



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 27th OCTOBER 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 29th September 2026

5. Tree Preservation Orders and Tree-Related Applications- Member Training

To receive a short training session from the Tree and Biodiversity Officer on Tree Preservation Orders (TPOs) and other tree-related applications, to assist the Committee in formulating informed, relevant and effective consultation responses.

6. Proposed Waiting Restrictions- Wilton Avenue, Kidderminster (Appendix 2)

To consider the proposed introduction of prohibition of waiting at any time on Wilton Avenue, Kidderminster, in response to concerns regarding obstruction and road safety, as shown on drawing no. T.2026.852, and agree any comments for submission by 13rd November 2026.

7. Planning Applications

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

7.1	0040/ACV Asset of Community Value Naylor's Field Sutton Park Rise Kidderminster Worcestershire DY11 7NQ
7.2	26/0233/FUL Erection of 48 dwellings, with associated access, landscaping and associated works Land At Os 384850 276080 Dunclett Crescent Kidderminster Worcestershire
7.3	26/0396/TCA Tree Works: Remove willow branches from single willow leaning over footpath at fuel station entrance Prune back all branches (up to 60 trees) from street furniture, lights, and signage by maximum of 1m Prune back single hazel from no entry sign by maximum of 1m from sign Prune back all branches (up to 60 trees) from property up to maximum of 1m Prune back overhanging branches around petrol station to line drawn upwards from kerb edge Cutting back of any branches that overhang petrol forecourt, maximum reduction of 1.5m for any single branch Petrol Station Superstore Corporation Street Kidderminster Worcestershire DY11 6SW
7.4	26/0602/FUL Retrospective Consent for Construction of Side Extension and Change of use of dwellinghouse (C3) to a mixed use comprising a dwellinghouse (C3) and a Beauty Treatment Room 45 Sion Hill Kidderminster Worcestershire DY10 2XS
7.5	26/0626/LBC Installation of blue plaque 27 Church Street Kidderminster Worcestershire DY10 2AR
7.6	26/0642/S73 Variation of condition 40 (Approved Plans) attached to 25/0050/S73 (pursuant to 23/0746/OUT) Former The Forge Clensmore Street Kidderminster Worcestershire
7.7	26/0660/FUL Conversion of existing ancillary building into dwelling house 38-41 Cloughton Street Kidderminster Worcestershire DY11 6PU
7.8	26/0666/TPO Mature English Oak Tree (Quercus robur) consent to undertake a 20-30% crown reduction, an approximate 20% crown thin, and to crown lift the lower canopy to approximately 7 metres 7 Peregrine Grove Kidderminster Worcestershire DY10 4UH
7.9	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
7.10	26/0676/HOU Proposed two storey and single storey rear extensions 7 Summerhill Avenue Kidderminster Worcestershire DY11 6BU
7.11	26/0725/HOU Two Storey Rear Extension 59 St Johns Avenue Kidderminster Worcestershire DY11 6AX

