

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 22<sup>ND</sup> FEBRUARY 2017 AT 95 HIGH STREET, KINVER.**

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Present: Councillors: Mrs C Allen (Chairman), Mrs L Hingley (Vice Chairman), J Irving Bell, H Williams (Ex-Officio and Mrs D Geoghegan

1. APOLOGIES FOR ABSENCE

Cllr JK Hall was not in attendance.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr Mrs L Hingley declared an interest in anything relating to the Greenbelt or the Conservation area.

3. MINUTES OF THE PREVIOUS MEETING

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

4. MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Update from Lesley Birch re Brockleys Walk development for the Housing Association:-

**“ Kinver Parish Council Update for ‘The Saplings’ bungalow scheme**

Finally, there is some interesting progress to report!

As promised at the Council meeting I attended prior to Christmas, the new Willow Road sign will look something like this.....!

There will, of course, be a road sign for the new development, which will be installed when the bungalows are near completion.

The roof tiles are all in place and the properties are now weather-tight. The entrance doors are now fitted on the semi-detached bungalows (see below), with the detached bungalow soon to follow!

I will provide a further progress report to include more internal photographs once the kitchens have been fitted and sockets installed. The properties will then look much more habitable!

Kind regards  
Lesley Birch”

4.2 The Clerk is still trying to arrange a site visit for the new Settlement Tank plant at Roundhill Sewage Works.

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: -

17/00107/TREE            4 Wickett Lane, Prestwood  
Remove silver birch

**This application has already been refused permission by S Does.**

16/01139/FUL            34 Hyperion Road, Stourton  
Extensions and alterations

**Recommend Approval**

- 17/00092/FUL Highdown Nursery, Sugar Loaf Lane, Iverley  
Proposed biomass facility incorporating boilers, plant room, fuel store, chip dryer and log dryer to be provided in connection with existing commercial horticultural operations
- We are not aware of the technical requirements of a bio mass boiler, however we do have concerns over its location. The proposed location is very visible on the access roads approaching the site, and a more discreet location would be preferable so it does not have such an impact on the Greenbelt.**
- 17/00109/FUL Agricultural Building, off Whittington Hall Lane, Kinver  
Proposed change of use of agricultural land and building to mixed agricultural and equestrian use including allowing for the indoor housing of livestock and retrospective provision of hardstanding.
- Recommend Refusal on the grounds that this building was only granted permission this size for use as a tractor and machine store. Part of the Approval was that it was not to be used to house livestock. The design of the building is not suited to the proposed change of use housing livestock and livery stables.**
- The vehicle movements would increase along a narrow track only designed for tractor / farm machine access.**
- We also have concerns over the very large hardstanding area that has been installed, as it appears to be an additional item not on the previous planning application.**
- There is also a toilet shown on the application, this would need to be connected into a septic tank, this would increase traffic again as this would need to be empties on a regular basis.**
- 17/00067/COU 14 Chenevare Mews, High Street, Kinver  
Change of use of office to tattoo studio (currently using no 10)
- Recommend Approval subject to the Number 10 shop being returned to a normal unit.**
- 17/00078/FUL Beech Trees, James Street, Kinver  
Proposed erection of 2 bedroom elderly persons bungalow
- Recommend Refusal on the grounds that the access to the proposed dwelling is on a dangerous bend, onto an un-adopted road in very poor condition.**
- The proposed access to the dwelling is across and onto land not in the ownership of the applicant (neither do they have permission off the land owner to gain access to the dwelling).**
- If South Staffordshire District Council approve this application, a condition of the approval should be that the applicant has to secure legally the right of access before commencing building.**
- 17/00063/TREE 3 Covers Lane, Prestwood  
Remove branch and trim silver birch tree
- Refer to S Does**

