



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 29th SEPTEMBER 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 25th August 2026

5. Town and Parish Council Planning Update Training

To receive a presentation from representatives of Wyre Forest District Council's Planning Department, who will deliver a training update for town and parish councils, supported by a slideshow.

6. Planning Application 26/0547/FUL – Reconsideration Following Amended Plans

To reconsider planning application 26/0547/FUL following the submission of amended plans. The proposed flats have been revised for single occupancy and now meet the relevant national space standards. Members are also asked to note that the building is located within a designated car-free area and is situated close to public transport links.

7. Planning Applications

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

7.1	26/0654/S73 Variation of condition 3 attached to Planning Permission 25/0278/HOU to change the hipped roof to a gabled roof 75 Beeches Road Kidderminster Worcestershire DY11 5HZ
7.2	26/0635/HOU Demolition of existing extensions and erection of single storey rear extension 54 Vine Street Kidderminster Worcestershire DY10 2TS
7.3	26/0659/LBC Listed Building Consent for improvement works to the front glazed facade / modern extension and upgrading of fire compartmentation of internal risers Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
7.4	26/0606/FUL Change of Use of Highway land to private garden Land At Os 382135 276478 Summer Place Kidderminster Worcestershire
7.5	26/0613/HOU Proposed ancillary outbuilding 236 Stourbridge Road Kidderminster Worcestershire DY10 2XB
7.6	26/0647/HOU Proposed single-storey side and rear extensions and associated alterations to the existing dwelling, including internal alterations, new and altered window and door openings, and associated external works 44 Stretton Road Kidderminster Worcestershire DY11 6NG
7.7	26/0672/LBC Installation of air conditioning to 1st and 2nd floor office area including external condensing units and roof edge protection. 31 Church Street Kidderminster Worcestershire DY10 2AY
7.8	26/0687/LBC Repair, maintenance and upgrade to building services within existing retail bank 66 Oxford Street Kidderminster Worcestershire DY10 1BL
7.9	26/0668/HOU Erection of a detached annexe building in rear garden 47 Greatfield Road Kidderminster Worcestershire DY11 6PH
7.10	26/0675/HOU First Floor Rear Extension 22 Larkhill Kidderminster Worcestershire DY10 2NN
7.11	26/0671/FUL Installation of air conditioning to 1st and 2nd floor office area including external condensing units and roof edge protection. 31 Church Street Kidderminster Worcestershire DY10 2AY
7.12	26/0691/HOU Single storey side and rear extension and single storey front extension with partial garage conversion 43 Belvedere Close Kidderminster Worcestershire DY10 3AT
7.13	26/0689/HOU Extension to existing drop kerb 89 Chester Road South Kidderminster Worcestershire DY10 1XF
7.14	26/0645/FUL Creation of off-street parking and vehicular access 498 And 499 Chester Road South Kidderminster Worcestershire DY10 1XD

7.15	26/0697/FUL Change of use of existing wet weather playroom, utility / storage building into child's playroom (retrospective) 275 Marlpool Lane Kidderminster Worcestershire DY11 5DA
7.16	26/0695/TPO Fell - 2x crack willow, 3x goat willow, 5x poplar, 4x sycamore, 2x Birch, 2x maple and reduce - 1x whitebeam, 1x cherry, 1x sycamore, 1x oak, 3x alder, 1x cypress, 2x ash, works as described as high priority in the attached report Spennells Trading Estate Spennells Valley Road Kidderminster Worcestershire DY10 1XS
7.17	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
7.18	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. KFC 123 Stourport Road Kidderminster Worcestershire DY11 7BW
7.19	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
7.20	26/0711/TPO Sycamore Tree - Whole crown reduction to 5 metres above ground level 2 Clares Court Kidderminster Worcestershire DY11 6YX
7.21	26/0698/TPO Fell - 2x Elm, 1x Holy, 1x Sycamore, remove dead wood - 2x Sycamore, crown lift - 2x groups of mixed species trees, 1x Lime 1x Yew, reduce - 1x Holy, remove ivy - 1x Robinia, 3x Lime, 1x Black Pine Northcliffe Heights Marlpool Lane Kidderminster Worcestershire DY11 5DA
7.22	26/0674/FUL Demolition of existing buildings and erection of a three storey care home (Use Class C2), with parking, landscaping and associated works 1 To 8 And Garages Broomfield Green Kidderminster Worcestershire
7.23	26/0681/FUL Change of use from Class E (retail shop) to F2 (indoor roller skating ring) Unit 17 Josiah Mason Mall Rowland Hill Centre Kidderminster Worcestershire DY10 1EJ
7.24	26/0662/FUL Installation of External Wall Insulation (EWI) and smooth render finish 114 Stourbridge Road Kidderminster Worcestershire DY10 2QB
7.25	26/0714/FUL Replacement of the existing metal-halide floodlights serving the 3G artificial grass pitch with 16 LED luminaires mounted on eight 15 m-high columns, together with associated electrical and control works King Charles High School Comberton Road Kidderminster Worcestershire DY10 1XA
7.26	26/0713/HOU Single-storey, side extension to facilitate additional living/dining accommodation 82 Castle Road Kidderminster Worcestershire DY11 6TH
7.27	26/0720/FUL Use of annex as independent residential dwelling and erection of first floor extension 2B Sion Hill Kidderminster Worcestershire DY10 2XS

8. Forward work programme (Appendix 2)

To agree items for discussion at future meetings of the Planning Committee, as attached.



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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	<i>Already decided</i>

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.....



Work programme for Planning committee meetings for the municipal year 2026/27

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensations
3. Approval of Minutes of previous meeting
4. Questions/Petitions from members of the Public

Other items of Business:

Meeting Date	Item
27 th October 2026	
24 th November 2026	Review of Vision Strategy and Planning Budget
16 th December 2026	

12 th January 2027	
9 th February 2027	
8 th March 2027	
6 th April 2027	
4 th May 2027	