



Kidderminster
Town Council

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MINUTES for PLANNING COMMITTEE held on TUESDAY 29th SEPTEMBER 2026 at 6:00PM

COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL

Present:

Councillors

Steve Hollands

Shazu Miah

Mary Rayner (left at 18:45)

Bernadette Connor (Chair)

John Aston

Mary McDonnell (left at 19:30)

Darren Chambers

Christopher Pugh (Corporate Services Manager)

Helen Hawkes (WFDC Planning team)

Richard Jennings (WFDC Planning team)

Fred Stuart (WFDC Planning team)

1. Apologies for Absence

Doug Hine

2. Declarations of Interest

None

3. Public Questions

None

4. Minutes (Appendix 1)- Resolved

To approve the minutes of the planning committee held on Tuesday 25th August 2026 - **Signed**

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.

Helen Hawkes, Richard Jennings and Fred Stuart from Wyre Forest's Planning Department delivered a presentation on planning changes relating to the national scheme of delegation, planning appeals, enforcement warning notices and the Local Plan review.

6. Planning Application 26/0547/FUL – Reconsideration Following Amended Plans- No Objection

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.

No.	Application	Comments
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	No Objection
7.2	26/0635/HOU Demolition of existing extensions and erection of single storey rear extension 54 Vine Street Kidderminster Worcestershire DY10 2TS	No objection
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	No objection
7.4	26/0606/FUL Change of Use of Highway land to private garden Land At Os 382135 276478 Summer Place Kidderminster Worcestershire	Objection- Based on Highways officer's comments
7.5	26/0613/HOU Proposed ancillary outbuilding 236 Stourbridge Road Kidderminster Worcestershire DY10 2XB	No objection
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	No objection- subject to comments by water management officer being adhered to
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	No Objection
7.8	26/0687/LBC Repair, maintenance and upgrade to building services within existing retail bank 66 Oxford Street Kidderminster Worcestershire DY10 1BL	No Objection
7.9	26/0668/HOU Erection of a detached annexe building in rear garden 47 Greatfield Road Kidderminster Worcestershire DY11 6PH	Objection- On the basis of overdevelopment
7.10	26/0675/HOU First Floor Rear Extension 22 Larkhill Kidderminster Worcestershire DY10 2NN	Objection- on design and residential amenity grounds.
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	No Objection

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	No Objection
7.13	26/0689/HOU Extension to existing drop kerb 89 Chester Road South Kidderminster Worcestershire DY10 1XF	No Objection
7.14	26/0645/FUL Creation of off-street parking and vehicular access 498 And 499 Chester Road South Kidderminster Worcestershire DY10 1XD	No objection- Subject to approval from highways
7.15	26/0697/FUL Change of use of existing wet weather playroom, utility / storage building into childs playroom (retrospective) 275 Marlpool Lane Kidderminster Worcestershire DY11 5DA	no objection
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	Defer to tree officer
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	No Objection
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	Objection- Noise concerns
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	No objection
7.20	26/0711/TPO Sycamore Tree - Whole crown reduction to 5 metres above ground level 2 Clares Court Kidderminster Worcestershire DY11 6YX	Defer to tree officer
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 -	Defer to tree officer

	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	Objection- Excessive scale and height: The building would dominate neighbouring homes, create an overbearing appearance and be out of keeping with the residential area, Loss of privacy: Upper-floor windows and communal areas could overlook neighbouring homes and private gardens. Insufficient parking: Concern that provision would not accommodate staff, visitors and service vehicles, which will lead to more street parking Traffic and highway safety: Additional vehicle movements could worsen existing congestion, obstruct driveways and increase risks to pedestrians, particularly schoolchildren Loss of existing housing stock Noise and disturbance: The 24-hour operation, deliveries, waste collections, shift changes could adversely affect neighbouring residents, particularly at night. Including the Prolonged disturbance during the construction process

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	No objection
7.24	26/0662/FUL Installation of External Wall Insulation (EWI) and smooth render finish 114 Stourbridge Road Kidderminster Worcestershire DY10 2QB	No Objection
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	No objection- subject to nuisance teams assessments
7.26	26/0713/HOU Single-storey, side extension to facilitate additional living/dining accommodation 82 Castle Road Kidderminster Worcestershire DY11 6TH	No Objection
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	No Objection

8. Forward work programme (Appendix 2)

The committee requested a new meeting be added to discuss the local plan

Meeting Concluded: **20:40**

Chairman of the Planning Committee

Signed.....

Date.....