

**Kidderminster Town Council – Planning Committee**  
**Tuesday 30<sup>th</sup> June 2020**

To be held in the **Music Room, Town Hall, Vicar Street, Kidderminster** at **6.00pm** for the transaction of the business detailed below:

Members of the Planning Committee:

**Councillors J. Baker (Chairman), J. Aston, K. Gale, M. Kelly, F. Oborski MBE, and S. Rook**

<b>Agenda item</b>	<b>Subject</b>	<b>Page</b>
<b>1.</b>	Decisions from meeting held on 26 <sup>th</sup> May 2020 <b>(attached)</b>	<b>3</b>
<b>2.</b>	Declarations of Interests by Members	
<b>3.</b>	Worcestershire County Council - Consultation Rear of The Forge, Stourport Road, Kidderminster, Worcestershire <b>(attached)</b>	<b>5</b>
<b>4.</b>	<b>Consideration of responses to planning applications</b> <b>(attached)</b>	<b>7</b>

**Date of next meeting**  
**Tuesday 28<sup>th</sup> July 2020**

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# KIDDERMINSTER TOWN COUNCIL PLANNING COMMITTEE

## Notes of the meeting held on Tuesday 26<sup>th</sup> May 2020 (Virtual meeting – 6.00pm)

**Participants:** Councillors J. Baker (Chairman), J. Aston, K. Gale, M. Kelly, F. Oborski MBE, and S. Rook

**PL.338** Declarations of Interests

None

**PL.339** Minutes

The minutes of the meeting held on 28<sup>th</sup> January 2020 were agreed as a correct record

**PL.340** Public participation

None

**PL.341** Submission of the Wyre Forest District Local Plan (2016–2036)

The Committee noted the report

**PL.342** Consideration of responses to planning applications

The Town Clerk informed the Committee that WFDC had developed a new planning management system which allowed parish councils to submit their comments on planning applications directly onto the planning system. As a result, a more efficient and transparent system was available to anyone who wished to view the progress of planning applications. The Town Council's comments can now be viewed directly through the new planning portal. As a result, the future minutes would reflect this development.

i. Single storey side extension to create garage/utility bathroom

73 Walter Nash Road East Kidderminster Worcestershire DY11 7EE

Ref. No: 20/0238/HOU | Received: Wed 18 Mar 2020 | Validated: Tue 14 Apr 2020 | Status: Pending Consideration

**DECISION: - No objection**

ii. Residential development consisting of 15no. dwellings (to include 4x1 bed, 6x3 bed and 5x4 bed with 4no. units to be affordable), with associated access, parking and landscaping works

111 Chester Road South Kidderminster DY10 1XG

Ref. No: 20/0289/FUL | Received: Thu 16 Apr 2020 | Validated: Thu 16 Apr 2020 | Status: Pending Consideration

**DECISION: - No objection**

iii. Erection of two-storey dwelling with garage, and associated parking and landscaping, following subdivision of plot and construction of new parking area for existing dwelling

35 Oldnall Road Kidderminster Worcestershire DY10 3HN

Ref. No: 20/0290/FUL | Received: Thu 16 Apr 2020 | Validated: Thu 16 Apr 2020 | Status: Pending Consideration

**DECISION: - No objection**

iv. Upgrade of existing roof mounted telecommunications equipment, comprising installation of 3no. support poles accommodating 2no antenna apertures each (6no in total) and ancillary development, following removal of 5no existing support poles, accommodating 1no antenna each (5no in total)

Coniston House Medal Close Kidderminster Worcestershire DY10 2PA

Ref. No: 20/0254/TEL | Received: Wed 01 Apr 2020 | Validated: Wed 01 Apr 2020 | Status: Pending Decision

**DECISION: - No objection**

v. Proposed two-storey side and rear extensions, canopy across front of extension and associated works, following demolition of garage

45 Stourbridge Road Kidderminster DY10 2PR

Ref. No: 20/0318/HOU | Received: Tue 28 Apr 2020 | Validated: Tue 28 Apr 2020 | Status: Pending Consideration

