

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 27th January 2026 at 6pm
in the Council Chamber, Kidderminster Town Hall**

Present:

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

Chris Pugh- Corporate services manager
Liam Patey- Corporate services officer

1. Apologies For Absence

Councillor B. Connor (Chair)

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
- Councillor Carroll declared an interest in **26/0002/FUL** as he is an employee
- Councillor Chambers declared an interest in **26/0014/OUT** as they are a customer

3. Public Questions

Nil

4. Minutes (Appendix 1)

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

5. Resolved- Support- 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. Resolved- Support- 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

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

| NO. | APPLICATION | COMMENTS |
|------------|--|--|
| 7.1 | 25/0931/HOU Single storey side extension and rear garden room extension (retrospective) 2 Avill Grove Kidderminster Worcestershire DY11 5DJ | No Objection |
| 7.2 | 25/0955/TPO Leylandii Tree: Located in garden (See photos) Trimmed to property height 61 Linnet Rise Kidderminster Worcestershire DY10 4TW | Support |
| 7.3 | 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 | No Objection - request that a requirement be applied to the approval that the caravan only be used for the purposes as described in application, and separate rental of this space not permitted |
| 7.4 | 26/0002/FUL Enlargement of existing window to facilitate new art studio Ncg Kidderminster College Market Street Kidderminster Worcestershire DY10 1LX | Support- (Councillor Carroll did not vote) |
| 7.5 | 26/0003/TCA Tree Works Remove Conifer Tree that is encroaching on adjacent conifer and cedar tree 6 Blakebrook Kidderminster Worcestershire DY11 6AP | Support |
| 7.6 | 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 | Support |

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| 7.7 | 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 | No Objection |
| 7.8 | 25/0961/FUL Installation of replacement mechanical restaurant plant Unit 2 Riverside Exchange Street Kidderminster Worcestershire DY10 1BY | Support |
| 7.9 | 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 | Support |
| 7.10 | 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 | Objection- The hatch proposed at the front of the building is likely to affect the pedestrian walkway as a result of increased delivery traffic. Aside from this issue, we support the rest of the application. |
| 7.11 | 25/0961/FUL Installation of replacement mechanical restaurant plant Unit 2 Riverside Exchange Street Kidderminster Worcestershire DY10 1BY | Duplicate |
| 7.12 | 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 | No Objection- with request to adhere to the biodiversity regulations (Councillor Chambers did not vote) |

Meeting concluded: 19:00

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....