



Kidderminster
Town Council

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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 23rd June 2026** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Chris Pugh
Corporate Services Manager

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 26th May 2026

5. Local Plans Review Panel – Committee Update

To note that Councillor Bernadette Connor has agreed to represent Kidderminster Town Council on the Local Plans Review Panel. Members are advised that, as discussions at panel meetings may include confidential matters, it would not be appropriate to add as a standing agenda item

6. Disabled Persons' Parking Space – 15 Spencer Street, Kidderminster (Appendix 2)

To consider Worcestershire County Council's proposal (Drawing T.2025-1274) to introduce a disabled persons' parking space outside/near 15 Spencer Street, Kidderminster, following an application from a resident who meets the Council's eligibility criteria, has no off-street parking provision, and experiences difficulties accessing available on-street parking. Members are invited to provide views on the proposal as part of the ongoing consultation process, with responses required by 1 July 2026

7. Disabled Persons' Parking Space – 15 Cobden Street, Kidderminster (Appendix 3)

To consider Worcestershire County Council's proposal (Drawing T.2026-154) to introduce a disabled persons' parking space outside/near 15 Cobden Street, Kidderminster, following an application from a resident who meets the Council's eligibility criteria, has no off-street parking provision, and experiences difficulties accessing available on-street parking. Members are invited to provide views on the proposal as part of the ongoing consultation process, with responses required by 1 July 2026.

8. Planning Applications

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

8.1	26/0255/FUL Minor fenestration and cosmetic alterations 25 - 27 Worcester Street Kidderminster Worcestershire DY10 1ED
8.2	26/0256/HOU Replacement of 4 windows (2x windows Retrospective) Flat 5 23 Blakebrook Kidderminster Worcestershire DY11 6AP
8.3	26/0261/TPO Beech (Fagus sp.) - A light end-weight reduction be undertaken to the lower lateral limbs overhanging the garages 3 Hillgrove Gardens Kidderminster Worcestershire DY10 3AN
8.4	26/0292/FUL Formation of an additional storey to facilitate 6-bedroom HMO (Use Class C4) and 1No. apartment (Use Class C3) and associated works (revised plans) 109 - 111 Coventry Street Kidderminster Worcestershire DY10 2BH
8.5	26/0386/HOU Double storey side extension, single storey rear extension and single storey front extension with partial garage conversion 43 Belvedere Close Kidderminster Worcestershire DY10 3AT
8.6	26/0390/HOU Erection of a part two storey and part single-storey rear extension 79 Stourport Road Kidderminster Worcestershire DY11 7BQ
8.7	26/0401/FUL Change of use of existing vacant garage units to a vehicle servicing use (Use Class B2), limited to tyre fitting, wheel balancing and minor maintenance including increasing the roof height to accommodate proposed use (Part retrospective) Southall House Churchfields Kidderminster Worcestershire DY10 2JL
8.8	26/0405/TCA Lime tree in verge adjacent to 13 Summer Place, Kidderminster. It is proposed to reduce the crown of the tree back to its previous reduction points. The

