



Kidderminster
Town Council

Town Hall, Vicar Street
Kidderminster DY10 1DA

office@kidderminstertowncouncil.gov.uk

01562 732680

The meeting of the **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL** on **TUESDAY 25th AUGUST 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 Monday 20th July 2026

5. Proposed Disposal of Part of Burlish Meadows Conservation Area

To consider a proposed comment from the KTC Planning Committee in response to the consultation regarding the proposed disposal by Wyre Forest District Council (WFDC) of part of Burlish Meadows Conservation Area.

As members are aware, WFDC is consulting on the proposed disposal of part of Burlish Meadows Conservation Area. The Committee is invited to consider the proposal and agree whether KTC should submit a formal comment as part of the consultation process.

6. Mouse Lane, Kidderminster - Proposed Prohibition of waiting at any time TRO (Appendix 2)

Members are invited to consider a proposal to introduce Prohibition of Waiting at Any Time restrictions on Mouse Lane, Kidderminster, in response to concerns raised regarding parking and traffic management.

The restrictions would take the form of double yellow lines, as shown on drawing no. **T.2026.662**.

7. Linnet Rise, Spennells, Kidderminster - Proposed Prohibition of waiting at any time TRO (Appendix 3)

Members are invited to consider a proposal to introduce Prohibition of Waiting at Any Time restrictions at Linnet Rise, Spennells, Kidderminster, following concerns raised regarding parking at the junction.

The restrictions would take the form of double yellow lines at the junction, as shown on drawing no. **T.2026.664**.

8. Comberton Primary School, Borrington Road, Kidderminster - Proposed no stopping on school entrance markings (zig zags) (Appendix 4)

Following concerns raised by the local Councillor regarding parking by parents during school drop-off and pick-up times, it is proposed to introduce a "No Stopping at Any Time" restriction on the School Entrance Markings covering the two existing school keep clear areas outside the school.

The proposed restrictions are shown on drawing **T.2026-508**.

The Committee is invited to consider the proposal and determine whether it wishes to submit any comments or representations as part of the consultation.

9. Planning Applications

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

9.1	26/0366/RG3 Installation of an air conditioning unit at ground floor level and new louvres for ground floor office The Old Court 40-42 Worcester Street Kidderminster Worcestershire DY10 1EW
9.2	26/0367/LBC Installation of air conditioning unit at ground floor level and new louvres for ground floor office. The Old Court 40-42 Worcester Street Kidderminster Worcestershire DY10 1EW
9.3	26/0403/FUL Change of Use for Assembly and Distribution of Padel Equipment with Ancillary Padel Courts Greenhill Works Greenhill Industrial Estate Birmingham Road Kidderminster Worcestershire DY10 2RN

