

Present: Councillors: Mrs C Allen (Chairman), P Wooddise and N Other

1. APOLOGIES FOR ABSENCE

Councillors J K Hall (Vice Chairman) and Miss V Webb sent their apologies for the meeting due to other commitments.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 13TH December 2017 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: -

17/01031/FUL Bonningdale House, Lawnswood Drive, Lawnswood
To extend the parking area and erect wooden gates

Recommend Approval subject to Steve Dore's approving any tree works and the application complying with Greenbelt Regulations if they apply.

17/00865/FUL Fairways, Hunterside, Lawnswood
Side replacement extension and rear single storey extension

Recommend Approval

17/00876/FUL The Lodge, Froome House, Bridgnorth Road, Stourton
Conversion of garage to habitable accommodation and creation of detached garage

Recommend Refusal on the grounds that the space edged in red on the plan is not adequate for sustaining 3 horses, and is contrary to the Equestrian Guidelines and this is an overdevelopment of the site

17/01117/TREE The Old Coach House, Church Hill, Kinver
Cut back laburnum tree

Refer to Steve Dore's

17/01136/FUL 37 Stourton Crescent, Stourton
Second storey extension over garage at a side of house to create an extra bedroom ensuite

Recommend Approval

17/01119/FUL 28 Compton Road, Kinver
Rear Conservatory

Recommend Approval

18/00029/FUL The Poplars, 33 Wolverhampton Road, Stourton
3 storey, detached, 4 bedroom house following demolition of garage and part of the bungalow

Recommend Approval

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

Recommend Approval

18/00044/FUL 85 High Street, Kinver
Extension and conversion of existing building into 2 dwellings

Recommend Approval

17/01001/FUL Former British Legion, Legion Drive, Kinver
Demolition of existing building and build 6 x 2 bedroom dwellings

Recommend Refusal on the grounds that:-

- **The proposed building block plan, does not appear to be correct and the size of the proposed building and car parking will not fit on the site.**
- **The site has several issues, the main one of flooding as it has a river running at the side of it, that has burst its banks in recent years and water has one up to the existing building. Therefore the increase of proposed properties from 6 to 12 is too many for this site.**
- **If the site does flood evacuating 12 properties would be much more difficult.**
- **In a flood risk area this is a total over development of the site.**
- **There is a totally lack of adequate parking for the dwellings. 12 properties with only 1 car parking space each (some are 2 bedroom also). The plan does not cater for visitor parking. The private car park next door cannot be used by residents of these properties.**
- **On the plans a gate is shown onto the private carpark of the KSCA, no permission has or will be given for this access onto private land.**
- **We have major concerns for the Miniature passenger railway this is the 2nd most popular tourist attraction in Kinver and attracts 1000's of visitors, public safety may be compromised with this development.**
- **The Miniature Passenger railway has to have trains transported in and out of the site, with the proposed plans there will be no access (which the group have legally) for HGV vehicles to access their premises.**
- **The tree screens need to remain on the river bank – Steve Does to ensure these are not removed.**

18/00058/FUL5 Norton Road Iverley
2 storey side extension, single storey rear extension, porch extension and replacement of roof covering and rendering to external walls. New dormer window to rear roof.

Recommend Approval

18/00062/TREE Acorns, Lawnswood
6 x limes reduce height and prune

Refer to Steve Does

18/00047/FUL Halfcot Farm, Wolverhampton Road, Stourton
Replacement of conservatory, addition of new porch

Recommend Approval

18/00048/FUL Halfcot Farm, Wolverhampton Road, Stourton
Conversion of barn restaurant to 6 x 3 bedroom dwellings

Recommend Approval subject to Greenbelt Regulations

17/01097/FUL Kings Lodge, Bridgnorth Road, Stourton
Rebuild existing dwelling with extensions and internal modifications

Recommend Approval subject to complying with Green belt Regulations

18/00069/FUL 72 Meddins Lane, Kinver
Demolition of flat roof extension and construction of larger pitched roof single storey rear kitchen extension and single story side garage

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

Updated list is attached as appendix 2 to these minutes.

8. APPEAL DECISIONS

Land off Whittington Hall Lane, Agricultural Building – appeal allowed.

Appeal notification - 65 White Hill Kinver Stourbridge South Staffordshire DY7 6AP
3 STOREY FRONT EXTENSION - Noted

9. DISTRICT DESIGN GUIDE & SUSTAINABLE DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENTS

These documents were reviewed by the Chairman and no comments were made, the plan was noted.

10. DRAFT BROMSGROVE HIGH QUALITY DESIGN SUPPLEMENTARY PLANNING DOCUMENT RESPONSE BY 22ND MARCH

This was noted.

11. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 19th February 2018
Lucy Macdonald visit in February.

12. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 28th February 2018** at 7.00pm.