	crown is currently in direct contact with the nearby dwelling of no.13, the lamp column and footway. To reduce the need for ongoing, constant pruning, back from these features, it would be prudent to 're-reduce' the tree, leaving a balanced and symmetrical branch framework. Verge Adjacent To 13 Summer Place Kidderminster Worcestershire DY11 6QH
8.9	26/0409/TPO Horse Chestnut - Remove deadwood and remove broken limbs and limbs with hazard beams 12 Blackthorn Gardens Kidderminster Worcestershire DY11 6FG
8.10	26/0421/NMA Change approved garage doors from two single doors to one double door 49 Comberton Road Kidderminster Worcestershire DY10 3DT
8.11	26/0427/TCA Cherry Tree - Fell Brook House 25 Blakebrook Kidderminster Worcestershire DY11 6AP
8.12	26/0428/TPO Pine Tree - Fell 35 Manor Avenue Kidderminster Worcestershire DY11 6EA
8.13	26/0435/FUL Single storey side and rear extension to facilitate change of use of ground floor to 2No. one-bedroom apartments (C3) 135 Greatfield Road Kidderminster Worcestershire DY11 6PJ
8.14	26/0452/ADV Internally illuminated elevational signage to south, west and north facing elevations of building Unit 20A Weavers Wharf Kidderminster Worcestershire DY10 1AA
8.15	26/0464/FUL Change of use of premises from care home for adults to residential children's home for up to 5No. children with autism and additional learning needs (Use Class C2), 6No. care staff and manager in the daytime reducing to 3No. staff overnight, specialised education facility to support a further 5No. children with learning needs during term-time (10 total), replacement of conservatory with single storey side extension and associated works Honeybrook House Honeybrook Lane Kidderminster Worcestershire DY11 5QS
8.16	26/0467/HOU Single storey rear extension 41 Nursery Grove Kidderminster Worcestershire DY11 5BG
8.17	26/0474/S73 Variation of Condition 9 (Approved Plans) attached to planning approval ref: 25/0338/FUL to facilitate changes to internal layout to meet building regulations and alterations to window openings, including the creation of 2No. windows to the commercial unit (part-retrospective) 109 - 111 Coventry Street Kidderminster Worcestershire DY10 2BH
8.18	26/0476/LBC Erection of temporary scaffolding to front, side, and rear elevations in order to conduct general redecoration work to windows 31 Church Street Kidderminster Worcestershire DY10 2AY
8.19	26/0481/FUL Proposed erection of an Industrial Unit (Class B2) together with all associated works including provision of landscaping, parking and service access Plot 50 Frederick Road Hoo Farm Industrial Estate Kidderminster Worcestershire DY11 7RA
8.20	26/0482/HOU Proposed single storey front hall extension, single storey rear extension and conversion of existing garage into accommodation. 67 Cairndhu Drive Kidderminster Worcestershire DY10 2TB
8.21	26/0488/HOU Proposed rear kitchen extension 3 Mallard Avenue Kidderminster Worcestershire DY10 4AE

**KIDDERMINSTER TOWN COUNCIL
PLANNING COMMITTEE**
**Minutes of the meeting held on Tuesday 26th May 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
Councillor J Aston

Chris Pugh- Corporate services manager

Absent: Nil

1. Apologies For Absence

Nil

2. Declarations of Interest

C Chambers- declared interest in appendix 2, as he has a close association with someone near the double lines
C McDonnell, Rayner, Aston, declare an interest in 9.13 as district councillors

3. Public Questions

Nil

4. Minutes (Appendix 1)

Resolved-To approve the minutes of the planning committee held on Tuesday 28th April 2026.- SIGNED

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.

Councillor Chambers was elected vice chair for the planning committee for 2026/27

Councillor Connor volunteered to represent the Kidderminster Town Council on the Local plans review panel

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

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)- No Objection- seek assurances that it would be enforced