9.4	26/0415/RG3 Installation of 1no. condenser unit at ground floor level Wyre Forest District Council The Hub Green Street Kidderminster Worcestershire DY10 1HA
9.5	26/0417/FUL Change of use from 5 bedroom House of Multiple Occupancy (C4) to 7 bedroom House of Multiple Occupancy (Sui Generis) 104 Park Lane Kidderminster Worcestershire DY11 6TB
9.6	26/0492/HOU First-floor rear/side extension, ground-floor rear extension, and alterations to existing dwelling 74 Beeches Road Kidderminster Worcestershire DY11 5HZ
9.7	26/0497/S73 Removal of conditions 11, 12 and 14 attached to 25/0783/S73 as they relate to the former Sons of Rest Building which has now been replaced by a new building which has been granted by planning permission 26/0264/S73 (pursuant to 25/0559/RG3) Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT
9.8	26/0511/ADV Internally Illuminated Co-op Travel fascia signage on existing Morrisons convenience store Morrisons Superstore Green Street Kidderminster Worcestershire DY10 1AZ
9.9	26/0547/FUL Sub division of existing 2no. residential apartments into 4no. residential apartments Flat 1 & Flat 2 28 - 29 Comberton Hill Kidderminster Worcestershire DY10 1QN
9.10	26/0549/FUL Conversion of cellar and outbuilding including extension to create 2no. residential apartments 28 - 29 Comberton Hill Kidderminster Worcestershire DY10 1QN
9.11	26/0553/S73 Variation of conditions 7 (Opening hours) and 15 (Vehicular access hours) attached to planning application 13/0656/FULL Condition Number(s): Conditions 7 and 15 Conditions(s) Removal: To enable the KFC premises to remain open to customers until midnight on Sunday to Thursday evenings, and until 02:00 on Friday and Saturday nights, and for vehicular access to the site to be achievable during the proposed extended trading hours. As set out above and within the accompanying covering letter/supporting statement (dated 9th July 2026) prepared by Beamish Planning Consultancy KFC 123 Stourport Road Kidderminster Worcestershire DY11 7BW
9.12	26/0557/FUL Installation of extraction canopy to rear and new shopfront 3 Towers Buildings Blackwell Street Kidderminster Worcestershire DY10 2DY
9.13	26/0561/FUL Erection of bike storage building Unit 1 2 Stourpoint 5 Stourport Road Kidderminster Worcestershire DY11 7FL
9.14	26/0581/LBC Listed Building Consent for minor internal alterations The Grove 8 Blakebrook Kidderminster Worcestershire DY11 6AP
9.15	26/0582/ADV 1 No. Trough illuminated fascia sign and 1 No. projecting sign 3 Towers Buildings Blackwell Street Kidderminster Worcestershire DY10 2DY
9.16	26/0586/LBC Listed Building Consent for the installation of an internally Illuminated Co-op Travel fascia sign on existing Morrisons convenience store Morrisons Superstore Green Street Kidderminster Worcestershire DY10 1AZ
9.17	26/0591/FUL Change of use from 6-bed HMO (C4) to 7-bed HMO (Sui Generis). Single-storey side extension with rooflight, rear dormer with rooflights, and basement conversion with lightwell to facilitate the change of use. The property benefits from an existing approval for use as a 6-bed HMO (Use Class C4). Reference: 26/0312/CLP. This application seeks the additional habitable space and change of use required for a seventh occupant. 86 Lea Street Kidderminster Worcestershire DY10 1SN
9.18	26/0596/FUL Proposed extension to existing industrial unit for B2 / B8 user. Monitron House 21 Coppice Trading Estate Kidderminster Worcestershire DY11 7QY
9.19	26/0602/HOU Proposed side extension (retrospective) 45 Sion Hill Kidderminster Worcestershire DY10 2XS

9.20	26/0608/FUL Retrospective change of use of the former House in Multiple Occupation to six self-contained residential flats, comprising three one-bedroom flats and three studio flats, together with alterations to selected external windows and doors. Ancilliary Property At Cromer House 20 Comberton Road Kidderminster Worcestershire DY10 1UA
9.21	26/0609/TPO Tree T2, as identified on the submitted plans - Fell 35 Manor Avenue Kidderminster Worcestershire DY11 6EA
9.22	26/0612/TPO Tree works: Cutting back of over hanging branches 17 Trinity Fields Kidderminster Worcestershire DY10 2DF



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MINUTES for PLANNING COMMITTEE held on MONDAY 20th July 2026 at 6:00PM

COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL

Present: *Councillors*
Doug Hine
Steve Hollands
Liam Carroll
John Beckingham
Shazu Miah
Mary Rayner
Bernadette Connor (Chair)

Liam Patey (Corporate Services)

1. Apologies for Absence

John Aston
Mary McDonnell (Liam Carroll Substituting)
Darren Chambers (John Beckingham Substituting)

2. Declarations of Interest

District council planning (Liam Carroll)

3. Public Questions

None

4. Minutes (Appendix 1)- Resolved

To approve the minutes of the planning committee held on Tuesday 23rd June 2026 - **Signed**

5. Planning Application 26/0435/FUL – Consultee Comments Update

Members are advised that clarification has been provided regarding the proposed use of the building. The applicant has confirmed that the existing office accommodation will be converted into 1-bedroom apartments, resulting in the entire building being in residential use with no office space remaining.

The Highway Authority has raised no objections to the proposal.

Considering this additional information, the Committee is asked to consider whether it wishes to maintain its objection to the application.