7.12	26/0734/S73 Variation of condition 2 (Materials) of planning permission 26/0390/HOU 79 Stourport Road Kidderminster Worcestershire DY11 7BQ
7.13	26/0735/TPO T1, T 2 and T3 - removed deadwood, T4 - reduce height to 12m, T5 and T6 - fell, T7 - reduce height by 5m, T8 - fell, T9 - reduce north side branch by 2m, T10 - reduce south side branch by 2m, T11 - fell, T12 - removed deadwood and reduce height by 3m, T13 - remove deadwood and T14 - fell (numbers shown on map and photos) Wyre Forest School Habberley Road Kidderminster Worcestershire DY11 6FA
7.14	26/0742/TPO Tree Works: Pine Tree - Rear Garden (Marked purple on map provided) - Fell, Pine Tree - Front Garden (Marked red on map provided) - Fell, Replant two replacement trees to be agreed 10 Ludgate Avenue Kidderminster Worcestershire DY11 6JD
7.15	26/0743/FUL Removal of billboards, demolition of garage and erection of 6 no. apartments and a ground floor commercial unit (Use Class E) Land At Os 383608 276413 Comberton Hill Kidderminster Worcestershire
7.16	26/0747/HOU A proposed single storey side extension, partially converted garage, and minor alterations to existing dwelling 21 Pendine Close Kidderminster Worcestershire DY11 5EJ
7.17	26/0752/S73 Variation of conditions 32, 18, 29 and 10 of planning approval 25/0414/FUL to make minor amendments to approved layout 87 Franche Road Kidderminster Worcestershire DY11 5BE
7.18	26/0761/S73 Variation Condition 38 (Scheme for Access Works at the A448 Comberton Road) of planning permission 22/0226/EIA Land At Os 385200 275500 Comberton Road Kidderminster Worcestershire
7.19	26/0763/TPO Tree Works: Sycamore - reduce crown by 2m 16 Fieldfare Court Kidderminster Worcestershire DY10 4TT
7.20	26/0767/TPO Tree Works: Oak Tree: Reduce the lateral branches away from the house by up to 2m to create clearance of at least 1m. Lateral branches to be reduced away from the Beech Tree by up to 2m. Beech Tree: Reduce lateral branches away from the oak tree and house by up to 1m 24 Goldcrest Drive Kidderminster Worcestershire DY10 4HQ
7.21	26/0770/HOU Single storey rear extension and garage conversion 49 Ray Mercer Way Kidderminster Worcestershire DY10 1NY

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 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 25rd 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	<i>No Objection</i>
7.2	26/0635/HOU Demolition of existing extensions and erection of single storey rear extension 54 Vine Street Kidderminster Worcestershire DY10 2TS	<i>No objection</i>
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	<i>No objection</i>
7.4	26/0606/FUL Change of Use of Highway land to private garden Land At Os 382135 276478 Summer Place Kidderminster Worcestershire	<i>Objection- Based on Highways officer's comments</i>
7.5	26/0613/HOU Proposed ancillary outbuilding 236 Stourbridge Road Kidderminster Worcestershire DY10 2XB	<i>No objection</i>
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	<i>No objection- subject to comments by water management officer being adhered to</i>
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	<i>No Objection</i>
7.8	26/0687/LBC Repair, maintenance and upgrade to building services within existing retail bank 66 Oxford Street Kidderminster Worcestershire DY10 1BL	<i>No Objection</i>
7.9	26/0668/HOU Erection of a detached annexe building in rear garden 47 Greatfield Road Kidderminster Worcestershire DY11 6PH	<i>Objection- On the basis of overdevelopment</i>
7.10	26/0675/HOU First Floor Rear Extension 22 Larkhill Kidderminster Worcestershire DY10 2NN	<i>Objection- on design and residential amenity grounds.</i>
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	<i>No Objection</i>

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	<i>Objection-</i> <i>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.</i> <i>Insufficient parking: Concern that provision would not accommodate staff, visitors and service vehicles, which will lead to more street parking</i> <i>Traffic and highway safety: Additional vehicle movements could worsen existing congestion, obstruct driveways and increase risks to pedestrians, particularly schoolchildren</i> <i>Loss of existing housing stock</i> <i>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</i>