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)- No comment

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

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

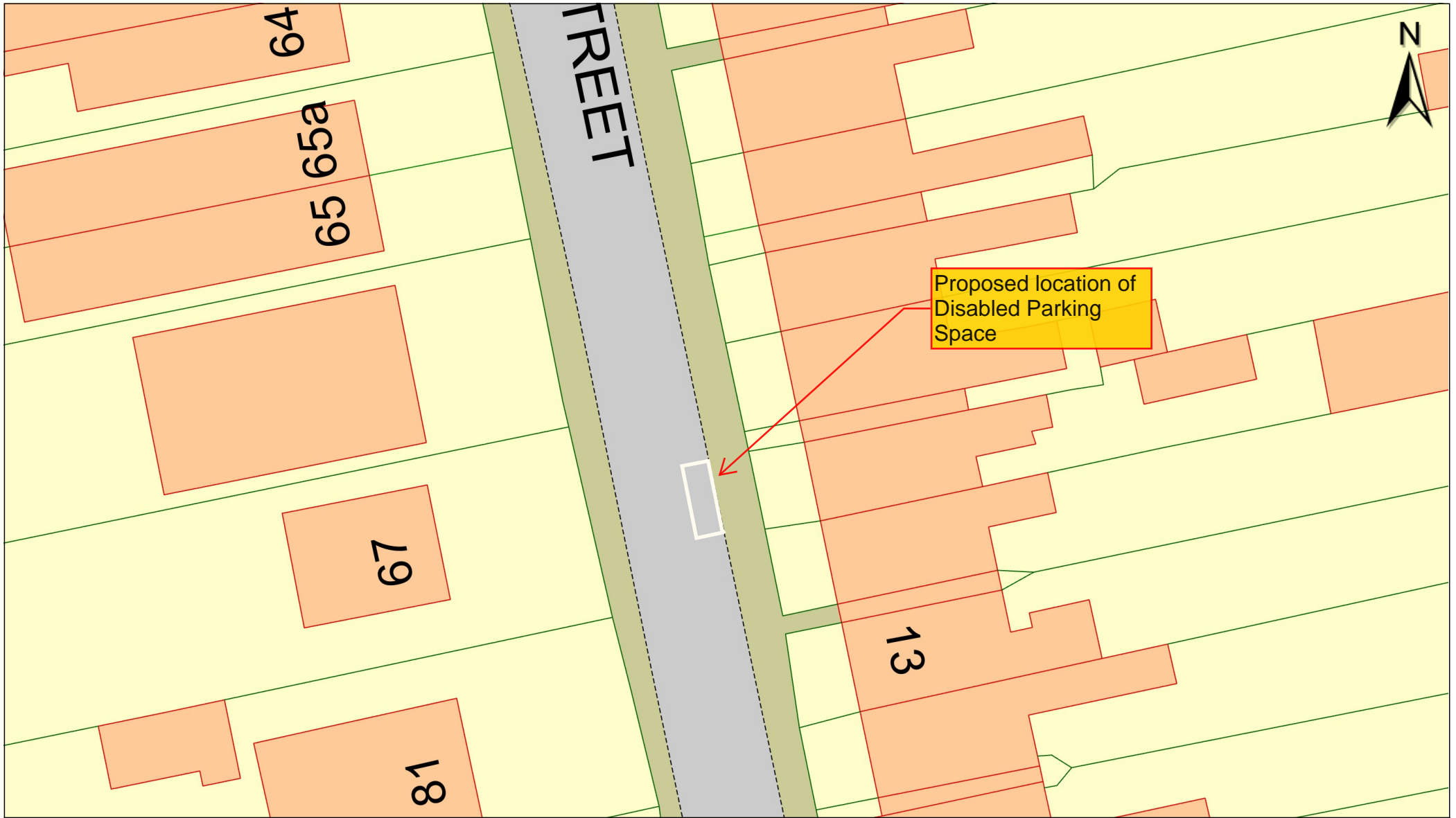
NO.	APPLICATION	COMMENTS
9.1	26/0009/FUL Change of use of premises from vehicle sales (Sui Generis) to self storage (Use Class B8) (retrospective) Storage Land Worcester Road Kidderminster Worcestershire DY11 7RE	Committee accept highways proposal to defer
9.2	26/0069/FUL Installation of roof-mounted solar photovoltaic (PV) panels The Watermill Park Lane Kidderminster Worcestershire DY11 6TL	Support
9.3	26/0233/FUL Erection of 48 dwellings, with associated access, landscaping and associated works Land At Os 384850 276080 Dunclent Crescent Kidderminster Worcestershire	Support
9.4	26/0285/HOU 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	No Objection

9.5	26/0292/FUL 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	Defer while in the process of reconsulting
9.6	26/0328/LBC Listed Building Consent for replacement external ATM with the SATM machine and internal alterations 66 Oxford Street Kidderminster Worcestershire DY10 1BL	Support
9.7	26/0329/FUL 1no. Existing external ATM machine to be replaced with 1no. new SATM machine 66 Oxford Street Kidderminster Worcestershire DY10 1BL	Support
9.8	26/0330/ADV 2no. non illuminated alluminium plaque above new SATM machine 66 Oxford Street Kidderminster Worcestershire DY10 1BL	Support
9.9	26/0336/DEMCA 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	No comment retrospectively
9.10	26/0338/FUL Single storey side extension to existing church hall and associated works Evangelical Church Greatfield Road Kidderminster Worcestershire DY11 6PP	Support
9.11	26/0355/TPO 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	Defer to tree officer
9.12	26/0356/HOU Relocation of boundary fence 84 Chaffinch Drive Kidderminster Worcestershire DY10 4SY	Object- Not in keeping with aesthetic of the surrounding area
9.13	26/0380/RG3 Continued use of land as a temporary District Council operated car park for five years Former Crown House Bull Ring Kidderminster Worcestershire	Committee reiterated the observations raised by the civic society in their consultee comments, and also recommended improvements to the landscaping to enhance its overall appearance, it was also suggested that in the event of local Government reorganisation going ahead, that the Town council would consider taking over the site

CHAIR OF THE PLANNING COMMITTEE

SIGNED.....

DATE.....



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Ordnance Survey AC0000809204.



