

Present: Councillors: Mrs C Allen (Chairman), K Hall (Vice Chairman), Miss V Webb and N Other

1. APOLOGIES FOR ABSENCE

Cllr P Wooddisse sent his apologies for the meeting.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 28TH February 2018 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 Parish Council as stated below for each application: -

17/001092/AGGRES Greyfields Court, Beacon lane, Kinver
Conversion of dutch barn into a single dwelling

Recommend Approval subject to complying with Greenbelt Regulations, on a vote there were 3 votes for and 1 against (Cllr JK Hall asked that his name was recorded against this vote).

18/00180/FUL 16 Heather Drive, Kinver
Extensions to front of dwelling, extending dining and garage

Recommend Approval

18/00176/FUL Broadacres, Wolverhampton Road, Stourton
Demolish existing dwelling and replace with 4 dormer bungalows and garages.
Access from private drive.

Recommend Refusal on the grounds that:-

- **This is an overdevelopment of the site**
- **It is out of keeping with the Greenbelt /Conservation regulations**
- **The single track feeding the existing properties off this drive is inadequate for any further properties as it tree lined and cannot be made wider. So vehicles leaving the A449 to enter the drive would have to reverse back onto the main road if a car was exiting the track.**
- **The trees lining the driveway should remain in situ.**

18/00213/FUL 3 Dunsley Road, Kinver
Construction of single storey granny annexe in rear garden

Recommend Refusal on the grounds that:-

- It is detrimental to the Canal Conservation area
- It is an over development of the site
- There is insufficient access for a vehicle to get near the proposed granny annexe.
- If permission is given for this dwelling then a section 106 should be placed on the site to ensure the site remains as one.

18/00190/FUL

4 Foley Street, Kinver
Proposed detached 4 bedroom house

Recommend Approval subject to complying with Conservation Area Regulations.

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 updated spreadsheet is attached as appendix 2 to these minutes.

The Chairman informed members that she has spoken with the Clerk to try to clarify with Lucy Macdonald what are the Enforcement Procedures. They have tried to pick up on items that have happened an outcomes were not as expected. Lucy Macdonald has been asked to come to a future meeting to explain this. Members agreed that the Clerk split the Enforcement list into ones completed / outstanding and add in any items that have happened in the past without the expected outcome.

After speaking to Lucy Macdonald it was agreed to invite the 3 District Councillors to attend a Planning meeting to raise the concerns of the Committee members.

8. APPEAL DECISIONS

An appeal hearing for 6 Covers Lane, The Oval is taking place on the 1st May. This was noted.

9. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 16th April 2018

10. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 25th April 2018** at 7.00pm.

11. 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 28th March 2018

Enforcement register - Live issues				
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
JULY	17/00178/UNDEV	Pony Paddock, The Compa, Kinver	– Issue is the erection and use of outbuildings without planning permission (planning permission refused by us and dismissed on appeal) Planning application	Waiting for owner to submit planning application.
MAY	17/00242/UNDEV	Friars Gorse Water Tower, Lawnswood Drive, Lawnswood	Erection of Mobile Phone Mast.Pre App 2012 - 12/00027/PREAPP Application Withdrawn 2012 - 12/00162/FUL	Falls within Permitted Development therefore no planning permission required.
JUNE	17/00268/UNDEV	Stapenhill Lodge, Stourton	Development commenced without planning permission	Ongoing
JUNE	17/00277/UNDEV	Rose Meadow Farm, Prestwood	Gypsy site moved on large static caravan.	formal action to be taken
AUGUST	17/00407/UNCO U	Highdown Nursery, Sugarloaf lane, Iverley	Using premises as a tip	Investigation ongoing with EA
AUGUST	17/00437/UNCO U	Brabazon, Prestwood Drive, Stourton	Alleged - Change of use of outbuilding to residential accommodation.	Planning Contavention Notice required.
AUGUST	17/00438/UNSIG	Street Record, Sugarloaf Lane, Iverley	Signs for 'Sugarloaf Horse	Final letter sent requesting removal of sign by the 05.03.18
SEPTEMBER	17/00465/UNDEV	Aurveda, 41 High Street, Kinver	Building painted pink	Awaiting legal view to see what legislation can be used to prosecute
SEPTEMBER	17/00479/UNDEV	5 Dunsley Road, Kinver	Alleged - Unauthorised extensions	
JANUARY	18/00006/UNDEV	3 Hampton Grove, Kinver	Unauthorised building works	
JANUARY	18/00015/UNCO U	1 Castle Mews, Bridgnorth Rd, Stourton	Unauthorised catering business operating from property	
JANUARY	18/00032/BOC	Stourton Court, Stourton	Conditions check required on the building	investigation ongoing
JANUARY	18/00037/BOC	102 Church View Gardens, Kinver	Dorma has been replaced has now doubled in size, this is now overlooking Mr Penns property as his property is elevated.	
JANUARY	18/00042/BOC	Waterworks House, Mill Lane, Kinver	Breach of conditions 4,5,6,7 and 9	

JANAURY	18/000555/BOC	Grey House, Dark Lane, Kinver	Vehicles causing obstruction on the dangerous bend in Dark Lane and Hawthorn Way	investigations ongoing
FEBRUARY	18/00078/FLYTIP	Lawnswood Road, Lawnswood	Fly tipping and litter - possible evidence taken	investigation ongoing
FEBRUARY	18/00094/UNDEV	Snelgrove, The Cliff, Kinver	Alleged unauthorised extension large wrap around flat roofed breeze block extension at the rear	investigation ongoing site visit made
FEBRUARY	18/00103/UNDEV	Iverley House Farm, Sugarloaf Lane, Iverley	Possible rebuilding brick barn for living accommodation	investigation ongoing site visit made
MARCH	18/00151/BOC	Lawnswood Road, Lawnswood	Housing development - filling in the stream at the rear of Hunters Rise, blocking the drains	
MARCH	18/00177/FLYTIP	Kingsford Lane, Kinver	Fly tipping on lane	
MARCH	18/00183/2018	Heath Barn, Kidderminster Rd, Whittington	Alleged motocross track	

