



The meeting of the **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **TUESDAY 28th OCTOBER 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 & 1c)

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

To approve the minutes of the Planning Committee held on Tuesday 26th August 2025- Note: As Councillor Connor was absent from the previous two meetings, and Councillor Hine, who chaired these meetings was not in attendance at this meeting, the minutes could not be signed.

To approve the minutes of the planning committee held on Tuesday 30th September 2025

5. TREE PRESERVATION ORDER at 48 Oakfield Road. (Appendix 2)

A provisional Tree Preservation Order has been placed on a tree at 48 Oakfield Road. An objection has been received from a local 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. 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

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

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
7.2	25/0665/TPO Fell tree and Pollard tree on neighbouring property Unity Academy Hurcott Road Kidderminster Worcestershire DY10 2QJ
7.3	25/0692/HOU Single storey front extension 62 Ferndale Crescent Kidderminster Worcestershire DY11 5LN
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
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
7.6	25/0708/HOU Garage conversion and construction of link extension 1 Greatfield Road Kidderminster Worcestershire DY11 6PP
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
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
7.9	25/0722/TPO T1 Maple Tree - Re-pollard to previous points 30 Yellowhammer Court Kidderminster Worcestershire DY10 4RR
7.10	25/0723/FUL Installation of freestanding ATM (retrospective) Atm Birmingham Road Service Station 80 Birmingham Road Kidderminster Worcestershire DY10 2SR
7.11	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

7.12	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
7.13	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
7.14	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
7.15	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
7.16	25/0763/FUL Conversion of garage to hair salon (Use Class E) and associated works 450 Chester Road North Kidderminster Worcestershire DY10 1TW
7.17	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
7.18	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
7.19	25/0772/HOU Two storey rear extension and alterations to front 47 Queen Elizabeth Road Kidderminster Worcestershire DY10 3BG

**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 Avenue, 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.....

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 26th August at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

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

Chris Pugh- Corporate services manager

Absent:

X

1. Apologies For Absence

Councillor B. Connor (Chair)
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)

RESOLVED: To approve the minutes of the planning committee held on Tuesday 24th June 2025.

To Be Amended: 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) Pages 14-24

Committee has provided a unified response

6. Shrewsbury Rd/ Canterbury Rd, Kidderminster - Proposed Prohibition of Waiting at Any Time Order – TRO (Appendix 3)- P25 Support

7. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
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	Refer to previous comments
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	Refer to previous comments
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	No objection- subject to conservation officer
7.4	25/0477/FUL Change of use of land and construction works to form extended domestic curtilage 10 Admiral Walk Kidderminster Worcestershire DY10 2HU	Already approved
7.5	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	No objection-subject to ecological concerns being resolved
7.6	25/0537/FUL Construction of office and replacement of existing roof 21 - 22 Blackwell Street Kidderminster Worcestershire DY10 2DU	No Objection

7.7	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	Support
7.8	25/0545/ADV 1x non illuminated collar 27 - 28 Vicar Street Kidderminster Worcestershire DY10 1DA	No objection
7.9	25/0550/S73 Variation to Condition 16 (Approved Plans) of planning permission 23/0574/OUT Land At Os 384340 277540 Hurcott Road Kidderminster Worcestershire	No objection
7.10	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	Support
7.11	25/0563/ADV 1no. digital screen facing north into main carpark at Weavers Wharf Shopping Centre Land At Weavers Wharf Kidderminster Worcestershire DY10 1AA	Objection- Inappropriate sizing, illumination effect to premier inn? Advertisement should be family friendly and locally orientated
7.12	25/0567/HOU Two Storey Side extension and single storey rear extension 44 Stretton Road Kidderminster Worcestershire DY11 6NG	No objection- once revised plans are submitted that conform with permitted development
7.13	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	No objection
7.14	25/0574/TPO Fell & remove Sycamores in rear garden Hartlebury House 12 Carters Gardens Kidderminster Worcestershire DY11 6LR	Refer to tree officer
7.15	25/0580/TPO Fell Beech Tree Chaddesley House 9 Carters Gardens Kidderminster Worcestershire DY11 6LR	Refer to tree officer
7.16	25/0581/TPO Reduce Cherry Tree by 2 metres to remove overhang 161 Dunlin Drive Kidderminster Worcestershire DY10 4TL	Refer to tree officer
7.17	25/0589/HOU Proposed first floor rear extension 143 Franche Road Kidderminster Worcestershire DY11 5AP	No objection
7.18	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	No objection
7.19	25/0596/HOU Two storey side extension 12 Oulton Close Kidderminster Worcestershire DY11 5DY	No objection

Meeting concluded: 20:03 PM

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 30th September at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor B. Connor (Chair)
Councillor M. McDonnell
Councillor M. Rayner (Left at 19:30)
Councillor D. Chambers
Councillor S. Hollands
Councillor S. Miah
Councillor H Dyke- (Sub for Councillor Hine)

Chris Pugh- Corporate services manager

Absent:

X

1. Apologies For Absence

Councillor D Hine

2. Declarations of Interest

Councillor Hollands- 25/0682- Neighbour- Participated in discussion but did not vote

3. Public Questions

Nil

4. Minutes (Appendix 1a & 1b)

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

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.

