



The meeting of the **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL** on **TUESDAY 27th JANUARY 2026** 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 1)

To approve the minutes of the planning committee held on Wednesday 17th December 2025

5. Wood Street, Kidderminster – Proposed Disabled Persons Parking Space (No. 79)- (Appendix 2)- Following concerns raised, this proposal involves the introduction of a Disabled Persons Parking Space outside No. 79 Wood Street, Kidderminster. The proposal is shown on the attached drawing no. T.2024.812.

6. ICL for the proposed DPS TRO for 53 George Street, Kidderminster- (Appendix 3)
Members are asked to consider a proposal to introduce a disabled persons' parking space outside 53 George Street, Kidderminster, following an application that meets Worcestershire County Council criteria and would be implemented via a Traffic Regulation Order.

7. Planning Applications

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

8.1	25/0931/HOU Single storey side extension and rear garden room extension (retrospective) 2 Avill Grove Kidderminster Worcestershire DY11 5DJ
8.2	25/0955/TPO Leylandii Tree: Located in garden (See photos) Trimmed to property height 61 Linnet Rise Kidderminster Worcestershire DY10 4TW
8.3	25/0971/FAST Demolition of detached garage and replacement with shepherds hut for the purposes of ancillary living accommodation 102 Marlpool Lane Kidderminster Worcestershire DY11 5HR
8.4	26/0002/FUL Enlargement of existing window to facilitate new art studio Ncg Kidderminster College Market Street Kidderminster Worcestershire DY10 1LX
8.5	26/0003/TCA Tree Works Remove Conifer Tree that is encroaching on adjacent conifer and cedar tree 6 Blakebrook Kidderminster Worcestershire DY11 6AP
8.6	26/0011/TPO Oak tree - Removal of the 2 lower limbs to give clearance of the crown of 3 metres from the garage and property and to lift the overall canopy 14 Blackthorn Gardens Kidderminster Worcestershire DY11 6FG
8.7	25/0932/FUL Change of use of premises from residential care home (Use Class C2) to 2No. dwellings (Use Class C3) and associated extensions and alterations 16 - 17 Birmingham Road Kidderminster Worcestershire DY10 2BX
8.8	25/0961/FUL Installation of replacement mechanical restaurant plant Unit 2 Riverside Exchange Street Kidderminster Worcestershire DY10 1BY
8.9	26/0021/LBC Listed building consent for alterations to shopfront including changes to window and door openings, installation of planters and metal and timber screen to outdoor seating area and internal alterations, installation of replacement mechanical restaurant plant, and display of 1No. illuminated fascia sign, 1No. illuminated projecting sign, 1No. illuminated neon sign and 1No. illuminated fixed menu board Unit 2 Riverside Exchange Street Kidderminster Worcestershire DY10 1BY
8.10	25/0962/FUL Alterations to shopfront including changes to window and door openings, installation of planters and metal and timber screen to outdoor seating area, and provision of external takeaway access hatch Unit 2 Riverside Exchange Street Kidderminster Worcestershire DY10 1BY
8.11	25/0961/FUL Installation of replacement mechanical restaurant plant Unit 2 Riverside Exchange Street Kidderminster Worcestershire DY10 1BY
8.12	26/0014/OUT Outline application for the demolition of existing commercial and industrial buildings and structures, and replacement with up to 10,660sqm of industrial and storage and distribution units (Use Class B2 and B8) (matters of appearance and scale reserved) Smethwick Drop Forge Ltd Stourport Road Kidderminster Worcestershire DY11 7QB

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Wednesday 17th December at 6pm
in the Council Chamber, Kidderminster Town Hall**

Present:

Councillor B. Connor (Chair)
Councillor D Hine (Vice chair)
Councillor M. Rayner
Councillor M. McDonnell
Councillor S. Hollands

Chris Pugh- Corporate services manager

1. Apologies For Absence

Councillor S. Miah
Councillor D. Chambers

2. Declarations of Interest

Nil

3. Public Questions

Nil

4. Minutes (Appendix 1)

Resolved- To approve the minutes of the planning committee held on Tuesday 25th November 2025

5. Noted- Section 215 quarterly update (Appendix 2)- To receive and note a report providing an update on Section 215 complaints, including a summary of cases received, actions undertaken to date, and the current status and progress of investigations.

