

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 25TH OCTOBER 2017 AT 95 HIGH STREET, KINVER.

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

1. APOLOGIES FOR ABSENCE

All members were present.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr P Wooddisse declared a non-pecuniary interest in relation to planning application number 17/00903/FUL.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 20th September 2017 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Severn Trent Visit is still outstanding.

3 dates were received from Severn Trent for a visit to site, members agreed on the 14th November at 10am.

4.2 Update requested on the Saplings, Brockleys Walk, Kinver

Email from Lesley Birch SSHA

“Hi Jenny, yes, the properties are now complete but we will be contacting the PC very soon to inform them of the reason that they are still not let”

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: -

17/00907/TREE_T Acorns, Lawnswood Drive, Lawnswood
Remove 3-4 branches of an oak tree

Refer to S Does

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

Recommend Refusal on the grounds that the application is no different than the previous applications that have been refused by the District Council. Therefore the decision should remain.

It was noted by the local residents that:-

- **The sewage system cannot cope with the current building, it is found leaking down the bridle path to the rear of the property on a regular basis and adding a further dwelling to it would make the situation much worse.**

- When a neighbour put in an application in more recent years they had to have wild life and bat surveys undertaken. It was found they had 3 species of bat, 2 very rare and had to put up bat boxes to protect them. This should be taken into consideration.
- The window in the eaves of the garage seriously overlooks the neighbour's property and has a major impact on their privacy.
- On the plans there is a room that shows it as a hobby room, however the neighbours informed the Council that this actually has a fitted kitchen in it.
- There are several tall trees overhanging the proposed property which do not belong to the applicant, that have bat boxes on and this should be noted. The overhanging branches do make the property dark as they take the light.

17/00845/FUL

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

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

17/00828/FUL

Beam Ends, Prestwood Drive, Prestwood
Conversion of annexe building into 2 storey separate dwelling

Recommend Approval

17/00865/FUL

Fairways, Hunters Ride, Lawnswood
Side / replacement extension and rear single storey extension

Recommend Approval

17/00886/FUL

Glenhaven, Sugarloaf Lane, Iverley
Double story house extension, detached garage and boundary walls

Recommend Approval

17/00903/FUL

Rivaton Lodge, Lawnswood Drive, Lawnswood
Alterations and improvements to existing annexe (Little Rivaton)

Recommend Refusal on the grounds that this is not an annexe to an existing building it is a dwelling with its own curtilage. If this application is approved a s106 should be placed on the building so it remains with the original property to keep it as an annexe. The application should also comply with Greenbelt Regulations.

17/00928/FUL

2 High Street, Kinver
Demolition of existing single storey rear extension and building new single storey rear extension, Installation of new pitched roof over existing front entrance door . Installation of 2 no sun pipes to rear.

Recommend Approval

17/00906/FUL

41 Bridgnorth Road, Stourton
2 storey side extension and ground floor rear extension

Recommend Approval

17/00932/FUL

33 Dark Lane, Kinver

Ground floor side extension to create utility and garage. Extend front porch over the garage, first floor side extension to create bedroom / ensuite, demolish conservatory to rear and construct sun lounge

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

The Clerk has compiled a spreadsheet going back to May and asked Lucy Macdonald to update the enforcement cases. It was noted that Sleepers House needs to be on the list also.

Email from Planning re 8 Dark Lane

"I am contacting you regarding your concerning about 8 Dark Lane, Kinver.

I have recently dealt with a planning enforcement case for this address and provide you an update to your queries that you have raised.

I carried out a site visit to assess the building which has been recently constructed on the area of land in question. I checked that the approved plans for the development had been adhered too; I can confirm that apart from a balcony not being constructed (it is now a Juliet balcony) the building has been constructed as per the approved plans, which includes the positioning of the building on the land.

Therefore, I am satisfied that there is no breaches of planning control at the property in question.

