



**Kidderminster**  
Town Council

Town Hall, Vicar Street  
Kidderminster DY10 1DA

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The meeting of the **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL** on **TUESDAY 26<sup>th</sup> May 2026** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Chris Pugh  
Corporate Services Manager

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**Membership:** Councillors, Bernadette Connor (Chair), Doug Hine, Darren Chambers, Steve Hollands, Mary McDonnell, Shazu Miah, Mary Rayner & John Aston.

## **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 28<sup>th</sup> April 2026

### **5. To nominate and elect a Vice Chair for the Planning Committee for the upcoming term**

Members are invited to nominate and elect a Vice Chair of the Planning Committee in accordance with the committee's constitution and governance procedures.

**6. For the Planning Committee to note and acknowledge its Terms of Reference for the current municipal year (Appendix 2)**

Members are asked to note the Terms of Reference for the Planning Committee as previously approved by Council.

**7. Proposed Extension of Double Yellow Lines – Tynings Close (Appendix 3)**

Members are invited to consider the proposal to extend the existing Double Yellow Lines at Tynings Close, as shown on drawing no. T.2026.311, and to agree any comments or recommendations to be submitted by 7 June 2026.

**8. Proposed School Entrance Parking Restrictions – Northumberland Avenue, Kidderminster (Appendix 4)**

Members are invited to consider the proposal to introduce a restriction of “No Stopping at Any Time” on School Entrance Markings outside Foley Park Primary Academy and Nursery, Northumberland Avenue, Kidderminster, as shown on drawing no. 2026-380, and to agree any comments or recommendations to be submitted by 15 June 2026.

**9. Planning Applications**

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

|     |   |
|-----|---|
| 9.1 | <b>26/0009/FUL</b>  Change of use of premises from vehicle sales (Sui Generis) to self storage (Use Class B8) (retrospective) Storage Land Worcester Road Kidderminster Worcestershire DY11 7RE   |
| 9.2 | <b>26/0069/FUL</b>  Installation of roof-mounted solar photovoltaic (PV) panels The Watermill Park Lane Kidderminster Worcestershire DY11 6TL   |
| 9.3 | <b>26/0233/FUL</b>  Erection of 48 dwellings, with associated access, landscaping and associated works Land At Os 384850 276080 Dunclent Crescent Kidderminster Worcestershire  |
| 9.4 | <b>26/0285/HOU</b>  Replacement of existing sheet roof with tiled pitched roof, replacement of vaulted ceiling with flat roof and associated works including installation of roof lights 90 Bridgnorth Road Kidderminster Worcestershire DY11 5QU   |
| 9.5 | <b>26/0292/FUL</b>  Change of use of premises and creation of an additional storey to provide mixed-use office space (Use Class E), 6No. apartments (Use Class C3) and 6-bedroom HMO (Use Class C4) and associated works (revised scheme, part-retrospective) 109 - 111 Coventry Street Kidderminster Worcestershire DY10 2BH |
| 9.6 | <b>26/0328/LBC</b>  Listed Building Consent for replacement external ATM with the SATM machine and internal alterations 66 Oxford Street Kidderminster Worcestershire DY10 1BL  |
| 9.7 | <b>26/0329/FUL</b>  1no. Existing external ATM machine to be replaced with 1no. new SATM machine 66 Oxford Street Kidderminster Worcestershire DY10 1BL   |
| 9.8 | <b>26/0330/ADV</b>  2no. non illuminated alluminium plaque above new SATM machine 66 Oxford Street Kidderminster Worcestershire DY10 1BL  |
| 9.9 | <b>26/0336/DEMCA</b>  Prior Notification for Demolition of a section of wall measuring approximately 8.5 metres in length, to enable works to access the covered lock by-   |

|      |  |
|------|--|
|      | weir for inspections and maintenance Electricity Sub Station St Marys Ringway Kidderminster Worcestershire DY10 2JG  |
| 9.10 | <b>26/0338/FUL</b>  Single storey side extension to existing church hall and associated works Evangelical Church Greatfield Road Kidderminster Worcestershire DY11 6PP   |
| 9.11 | <b>26/0355/TPO</b>  Deadwood removal (application exempt) and crown clean of one Corsican Pine. The crown clean will include the removal of crossed branches within the canopy. In addition, end-weight reductions are proposed to selected branches (as identified within the annotated photographs in the report). These works will involve thinning the outermost foliage on the specified branches by approximately 20% (1:5) in order to reduce mechanical loading on these limbs during high wind events. Nurture Learning County Buildings Bewdley Road Kidderminster Worcestershire DY11 6RQ |
| 9.12 | <b>26/0356/HOU</b>  Relocation of boundary fence 84 Chaffinch Drive Kidderminster Worcestershire DY10 4SY  |
| 9.13 | <b>26/0380/RG3</b>  Continued use of land as a temporary District Council operated car park for five years Former Crown House Bull Ring Kidderminster Worcestershire   |

