



The meeting of the **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL** on **TUESDAY 24th MARCH 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 Tuesday 24th February 2026

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.

6. Planning Applications

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

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
6.2	26/0018/TPO Tree Works: Removal of Scottish Pine 10 The Chestnuts Kidderminster Worcestershire DY11 7BN
6.3	26/0106/HOU Single storey rear extension and pitched roof over existing garage 13 Highgate Close Kidderminster Worcestershire DY11 6JL
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
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
6.6	26/0125/HOU Front extension to existing garage 17 Marlowe Close Kidderminster Worcestershire DY10 3QT
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
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
6.9	26/0148/HOU Single storey rear extension 3 Woodpecker Grove Kidderminster Worcestershire DY10 4JN
6.10	26/0178/HOU Detached 2 Car Garage Tabrian 46 Barnetts Lane Kidderminster Worcestershire DY10 3HH
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
6.12	26/0180/HOU Installation of external wall insulation and render finish. 131 Wood Street Kidderminster Worcestershire DY11 6UA
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
6.14	26/0186/HOU Two storey side extension and single storey rear extension Beechview 2A Larches Road Kidderminster Worcestershire DY11 7AA
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

6.16	26/0192/HOU Single storey front and side extension 56 Tomkinson Drive Kidderminster Worcestershire DY11 6NP
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, 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

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 24th February 2026 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
Councillor S. Miah *arrived at 18:15*
Councillor D. Chambers

Liam Patey- Corporate services officer

Absent: N/A

1. Apologies For Absence

None

2. Declarations of Interest

Cllr Hollands provisional trustee at Holy Trinity School
Cllrs Rayner and Miah existing trustees at Holy Trinity School

3. Public Questions

Nil

4. Minutes (Appendix 1)

Resolved-To approve the minutes of the planning committee held on Tuesday 27th January 2026. SIGNED

5. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
5.1	25/0963/ADV Advertisement consent for the 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	<p>Request to reduce brightness of the sign. Otherwise no objection.</p> <p>Regarding the front hatch for takeaway drivers – suggest possible rear access instead. Councillors’ issue is with the potential impact on customers by delivery drivers, despite the screen being present.</p> <p>Motorised traffic might be congested in this area and be an issue too.</p> <p>Maintaining objection.</p>
5.2	26/0037/FUL Change of use from Class E(g)(iii) to a specialist wellness / light-therapy centre 2E Unit 2 Silverwoods Trade Park Silverwoods Way Kidderminster Worcestershire DY11 7GB	No objection
5.3	26/0051/LBC Change of use of ground floor Class E (office) to Class C3 (apartment) and associated internal alterations 24 Church Street Kidderminster Worcestershire DY10 2AW	No objection
5.4	26/0052/FUL Change of use of ground floor Class E (office) to Class C3 (apartment) and associated internal alterations 24 Church Street Kidderminster Worcestershire DY10 2AW	No objection
5.5	26/0059/HOU Erection of a part double and part single-storey rear extension 79 Stourport Road Kidderminster Worcestershire DY11 7BQ	No objection
5.6	26/0067/RES Reserved Matters application (with appearance, landscaping, layout and scale to be considered) for the erection of 418 dwellings and associated open space, landscaping, drainage	<p>Objection:</p> <p>Concerns about maintenance of public open space and associated</p>

	and ancillary infrastructure, pursuant to consent 22/0226/EIA Land At Os 385200 275500 Comberton Road Kidderminster Worcestershire	costs. Also questions about the ownership of roads.
5.7	26/0079/TPO London Plane Tree - Reduce crown by 2-3 metres and crown lift to 3 metres Holy Trinity School Birmingham Road Kidderminster Worcestershire DY10 2BY	Defer to tree officer Cllr Miah and Cllr Rayner declared an interest: Trustees at Holy Trinity Cllr Hollands declared an interest: Pending Trustee at Holy Trinity
5.8	26/0091/HOU Single storey side extension 50 - 51 Wolverhampton Road Kidderminster Worcestershire DY10 2UT	No objection
5.9	26/0105/TPO Western Red Cedar x2 - Lift crown on side of 4 Oak Grove to achieve approximately a 6 to 7m, with aims to reduce overhang by up to 2m, Western Red Cedar - reduce overhanging branch work by up to 2m on side of 4 Oak Grove Holly Tree 1 - Reduce overhanging branches by up to 2m on side of 4 Oak Grove and Holly Tree 1 - Reduce overhanging branches by up to 2m on side of 4 Oak Grove 4 Oak Grove Kidderminster Worcestershire DY10 3AL	Defer to tree officer
5.10	26/0106/HOU Single storey rear extension and pitched roof over existing garage 13 Highgate Close Kidderminster Worcestershire DY11 6JL	No objection
5.11	26/0113/HOU Single Storey Rear and Side Extension 6 Sutton Park Road Kidderminster Worcestershire DY11 6LB	No objection
5.12	26/0116/S73 Variation of condition 21 attached to Planning Permission 23/0875/FUL to allow units to operate as business offices, research and development and light industrial (Use Class E(g)(i-iii) and storage and distribution (Use Class B8)(excluding domestic self-storage). Silverwoods Trade Park Silverwoods Way Kidderminster Worcestershire DY11 7GB	No objection

Meeting concluded: 18:42

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....

News release from Wyre Forest District Council

For immediate release Friday 20 February 2026

Have your say on proposed new planning rules for shared houses

Residents are being invited to share their views on proposed new planning controls for houses in multiple occupation (HMOs) in Kidderminster.

A six-week public consultation will begin today (Friday 20 February) and run until 5pm on Monday 6 April 2026. The Council wants to hear from people who live, work or own property in Kidderminster, as well as landlords and other interested groups.

The proposals aim to introduce an Article 4 Direction, which would remove existing permitted development rights. This means landlords would need to apply for planning permission before converting a family home into a small HMO for up to six people.

There has been a growing concentration of HMOs in some neighbourhoods, which can lead to issues such as parking pressures, waste management problems and the loss of family-sized housing.

Councillor Dan Morehead, Cabinet Member for Economic Regeneration, Planning and the Green Agenda, said:

“We know many HMOs in Kidderminster provide good quality homes. But we’re also listening to residents who are concerned about the number of poorly managed properties in some areas.

These proposals are about making sure HMOs are in the right places and meet the standards our communities deserve. This consultation is an important opportunity for people to tell us what they think, and we hope as many residents as possible will get involved.”

If the Article 4 Direction goes ahead, planning permission would be required for new small HMOs from February 2027. This would help the Council manage their location and ensure they contribute positively to local neighbourhoods.

Residents can take part in the consultation by visiting www.wyreforestdc.gov.uk/consultations

Paper copies will also be available at The Hub, Green Street, Kidderminster, and at Wyre Forest House, Finepoint Way.

All feedback from the consultation will be considered in a report to Cabinet in June.