Resolved: No Objection

6. Planning Applications

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

No.	Application	Comments
6.1	26/0442/RG3 Installation of 2no. grilles for a kitchen ventilation unit Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA	Support
6.2	26/0443/LBC Installation of 2no. grilles for a kitchen ventilation unit and installing a new suspended grid and tiled ceiling. Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA	Support

6.3	26/0453/FUL Construction of a one-and-a-half storey building to the rear of 2 Stourbridge Road to facilitate 3No. flats for the purposes of supported housing and associated works 2 Stourbridge Road Kidderminster Worcestershire DY10 2PN	No objection
6.4	26/0462/HOU Ground floor side and rear extension 20 Connaught Avenue Kidderminster Worcestershire DY11 6LS	No Objection
6.5	26/0492/HOU First floor side extension over existing garage and rear ground floor extension 74 Beeches Road Kidderminster Worcestershire DY11 5HZ	No Objection
6.6	26/0496/HOU Front porch extension 63 Tomkinson Drive Kidderminster Worcestershire DY11 6NP	Support
6.7	26/0497/S73 Variation of condition 6 attached to 25/0783/RG3 (pursuant to 25/0391/RG3 and 24/0145/RG3) to allow for the development to be brought into use before the works to provide the visibility splays are implemented and remove conditions 11, 12 and 14 attached to 25/0783/RG3 as they relate to the former Sons of Rest Building which has now been replaced by a new building which has been granted by planning permission 26/0264/S73 (pursuant to 25/0559/RG3) Brinton Park Sutton Road Kidderminster Worcestershire DY11 6QT	Support
6.8	26/0500/HOU Single storey rear extension, first floor rear extension, erection of a double garage to front and change front and rear flat roof dormers to pitched gabled roofs 19 Franche Road Kidderminster Worcestershire DY11 5AQ	No objection to most of the application. However, it is the opinion of the committee that the erection of the double garage is not in keeping with the local area.
6.9	26/0503/HOU Single storey front extension 15 Nursery Grove Kidderminster Worcestershire DY11 5BG	Support
6.10	26/0507/HOU Single storey rear extension 105 Greatfield Road Kidderminster Worcestershire DY11 6PH	No objection
6.11	26/0516/HOU Proposed two-storey rear extension, and alterations to front elevation including new porch 14 Birmingham Road Kidderminster Worcestershire DY10 2BX	No objection
6.12	26/0518/HOU Replacement conservatory roof 13 Beechfield Drive Kidderminster Worcestershire DY11 5HL	Support
6.13	26/0522/HOU Extension and change of use to existing outbuilding to create self contained annex	No objection

	15 Belle Orchard Kidderminster Worcestershire DY11 6PW	
6.14	26/0531/TPO 5 Lime Trees and 1 Horse Chestnut Tree - Cutting excess overhanging branches to neighbour and footpath by about 50cm to 100cm. No removal of major branches is intended. 8 The Lea Kidderminster Worcestershire DY11 6JY	<i>No objection/ Agree with tree officer</i>
6.15	26/0534/FUL Installation of air source heat pump (ASHP) at existing Aldi foodstore Aldi Stores Ltd Silverwoods Way Kidderminster Worcestershire DY11 7DT	<i>Support</i>
6.16	26/0537/ADV 2 x free standing non illuminated hoarding signs Silverwoods Trade Park Silverwoods Way Kidderminster Worcestershire DY11 7GB	<i>No objection</i>
6.17	26/0544/TPO Common Ash - Fell (infected with Chalara, dieback of Ash) 90 Bridgnorth Road Kidderminster Worcestershire DY11 5QU	<i>Agree with tree officer</i>
6.18	26/0552/FUL Alteration and extension of two windows to the rear elevation at basement level 14 Church Street Kidderminster Worcestershire DY10 2AH	<i>No objection</i>