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

8. Forward work programme (Appendix 2)

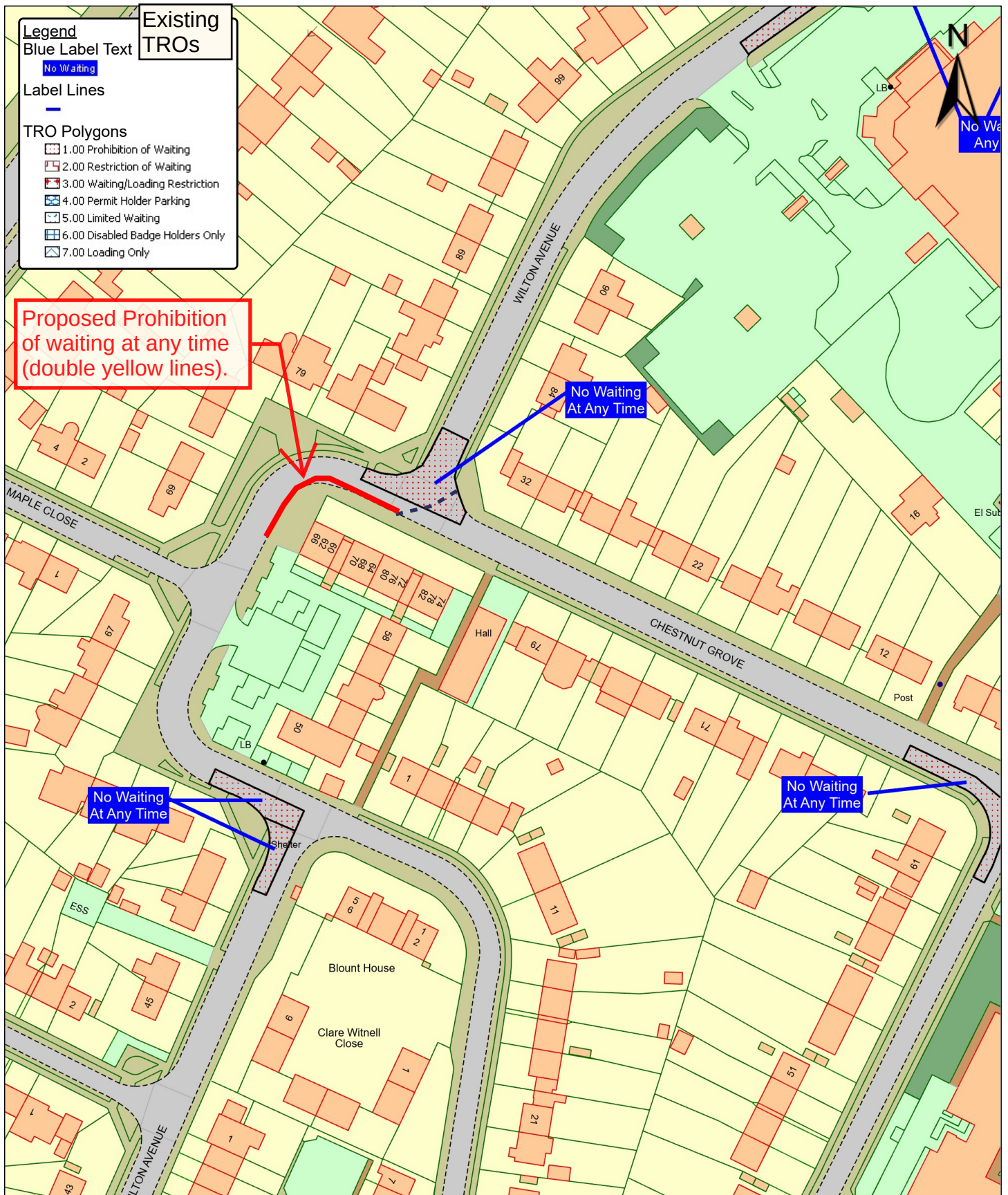
The committee requested a new meeting be added to discuss the local plan

Meeting Concluded: **20:40**

Chairman of the Planning Committee

Signed.....

Date.....



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Ordnance Survey AC0000809204.

0 5 25 50 metres

Wilton Avenue, Kidderminster Proposed TRO



worcestershire
county council

Worcestershire County Council
Wildwood Offices
Wildwood Drive
Worcester
WR5 2QT

Indicative Scale: 1:1,250

T.2026.852



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	Tree officer training session
24 th November 2026	Review of Vision Strategy and Planning Budget
	S Hollands apologies
16 th December 2026	

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