6. Resolved- No objection- Whitville Close/ A442 Franche Road, Kidderminster-proposed Traffic Regulation Order (Appendix 3)- Following concerns raised via the Local Member, please see the proposal for new double yellow lines on the above junction (as shown on attached drawing no.T.2025.1107).

Concerns have arisen due to school parent parking on this junction. Looking for comments

7. Resolved- No objection Whitehouse Road, Kidderminster – Proposed Extension of Prohibition of Waiting at Any Time (Appendix 4)- Following concerns raised, this proposal involves the extension of the existing Double Yellow Lines Whitehouse Road. The proposal is shown on the attached drawing no. T.2025.943. Looking for any comments on this application

8. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
8.1	25/0783/S73 Variation of Condition 18 (Approved Plans) attached to planning permission ref: 25/0391/S73 to relocate the changing places W/C Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT	Support
8.2	25/0797/FUL Change of use of premises from General Industrial (Use Class B2) to Gym (Use Class E) including provision of mezzanine floor and associated works (retrospective) Unit 1 Britannia Business Park Stourport Road Service Road Kidderminster Worcestershire DY11 7QP	No objection
8.3	25/0850/HOU Demolition of garage and replacement with single storey extension 30 Vine Street Kidderminster Worcestershire DY10 2TS	No Objection
8.4	25/0866/HOU Two storey side extension 1 Nightingale Drive Kidderminster Worcestershire DY10 4JJ	No Objection
8.5	25/0877/S73 Variation of Condition 13 (Approved Plans) attached to planning approval ref: 25/0514/S73 to increase roof height of Plot 4 to facilitate the installation of a 100-tonne crane Plot 4 Arthur Drive Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA	No objection, subject to compliance with noise time restrictions

8.6	25/0879/HOU Single storey extension 521 Chester Road South Kidderminster Worcestershire DY10 1XH	No objection
8.7	25/0880/TPO Tree Works: T1 - London Plane, T2 - Weeping Willow, T3 - London Plane, T4 - London Plane (As per plan) - Crown lift to 3 metres Unit 1 2 Stourpoint 5 Stourport Road Kidderminster Worcestershire DY11 7FL	Defer to tree officer- agree with the comments made by the tree officer
8.8	25/0881/TPO Tree works: Removal over overhanging branches and removal of branches from Oak tree and removal of x2 Hollies. 29 And 31 Sutton Park Rise Kidderminster Worcestershire DY11 7NQ	Defer to tree officer
8.9	25/0887/TPO Larch Tree - Fell 6 Barnetts Grove Kidderminster Worcestershire DY10 3HG	Defer to tree officer
8.10	25/0888/TPO T1 Sweet Chestnut - Deadwood, T2 Prunus - Fell, T3 Sweet Chestnut - Deadwood, T4 Sweet Chestnut - Deadwood, T5 Cedar - Crown clean removing all dead and dying and split branches and cut back from building to give a 2-3 metres clearance, T6 Sycamore Tree - Deadwood, T7 Scott's Pine - Remove deadwood, cut back from building to give a 2-3 metres clearance Gainsborough House Hotel 23 Bewdley Hill Kidderminster Worcestershire DY11 6BS	Defer to tree officer
8.11	25/0905/TPO Acer platanoides tree - Fell 9 Dunlin Drive Kidderminster Worcestershire DY10 4TB	Defer to tree officer
8.12	25/0916/HOU Demolition of existing store and utility and replacement with single storey side extension and front canopy 53 Brook Street Kidderminster Worcestershire DY11 6RH	No Objection
8.13	25/0917/ADV Advertisement consent for the display of internally illuminated and non-illuminated elevational signage and non-illuminated directional signage 123 Stourport Road Kidderminster Worcestershire DY11 7BW	No Objection
8.14	25/0924/HOU Two storey rear extension and associated works 69 Pitt Street Kidderminster Worcestershire DY10 2UN	Comment: Clarification is required as to whether the installation of a bat box is necessary. A conservation assessment for protected wildlife species, including badgers and bats, should be undertaken.

