

**KIDDERMINSTER TOWN COUNCIL  
PLANNING COMMITTEE**

**Minutes of the meeting held on Tuesday 28<sup>th</sup> April 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  
Councillor M. Rayner

Chris Pugh- Corporate services manager

**Absent: Nil**

**1. Apologies For Absence**

Nil

**2. Declarations of Interest**

Councillor Connor declared an interest in application 26/0202/HOU, as she is personally acquainted with the applicant, and accordingly did not participate in the discussion or vote.

Councillor Connor also declared an interest in application 26/0304/FUL, Councillor Connor confirmed that she is a member of the committee and therefore did not participate in the discussion or vote.

**3. Public Questions**

Nil

#### 4. Minutes (Appendix 1)

Resolved-To approve the minutes of the planning committee held on Tuesday 24<sup>th</sup> March 2026. SIGNED

#### 5. PLANNING APPLICATIONS

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

NO.	APPLICATION	COMMENTS
5.1	25/0628/FUL Erection of five detached dwellings 154 St Johns Avenue Kidderminster Worcestershire DY11 6AT	<b>No objection-</b> However, concern was expressed regarding the proposed location of the communal bin store near the site entrance, particularly in relation to its proximity to a neighbouring residential property.
5.2	25/0943/FUL Subdivision, extension and part-demolition of existing dwelling to create 2No. dwellings together with the construction of 2No. bungalows to the rear and associated works 6 Mouse Lane Kidderminster Worcestershire DY11 5BD	<b>Objection-</b> pending the satisfaction of the recommendations made by the Highway Authority.
5.3	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 and ancillary infrastructure, pursuant to consent 22/0226/EIA	<b>Objection-</b> Concerns remain regarding the maintenance of the public open space and associated costs, as well as the ownership of the roads. This reiterates a previous objection, and it is not evident that these matters have been addressed; clarification is requested as to whether they have been resolved.
5.4	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 classes	<b>No Objection</b>

	E(g)(i-iii) and storage and distribution (Use Class B8) (excluding domestic self-storage) Silverwoods Trade Park Silverwoods Way Kidderminster Worcestershire DY11 7GB	
5.5	26/0176/FUL Conversion of ground floor stores and construction of first floor extension to form new one bedroom apartment 47 Oxford Street Kidderminster Worcestershire	No Objection
5.6	26/0202/HOU Erection of a self-contained annex building 45 Wilton Avenue Kidderminster Worcestershire DY11 5PZ	No objection- Subject to consultation with the planning officer
5.7	26/0213/TPO Fell two Pine Trees and replace with alternatives 10 Broomfield Road Kidderminster Worcestershire DY11 5PB	Defer to tree officer
5.8	26/0216/TPO Fell and replace Scots Pine and reduce the crown of Lime tree to previous pruning points Trimpley House 1 Carters Gardens Kidderminster Worcestershire DY11 6LR	Defer to tree officer
5.9	26/0217/TCA Tree works: 1.5m branch reduction of Yew Tree 9 Summer Place Kidderminster Worcestershire DY11 6QH	Noted
5.10	26/0233/FUL Erection of 48 dwellings, with associated access, landscaping and associated works Land At Os 384850 276080 Dunclent Crescent Kidderminster Worcestershire	Support- subject to the concerns raised by the Water Management consultee being satisfactorily addressed.
5.11	26/0249/HOU Single Storey Rear Extension 18 Tynings Close Kidderminster Worcestershire DY11 5JP	No objection
5.12	26/0250/TPO T1 - Lebabese Cedar - Fell and replacement Honeybrook House Honeybrook Lane Kidderminster Worcestershire DY11 5QS	Defer to tree officer
5.13	26/0257/HOU First floor extension to rear 80 Marlpool Lane Kidderminster Worcestershire DY11 5HP	No objection
5.14	26/0263/HOU Proposed single storey rear extension 50 Oakfield Road Kidderminster Worcestershire DY11 6PL	No objection
5.15	26/0264/S73 Variation of condition 9 (approved plans) attached to 25/0559/RG3 to remove the approved ramp including associated brick walls and railings and replaced with a landscaped path to the terrace and increase of approved ridge height by 200mm. Brintons Park Sutton Road Kidderminster Worcestershire DY11 6QT	No objection
5.16	26/0283/HOU Single storey side and rear extension 10 Nightingale Drive Kidderminster Worcestershire DY10 4JJ	No objection
5.17	26/0284/TPO Turkey Oak Tree - Reduce back all the overgrown NNW side of the tree back to original limb pruning. Reduce overhanging branches on the western side back to original limb and reduce all on the western side by at least 2m back to original agreements. Reduce northern and eastern side back to the original limb pruning and reduce the overall crown by 2m 6 The Croft Kidderminster Worcestershire DY11 6LX	Defer to tree officer

5.18	26/0287/HOU Two storey rear extension 82 Aggborough Crescent Kidderminster Worcestershire DY10 1LG	<b>No objection</b>
5.19	26/0293/TPO T1 Beech (Fagus Sylvatica) - Repollard to previous points 21 Court Close Kidderminster Worcestershire DY11 5YZ	<b>Defer to tree officer</b>
5.20	26/0297/HOU Creation of a new driveway 2 Plantation Close Kidderminster Worcestershire DY11 7FT	<b>Objection-</b> raised due to a lack of clear documentation and supporting diagrams
5.21	26/0298/HOU Single storey rear extension, increase height and extend existing side extension, replace curved bay with new bay to front with canopy roof over 24 Oakhill Avenue Kidderminster Worcestershire DY10 1LZ	<b>No objection</b>
5.22	26/0302/HOU Demolition of existing conservatory, erection of single storey wrap around extension and erection of garden outbuilding 24 Goldcrest Drive Kidderminster Worcestershire DY10 4HQ	<b>No objection-</b> to the wrap-around element. However, <b>objection</b> is raised to the separate outbuilding due to its proximity to the boundary fence and the height of the structure.
5.23	26/0304/FUL Proposed 1 Bedroom Dwelling with Community Hub Land Adjacent 1 Clare Witnell Close Kidderminster Worcestershire DY11 5QG	<b>No objection</b>
5.24	26/0307/HOU Single storey side and rear extension (renewal of 22/0275/HOU). 7 Ely Close Kidderminster Worcestershire DY11 6EJ	<b>No objection</b>
5.25	26/0308/TPO Beech Tree (Fagus sylvatica) - Fell 42 Hill Grove Crescent Kidderminster Worcestershire DY10 3AR	<b>Defer to tree officer</b>
5.26	26/0323/HOU Two storey side extension 90 Whittall Drive West Kidderminster Worcestershire DY11 7EN	<b>No objection</b>
5.27	26/0325/HOU Alterations to rear extension with new pitched roof over 466 Chester Road North Kidderminster Worcestershire DY10 1TP	<b>Defer until further comments available</b>

Meeting concluded: 19:40

**CHAIR OF THE PLANNING COMMITTEE**

**SIGNED.....**

**DATE.....**