7. AOB:

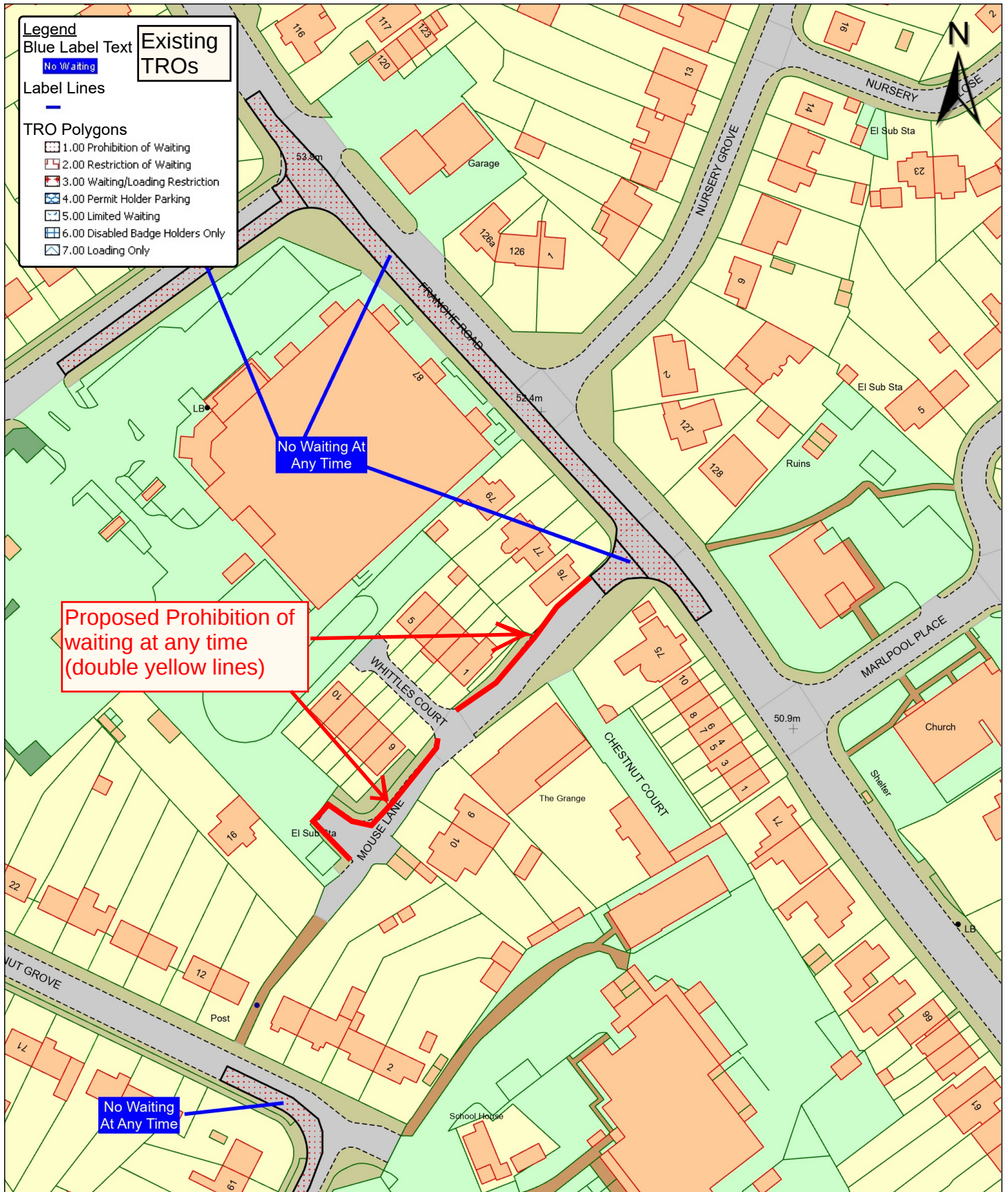
Local Plan – It is noted that the submitted sites map has been published by WFDC