**DECISION: - No objection**

vi. Display of 3no. flags on poles (measuring 4m and 6m in height)

Signal Traffic Management Hoobrook Trading Estate Road No 1 Hoobrook Kidderminster  
Worcestershire DY10 1HY

Ref. No: 20/0202/ADV | Received: Tue 10 Mar 2020 | Validated: Tue 31 Mar 2020 | Status:  
Pending Consideration

**DECISION: - No objection**

vii. Installation of temporary building for ancillary office use

Signal Traffic Management Hoobrook Trading Estate Road No 1 Hoobrook Kidderminster  
Worcestershire DY10 1HY

Ref. No: 20/0200/FUL | Received: Tue 10 Mar 2020 | Validated: Tue 31 Mar 2020 | Status:  
Pending Consideration

**DECISION: - No objection**

viii. Single storey rear extension

40 Salisbury Drive Kidderminster Worcestershire DY11 6EY

Ref. No: 20/0281/PNH | Received: Thu 09 Apr 2020 | Validated: Mon 04 May 2020 | Status:  
Pending Consideration

**DECISION: - No objection**

ix. Erection of metal fencing to front

40 Silverwoods Way Kidderminster Worcestershire DY11 7DT

Ref. No: 20/0076/HOU | Received: Fri 31 Jan 2020 | Validated: Wed 06 May 2020 | Status:  
Pending Consideration

**DECISION: - No objection**

x. Single storey side and rear extension

20 Willowfield Drive Kidderminster Worcestershire DY11 5DN

Ref. No: 20/0340/HOU | Received: Wed 06 May 2020 | Validated: Wed 06 May 2020 | Status:  
Pending Consideration

**DECISION: - No objection**

xi. Change of use from Professional Offices (A2) to flexible retail or office use (A1/A2) on ground floor and 7no. residential bedsits with communal kitchen/lounge (HMO)(Sui-Generis), including alterations to Grade II listed building

4 Church Street Kidderminster Worcestershire DY10 2AD

Ref. No: 20/0307/LBC | Received: Wed 22 Apr 2020 | Validated: Tue 28 Apr 2020 | Status:  
Pending Consideration

**DECISION: - No objection**

xii. Change of use from Professional Offices (A2) to flexible retail or office use (A1/A2) on ground floor and 7no. residential bedsits with communal kitchen/lounge (HMO)(Sui-Generis), including alterations to Grade II listed building

4 Church Street Kidderminster Worcestershire DY10 2AD

Ref. No: 20/0306/FUL | Received: Wed 22 Apr 2020 | Validated: Tue 28 Apr 2020 | Status:  
Pending Consideration

**DECISION: - No objection**

.....  
Chairman

.....  
Date

## Planning Committee Tuesday 30<sup>th</sup> June 2020

**Proposal:** Request for a Scoping Opinion for proposed Energy and Resource Park  
**Location:** Rear of The Forge, Stourport Road, Kidderminster, Worcestershire,  
DY11 7QE  
**Application Ref:** 20/000020/SCO                      **Grid Ref:** (E) 382060, (N) 273662  
**Applicant:** Power Generation Midlands

Worcestershire County Council as the Waste Planning Authority has received a formal request from Enzygo Limited on behalf of Power Generation Midlands to adopt a Scoping Opinion for the above proposed development under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Scoping seeks to ensure that the information to be provided in the Environmental Statement that will accompany the planning application, addresses the key effects of the proposed development and ensures that the principle concerns appropriate to the local area are addressed comprehensively.

The Scoping Opinion and relevant documents are available to view on <http://www.worcestershire.gov.uk/eplanning> using the application reference: 20/000020/SCO. When searching by application reference, please ensure that the full application reference number, including the suffix are entered into the search field.

The proposed development includes a waste disposal installation for the combustion of non-hazardous waste with a capacity exceeding 100 tonnes per day, therefore, it falls under Schedule 1, Class 10 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As a result, the proposal requires an Environmental Impact Assessment to support the planning application.

