

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 29<sup>TH</sup> AUGUST 2018 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), Miss V Webb, P Woddisse, and N Other

1. APOLOGIES FOR ABSENCE

Councillor JK Hall (Vice Chairman) and E Simons sent their apologies for the meeting.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr N Other declared a pecuniary interest in relation to the planning application 18/000613/FUL, he took no part in the discussion, or voting on this application.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 25<sup>TH</sup> July 2018 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

Planning Application Burgesses, High Street

In addition to the previous recommendation to refuse this application we would like to add the issues relating to the sewerage problems in that end of the village. Currently they are overloaded and the residents in the area of Dark Lane, Mill Lane etc experience on a regular basis problems. There are pumps that have to run (which have been report to Severn Trent as they are cause underground vibrations to the properties in the area), this is an issue awaiting resolution from them. Before any further development is allowed in that end of the village the sewerage problems need to be resolved, as adding 20+ properties at the Burgesses and a further amount at Mill House will have a major detrimental impact onto the residents that are already experiencing problems in that part of the village. A full survey of the existing drains should be undertaken with an action plan on what needs to be done to eradicate the problems.

Cllr I G Sadler explained that he felt that members were not consulted on this application before it was submitted for planning. A private meeting had been held with SSHA and he felt that it should have been a public meeting.

The Clerk explained that the initial meeting with the Housing Association, was to show the plans proposed, the Council did not make any recommendations only made observations. If the Parish Council make any comments in support or against the proposed application, this can be seen as predetermination.

The Clerk reminded members that any letters of complaint re planning applications from the members of the public, they should be encouraged to make individual comments directly to the District Council, so far for the Burgesses application there are only 51 registered public comments against the application. That is only a few in comparison to the 7000 residents in the village... A copy of a letter was received from local residents signed by 5 / 6 people this is only registered as one objection not 5 / 6.

## 5. PLANNING APPLICATIONS

18/00586/FUL 68 White Hill, Kinver  
2 dwellings 5 and 6 bedrooms

**Recommend approval subject to the drainage and sewerage services being able to cope with the additional properties.**

18/00614/FUL Halfcot Farm, Wolverhampton Road, Prestwood  
Change of use from hotel to Tythe barns

**Recommend Approval, but we note that the application refers to a Bat Survey being undertaken, this is not online with the other documents and we would request a copy ASAP.**

18/00257/FUL Virginia Lodge, Hunters Ride, Lawnswood  
To demolish the existing dwelling and replace it with 2 dwellings

**Recommend Approval**

18/00645/FUL 30 Churchview Gardens, Kinver  
The erection of a carport 6 x 3m

Recommend Refusal on the grounds that:-

- The carport is intrusive and could cause concerns to the neighbouring property.
- It is totally out of keeping with the street scene

18/00650/FUL 27 Stourton Crescent, Stourton  
Single storey rear extension

**Recommend Approval**

18/00658/FUL 3 New Cottages, Prestwood  
Demolition of attached stores and detached garage and erection of 2 storey side extensions

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

18/00613/FUL 18 Hyde Lane, Kinver  
Proposed 4m rear extension

**Recommend Approval**

18/00661/LUP Glenhaven, Sugarloaf Lane, Iverley  
New detached garage

Recommend Refusal on the grounds that:-

- It is totally out of keeping with neighbouring properties
- It is not on the building line

- Due to the size of the proposed 2 storey garage it should be a full planning application received
- There are no plans for the 2<sup>nd</sup> storey of the garage, but the down stairs part has a WC therefore we are concerned over the future development of the garage, if it should be approved then a section 106 should be placed on it to keep it as part of the existing dwelling and also not for habitable purposes.
- In addition we believe that it is in the Greenbelt and this would not comply with current Greenbelt 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 spreadsheets are attached as appendix 2 to these minutes.

8. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 17<sup>th</sup> September 2018

9. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 26<sup>th</sup> September 2018** at 7.00pm.

10. RECOMMENDATIONS TO THE PARISH COUNCIL

The following recommendations were put to the Parish Council that the planning recommendations as set out in agenda item 5 are sent to the District Council

Appendix 1 to the minutes of the Planning and Development Committee held on the 29<sup>th</sup> August 2018

Application Number	Description	SSDC	KPC
18/00480/LUE	Prestwood Farm, Prestwood Construction of lunge pen at Prestwood Farm	App.	Rec App.
18/00483/LUP	Balliffs House, Lawnswood Proposed permitted development of a detached single storey out building	App.	Rec App.
18/00469/FUL	6 Bridgnorth Road, Stourton Front extension, new roof and dormers to rear elevation and single storey rear extension	App.	Rec App.
18/00555/FUL	6 Covers Lane, Prestwood Proposed front porch and garage extension	App.	Rec App.
18/00552/FUL	17 Redwood Road, Kinver Proposed first floor extension over garage	App.	Rec App.
18/00501/FUL	56 Enville Road, Kinver Single storey side and rear extension	App.	Rec App.
18/00444/LUE	Iverley House Farm, Iverley Rebuilding 2 walls, new fascia, guttering and replacing doors and installing 2 velux windows	Ref.	Rec App.