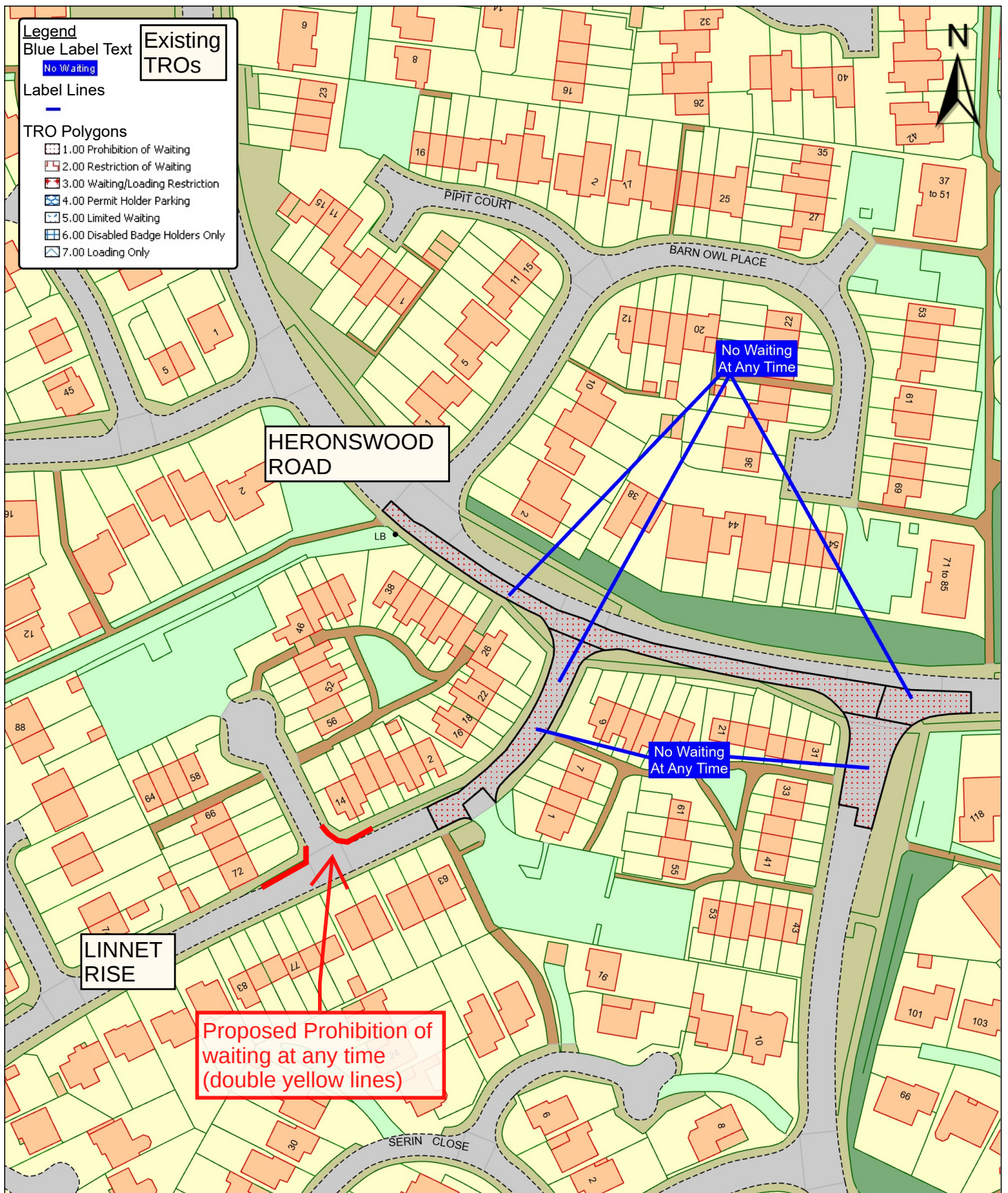
Meeting Concluded: **18:40**

Chairman of the Planning Committee

Signed.....

Date.....





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 Ordnance Survey AC0000809204.

