

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 18TH MAY 2016 AT 95 HIGH STREET, KINVER.

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

1. APOLOGIES FOR ABSENCE

All members were present.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr Mrs L Hingley declared an interest in relation to applications within the Greenbelt / Conservation Area.

Cllr Mrs C Allen declared an interest in relation to planning application number 16/00384/FUL and took no part in the discussion or voting on this item.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 20th April 2016 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

None were reported.

5. PLANNING APPLICATIONS

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

16/00249/FUL Kinver Parish Council, Comber Ridge Burial Ground, Kinver
Oak framed garage

No comments made as the Parish Council are the applicants.

16/00348/FUL 57 Bridgnorth Road, Stourton
Extensions to dwelling

Recommend Approval

16/00351/FUL 17 Edgeview Walk, Kinver
Alteration and landscaping to front garden area, to create a double garage below ground with front garden above, and extending dropped kerb.

Recommend Approval

16/00359/FUL 8 Compton Road, Kinver
Dormer extension increasing the ridge height

We have concerns about the large rear dormer window proposed, as it will over look the garden of No 14 as this property is higher than No 14.

16/00384/FUL 3 Chantry Road, Stourton
2 storey side extension with porch

Recommend Approval

16/00385/OTHERS Kays Butchers, 53 High Street, Kinver
Change of use from a butchers shop into a deli shop and bistro area to the rear

Recommend Approval

16/00388/FUL Robina Hunters Ride, Lawnswood
2 storey extension to side, new gables to front and new entrance.

Recommend Approval

16/00415/FUL The Bungalow, Windsor Holloway, Kinver
1.5 storey front and side extension.

Recommend Refusal on the grounds that this is a very large extension onto the bungalow and it will not comply with Greenbelt Regulations.

16/00423/FUL Holly Ridge, Greensfidge Lane, Stourton
Extension to conservatory, including demolition of?

This application was not received in time for the meeting.

6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

Planning decisions are attached as per appendix 1 to these minutes. Members asked the Clerk to contact the Planning Department to ask why on 2 of the applications we were not consulted.

7. ENFORCEMENT MATTERS

Outstanding items

16/00118/BOC Bridge House, Greensforge Lane, Stourton
Unauthorised use of granny flat

16/00120/TIDYUP Rear of Baci, Flat 47a, High Street Kinver
Tenant putting rubbish on the roof and mattress at rear of shops below.

16/00151/UNDEV Stapenhill Farm, Prestwood Drive, Stourton
Alleged unauthorised building without planning consent.

New Items

16/00171/BOC Kinver Constitutional Club, 119 High Street, Kinver
Boules court built and floodlighting intrudes on complainants property.

16/00177/TIDYUP 3 New Cottages, Wolverhampton Road, Prestwood
Wooden garage which is at the front of property is untidy Kinver

16/00191/LBLDG The Old House, 47 High Street, Kinver
Alleged - Work being carried out to listed building – no action to be taken

16/00200/BOC 19 Hawthorne Way, Kinver
Conditions check required as query over whether building to original plans Ref 10/00937/FUL

16/00203/UNDEV 59 Churchview Gardens, Kinver
Alleged building prior to planning approval

16/00219/UNDEV 6 The Grazings, Kinver
Alleged rear extension
(update received, this is permitted development as he is putting a flat roof on the extension. However if a pitched roof is put on then it does need planning permission)

This was noted.

Councillor JK Hall asked the Clerk to look to see if there is a building regulations register, she has contacted the District Council and their response is below:-

“The Building Control Register is not a public register and you would need access to the it system to view it. It contains personal information and there is no public access to the system. However, to check a property has Building regs approval I would recommend that you call the office between 10:30am and 5pm and the staff will be happy to check any addresses and confirm. Alternatively, email enquiries@southernstaffs-buildingcontrol.co.uk.

If there are no Building Regs applications registered we will investigate.

Regards
Ged

*Ged Cooper
Partnership Manager
Building Control & Land Charges Partnerships”*

This was noted.

Members reported that No 1 Enville Road, the brick wall that runs along the pavement is leaning out considerably and asked that Enforcement have a look at it urgently on the grounds of Health and Safety.

8. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 30th May 2016

9. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 8th June 2016**.

10. RECOMMENDATIONS TO THE PARISH COUNCIL

All recommendations re Planning Applications are made direct to South Staffordshire District Council, or in the case of Highways matters direct to County Council.

Appendix 1 to the minutes of the Planning and Development Committee held on the 18th May 2016

Application No.	Details	SSDC	KPC
16/00210/LHSHLD	3 Sterrymere Gardens, Kinver Ground floor extension	App.	PC Not Consulted
16/00156/FUL	Agricultural Building, Whittington Hall Lane, Kinver Proposed agricultural building and access track	App.	Rec Ref.
16/00300/LUP	22 Hyde Lane, Kinver Loft Conversion	App	PC Not Consulted
16/000192/FUL	Kinver Scout Camp, The Compa, Kinver Retrospective planning for new storage shed	App.	Rec App.
16/00185/FUL	45 High Street, Kinver New live work unit	App.	Rec App.
2/5	The Old Foley School, Kinver Felling of large dead Robina tree	App.	