Meeting concluded: 18:50

CHAIR OF THE PLANNING COMMITTEE

SIGNED..... **DATE.....**



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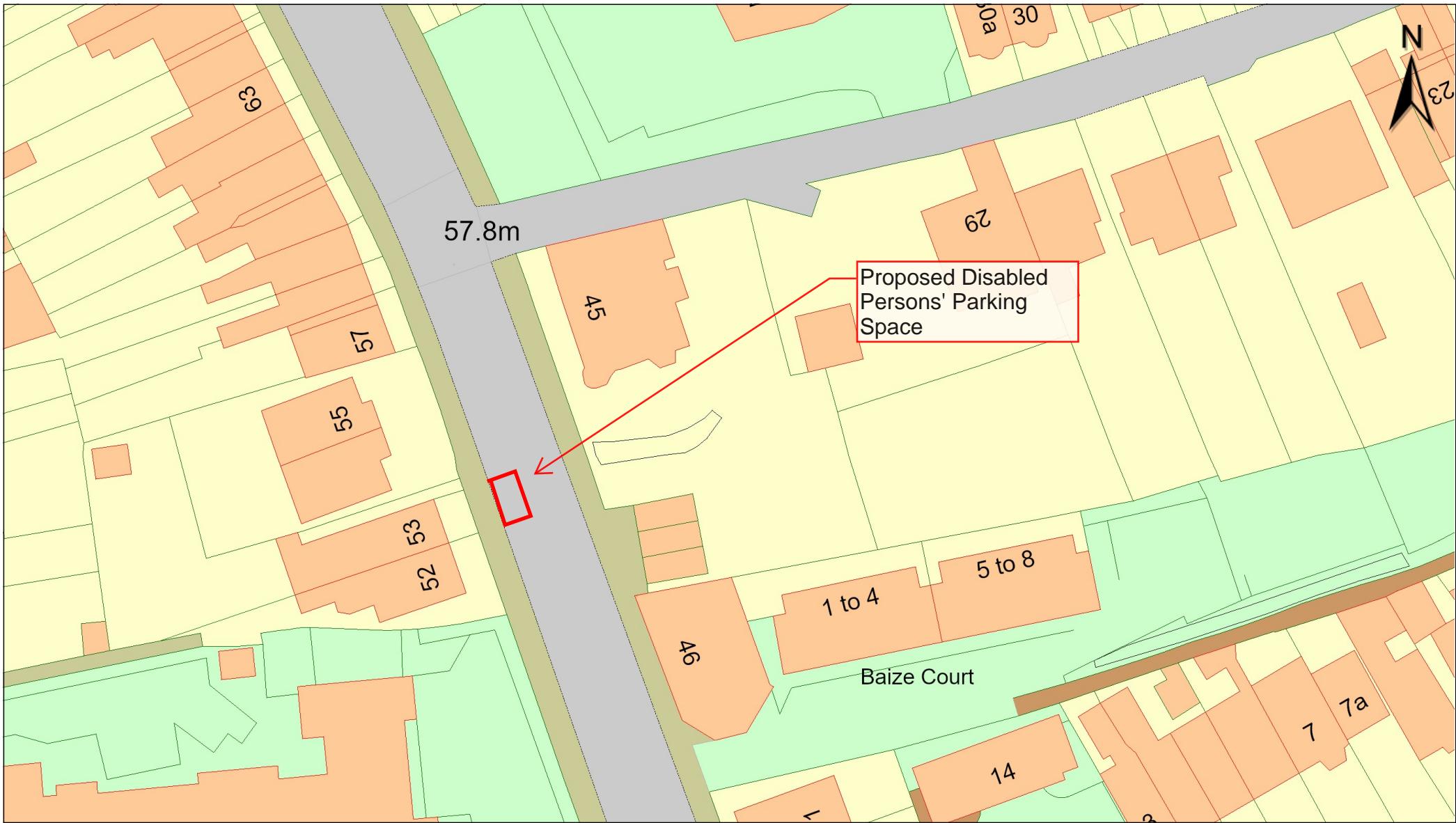
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Date Printed: 6/8/2024

Proposed Disabled Persons Parking Space -
(79) Wood Street, Kidderminster
X: 382797 Y: 276330

worcestershire
county council

Worcestershire County Council
County Hall
Spetchley Road
Worcester
WR5 2NP



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Indicative Scale: 1:500

Date Printed: 2/5/2025

George Street, Kidderminster (no53)
- Proposed Disabled Persons'
Parking Space



Worcestershire County Council
County Hall
Spetchley Road
Worcester
WR5 2NP