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Linnet Rise, Spennells, Kidderminster
 Proposed Prohibition of waiting at any
 time TRO

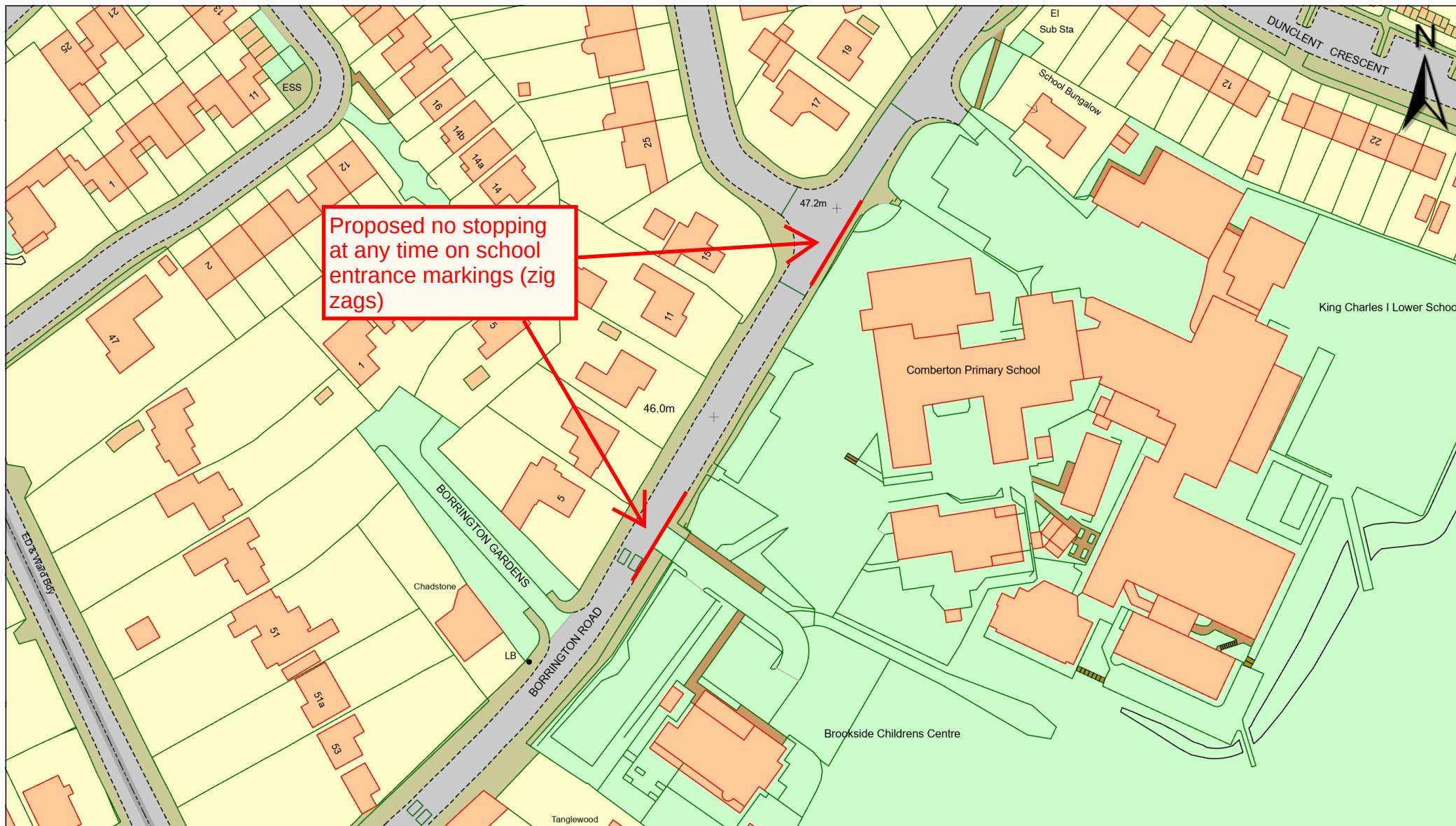


worcestershire
 county council

Worcestershire County Council
 Wildwood Offices
 Wildwood Drive
 Worcester
 WR5 2QT

Indicative Scale: 1:1,250

T.2026.664



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Ordnance Survey AC0000809204.

Indicative Scale: 1:1,250

T.2026.508

0 10 50 100 metres

Comberton Primary School, Borrington Road,
Kidderminster - Proposed no stopping on
school entrance markings (zig zags)



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