<u>Enforcement register - Completed items</u>				
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
JULY	17/00168/UNCOU	Staffs and Worcs Canal, Greensforge –	Various buildings being created on South Staffs Land, Boat Clubs at Wildwood	Anonymous complainant - Couldn't gather more information
JULY	17/00169/UNCOU	Cobham Farm, Iverley	– Change of use of buildings – investigation complete inspected all of buildings no use of any of the buildings. No breach	Closed as no breach (see information already provided.)
JULY	17/00170/UNCOU –	Hillfields House, Prestwood Drive, Prestwood	Land used for commercial business and storage of vehicles – part of the Saunders brothers site which has planning consent LUE anon complaint so could not inform complainants	investigated was found to be part of Saunders approved site so case closed (see information already provided)
JULY	17/00171/UNDEV	land at Prestwood Drive, Prestwood	L– Retail shop and café at Bells Mill – check permissions – planning permission granted Council reference 15/00330/FUL)	case closed as sho has been granted approval under 15/00330/FUL

JULY	17/00177/UNDEV	Harleys Smoke House, Dunsley Hall, Dunsley –	Alleged: that the former greenhouses have been demolished and rebuilt and the building is now a bar and beer garden what was once the vegetable garden	checked and no breach of planning control
MAY	17/00211/UNDEV	30 Castle Street, Kinver	Unauthorised conversion of house to 2 flats	The property is still one dwelling
SEPTEMBER	17/00211/UNDEV	30 Castle Street, Kinver	Alleged - Unauthorised conversion of dwelling into two flats.	The property is still one dwelling
MAY	17/00243/BOC	8 Dark Lane, Kinver, LAND ADJACENT to 8 Dark Lane.	Check bungalow is being built according to original permitted plans.	Built correctly
JUNE	17/00258/COU	Snelgrove, Kinver	Part of garden has been enclosed and may need change of use	Checked and no breach of planning control... SSC Footpaths Officer also visited - no breach District Councillor updated.
JUNE	17/00277/UNDEV	Rose Meadow Farm, Prestwood	Gypsy site moved on large static caravan.	formal action to be taken
AUGUST	17/00404/BOC	The Oval, Prestwood	Concerns that conditions as part of planning consent are not being upheld	No breach complainant updated
AUGUST	17/00412/UNDEV	3 Hampton Grove, Kinver	2 meter high wall and possible rear extension without planning permission	See planning enforcement complaint 18/00006
AUGUST	17/00437/UNCOU	Brabazon, Prestwood Drive, Stourton	Alleged - Change of use of outbuilding to residential accommodation.	Planning Contavetntion Notice required.
SEPTEMBER	17/00474/UNDEV	Enterprise Inns PLC, Crown Inn, Norton Road, Iverley	Alleged unauthorised marquee.	Marquee removed.
SEPTEMBER	17/00476/BOC	Harleys Smoke House, Dunsley Hall Hotel, Dunsley Road, Kinver	Alleged change of use from tea rooms to a bar	No breach complainant updated
SEPTEMBER	17/00479/UNDEV	5 Dunsley Road, Kinver	Alleged - Unauthorised extensions	
JANUARY	18/00019/UNSIGN	Auraveda, High Street, Kinver	Fly posters	
JANUARY	18/00006/UNDEV	3 Hampton Grove, Kinver	Unauthorised building works	
JANUARY	18/00015/UNCOU	1 Castle Mews, Bridgnorth Rd, Stourton	Unauthorised catering business operating from property	

JANAURY	18/00016/ABV	SSDC, Car Park, High Street	Abandoned vehicles on car Acre Car park	Vehicles which were abandoned, were removed without further action
JANAURY	18/00020/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action
JANAURY	18/00021/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action
JANAURY	18/00056/UNCOU	Kinver Community Library, Vicarage Drive, Kinver	Concerns over proposals currently being planned - check if consent is required	Closed case - Complainant was concerned about future plans. No development has begun

Appendix 2 to the minutes of the Planning and Development Committee held on the 28th March 2018

Application No. Details
18/00150/FUL

Little Rivaton, Lawnswood Drive, Lawnswood
Proposed change of use and alterations to existing building
to create a 3 bedroom dwelling

SSDC KPC
Application withdrawn

28/03/2018

18/00048/FUL	Halfcot Farm, Wolverhampton Road, Stourton Change of use from hotel to dwellings	Application withdrawn	
18/00015/FUL	Wollaston Lawn Tennis Club, Prestwood Drive, Stourton Replace 24 floodlights on 4 courts on 12 columns with 24 floodlights on 15 columns minimising light spill	App.	Rec App.
17/01001/FUL	Former British Legion, Legion Drive, Kinver Demolition of existing building and build new apartment block	Application withdrawn	
18/00047/FUL	Halfcot Farm, Wolverhampton Road, Stourton Alterations to farmhouse	App.	Rec App.
18/00029/FUL	The Poplars, 33 Wolverhampton Road, Stourton 3 storey, detached, 4 bedroom house following demolition of garage and part of the bungalow	App.	Rec App.
18/00012/FUL	Greyfields Court, Beacon lane, Kinver Proposed replacement of existing double garage with building providing 4 car arageing and ancillary accommodation.	App.	Rec App.

12/3/2018