13/8/2018

Appendix 2 to the minutes of the Planning and Development Committee held on the 25<sup>th</sup> July 2018

<b>Enforcement register - Live issues</b>				
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/UNCOU	Highdown Nursery, Sugarloaf lane, Iverley	Using premises as a tip	Investigation ongoing with EA
AUGUST	17/00437/UNCOU	Brabazon, Prestwood Drive, Stourton	Alleged - Change of use of outbuilding to residential accommodation.	Planning Contavetntion 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/UNCOU	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

JANUAR Y	18/00042/BOC	Waterworks House, Mill Lane, Kinver	Breach of conditions 4,5,6,7 and 9	
JANUAR Y	18/000555/BOC	Grey House, Dark Lane, Kinver	Vehicles causing obstruction on the dangerous bend in Dark Lane and Hawthorn Way	investigations ongoing
FEBRUA RY	18/00078/FLY TIP	Lawnswood Road, Lawnswood	Fly tipping and litter - possible evidence taken	investigation ongoing
FEBRUA RY	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
FEBRUA RY	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/FLY TIP	Kingsford Lane, Kinver	Fly tipping on lane	
MARCH	18/00183/2018	Heath Barn, Kidderminster Rd, Whittington	Alleged motocross track	
APRIL	18/00221/FLY TIP	Spar Stores, High Street	Fly tipping by the bin	
APRIL	18/00220/boc	Evrite, Remlane Lodge, Bridgnorth Road, Stourton	Breach of conditions 4,5,6,7 and 9	
APRIL	18/00103/UNDEV	Iverley House Farm, Sugarloaf Lane, Iverley	Barns being rebuilt for dwellings possibly	
APRIL	18/00255/undev	Sugar Loaf Lane	Erection of stables on land	
MAY	18/00302/undev	Sugar Loaf Lane	Erection of building	
MAY	18/00341/FLYTIP	Doctors Lane, Ashwood	Fly tipping	
MAY	18/00338/UNDEV	Bridge over over, Nr The Anchor, Dark Lane, Kinver	Unauthorised bridge works	
JUNE	18/00370/FLY TIP	WHITTINGTON HALL LANE	FLY TIPPING	
JUNE	18/00391/UNDEV	2 NEW COTTAGES, PRESTWOOD	ERECTION OF FENCE OVER 2M	
JUNE	18/00392/UNSIG	LAND AT PRESTWOOD DRIVE, PRESTWOOD	UNAUTHORISED ADVERTISEMENT	
JULY	18/00585/TIDY-UP	8 FAIRFIELD DRIVE, KINVER	UNTIDY LAND	
JULY	18/00006/UNDEV	3 HAMPTON GROVE, KINVER	UNAUTHORISED BUILDING WORKS	

JULY	18/00015/UNCOU	1 CASTLE MEWS, STOURTON	Unauthorised catering business operating from property	
JULY	18/00183/UNCOU	HEATH BARN, WHITTINGTON	ALLEGED MOTO CROSS ACTIVITY	
JULY	18/00187/UNDEV	REAR OF FORMER WHITTINGTON SERVICE STATION	ALLEGED BUILDING WORK TAKING PLACE	
JULY	18/00205/FLY TIP	DOCTORS LANE, ASHWOOD	FLY TIPPING	
JULY	18/00236/FLY TIP	GOTHERSLEY, CHECKHILL ROAD	FLY TIPPING	
JULY	18/00275/BOC	DARK LANE, KINVER	ALLEGED DEVELOPMENT DARK LANE CUTTING TREES	
JULY	1800401/ENQ	12 HOLLY CLOSE, KINVER	BUILDING OF CARPORT	
JULY	18/00407/FLY TIP	DOCTORS LANE, ASHWOOD	LITTERING CAUGHT ON TRAIL CAM	
JULY	18/00438/UNDEV	ACORNS, LAWSNWOOD DRIVE, LAWNSOOD	METAL RAILING ERECTED 1.8M TO 2M AROUND PROPERTY CAUSING VISUAL ISSUES FOR DRIVERS	
JULY	18/00446.UNCOU	FIELD HOUSE, NORTON ROAD, IVERLEY	ALLEGED UNAUTHROISED DEVELOPMENT AT THE REAR OF THE PROPERTY	