

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 14<sup>TH</sup> SEPTEMBER 2016 AT 95 HIGH STREET, KINVER.**

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Present: Councillors: Mrs C Allen (Chairman), Mrs L Hingley (Vice Chairman), Mrs D Geoghegan, D H Hadlington.

1. APOLOGIES FOR ABSENCE

Cllr H Williams (Ex-Officio) sent his apologies for the meeting due to having to attend another meeting and Cllr JK Hall was away on holiday.

Cllr J Irving Bell was not in attendance.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr Mrs L Hingley declared an interest in relation to any planning application that relates to the Greenbelt or Conservation area.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 24<sup>th</sup> August 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: -

16/00680/FUL Heath Barn, Kidderminster Road, Whittington  
Conversion of garage to additional living space including 2 no bedrooms and creation of link to both buildings

**Recommend Refusal on the grounds that the conversion of the garage is out of keeping with the barn conversion and the Greenbelt / Conservation officer should look at this application.**

16/00742/FUL 7 High Street, Kinver  
Demolition of single storey rear extension and erection of new single and 2 storey rear extensions

**We have no objection to the bulk of the changes proposed in the application, however we have concerns over the potential loss of privacy of No 11 High Street from the balcony. We would suggest that the side facing this property is screened to keep some privacy for that property.**

16/00769/OFFRES 6 High Street, Kinver  
Change of use from offices to residential

**Recommend Approval**

16/00777/TREE 16 Pavilion End, Prestwood  
Crown list to minimum of 2m sweet chestnut trees

## **Refer to Steve Dores**

ss.16/13/629w Roundhill Sewage Works  
Extension of sewage treatment works and associated installation of 1 no final settlement tank, access track, soil embankment and landscaping.

**Recommend Approval and it is noted that the full landscaping scheme is included with the plans**

16/00789/FUL 56 Stone Lane, Kinver  
Proposed front extension and various internal and external alterations

**Recommend Approval**

16/00800/FUL 1 Orchard Grove, Kinver  
Attached double garage, rear extension, rear decking and dropped kerb facilitate new vehicular access

**Recommend Approval**

16/00785/FUL Land at Lawnswood Drive, Lawnswood  
Erection of single detached dwelling and garage

**Recommend Refusal as we have serious concerns over the narrow access drive to the proposed property, there are no passing points shown on this track. This track is shown to be lined with mature trees and these should be protected particularly the roots of the trees from being driven over. We note from past applications in this area that this is a woodland with a few properties located within, not properties with a few trees.**

16/00513/FUL 162 Enville Road, Kinver  
Erection of 2 storey private residential 3 bedroom dwelling at the North – East end of the site and ancillary parking, separate garage and extended access route

**This new application received does not address any of the concerns of the previous application received in June, therefore our previous comments still stand:-**

**Recommend Refusal on the grounds that:-**

- **The access from the Highway is totally inadequate, there are no visibility splays on the road junction.**
- **The track / driveway to the proposed property is only 3m wide, which is not wide enough for 2 vehicles to pass, so passing points would have to be installed and there are none shown on the planning application.**
- **It will overlook neighbouring properties and will dominate the view of the surrounding area.**
- **The development does not comply with Greenbelt Regulations.**
- **It is tandem development.**
- **It is out of keeping with the surrounding area.**
- **The Cat b trees identified in the plan, should not be removed from the site for the development and should be made safe by having TPO's on them.**

## **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:-

16/00405/UNDEV 30 Bridgnorth Road, Stourton  
Alleged - outbuilding built and attached to Mr Beddows property

This was noted.

8. HIGHWAY INFRASTRUCTURE ASSET MANAGEMENT PLAN

Members commented on this document, they noted that the work that has gone into preparing this report, but the areas that are of concern on a local level, are having pot holes filled in quickly, over hanging bushes and trees from the road way and pavements. We understand the financial constraints of the County Council but it is grass roots problems that we feel are important. The Clerk will forward the comments through to the County.

9. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 26<sup>th</sup> September 2016

10. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 5<sup>th</sup> October 2016** at 6.00pm.

11. 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 14<sup>th</sup> September 2016

Application No.	Details	SSDC	KPC
16/00575/COU	Kinver Constitutional Club Boules court with floodlighting	App.	Rec App.
16/00653/FUL	1 Larch Close, Kinver Single storey rear extension and two storey side extension	App.	Rec App.

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