoWIP)

We'd like to know about your experience of using our public rights of way, how important they are for you and what we should include in our new **Rights of Way Improvement Plan**.

Please let us have your views by completing our survey:

[worcestershire.gov.uk/RoWIPengage](https://www.worcestershire.gov.uk/RoWIPengage)

Or scan our QR code.

The closing date for comments is
26 October 2025.



Scan me



 **worcestershire**
county council

View the proposals at:

www.worcestershire.gov.uk/RoWIPengage

Worcestershire County Rights of Way Improvement Plan Parish Survey

Overview

Worcestershire County Council is responsible for around 4607km of public rights of way. These paths are both in the countryside and urban areas. They are important for enjoying and exploring, for travelling to work or school and for health and wellbeing. They are part of what makes Worcestershire a special place to live, work and enjoy.

A public right of way is a path that anyone, by law, has the right to use. There are four types:

- Footpaths for walking, mobility scooters or powered wheelchairs
- Bridleways for walking, horse riding, cycling, mobility scooters or powered wheelchairs
- Restricted byways for walking, horse riding, cycling, mobility scooters or powered wheelchairs and horse-drawn carriages
- Byways for all modes including motorised vehicles

This survey is to support the Improvement Plan only. If you want to report an issue on a public right of way please click on this link: <https://www.worcestershire.gov.uk/council-services/travel-and-highways/report-road-or-path-issue/report-problem-public-right-way>

Please let us have your views by completing our survey. Please note that you are responding to this survey on behalf of your Parish Council. If you would like to access the resident survey you can do so here: [Resident Survey](#). If you wish to submit further information please email this to sbayne@worcestershire.gov.uk

Please **only submit one official response** for your council. **The closing date is midnight Sunday 26th October 2025.**

Confidentiality

By completing this voluntary survey you agree to your responses being collated, processed and analysed by Worcestershire County Council. The information you provide will be used only for the purpose of reviewing and informing the Rights of Way Improvement Plan.

All information provided will be treated as private and confidential and held in accordance with the UK General Data Protection Regulation (UK GDPR). Further information on the Council's GDPR and privacy policies can be found here: [Full Privacy Notice](#)
Worcestershire County Council | [Full Privacy Notice](#)

Please enter the name of the town or parish council you are replying on behalf of:

Name of council

In what capacity are you representing the parish or town council?

Please tick all that apply

- ☐ Parish or town clerk
- ☐ Parish or town councillor
- ☐ Chair
- ☐ Parish Path Warden
- ☐ Other (please specify below)

.

Does your parish have a public rights of way warden?

☐ Yes

☐ No

☐ Don't know

↓ Please provide more details of the work they carry out:

Do you have volunteers who help with maintenance and improvements of the public rights of way in your area?

☐ Yes

☐ No

☐ Don't know

↓ Please provide more details of the work they carry out:

Does the Parish Council do maintenance work, such as strimming, on Public Rights of Way via the Lengthsman scheme?

☐ Yes

☐ No

☐ Don't know

↓ Please provide more details of the work they carry out:

↓ Is the Lengthsman scheme something the Parish Council would potentially be interested in?

☐ Yes

☐ No

☐ Don't know

Are issues with Public Rights of Way discussed in Parish Council meetings or raised with Parish Councillors?

☐ Regularly

☐ Occasionally

☐ Never

Have you noticed a change in the use of the network in the last 5 years?

☐ Increase in use

☐ About the same

☐ Decrease in use

☐ Other change in use (please specify below)

Please provide further details about the change in use of the network

Your Views

Do any of the following issues negatively affect the experience of users of public rights of way in your parish?

Please tick all that apply

- ☐ Public rights of way are overgrown
- ☐ Unclear signage
- ☐ Condition of surface or poor drainage
- ☐ Condition of gates/stiles
- ☐ Condition of bridges
- ☐ Crops blocking the public rights of way
- ☐ Aggressive dogs
- ☐ Dog Fouling
- ☐ The paths are not accessible enough e.g. by pushchair/ wheelchair/ mobility scooter etc.
- ☐ Issues with livestock
- ☐ Misuse of public rights of way e.g. public footpath used by cycles or motorbikes
- ☐ Threatening behaviour by landowners
- ☐ Threatening behaviour by other path users
- ☐ Litter and cleanliness
- ☐ Anti-social behaviour/ Safety issues
- ☐ Other (please specify below)

What are your top **five** priorities for improving public rights of way in the parish?
Drag the 5 most important priorities for you to the right hand side, most important first.

Improved waymarking and signage	
Clear overgrown paths	
Reinstating routes blocked by crops	
Opening up paths that have been deliberately blocked	
Ensuring that bridges and other structures etc are maintained in a safe condition	
Ensuring landowners maintain their gates and stiles	
Removing stiles or replacing them with gates to make paths more accessible	
Improving path surfaces and drainage	
Ensuring public rights of way are not negatively impacted by development	
Ensuring that the definitive map is accurate	
Facilitating changes to the definitive map to improve the network for users and landowners	
Promotion and improvement of routes within the county such as the Worcestershire Way and similar circular walks	
Providing information and advice to the public	
Other (please specify below)	

Other

Please tell us the reasons for your answers or other comments you wish to make on public rights of way in your parish.

Is there any support you feel could be offered to landowners to help to deal with misuse of the network or to positively encourage them to carry out their legal duties such as maintaining gates and stiles?

Reporting a Rights of Way problem

Have you reported a public rights of way issue to Worcestershire County Council in the past 12 months?

☐ Yes

☐ No

☐ Not sure

⌵ How did you report the problem?

Select all that apply

- ☐ Through Worcestershire County Council's online public rights of way report it page using the rights of way map
- ☐ By contacting the Public Rights of Way Team directly, either by email or telephone
- ☐ By contacting Worcestershire County Council's Customer Services, either by email or telephone
- ☐ By raising it with your Parish Path Warden
- ☐ Other (please specify below)

*

How easy or difficult do you find it to report a Rights of Way problem?

Please indicate how easy you found the reporting method(s) you have used.

	Very difficult	Difficult	Neutral	Easy	Very easy	Not used
Reporting online using rights of way map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contacting Rights of Way Team	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contacting WCC Customer Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Raising with your Parish Path Warden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you found any methods difficult, please explain further:

Your Thoughts

What improvements, if any, do you think need to be made to the public rights of way network in your parish to accommodate future needs (for example increased population, increased/decreased use of public rights of way, major infrastructure projects)?

What, if any, positive or negative impacts have there been from new developments affecting public rights of way, in your experience?

We aim to provide a public rights of way network that serves the needs of Worcestershire residents. What do you think should be priorities for the Rights of Way Improvement Plan?

What are your positive experiences of the public rights of way network in Worcestershire?

Do you have any other comments which will help us to draft the Rights of Way Improvement Plan?

Thank you for taking the time to complete this survey.
Please click **Submit** to record your responses.



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Ordnance Survey AC0000809204.

Indicative Scale: 1:800

Date Printed:12/8/2025



Shrewsbury Rd/ Canterbury Rd, Kidderminster - Proposed prohibition of waiting at any time



worcestershire
 county council

Worcestershire County Council
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