

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 14TH DECEMBER 2016 AT 95 HIGH STREET, KINVER.

Present: Councillors: Mrs C Allen (Chairman), Mrs L Hingley (Vice Chairman), , H Williams (Ex-Officio), and JK Hall.

1. APOLOGIES FOR ABSENCE

Cllrs D H Hadlington and Mrs D Geoghegan sent their apologies for the meeting.

Cllr J Irving Bell was not in attendance.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr Mrs L Hingley declared an interest in relation to any planning application that relates to the Greenbelt or Conservation area.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 16TH November 2016 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

An amended plan has been received number 16/00918/FUL - 32 Hyde Lane, Kinver, Ground floor extension, previous recommendation was for approval. Members agreed with their previous recommendation with the additional comment that it complies with Building Regulations.

5. PLANNING APPLICATIONS

The following planning applications were considered and it was agreed to **Recommend** to the Parish Council as stated below for each application: -

16/00988/FUL Land at Astles Rock Walk, Kinver
Holiday let

The existing 5 properties off this lane have all paid to have services and tarmacing to their properties, any construction allowed to the plot of land would damage the surfacing and also block access on the lane.

If the District Council are mindful to allow the application, then the proposed pull in (that is outside the curtilage of the property) should be built prior to construction of a dwelling as it would be critical for access along the lane.

A section 106 should be placed on the site to prevent the property being changed from a holiday let to a residential dwelling at a later date.

The boundary as shown on the application, is not (we believe) the marked out boundary on site (this is currently being disputed) and we believe that the plot visually looks bigger than it actually is. This needs to be addressed before being decided upon.

We note that this application is slightly different to the previous applications, but the concerns raised with previous objections for this site still stand, therefore the Parish Council:-

Recommend Refusal on the grounds that we see no significant change to the previous applications that were refused in 1981 and 1991 by the District Council and then on appeal. We would refer the matter to Highways as the proposed access road does not meet current regulations as the road is very narrow for the existing traffic use.

16/01044/FUL 19 Foster Street, Kinver
Single storey rear extension

Recommend Approval

16/01041/OUT 72 White Hill, Kinver
Replacement Dwelling

Recommend Approval subject to meeting Building and Greenbelt regulations

16/01043/FUL Completelink, The Coach House Nursing Home, Prestwood
Kitchen Extension

Recommend Approval

16/01083/FUL 31 Stone Lane, Kinver
Replace existing dilapidated garage with new one

Recommend Approval

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 1 to these minutes.

7. ENFORCEMENT MATTERS

Matters received:-

16/00517/BOC Rose Meadow Farm, Wolverhampton Road, Prestwood
Buildings being erected on the site far exceed the 3.4m x 6.5m as set out for
12/00789/FUL

16/00518/BOC 137 Enville Road, Kinver
Extension under construction and window is being installed overlooking Mr
Marsden's property on the north side of the extension which was not on the
plans which were approved. Planning app 16/00008/ful. Boundary of extension
has also extended beyond that which was approved

8. PLANNING APPEALS

The following has been received:-

16/00101/UNSIGN Auraveda, High Street, Kinver
Appeal has been lodged

16/00439/FUL 1 Larch Close, Kinver
New 3 bedroom dwelling – appeal dismissed

9. CHURCHILL AND BLAKEDOWN NEIGHBOURHOOD PLAN PUBLICATION

The documents were noted.

10. CONSULTATION ON SSDC HOUSING ENFORCEMENT POLICY

The above documents were noted.

11. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 16TH January 2017

12. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 25th January 2017** at 6.00pm.

13. RECOMMENDATIONS TO THE PARISH COUNCIL

All recommendations detailed in item 6 re Planning Applications are to be made to the Parish Council for consideration.

draft

Appendix 1 to the minutes of the Planning and Development Committee held on the 14th December 2016

Application No.	Details	SSDC	KPC
16/00877/FUL	Sherwood Cottage, Astles Rock, Kinver Erection of timber framed rustic carport	App.	Rec App.
16/00785/FUL	Land at Lawnswood Drive, Lawnswood Erection of single storey dwelling and detached garage	App.	Rec Ref.
16/00879/FUL	Innisfree, 42 Stone Lane, Kinver Detached garage and access, convert existing garage to a dayroom	App.	Rec App.
16/00883/LUP	Stapenhill Farm, Prestwood Drive, Prestwood Single storey side extension and changes to ground Floor openings in elevations	App.	Not consulted.