13. 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 31st January 2018

Application No.	Details	SSDC	KPC
17/00226/FUL	Rose Dew, Horse Bridge Lane, Whittington Demolition of existing dwelling and the erection of one 2 storey dwelling and detached garage	Application withdrawn	
17/00969/FUL	136 Enville Road, Kinver Single storey rear extension	App.	Rec App.
17/00932/FUL	33 Dark Lane, Kinver Ground floor side extension to create utility and garage; extend front porch over garage; first floor side extension to create bedroom/ensuite; demolish conservatory to rear and construct sun lounge.	App.	Rec App.
17/00906/FUL	41 Bridgnorth Road, Stourton 2 storey side extension and ground floor rear extension	App.	Rec App.
17/00984/VAR	Kinver High School, Enville Road, Kinver Minor changes to approved plans	App.	Rec App.
17/00886/FUL	Glenhaven, Sugarloaf Lane, Iverley Double storey house extension and boundary walls	App.	Rec App.
17/01023/FUL	The Buildings County Lane, Iverley Replacement agricultural Building	App.	Rec App.
17/01007/FUL	Greenmount, The Compa, Kinver Extension to entrance hall first floor bedroom over and reconfiguration of the roof space. Replacement garaging with store over.	App.	Rec App.
17/00974/FUL	2 Fairfield Drive, Kinver Extensions to dwelling and associated parking	App.	Rec App.
17/00947/FUL	Pareda House, Wollaston Road, Wollaston Single storey side extension and single storey rear extension	App.	Rec App.
17/01014/FUL	Tudor House, Norton Road, Iverley Extensions	App.	Rec App.
17/01051/FUL 17/01052/LBC	21 High Street, Kinver Single storey rear extension and internal and external alterations, including the retention of works permitted under planning permission 16/01131/FUL	App.	Rec App.
17/00865/FUL	Fairways, Hunters Ride, Lawnswood, Stourbridge Side / replacement extension and rear single storey extension	App.	Rec App.
17/01037/FUL	10 Prestwood Road, Stourton Proposed remodel the front extension to existing bungalow and a first floor extension over	App.	Rec App.

22/1/18

31/01/2018

Enforcement register

MEETING	REF NO.	PROPERTY	DESCRIPTION
JULY	17/00168/UNCOU	Staffs and Worcs Canal, Greensforge –	Various buildings being created on South Staffs Land, Boat Clubs at Wildwood – site visit carried out application submitted but incorrect fee so not registered.
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
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
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)
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
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
MAY	17/00211/UNDEV	30 Castle Street, Kinver	Unauthorised conversion of house to 2 flats
SEPTEMBER	17/00211/UNDEV	30 Castle Street, Kinver	Alleged - Unauthorised conversion of dwelling into two flats.
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
MAY	17/00243/BOC	8 Dark Lane, Kinver, LAND ADJACENT to 8 Dark Lane.	Check bungalow is being built according to original permitted plans.
JUNE	17/00258/COU	Snelgrove, Kinver	Part of garden has been enclosed and may need change of use
JUNE	17/00268/UNDEV	Stapenhill Lodge, Stourton	Development commenced without planning permission
JUNE	17/00277/UNDEV	Rose Meadow Farm, Prestwood	Gypsy site moved on large static caravan.
AUGUST	17/00404/BOC	The Oval, Prestwood	Concerns that conditions as part of planning consent are not being upheld
AUGUST	17/00407/UNCOU	Highdown Nursery, Sugarloaf lane, Iverley	Using premises as a tip

AUGUST	17/00412/UNDEV	3 Hampton Grove, Kinver	2 meter high wall and possible rear extension without planning permission
AUGUST	17/00437/UNCOU	Brabazon, Prestwood Drive, Stourton	Alleged - Change of use of outbuilding to residential accommodation.
AUGUST	17/00438/UNSIG	Street Record, Sugarloaf Lane, Iverley	Signs for 'Sugarloaf Horse
SEPTEMBER	17/00465/UNDEV	Auraveda, 41 High Street, Kinver	Building painted pink
SEPTEMBER	17/00474/UNDEV	Enterprise Inns PLC, Crown Inn, Norton Road, Iverley	Alleged unauthorised marquee.
SEPTEMBER	17/00476/BOC	Harleys Smoke House, Dunsley Hall Hotel, Dunsley Road, Kinver	Alleged change of use from tea rooms to a bar
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
JANAURY	18/00019/UNSIGN	Auraveda, High Street, Kinver	Un authorised signs
JANAURY	18/00020/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park
JANAURY	18/00021/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park
JANAURY	18/00032/BOC	Stourton Court, Stourton	Conditions check required on the building
JANAURY	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.
JANAURY	18/00042/BOC	Waterworks House, Mill Lane, Kinver	Breach of conditions 4,5,6,7 and 9
JANAURY	18/00056/UNCOU	Kinver Community Library, Vicarage Drive, Kinver	Concerns over proposals currently being planned - check if consent is required
JANAURY	18/00055/BOC	Grey House, Dark Lane, Kinver	Vehicles causing obstruction on the dangerous bend in Dark Lane and Hawthorn Way