

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 28<sup>TH</sup> JUNE 2017 AT 95 HIGH STREET, KINVER.**

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Present: Councillors: Mrs C Allen (Chairman), J K Hall (Vice Chairman), H Williams (Ex-Officio), J Irving Bell and N Other.

1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Cllrs P Wooddisse and Mrs V Webb.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 24<sup>th</sup> May 2017 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

- 4.1 A date has been set for the 29<sup>th</sup> June at 10.30am to meet with Steve Dores and representatives from The Oval and Prestwood Nursing home to discuss the trees.

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: -

17/00525/TREE      6 Wicket Lane, The Oval, Prestwood  
Remove scots pine and a silver birch tree

**Refer to S Dores and discuss at the site meeting on the 29<sup>th</sup> June.**

17/00523/TREE      4 Covers Lane, The Oval, Prestwood  
Crown thin and reduce in height 2 silver birch trees

**Refer to S Dores and discuss at the site meeting on the 29<sup>th</sup> June.**

17/00508/FUL      Lockside Works, Mill Lane, Kinver  
Proposed single storey extension

**Recommend Approval subject to complying with the canal conservation regulations**

17/00492/TREE      Rear of 2 and 3 Trinity Court, High Street, Kinver  
Remove 1 willow and crown reduce second willow

**Refer to S Dores**

17/00420/FUL      44 Windsor Crescent, Kinver  
2 Storey side and rear extension to dwelling

**Recommend Approval**

17/00407/FUL 15 Pavilion End, Prestwood  
Conversion of garage adjacent to property into a habitable room. Replacing front garage door with French doors. The use of the room is for a second bedroom and house bathroom. To be accessed through doorway from main building.

**Recommend Approval**

17/00517/FUL 90 Churchview Gardens, Kinver  
Proposed 1200mm high timber trellis added to existing fence.

**We refer the decision to the District Council as we have concerns over the overall height of the existing fence and proposed trellis totalling 10ft tall.**

17/00503/FUL Grey House, Dark Lane, Kinver  
Proposed 2 storey side extension, single storey rear extension and double detached garage

**Recommend Approval**

17/00533/FUL 20 Bridgnorth Road, Stourton  
2 storey extension to provide carport, bedroom and bathroom

**Recommend Approval**

17/00518/FUL 65 White Hill, Kinver  
3 storey front extension

**Recommend Approval**

17/00493/TREE 35 Church View Gardens, Kinver  
Removal of Scots Pine

**Refer to S Dores**

17/00403/FUL Land Rear of Field House, Norton Road, Iverley  
Proposed new dwelling and garage / store to replace existing agricultural building

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

17/00226/FUL Rose Dew, Horse Bridge Lane, Kinver  
Demolition of exiting dwelling and erection of a 2 storey dwelling and detached garage

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

17/00500/FUL 50 Sugarloaf Lane, Iverley  
Front extension single storey

**Recommend Approval we assume the trees and holly bush are remaining as there is no reference to them being removed in the paperwork. Please refer to S Dores.**

17/00485/OFFRES 85 High Street, Kinver  
Change of use from office to dwelling

**Recommend Approval**

17/00429FUL Kings Lodge, Bridgnorth Road, Stourton  
Proposed rear extension

**Recommend Refusal on the grounds it is an overdevelopment of the site in the Greenbelt Regulations**

17/00580/TREE Waterworks House Mill Lane Kinver DY7 6LE  
Removal of a Sycamore tree

**Refer to S Dores**

17/0323/COU Redstone House, 50 Sugarloaf Lane, Iverley  
Change of use of domestic curtilage for additional parking facilities and to create an in/out driveway behind a walled gated entrance

The Clerk sent the email as requested after the last meeting, the following response was received:-

“Thank you for your email, submitting an objection to the above referenced stopping up Order.

You are concerned that stopping up this highway will prevent people from being able to park on the verge, consequently causing issues on other roads within the area. Parking is not a designated purpose of the highway verge and therefore we would not be able to accept your comments as a valid objection to the stopping up. Any issues regarding parking would need to be addressed by the local highway authority, Staffordshire County Council.

You are also concerned about the impact on the visual aspect of the area, however this is a matter that the planning authority, South Staffs District Council, would consider when reviewing the planning application and consequently, we would not accept as a valid objection to the stopping up Order.

I hope this has clarified our position and explained why we cannot accept your objection to the stopping up Order.

Kind regards,”

The Clerk and Chairman sent the following response back:-

“Thank you for your reply, the concern of the Parish Council is that this is land owned by Staffordshire Highways, they use it when they are undertaking work in this area, and it should remain as Staffordshire land for that purpose.

Therefore the applicant should not be allowed to take the use of this land for private car parking as it is not their land.

We strongly oppose this application.

