

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**  
**Minutes of the meeting held on Tuesday 28<sup>th</sup> October at 6pm  
in the Kidderminster Room, Wyre Forest House**

**Present:**

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

Chris Pugh- Corporate services manager

**Absent:**

**X**

**1. Apologies For Absence**

Councillor M. McDonnell

**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 1a & 1b & 1c)**

**Resolved: To approve the minutes of the planning committee held on Tuesday 26th August 2025.**

**Resolved: To approve the amended minutes of the planning committee held on Tuesday 22nd July 2025.**

- Councillor Connor was absent from the two previous meetings, and as Councillor Hine, who chaired those meetings, was not in attendance this evening, the minutes could not be signed.

**Resolved- To approve the minutes of the planning committee held on Tuesday 30<sup>th</sup> September 2025**

**5. SUPPORT TPO- TREE PRESERVATION ORDER at 48 Oakfield Road.** A provisional Tree Preservation Order has been placed on a tree at 48 Oakfield Road. An objection has been received from a neighbouring resident. Members are invited to consider any comments or representations received prior to the deadline of 5 November 2025, after which confirmation of the Order will be determined.

**6. Support- 6. 25/0658/FUL- (Appendix 3)** To note the updated response from the Highways Authority regarding application 25/0658/FUL (installation of 1no. BT Street Hub Unit with 2no. digital screens at High Street, Kidderminster). The Authority raises no objection, confirming the proposal has been robustly assessed, sufficient footway width will remain for pedestrians, and there are no recorded safety concerns or collisions at the location.

## **7. PLANNING APPLICATIONS**

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

| <b>NO.</b> | <b>APPLICATION</b>                                                                                                                                                                                                                                                      | <b>COMMENTS</b>       |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 7.1        | 25/0694/LBC Listed Building Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building'. Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA | No Objection          |
| 7.2        | 25/0665/TPO Fell tree and Pollard tree on neighbouring property Unity Academy Hurcott Road Kidderminster Worcestershire DY10 2QJ                                                                                                                                        | Defer to tree officer |
| 7.3        | 25/0692/HOU Single storey front extension 62 Ferndale Crescent Kidderminster Worcestershire DY11 5LN                                                                                                                                                                    | No Objection          |
| 7.4        | 25/0642/ADV Advertisement Consent for the display of two non illuminated advertisements consisting of occupant directory to new entrance area and lettering to say the words 'The Piano Building'. Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA   | No Objection          |
| 7.5        | 25/0704/FUL Retention of timber outbuilding for use as a beauty business (Use Class E) 49 Adams Court Kidderminster Worcestershire DY10 2SF                                                                                                                             | No Objection          |
| 7.6        | 25/0708/HOU Garage conversion and construction of link extension 1 Greatfield Road Kidderminster Worcestershire DY11 6PP                                                                                                                                                | No Objection          |
| 7.7        | 25/0710/FUL Part change of use of ground floor from Office (Use Class E) to Education (Use Class F1) (retrospective) Part Ground Floor 26 Church Street Kidderminster Worcestershire DY10 2AR                                                                           | Support               |
| 7.8        | 25/0717/S73 Variation of Condition 3 (Approved Plans) attached to planning permission 24/0276/HOU 4 Greenhill Avenue Kidderminster Worcestershire DY10 2QU                                                                                                              | No Objection          |
| 7.9        | 25/0722/TPO T1 Maple Tree - Re-pollard to previous points 30 Yellowhammer Court Kidderminster Worcestershire DY10 4RR                                                                                                                                                   | Defer to Tree officer |

|      |                                                                                                                                                                                                                                                                                                                                                                     |                       |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 7.10 | <b>25/0723/FUL Installation of freestanding ATM (retrospective) Atm Birmingham Road Service Station 80 Birmingham Road Kidderminster Worcestershire DY10 2SR</b>                                                                                                                                                                                                    | No Objection          |
| 7.11 | <b>25/0724/ADV Advertisement consent for the display of 3No. vinyl decals on freestanding ATM (retrospective) Atm Birmingham Road Service Station 80 Birmingham Road Kidderminster Worcestershire DY10 2SR</b>                                                                                                                                                      | No Objection          |
| 7.12 | <b>25/0730/LBC Listed building consent for the change of use of first and second floors from Office (Use Class E) to 2No. apartments and associated internal alterations, and alterations to ground floor window openings (Retrospective) 13 Bull Ring Kidderminster Worcestershire DY10 2AA</b>                                                                    | No Objection          |
| 7.13 | <b>25/0734/FUL Change of use of first and second floors from Office (Use Class E) to 2No. apartments and associated internal alterations, and alterations to ground floor window openings (Retrospective) 13 Bull Ring Kidderminster Worcestershire DY10 2AA</b>                                                                                                    | No Objection          |
| 7.14 | <b>25/0737/FUL Change of use of first floor from retail storage area (Use Class E) to 4No. apartments (Use Class C3) 19-22 First Floor High Street Kidderminster Worcestershire DY10 2DJ</b>                                                                                                                                                                        | No Objection          |
| 7.15 | <b>25/0760/ADV Advertisement consent for the display of 1No. non-illuminated fascia sign, 5No. illuminated fascia signs, 1No. illuminated totem sign and 1No. non-illuminated vinyl sign BYD Kidderminster 114 Worcester Road Kidderminster Worcestershire DY10 1HY</b>                                                                                             | No Objection          |
| 7.16 | <b>25/0763/FUL Conversion of garage to hair salon (Use Class E) and associated works 450 Chester Road North Kidderminster Worcestershire DY10 1TW</b>                                                                                                                                                                                                               | No Objection          |
| 7.17 | <b>25/0765/TPO T1 Oak Tree - Crown lift to 4m and reduce overhang of car park by 2m, T2 4x Oak Trees - Remove 3 subdominant stems and crown life remaining tree to 4m, T3 1 Large Ash Tree, Maple Tree, 2x Small Ash Trees, 4x Small Oak Trees and 1 Birch Tree - Fell Unit 5 The Towers Foley Avenue Foley Business Park Kidderminster Worcestershire DY11 7PG</b> | Defer to tree officer |
| 7.18 | <b>25/0767/FAST (Fast Track) Two storey side and front extension, single storey front extension and associated roof alterations including provision of solar PV panels 35 Manor Avenue Kidderminster Worcestershire DY11 6EA</b>                                                                                                                                    | No Objection          |
| 7.19 | <b>25/0772/HOU Two storey rear extension and alterations to front 47 Queen Elizabeth Road Kidderminster Worcestershire DY10 3BG</b>                                                                                                                                                                                                                                 | No Objection          |

Meeting concluded: 18:43

**CHAIR OF THE PLANNING COMMITTEE**

**SIGNED.....**

**DATE.....**