Power Generation Midlands is proposing to develop an Energy & Resource Park on land next to Liberty Aluminium foundry on Stourport Road in Kidderminster. The proposed development is for the following:

- An Energy Centre;
- A Plastics Recovery Plan;
- An Electrical Substation;
- A new internal road system and improved access arrangements; and
- Landscaping including the re-profiling of the existing bund.

The Energy Centre would be made up of two elements:

- The Fuel Store which would receive and store the materials prior to processing; and,
- The Energy Plant which would combust the material to produce energy and heat.

The Energy Centre would have capacity to process approximately 75,000 tonnes per annum of non-hazardous residual waste materials from a variety of sources in the West Midlands. The waste would be used as a fuel to generate low carbon electricity and heat which could be used to power local businesses including the adjacent Liberty Aluminium foundry. Some of the electricity and heat is also proposed to be used to power the proposed Plastics Recovery Plant.

The Plastics Recovery Plant would process approximately 30,000 tonnes of plastic waste that would otherwise be landfilled or exported overseas. The plastic waste (such as plastic

bags, film and containers) is proposed to be processed in the Plastics Recovery Plant through friction plates which would breakdown the plastic into granules for export from the site. This material would then be used by manufacturers to create new products such as garden furniture and decking.

The application site measures approximately 2.43 hectares and is accessed from Stourport Road (A451) which links to the A456 (and M5 Motorway beyond) to the north-east of the proposal.

The Waste Planning Authority has only 5 weeks to adopt a Scoping Opinion, therefore, I would be grateful for your comments on the Scoping Opinion Request by **24 June 2020** at the latest. If I do not hear from you by this date, I will assume you have no comments

The agent appointed by Power Generation Midlands for this is: -

Enzygo Limited  
The Byre  
Woodend Lane  
Cromhall  
Gloucestershire  
GL12 8AA

Should a representative of the company contact you about this matter, I would remind you of your obligation, under Regulation 17 of the EIA Regulations, to make available to them, if requested, any relevant information which they consider relevant to the preparation of the Environmental Statement.

**Steven Aldridge**

Team Manager – Development Management  
Worcestershire County Council  
County Hall, Spetchley Road, Worcester, WR5 2NP  
**Tel:** 01905 843510  
**Mob:** 07985334367  
**Email:** [saldridge@worcestershire.gov.uk](mailto:saldridge@worcestershire.gov.uk)



# Kidderminster Town Council Planning Committee

## Planning Applications as at 23rd June 2020

1) [Erection of residential annex](#)

215 Stourbridge Road Kidderminster Worcestershire DY10 2UY

Ref. No: 20/0353/FUL | Received: Fri 08 Nov 2019 | Validated: Tue 26 May 2020 | Status: Pending Consideration

2) [Variation of Condition 2 attached to Planning Permission 17/0375/FULL to remove new car park from approved plans Condition Number\(s\): 2 Conditions\(s\) Removal: OMISSION OF NEW CAR PARK OMIT - DRAWING NO. INC-MA\[20\]0002 P04 ADD - DRAWING NO. INC-MA\[20\]0002 P05](#)

96 - 104 Canterbury Road Kidderminster Worcestershire

Ref. No: 20/0286/S73 | Received: Sat 11 Apr 2020 | Validated: Sun 24 May 2020 | Status: Pending Consideration

3) [Change of use of part of first, second, third and fourth floors to form 12no. self-contained residential units \(C3\), including access and bin/bike store.](#)

17 - 20 Vicar Street Kidderminster Worcestershire DY10 1DA

Ref. No: 20/0135/LBC | Received: Wed 19 Feb 2020 | Validated: Thu 28 May 2020 | Status: Pending Consideration

4) [Change of use of part of first, second, third and fourth floors to 12no. self-contained residential units \(C3\), including new access and bin/cycle store](#)

17 - 20 Vicar Street Kidderminster Worcestershire DY10 1DA

Ref. No: 20/0134/FUL | Received: Wed 19 Feb 2020 | Validated: Thu 28 May 2020 | Status: Pending Consideration