**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   | No objection   |
| 5.19 | 26/0293/TPO T1 Beech (Fagus Sylvatica) - Repollard to previous points 21 Court Close Kidderminster Worcestershire DY11 5YZ   | Defer to tree officer  |
| 5.20 | 26/0297/HOU Creation of a new driveway 2 Plantation Close Kidderminster Worcestershire DY11 7FT  | Objection- 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 | No objection   |
| 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                         | No objection- to the wrap-around element. However, objection 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   | No objection   |
| 5.24 | 26/0307/HOU Single storey side and rear extension (renewal of 22/0275/HOU). 7 Ely Close Kidderminster Worcestershire DY11 6EJ  | No objection   |
| 5.25 | 26/0308/TPO Beech Tree (Fagus sylvatica) - Fell 42 Hill Grove Crescent Kidderminster Worcestershire DY10 3AR   | Defer to tree officer  |
| 5.26 | 26/0323/HOU Two storey side extension 90 Whittall Drive West Kidderminster Worcestershire DY11 7EN   | No objection   |
| 5.27 | 26/0325/HOU Alterations to rear extension with new pitched roof over 466 Chester Road North Kidderminster Worcestershire DY10 1TP  | Defer until further comments available   |

Meeting concluded: 19:40

**CHAIR OF THE PLANNING COMMITTEE**

**SIGNED.....**

**DATE.....**

# KIDDERMINSTER TOWN COUNCIL

## PLANNING COMMITTEE

### Terms Of Reference

#### 1. Scope

Kidderminster Town Council has delegated the functions listed below to the Planning Committee. The Committee will provide an opportunity where Officers and Members can bring together their knowledge, skills, and experience in pursuit of Services excellence. The Committee will consider and respond to planning applications, highways schemes and consultations from Government, County and District Councils relating to planning, transport and development affecting the Town.

#### 2. Objective

The main objective of the Committee is to fulfil the role of statutory consultee for the Council and to respond in the best interests of the people and communities of Kidderminster.

#### 3. Terms of Reference

- A. To respond, on behalf of the Council, to consultations on planning applications received from local planning authorities.
- B. To respond, on behalf of the Council, to consultations about the local development plan or equivalent documents, so far as they relate to Kidderminster.
- C. To respond, on behalf of the Council, to consultations by Government, national or regional organisations relating to land use, planning, legislation or policy that affects Kidderminster.
- D. To make any recommendations required to Full Council arising from these reports
- E. To oversee the Committee's budgets and inform the budget-making process
- F. To vire funds between Council approved Committee Cost Centres
- G. To approve applications for external funding for any projects which are not already in the Council's budget and monitor their delivery, where successful.

#### 4. Membership

- A. The Committee will comprise of 8 Members of the Town Council. This should include 1 member from each of the Town Council's electoral wards. It will be supported by an officer appointed by the CEO.
- B. All meetings will be open to the public and Guests may be invited to attend the Planning Committee meetings for a specific agenda item or meeting.