- 17/00032/FUL Land and Stables at Wolverhampton Road, Prestwood  
Change of use from agricultural land to stables and equine use. Including stables, hay barn, exercise walker and exercise running track
- Recommend Refusal on the grounds that this is an over development in the Greenbelt land and the access is in a very dangerous location (entering and exiting onto a 50mph main road).**
- 17/00046/FUL Virginia Lodge, Hunters Ride, Lanwswood  
Demolition of existing house and proposed erection of 2 new detached dwellings (renewal of 14/00501/FUL)
- If this planning application is approved, S Dores should ensure that the trees are protected and not removed from the site. As this area is houses in a woodland!**
- If the District Council approve the application, we have concerns over the limited parking, again there are 2 spaces allocated per 4 bedroom house.**
- 17/00116/FUL 32 Hyde Lane, Kinver  
Retention of single storey rear extension (amendments to permission 16/00918/FUL including; changes to roof lights, rear facing windows and design of rear gable)
- Recommend Approval subject to the District Council ensuring that all of the development is within the curtilage of the site boundary.**
- 17/00113/FUL Kings Lodge, Bridgnorth Road, Stourton  
Change of use of part of existing garage outbuilding to ancillary annexe living accommodation, home office and gym
- Recommend Refusal on the grounds that the site access is on a very fast main road, and conversion of the garages to a dwelling / office / gym would increase the number of vehicles accessing and exiting the site. It is also making another dwelling within the Greenbelt. If the District Council approve the site then a S106 should be placed on the building to ensure the site remains together.**
- 17/00025/FUL Cobham Farm, Sugarloaf Lane, Iverley  
Demolition of disused chicken farm, and construction of new four private residential dwellings
- Recommend Approval but we do have concerns over there only being 2 allocated parking spaces per 4 bedroom dwelling.**
- 17/00093/FUL The Brackens, Vicarage Court, Kinver  
2 storey front and side extensions
- Recommend Approval**
- 17/00148/TREE 6 Covers Lane, The Oval, Prestwood  
G13 remove silver birch
- Refer to S Dores**
- 17/00119/FUL 22 Compton Road, Kinver  
Single storey rear extension and 2 storey side extension
- Application not received in time for the meeting**

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:-

17/00054/UNCOU Prestwood Farm, Prestwood Drive, Prestwood  
Alleged unauthorised change of use of the land and buildings in connection with Prestwood Farm Feeds. Are they allowed to operate for farm feeds.

17/00071/UNDEV Pine Croft, 7 Chantry Road, New Wood  
Neighbour has erected a 3m tall fence/Changed ground levels – See emails for information.

The above were noted.

8. HALF PENNY GREEN AIRPORT PUBLIC CONSULTATION

The Chairman looked through the documents relating to the airport and the following points were noted:-

- The Airport controllers are wanting to reintroduce approval instrument approach procedures.
- They have no plans to resurrect the proposal to turn the airfield into a major commercial airport.
- They wish to introduce GPS or Satnav approaches to both ends of the main runway.
- They will be moving the missed approach hold south so it does not affect Birmingham Airport space.

The Consultation documents were noted.

9. ADOPTION OF BROMSGROVE PUBLIC PLAN NOTIFICATION

The documents were noted.

10. APPEAL DECISION FOR BRIDGE HOUSE GREENSFORGE LANE

The appeal for change of use of building to residential and offices has been dismissed.

11. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 20<sup>th</sup> March 2017

12. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 29<sup>th</sup> March 2017** at 6.00pm.  
Update from visit to Severn Trent Bio Plant

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.

Appendix 1 to the minutes of the Planning and Development Committee held on the 22<sup>nd</sup> February 2017

Application No.	Details	SSDC	KPC
16/01083/FUL	31 Stone Lane, Kinver Replace dilapidated garage into a larger single brick garage	App.	Rec App.
16/01059/FUL	37 Hyperion Road, Stourton Single storey rear flat roof extension	App.	Rec App.
16/01094/FUL	Berkley Cottage, Prestwood Drive Loft conversion with traditional front dormer and rear Gabled dormers	App	Rec App.
SS16/13/629W	Severn Trent Sewage Plant, Settlement tank	App.	Rec App.

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