Kind regards “

And this reply was then received:-

“Staffordshire County Council, as the highway authority, are also consulted at the draft stage of the stopping up process and would be able to submit a written objection if they felt it appropriate.”

The Clerk has sent the emails to Mark Keeling with our objections.

He has responded:-

Many thanks, the DfT should manage any objections as we are just part of the process. Officers have just checked with the relevant department and they confirm that all objections should be sent to themselves to forward to the applicant for comments.

The Clerk has sent objections to both Authorities and copied County Councillor Victoria Wilson also.

Comments from Councillor Mrs V Wilson:-

“Having spoken to Mark Keeling yesterday regarding the grassed area in front of 50 Sugar Loaf Lane, I understand that as Highways has no interest in utilising the land, they have no reason to withhold it from the resident there, so now the issue goes to the DfT?”

The Committee agreed to send the previous recommendation:-

**Recommend Refusal on the grounds that the land proposed to be taken into the curtilage of the property is used regularly by walkers to the area to park upon. Taking this space away from the public would have an impact on where these cars would then park, and this would cause issues on other roads within the area. If this area was changed from open Greenbelt land to private driveway with a large brick wall and gates it would have a major detrimental impact onto the visual aspect of the area in the Greenbelt. This road is a site of archicgical interest as it is a Roman Road and the area should be protected.**

**It was agreed to copy Gavin Williamson MP in on this item.**

## 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:-

17/00258/COU      Snelgrove, Kinver  
Part of garden has been enclosed and may need change of use

17/00268/UNDEV      Stapenhill Lodge, Stourton  
Development commenced without planning permission

17/00277/UNDEV      Rose Meadow Farm, Prestwood  
Gypsy site moved on large static caravan.

The Clerk is still awaiting information on outstanding items.

## 8. APPEAL DECISIONS

41 High Street Kinver – Signage painted on building – appeal dismissed.

Email from SSDC:-

The planning appeal to retain the unauthorised advertisement at 41 High Street was dismissed by the Planning Inspectorate. I have informed the owner that the advertisement must be removed by 17<sup>th</sup> July or prosecution proceedings will commence.

The owner will have to liaise with the Council’s Conservation Officer, Claire Hines, to ensure that any repainting is appropriate.

153 Hyperion Road, Stourton – fell 2 sycamores – appeal dismissed

Astles Rock Walk, Kinver – Eco Holiday let – appeal dismissed

9. PREMISES LICENCE VARIATION FOR STOURBRIDGE RUGBY CLUB

The above premises is to change their licence to allow a May ball to take place in the Marque. This was noted.

10. STAFFORDSHIRE COUNTY COUNCIL CONSULTATION UPDATED PLANNING APPLICATION VALIDATION REQUIREMENTS

This was noted.

11. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 18<sup>TH</sup> July 2017

Visit to Severn Trent

Update on meeting at The Oval on the 29<sup>th</sup> June

12. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 26<sup>th</sup> July 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.

Appendix 1 to the minutes of the Planning and Development Committee held on the 28<sup>th</sup> June 2017

Application No.	Details	SSDC	KPC
Ss17/01/629w	Severn Trent Sewage Plant New installation of motor control cabinet	App.	Rec App.
17/00272/FUL	177 Enville Road, Kinver Erection of 1 no dwelling	App.	Rec Ref.
17/00203/FUL	12 Hampton Grove, Kinver Demolition of existing dwelling, construction of 3 new Detached dwellings and extension and alteration to existing out building to form a detached dwelling.	App.	Rec Ref.
17/00303/FUL	56 Stone Lane, Kinver Proposed front and rear extensions and various internal and external alterations	App.	Rec App.
17/00319/FUL	Kinver Gardens, Enville Road, Kinver 2 storey side extension	App.	Rec App.
17/00168/FUL	Stourbridge RFC, Bridgnorth Road, Stourton Installation of a new artificial grass pitch and other works	Ap.	Rec App.
17/00097/COU	The Glens, Sugarloaf Lane, Iverley Change of use to business selling horse feed and tack	App.	Rec App.
17/00109/FUL	Agricultural building, Whittington Hall Lane, Kinver Proposed change of use to mixed agricultural and equestrian	Ref.	Rec Ref.
17/00349/FUL	18 Forest Drive, Kinver Replacement balcony structure with new porch and level parking area	App.	Rec App.
17/00273/FUL	27 Meddins Lane, Kinver Proposed garage	App.	Rec App.
17/00032/FUL	Land and stables at Wolverhampton Road, Prestwood Change of use from agricultural to stables and equine use. Including hay barn, exercise walker and exercise Running track	Ref.	Rec Ref.
16/01120/FUL	Stourton Court, Bridgnorth Road, Stourton Proposed change of use of the existing main house and flat 1 to 8 apartments and a single storey side extension including associated parking and bin store building.	App.	Rec App.

26/06