



Kidderminster
Town Council

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MINUTES for PLANNING COMMITTEE held on TUESDAY 25th AUGUST 2026 at 6:00PM

COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL

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

In Attendance: Hugh Peacocke (CEO)
 Liam Patey (Corporate Services Officer)

1. Apologies for Absence

Mary McDonnell (Liam Carroll Substituting)

2. Declarations of Interest

[5] Liam Carroll declared an interest as a Volunteer with KHFC

[9.8] & [9.16] Cllr Connor is a director of the Coop and did not participate.

[5] Cllr Miah declared that he had expressed support for friends of Burlish Meadow

[5] Cllr Hine declared that he had expressed a stance against (also permitted by CEO to partake)

3. Public Questions

The committee heard the views of Mr P. Trow of the Worcestershire Wildlife Trust/Friends of Burlish Group/Kidderminster Civic Society.

4. Minutes (Appendix 1) - Resolved

To approve the minutes of the planning committee held on Monday 20th July 2026 - ***Signed***

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 was invited to consider the proposal and agree whether KTC should submit a formal comment as part of the consultation process.

Cllr Hine proposed that “Kidderminster TC’s planning committee object to the proposed disposal of part of burlish meadows conservation area”, seconded by Councillor Miah. 3 members voted in favour of the proposal, 4 voted against and 1 abstained. The Chair declared the proposal was defeated.

Resolved: That the council submit no comment on this matter.

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

Members were 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. Support**

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

Members were 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. Support**

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. **Support**

9. Planning Applications

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

No.	Application	Comments
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	Already decided

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	<i>Already decided</i>
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	<i>Support</i>
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	<i>Already decided</i>
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	<i>Object: Parking is an existing problem, and the committee fears this could be exacerbated.</i>
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	<i>Already decided</i>
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	<i>Support</i>
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	<i>Support</i>
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	<i>Object: Over development</i>
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	<i>Object: Over development</i>
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	<i>Object: Noise concerns</i>

	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	Support
9.13	26/0561/FUL Erection of bike storage building Unit 1 2 Stourpoint 5 Stourport Road Kidderminster Worcestershire DY11 7FL	Support
9.14	26/0581/LBC Listed Building Consent for minor internal alterations The Grove 8 Blakebrook Kidderminster Worcestershire DY11 6AP	No objection
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	No objection
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	Support
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	Object
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	No objection
9.19	26/0602/HOU Proposed side extension (retrospective) 45 Sion Hill Kidderminster Worcestershire DY10 2XS	Defer
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	Support
9.21	26/0609/TPO Tree T2, as identified on the submitted plans - Fell 35 Manor Avenue Kidderminster Worcestershire DY11 6EA	Support officer comments

9.22	26/0612/TPO Tree works: Cutting back of over hanging branches 17 Trinity Fields Kidderminster Worcestershire DY10 2DF	<i>Support officer comments</i>
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Meeting Concluded: 19:35

Chairman of the Planning Committee

Signed.....

Date.....