5) [Change of use from retail \(A1\) to Sui Generis \(Beauty Salon & Teaching Aesthetic & Beauty Academy\)](#)

41 Oxford Street Kidderminster DY10 1AR

Ref. No: 20/0408/FUL | Received: Wed 03 Jun 2020 | Validated: Wed 03 Jun 2020 | Status: Pending Consideration

6) [Conversion of existing properties to create 5 no. flats including single storey rear extensions.](#)

218 Chester Road North Kidderminster DY10 1TH

Ref. No: 20/0417/FUL | Received: Fri 05 Jun 2020 | Validated: Fri 05 Jun 2020 | Status: Pending Consideration

7) [Change of use to 2 no. flats](#)

Former Mango's Restaurant 23-24 Blackwell Street Kidderminster Worcestershire DY10 2DU

Ref. No: 20/0390/FUL | Received: Tue 26 May 2020 | Validated: Fri 05 Jun 2020 | Status: Pending Consideration

8) [Proposed telecommunications installation involving 20 metre high monopole with antennas, 3no. ground based cabinet and associated ancillary works](#)

Land at Os 384404 277174 Birmingham Road Kidderminster Worcestershire

Ref. No: 20/0420/TEL | Received: Sat 06 Jun 2020 | Validated: Sat 06 Jun 2020 | Status: Pending Consideration

**9) [Single Storey Rear Extension](#)**

227 Sutton Park Road Kidderminster Worcestershire DY11 6LA

Ref. No: 20/0447/PNH | Received: Thu 11 Jun 2020 | Validated: Thu 11 Jun 2020 | Status: Pending Consideration

**10) [Erection of two storey side and first floor rear extensions](#)**

11 Osborne Close Kidderminster DY10 3YY

Ref. No: 20/0454/HOU | Received: Sun 14 Jun 2020 | Validated: Mon 15 Jun 2020 | Status: Pending Consideration

**11) [Variation of Condition 2 attached to Planning Approval 19/0437/S73 \(pursuant to 19/0062/FULL\) to allow changes to floor layout, additional window and increase of roof pitch](#)**

Beechfields 24 Whitehill Road Kidderminster Worcestershire DY11 6JJ

Ref. No: 20/0441/S73 | Received: Tue 09 Jun 2020 | Validated: Tue 16 Jun 2020 | Status: Pending Consideration

**12) [CONVERSION OF EXISTING OFFICES TO TWO RESIDENTIAL FLATS INCLUDING CYCLE STORE, BIN STORAGE AND PARKING](#)**

9A Church Street Kidderminster Worcestershire DY10 2AH

Ref. No: 20/0429/FUL | Received: Tue 09 Jun 2020 | Validated: Tue 16 Jun 2020 | Status: Pending Consideration

**13) [Non-material amendment to Planning Permission 20/0299/HOU to change external materials of extension to a render finish](#)**

17 Lyndhurst Drive Kidderminster DY10 2PT

Ref. No: 20/0452/NMA | Received: Sat 13 Jun 2020 | Validated: Mon 15 Jun 2020 | Status: Pending Consideration

**14) [Single storey side and rear wraparound extension \(amendment to Planning Approval 19/0508/FULL\)](#)**

17 Parkland Avenue Kidderminster DY11 6BX

Ref. No: 20/0457/HOU | Received: Tue 16 Jun 2020 | Validated: Tue 16 Jun 2020 | Status: Pending Consideration

**15) [Erection of two storey side extension to create 2no. additional flats \(C3\), including relocation of external stairs](#)**

Woodchester 42 Broad Street Kidderminster DY10 2LY

Ref. No: 20/0464/FUL | Received: Wed 17 Jun 2020 | Validated: Wed 17 Jun 2020 | Status: Pending Consideration

**16) [Demolition of vacant commercial and industrial buildings comprising of the former Churchfields Business Park](#)**

Churchfields Business Park Churchfields Kidderminster Worcestershire DY10 2JL

Ref. No: 20/0469/DEM | Received: Fri 19 Jun 2020 | Validated: Fri 19 Jun 2020 | Status: Pending Consideration