#### 5. Review of Terms of Reference

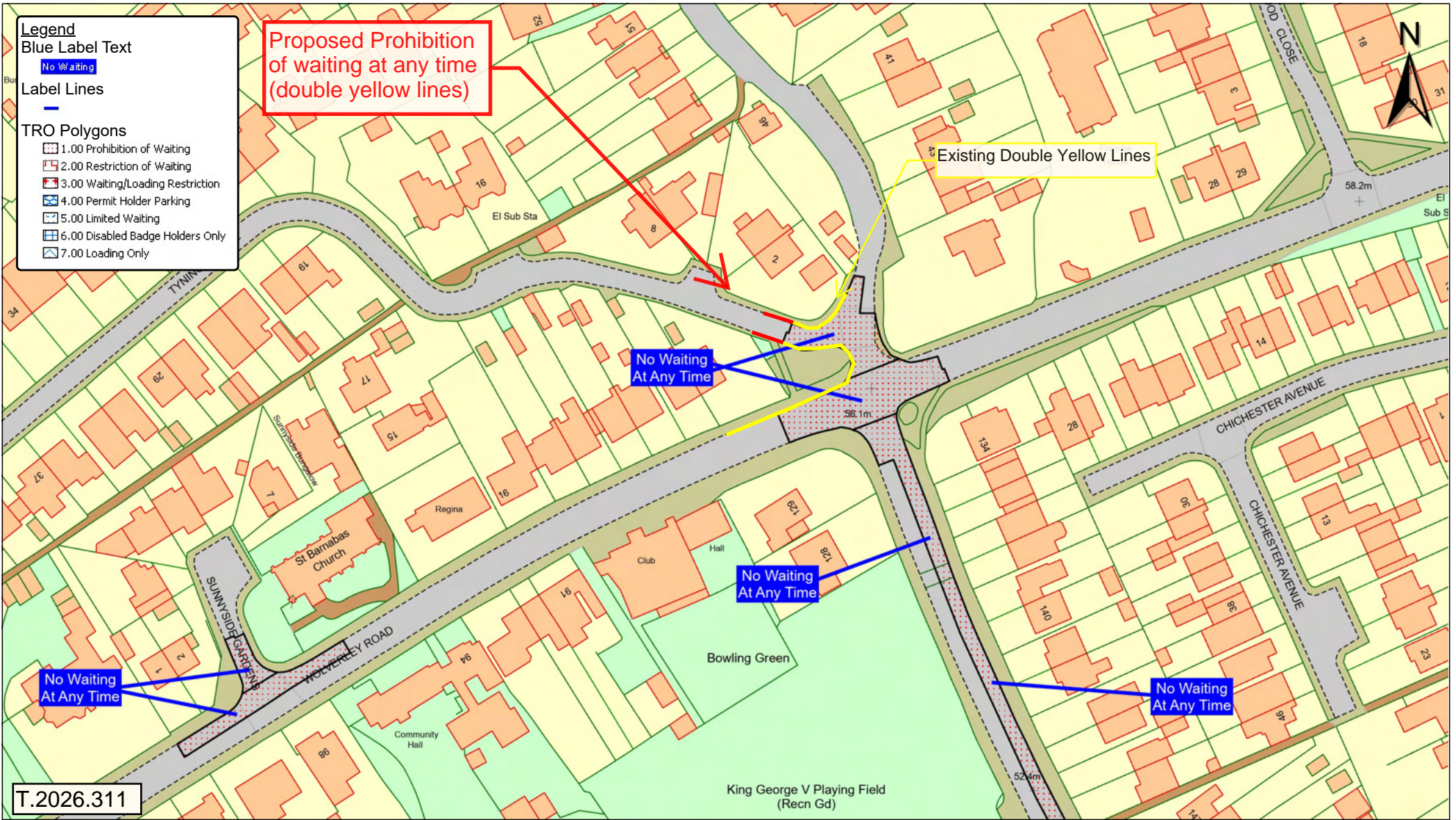
The Town Council will formally review the Terms of Reference annually.

#### 6. Amendments to Terms of Reference

Amendments to the Terms of Reference may only be made by the Town Council.

## **7. Terms of Reference (meetings)**

- A. The Committee shall meet as often as required to meet consultation deadlines.
- B. Minutes will be kept, and a copy supplied to each member of the group as soon as reasonably practicable.
- C. Every effort will be made to re-arrange cancelled meetings as soon as is reasonably practicable.
- D. All representatives should actively participate in the meetings and be committed to following through actions allocated to them.
- E. Agenda and notice of the time and place of the meeting to be published and circulated to members at least 3 clear days prior to meetings.
- F. Please arrive in readiness for the meeting to start promptly at the allocated time.



