

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 24th March 2026 at 6pm
in the Council Chamber, Kidderminster Town Hall**

Present:

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

Chris Pugh- Corporate services manager

Absent: N/A

1. Apologies For Absence

Councillor M. Rayner

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 24th February 2026. SIGNED

- 5. Proposed HMO planning controls in Kidderminster (Appendix 2)-** Wyre Forest District Council has launched a six-week public consultation (20 February – 6 April 2026) on introducing an Article 4 Direction. This would remove permitted development rights, requiring

planning permission for the conversion of family homes into small HMOs (up to six occupants). The Committee is to discuss the proposal and consider whether to submit a formal response to the consultation.

Response to survey-

- **To what extent do you support this proposal?** Support
- **Please tell us why you feel this way-** We don't have unanimous support from the committee; therefore, we responded with support
- **What impact (if any) do you feel shared houses have on the area?** – boxes ticked- “problems with rubbish or recycling” “More pressure on parking” “they provide affordable housing options” “Antisocial behaviour” “Noise or disturbance” “They help meet housing needs” Other (please tell us) Provide an extra dimension for housing for people such as students and temporary workers”
- **What benefits do you think this new rule could bring?** - Each application to be looked at on its merits & oversight. It should be extended to the whole of Wyre Forest before an issue occurs
- **What concerns (if any) do you have about this proposal?** More bureaucracy and cost to developers and council. Developers/providers may look elsewhere which would create a shortage of accommodation, and the danger would potentially be more homelessness. Stricter planning laws won't have an effect on antisocial behaviour/Criminal activity

6. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
6.1	25/0756/FUL Change of use of building from Office (Use Class E) to 6-bedroom HMO (Use Class C4) and associated works (revised scheme) 11 Church Street Kidderminster Worcestershire DY10 2AH	No objection- taking into account comments from other consultees
6.2	26/0018/TPO Tree Works: Removal of Scottish Pine 10 The Chestnuts Kidderminster Worcestershire DY11 7BN	Defer to tree officer
6.3	26/0106/HOU Single storey rear extension and pitched roof over existing garage 13 Highgate Close Kidderminster Worcestershire DY11 6JL	No objection
6.4	26/0109/FUL Internal alterations to provide communal kitchen and reduce number of HMO units from 14 to 13 Oakwood 28 - 29 Worcester Street Kidderminster Worcestershire DY10 1ED	No objection

6.5	26/0120/LBC Listed building consent for the change of use of building from Office (Use Class E) to 6-bedroom HMO (Use Class C4) and associated works (revised scheme) 11 Church Street Kidderminster Worcestershire DY10 2AH	No objection- taking into account comments from other consultees
6.6	26/0125/HOU Front extension to existing garage 17 Marlowe Close Kidderminster Worcestershire DY10 3QT	No objection
6.7	26/0126/FUL Part change of use of residential garden to commercial dog breeding including erection of dog kennels and whelping pens (retrospective) 37 Turton Street Kidderminster Worcestershire DY10 2TH	Objection- Inappropriate in a residential area, already causing noise and light nuisance according to public comments- we would be concerned that proper regulations would not be followed
6.8	26/0143/ADV Advertisement consent for the display of 4no. illuminated flex face fascia signs, 5no. non-illuminated fascia, 7no. AO frames, 1no. anodised plaque, 1no. vinyl 1no. vinyl set , 1no. contravision vinyl and 1no. manifestation vinyls set City Plumbing Supplies Unit 3 & 4 Haynes Point Stourport Road Service Road Kidderminster Worcestershire DY11 7PZ	No objection
6.9	26/0148/HOU Single storey rear extension 3 Woodpecker Grove Kidderminster Worcestershire DY10 4JN	No objection
6.10	26/0178/HOU Detached 2 Car Garage Tabrian 46 Barnetts Lane Kidderminster Worcestershire DY10 3HH	No objection
6.11	26/0179/FUL Installation of external wall insulation and render finish to various properties. 12, 13, 115, 117, 128,129, 130,132, 133, 135, 136, 137, 138, 139, 140 And 141 Park Street Kidderminster Worcestershire DY11 6TN	Support
6.12	26/0180/HOU Installation of external wall insulation and render finish. 131 Wood Street Kidderminster Worcestershire DY11 6UA	Support
6.13	26/0182/S73 Variation of condition 5 (strictly in accordance plans) attached to approved planning application 25/0158/HOU (Alterations to the approved roof and increase size of proposed windows) 22 Larkhill Kidderminster Worcestershire DY10 2NN	No objection
6.14	26/0186/HOU Two storey side extension and single storey rear extension Beechview 2A Larches Road Kidderminster Worcestershire DY11 7AA	No objection
6.15	26/0191/S73 Variation to condition 3 (Drainage) attached to approved planning application 24/0710/FUL (Changes to wording of discharge condition) Holy Innocents Church Sutton Park Road Kidderminster Worcestershire DY11 6LA	No objection
6.16	26/0192/HOU Single storey front and side extension 56 Tomkinson Drive Kidderminster Worcestershire DY11 6NP	No objection
6.17	26/0194/ADV Proposed signage 2x internally illuminated canopy mounted Lidl sign, 2x internally illuminated flagpole sign, 1x internally illuminated column mounted poster display unit, 1x small,	No objection

	illuminated wall mounted billboard,, 2x large, illuminated wall mounted billboards,1x double sided sign with stainless steel frame and LED spotlight. 87 Franche Road Kidderminster Worcestershire DY11 5BE	
6.18	26/0212/HOU Proposed Rear Single Storey Extension 109 Puxton Drive Kidderminster Worcestershire DY11 5HJ	No objection

Meeting concluded: 19:14

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....