5. **Resolved- Section 215 of the Town and Country Planning Act (Appendix 2a & 2b)- Helen Hawkes and Richard Jennnings in attendance to talk through section 215-** Unanimous agreement- After consultation with Councillors, staff and the BID, Direct reports will be made to the local planning authority via Kidderminster town council of buildings/land which detract from the surrounding area and the committee will review and discuss feedback from the LPA on a quarterly basis.

6. **Worcester Street, Kidderminster – Proposed Disabled Badge Holders Only Parking Bay (Appendix 3)-** No Objection

7. **Planning Application 25/0266/FUL-** No objection

8. **PLANNING APPLICATIONS**

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

NO.	APPLICATION	COMMENTS
8.1	25/0509/HOU Single storey side extension to existing garage Chanters Hollow 26 Whitehill Road Kidderminster Worcestershire DY11 6JJ	No Objection
8.2	25/0515/FUL Partial demolition, extension and remodelling works to the existing dwellinghouse and associated works 51 The Foxholes Kidderminster Worcestershire DY10 2QR	No Objection
8.3	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	Already resolved at Meeting on 23 rd September
8.4	25/0571/ADV Installation of internally illuminated and non illuminated B&Q branded signage Diy Superstore Green Street Kidderminster Worcestershire DY10 1AX	No Objection
8.5	25/0601/FUL Retrospective planning for newly built canopy Unity Academy Hurcott Road Kidderminster Worcestershire DY10 2QJ	No objection
8.6	25/0611/HOU Three storey side extension, single storey rear extension and raised patio area 34 Cobham Road Kidderminster Worcestershire DY10 1LF	No Objection
8.7	25/0616/TPO Tree Works: Cedar Tree (Referred to on plan as 270) - Reduce limb by approx. 3-4 metres to appropriate union to reduce the risk of future failure. St Ambrose Primary School Leswell Street Kidderminster Worcestershire DY10 1RP	Defer to tree officer
8.8	25/0621/HOU Proposed single storey front extension 141 Marlpool Lane Kidderminster Worcestershire DY11 5HS	No Objection

8.9	25/0628/FUL Erection of five detached dwellings 154 St Johns Avenue Kidderminster Worcestershire DY11 6AT	No Objection
8.10	25/0629/TPO Lime tree - pollard to same height as others on road 3 Sutton Park Gardens Kidderminster Worcestershire DY11 6LJ	Defer to tree officer
8.11	25/0635/TPO Tree Works: Fagus Sylvation - Reduce crown by 2-3m and remove all deadwood. Land At Os 384156 274472 Yellowhammer Court Kidderminster Worcestershire	Defer to tree officer
8.12	25/0645/TPO 3 Lime Trees - Pollard to previous points 38 Lea Wood Grove Kidderminster Worcestershire DY11 6JT	Defer to tree officer
8.13	25/0650/HOU Formation of a dropped kerb 23 Habberley Lane Kidderminster Worcestershire DY11 5JT	Support
8.14	25/0658/FUL Installation of 1No. BT Street Hub Unit to support the display of 2No. digital 75- inch LCD screens Land At 383217 276712 High Street Kidderminster Worcestershire	Object- Concern for safety, especially when the town is busy
8.15	25/0663/HOU Proposed Two Storey Side Extension 2 Lyndhurst Drive Kidderminster Worcestershire DY10 2PT	No objection
8.16	25/0668/TPO Norway Maple - Fell Oak - Crown lift to a height of approximately 4.0 metres over footpath Oak - Crown lift to a height of approximately 4.0 metres over parking area Apple - Crown lift by reducing branch over desire line path by approximately 1.5 metres Lime - Crown lift to a height of approximately 3.0 metres over seating area Land At Foley Drive Kidderminster Worcestershire	Defer to tree officer
8.17	25/0672/HOU Single storey rear extension, first floor rear extension, garage conversion, replacement cladding to front elevation and new dropped kerb with vehicular access 44 Shakespeare Drive Kidderminster Worcestershire DY10 3QW	No Objection
8.18	25/0682/HOU Single storey rear extension 6 Hill Close Kidderminster Worcestershire DY11 6GB	No Objection
8.19	25/0687/HOU Loft extension to form two new bedrooms 6 Heathfield Crescent Kidderminster Worcestershire DY11 6PF	No Objection
8.20	25/0700/ADV Installation of 1no. modern digital format D-Poster. Fairview Service Station Worcester Road Kidderminster Worcestershire DY10 1JS	No Objection

Meeting concluded: 19:38PM

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....