Kidderminster
Town Council

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MINUTES for PLANNING COMMITTEE held on TUESDAY 27th OCTOBER 2026 at 6:00PM

COUNCIL CHAMBER, KIDDERMINSTER TOWN HALL

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

Christopher Pugh (Corporate Services Manager)
Paul Allen (Tree and biodiversity officer)

1. Apologies for Absence

N/A

2. Declarations of Interest

Councillor Hollands declared an interest in 7:10 and did not vote on this application

3. Public Questions

None

4. Minutes (Appendix 1)- Resolved

To approve the minutes of the planning committee held on Tuesday 29th September 2026 - ***Signed***

5. Town 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.

Paul Allen (Tree and Biodiversity officer) from Wyre Forest's Planning Department delivered a presentation on tree management, too assist with formulating informed responses to TPO's and TCA's

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

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.

No.	Application	Comments
7.1	**0040/ACV**|Asset of Community Value|Naylor's Field Sutton Park Rise Kidderminster Worcestershire DY11 7NQ **N/A neither S1 or S2**	***Support***
7.2	**26/0233/FUL**|Erection of 48 dwellings, with associated access, landscaping and associated works|Land At Os 384850 276080 Dunclent Crescent Kidderminster Worcestershire **SCHEDULE 2**	***Support***
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 **SCHEDULE 1**	***Support***
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 **SCHEDULE 1**	***No Objection***
7.5	**26/0626/LBC**|Installation of blue plaque|27 Church Street Kidderminster Worcestershire DY10 2AR **SCHEDULE 2**	***Support***
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 **SCHEDULE 1**	***No Objection***
7.7	**26/0660/FUL**|Conversion of existing ancillary building into dwelling house|38-41 Claughton Street Kidderminster Worcestershire DY11 6PU **SCHEDULE 1**	***Objection- Overdevelopment, loss of amenity and privacy, effect on local wildlife***
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 **SCHEDULE 2**	***Support- Consider a less intensive approach in one go to avoid too much stress on the tree***

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 **SCHEDULE 2**	***Object- repeat of previous 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***
7.10	**26/0676/HOU**|Proposed two storey and single storey rear extensions|7 Summerhill Avenue Kidderminster Worcestershire DY11 6BU **SCHEDULE 1**	***No Objection***
7.11	**26/0725/HOU**|Two Storey Rear Extension|59 St Johns Avenue Kidderminster Worcestershire DY11 6AX **SCHEDULE 1**	***No Objection***

7.12	**26/0734/S73**|Variation of condition 2 (Materials) of planning permission 26/0390/HOU|79 Stourport Road Kidderminster Worcestershire DY11 7BQ **SCHEDULE 1**	***No Objection***
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 **SCHEDULE 2**	***No Objection***
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 **SCHEDULE 2**	***No Objection***
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 **SCHEDULE 1**	***No objection***
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 **SCHEDULE 1**	***No objection***
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 **SCHEDULE 1**	***No objection***
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 **SCHEDULE 2**	***Object- Reason for varying conditions not satisfactory, the conditions should have been outlined from the offset, the original conditions were put in place so that access was safe for new and existing residents, so this variation would cause greater risk***
7.19	**26/0763/TPO**|Tree Works: Sycamore - reduce crown by 2m|16 Fieldfare Court Kidderminster Worcestershire DY10 4TT **SCHEDULE 2**	***No objection***
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	***No objection***

	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 **SCHEDULE 2**	
7.21	**26/0770/HOU|**Single storey rear extension and garage conversion|49 Ray Mercer Way Kidderminster Worcestershire DY10 1NY **SCHEDULE 1**	***No Objection***

8. Forward work programme (Appendix 2)

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

Meeting Concluded: ***20:00***

Chairman of the Planning Committee

Signed……. Date…….