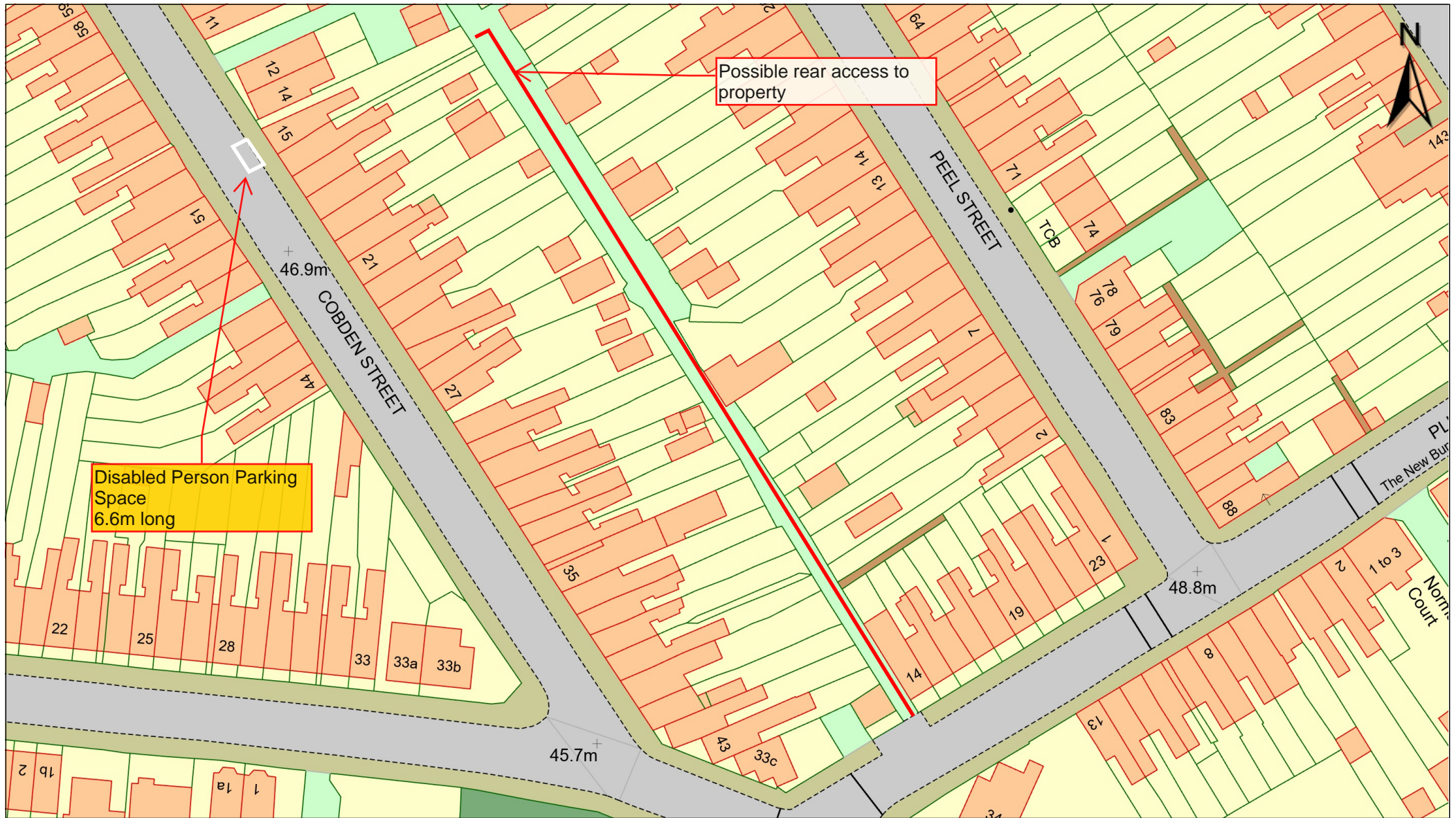
Proposed Disabled Parking Space
2025-1274
(15) Spencer Street, Kidderminster

Indicative Scale: 1:250

Date Printed: 13/1/2026



Worcestershire County Council
Wildwood Offices
Wildwood Drive
Worcester
WR5 2QT



Possible rear access to property

Disabled Person Parking Space
6.6m long

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Ordnance Survey AC0000809204.



File: 2026-154
Disabled Parking Space
15 Cobden Street
ID: 1855U12137/00005
NSG: 45700241



Worcestershire County Council
Wildwood Offices
Wildwood Drive
Worcester
WR5 2QT

Indicative Scale: 1:800

Date Printed: 26/2/2026