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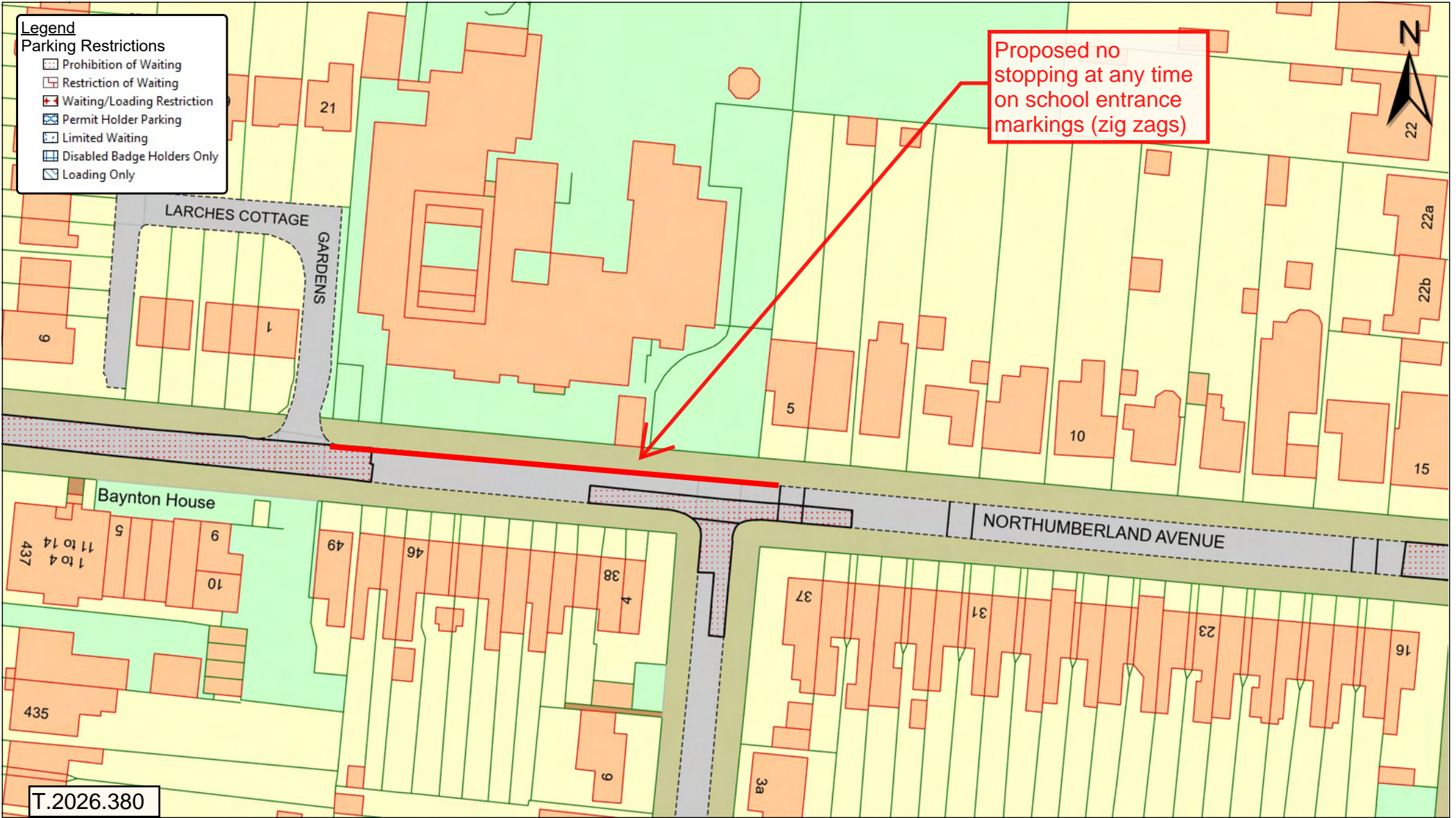


Indicative Scale: 1:1,250  
 Date Printed: 15/4/2026

**Tynings Close, Kidderminster -  
 Proposed prohibition of waiting at any time**



Worcestershire County Council  
 Wildwood Offices  
 Wildwood Drive  
 Worcester  
 WR5 2QT



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0 5 25 50 metres

**Northumberland Avenue, Kidderminster -  
 Proposed no stopping at any time on school  
 entrance markings (zig zags)**



Worcestershire County Council  
 Wildwood Offices  
 Wildwood Drive  
 Worcester  
 WR5 2QT

Indicative Scale: 1:800  
 Date Printed: 14/5/2026