

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 29<sup>TH</sup> NOVEMBER 2017 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), J K Hall (Vice Chairman), J Irving Bell and N Other

1. APOLOGIES FOR ABSENCE

Councillor H Williams (Ex-Officio) resigned from the Committee.

Councillors P Wooddisse and Miss V Webb sent their apologies for the meeting due to other commitments.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 25<sup>TH</sup> October 2017 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

4.1 17/00846/COU Post House, Bridgnorth Road, Stourton  
Change of use of first floor to residential annex incidental and to Post House

Following the Clerk putting the comments on line on the District Councils website. The owner of the Post House, contacted the Chairman to express her concerns that the information given by the neighbours was incorrect. The Chairman went to the property and had a look at the layout and can confirm that it is as the plans without any living accommodation currently in situ.

The recommendation from the Council did not include any of these comments, they were listed at the end of the recommendation as comments made by the neighbours.

It is believed the application has been approved by the District Council. - Not sure we should put this as we have not had confirmation.

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: -

17/00845/FUL 3 Lockside Drive, Kinver  
Demolition of existing 3 car garage and erection of a detached house.

**We note that there are no real differences in this revised planning application and therefore we Recommend Refusal on the grounds that:-**

- **Loss of parking spaces and garages to original property, and limited parking available for the new property also.**
- **Out of keeping with the street scene.**
- **Changes the aspect of the private drive of specifically allocated housing.**
- **The application has to comply with the Conservation area regulations**
- **The development would breach condition 11**

17/00797/FUL 47 Edgeview Walk, Kinver

Amended plans for gates work etc..

**Recommend Refusal on the grounds that:-**

- **It has changed the street scene**
- **It will set a precedent for other properties to follow**
- **A drop kerb is required for access to the garages and parking made on the front of the property so as the pavements are not damaged.**

17/00947/FUL Pareda House, Wollaston Road, Wollaston  
Single storey side and rear extension

**Recommend Approval**

17/00969/FUL 136 Enville Road, Kinver  
Single storey rear extension

**Recommend Approval**

17/00984/VAR Kinver High School, Enville Road, Kinver  
Alterations to approved plans

**Recommend Approval**

17/01000/FUL Lawnswood Farm, Lawnswood Road, Lawnswood  
The Conversion of 1 no agricultural barn to form 1 no residential unit,  
Including associated extensions, access, car parking and landscaping

**Recommend Approval subject to complying with Greenbelt regulations**

17/00964/TREE Land adjacent, 6 Rockmount Gardens, Kinver  
Remove 9 trees, 4 acacia, 3 sycamore, 1 willow and 1 elm

**Refer to Steve Dores**

17/01021/TREE Land adjacent to River Stour and opposite 54a High Street  
Pollard a willow tree

**Refer to Steve Dores**

17/01004/TREE The Laurels, Lawnswood Drive, Lawnswood  
Reduce crown of Yew Tree

**Refer to Steve Dores**

17/01020/FUL 26 Meddins Lane, Kinver  
Proposed house extension and new garage

**Recommend Approval**

17/01023/FUL Browns of Wem, The Buildings, County Lane, Iverley  
Replacement agricultural buildings

**Recommend Approval subject to complying with Greenbelt regulations**

17/01014/FUL Tudor House, Norton Road, Iverley  
Proposed ground floor and rear and side extensions and first floor side extension

**Recommend Approval we note that there is a telegraph pole very close to the proposed extensions and this needs to be taken into account.**

17/01037/FUL 10 Prestwood Road, Stourton  
Proposed remodel and front extension to existing bungalow and a first floor extension over

**Recommend Approval**

17/01052/LBC 21 High Street, Kinver  
17/01051/FUL Single storey rear extension and internal and external alterations, including the retention of works permitted under planning permission 16/01131/FUL

**Recommend Approval subject to complying with Conservation regulations**

17/01033/FUL 33 Hampton Grove, Kinver  
Replacement Garage, proposed porch and balcony and walls

**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

None were reported and the Clerk is waiting for updates from Lucy Macdonald. Members asked the Clerk to invite Lucy to a future meeting to discuss outstanding and enforcement protocol.

8. APPEAL DECISIONS

None were reported.

9. SITE VISIT UPDATE FOR SEVERN TRENT PLANT

Councillors J Irving Bell and Mrs C Allen attended the visit. It was noted that Severn Trent are looking to add more waste to the facility. It was suggested that perhaps the County and District may be able to discuss utilising the plant with house hold waste in the future?

The stats from the site are as follows:

- Tonnage of food waste in: 48,500 tonnes per annum
- Tonnage of digestate out: 40,000 tonnes per annum
- Gas generation: 9 million m<sup>3</sup> for 2017/18 (estimated value as we haven't run for a complete year yet). Next year as a full year (2018/19) we're expecting to produce 10-12 million m<sup>3</sup> of gas.
- Electrical equivalent energy generation: 15 Gwh (estimated generation for 2017/18). Next year (2018/19) as a full year we're estimated to generate 24 GWh.
- Number of vehicle deliveries per week: 50

10. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 4<sup>TH</sup> December 2017  
Updates and visit from Lucy MacDonald

11. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 13<sup>th</sup> December 2017** at 7.00pm.

12. RECOMMENDATIONS TO THE PARISH COUNCIL

The recommendations in agenda item 5 were put to the Parish Council for approval.

Appendix 1 to the minutes of the Planning and Development Committee held on the 29<sup>th</sup> November 2017

Application No.	Details	SSDC	KPC
17/00828/FUL	Beam Ends, Prestwood Drive, Stourton Conversion of an annexe building into a 2 bedroom separate dwelling house	App.	Rec App.
17/00444/FUL	Stapenhill Farm, Prestwood Drive, Stourton Conversion of barn to residential dwelling	App.	Rec App.
17/00758/REM	The Paddocks, Mile Flat, Greensforge Lane Demolition of stable block and erection of 2 no dwellings.	App,	Rec App.