I hope the information in this email has been of help and has answered your quires; if you have any further questions, please don't hesitate to contact me. "

8. APPEAL DECISIONS

None were reported.

9. SAD UPDATE

Email from Kelly Harris

**EXAMINATION OF THE SITE ALLOCATIONS DOCUMENT (SAD)
INSPECTOR'S MATTERS ISSUES & QUESTIONS AND HEARING SESSIONS**

We wrote to you in September to advise you that we had submitted our Site Allocations document (SAD) to the Secretary of State for independent examination. The formal Examination period started when the Plan was submitted to the Secretary of State and ends when the Inspector's report is sent to the Council.

As part of the Examination, there will be a number of hearing sessions which will begin at **10am on Tuesday 28th November 2017** at the Council Offices, Wolverhampton Road, Codsall, WV8 1PX. Anyone can attend the public hearings as an observer, however only those who made representations to the Publication SAD can be participants in the Examination process and only those who seek some change or object to the Plan are normally involved in the hearing sessions. The Programme Officer will write separately to those representors with further information.

The Planning Inspector, Stephen Pratt BA (Hons) MRTPI, has now issued a schedule of Matters, Issues and Questions, (MIQs) which will be addressed during the Examination. He has also provided guidance to explain how the Examination will be run, initial details of the hearing sessions and the deadlines for response to the MIQs. You can see the guidance note and MIQs on the Council's website at www.sstaffs.gov.uk/sadexamination as document PS.A.003, along with all other SAD documents.

The Council has to respond to the MIQs, through the Programme Officer, by 4pm on Friday 3rd November 2017. Our responses will be published on the website, along with any responses from other participants.

If you have any queries about the examination procedure or the hearing sessions, please do not hesitate to contact the programme officer, Amanda Willis who is the main point of contact for the Examination, acting as a liaison between the Council, the Inspector and the examination participants. You can contact her by telephone, 07958 562954 or email Programme.Officer@sstaffs.gov.uk .

An Examination library is being prepared and can be viewed on the Council's website, and the documents can also be viewed at the Council Offices in Codsall by arrangement with the Programme Officer.

Detailed agendas for the hearing sessions will be published shortly before they commence in late November, when the Inspector has had the opportunity to consider the responses to his MIQs. It is possible that the timetable will change during the course of the hearing sessions and we suggest that you keep up to date by visiting the Examination webpage on the Council's website at www.sstaffs.gov.uk/sadexamination

If you have any queries please contact the Local Plans Team regarding the SAD, or the Programme Officer for information about the Examination.

This was noted.

10. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 20th November 2017
Updates from Lucy MacDonald and the reasons for the Saplings not being let yet.

11. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 29th November 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 25th October 2017

Application No.	Details	SSDC	KPC
17/00755/FUL	10 Horton Road, Kinver First floor side extension to provide larger bedroom and bathroom	App	Rec App
17/00739/FUL	Monte Rosa, Huntsmans Walk, Kinver Front and side extension	App.	Rec App
17/00596/FUL	Cobham Farm, Sugar Loaf Lane, Iverley Demolition of disused chicken farm and construction of 4 new private dwellings	Application Withdrawn	
17/00618/FUL	98 Churchview Gardens, Kinver Replacement of existing raised platform	App.	Rec Ref.
17/00500/FUL	50 Sugarloaf Lane, Iverley Single storey extension.	App.	Rec App.
17/00323/FUL	50 Sugarloaf Lane, Iverley Change of use to domestic curtilage for parking facilities and to create and in / out driveway behind a walled and gated entrance.	App.	Rec Ref.
17/00689/FUL	Compa Cottage, Comber Road, Kinver 2 storey extension to the front of the existing property	App.	Rec App.
17/00581/FUL	4 Hill Farm Barns, Church Hill, Kinver 2 storey side extension	App.	Rec App.
17/00247/LBC	The Pharmacy, 29 High Street, Kinver Blue Plaque to be fitted	Application Withdrawn	

13/10