MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 28th AUGUST 2019 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), Miss V Webb, G Sisley, P Wooddisse, S Anderson.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs H Rogers, Mrs M Rogers JK Hall (Vice Chairman) and E Simons 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 24TH July 2019 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

It was noted that work to the Burgesses will be starting in October. The site has had to be secured with the windows and doors being boarded up due to anti social behaviour.

5. PLANNING APPLICATIONS

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| 19/00536/FUL   | 57 Redwood Road, Kinver Proposed rear and side extensions to form additional bedroom and larger kitchen / living space  |
|    | Recommend Approval  |
| 19/00541/OUT  | Land at Astles Rock, Kinver  |
|    | Delivery of a single detached over 55’s dwelling  |

Astles Rock Walk is a private drive to a few houses. The road has been maintained and in recent years tarmacked and paid for by the current residence. The land in question we believe has no claim to any rights to use the road and has no links to the existing drains or services in the private road.

If planning permission were to be granted, the owner of the land would no doubt use Astles Rock Walk to gain access to the nearest mains services and sewers.

The site is a garden, which we understand, has never been built on. Permission to change the use of the land would also be required.

Our comments regarding the supporting statement to the development;-

3.4 The site is on a considerable slope which rises very steeply. It is a narrow strip of land where the owner has destroyed a hedge to gain access to the site. It will be highly visible and detrimental to the landscape, neighbouring properties and street scene as the proposed property will be raised up above the properties on Comber Road. The existing houses in Astles Rock Walk are not visible from Comber Road as they are hidden by mature trees.

3.5 Access – It is inconceivable to have no parking facility at the proposed property. Visitors to the site will need somewhere to park, as will emergency vehicles. The term ‘Over 55’s’ does not mean they will not be working. The current retirement age is 67 and that may well be increased. The likely hood of the new owners not having a car is probably about 1%.

The application does not consider how the person(s) living at the property would carry all their shopping from the village or bus stop to the property. It would certainly take a lot longer to walk than the 11 minutes claimed. Comber Road is often busy with visitors driving up to Kinver Edge. There are already an excess of cars parked along Comber Road from the Edge View home up the road. There is no room for permanent extra car(s) to assume to park on Comber road, either for the owner or visitors to the new property. The shopping would still need to be carried up a relatively steep hill to the property. It is not realistic or even practical to consider an older person carrying their weekly shop so far.

The road is very narrow. There would be no pull in area. Referral to highways should be made.

Kinver is not in need of more over 55’s dwellings as 2 large complexes are to be built in coming years for this age group, within Kinver village. There is already a McCarthy stone development in the village and two more large developments with mixed housing have been allotted in Potters Cross.

The application being only out line planning permission, gives us no indication of size or mass to, meaning they could build almost anything they like.

Disruption to the residence of Astles Rock Walk would be immense as there is no where for the building materials and site office to be placed during the building process. Plus the road would be blocked whilst deliveries are made and services connected. This would also endanger walkers on the road, as it is a public footpath.

Recommend Refusal on the grounds of the previous appeal refusal reasons as detailed below:-

The Planning application submitted on the 19th February 2015 (14/00831/OUT) is for the development of a single dwelling for which the current proposal is a variant of. Within the decision notice for this previous application the reasons for refusal state that:-

1. The proposed development will result in the likelihood of highway danger to road users owing to vehicles wanting on the public highway as a result of the access being geometrically inadequate to reasonably accommodate passing vehicles.
2. The proposed development will result in an increased number of extraneous vehicles using a shared surface road which would be likely to adversley affect the safe unencumbered movement of pedestrians and as a consequence would increase the likelihood of pedestrians / vehicle conflict resulting in Highway danger.
3. The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of existing access which affords restricted visibility for drivers emerging access.
4. The site is restricted in size and the proposed development would be cramped in appearance and out of character with the neighbourhood contrary to policy EQ11 of the adopted core strategy.

All previous applications for this site have been refused. We see no reason for that to change.

19/00545/FUL 62 White Hill, Kinver

 Removal of rear conservatory and rebuild new extension, also a new front open porch

Recommend Approval subject to the extensions complying with building regulations and policies relating to right to light.

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| 19/00572/FUL    | 8 Friars Gorse, New Wood Proposed 2 storey side extension and alterations to the existing garage to form disabled persons accommodation Recommend Approval  |
| 19/00616/TREE\_T  | Prestwood House, Wolverhampton Road, Prestwood  |
|    | Remove 1 Douglas Fir  |
|    | Refer to Steve Dores  |
| 19/00480/FUL    | Primrose Cottage, Wolverhampton Road, Stourbridge Proposed dormer windows 2no to be formed within the existing first floor bedrooms / pitched roofs Recommend Approval subject to complying with Greenbelt regulations  |
| 19/00613/TREE  | 12 Foster Street Kinver  |
|    | Reduce crown and girth of tree  |
|    | Refer to Steve Dores  |
| 19/00626/FUL  | 3 Cedar Gardens, Kinver  |
|     | Proposed side extension to existing house Recommend Approval  |
| 19/00620/OUT  | The Glens. Sugarloaf Lane, Iverley  |
|     | Outline planning permission for a single dwelling with garage Recommend Approval subject to complying with Greenbelt regulations and there being no agricultural tie on the land to prevent any further development.  |
| 19/00628/FUL  | Ye Olde White Harte, 111 High Street, Kinver  |
|     | Erection of 6 No 2 bedroom apartments and associated parking / landscaping The application should comply with Conservation regulations and the materials used in the build to be compliant with a Conservation area. In addition it was noted that property No 2 of the Acre, is only approx 5m from the boundary of the proposed site on the application, where this property would be looking at a 2 ½ story side elevation of a building. This would reduce light to the property and we believe that the development does not comply with the space from neighbouring properties which is 13m from the side and 21 m from the front and back.We may support one of the alternate layouts as detailed in the planning application.It was noted that letters to the adjoining properties had not been sent out and neighbours were unaware of this development. Councillor BR Edwards reported that he had ensured letters were sent out now. |
| 19/00500/FUL  | Barratts Coppice Farmhouse, Bridgnorth Road, Stourton  |
|     | Reention of Portacabin Recommend Approval  |
| 19/00603/FUL  | Kinver Constitutional Club, High Street, Kinver  |
|    | Proposed small bar for occasional use.  |

Recommend Approval

6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 1 to these minutes.

1. ENFORCEMENT MATTERS

Updated register attached as appendix 2 to these minutes.

1. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 16th September 2019.

1. DATE OF NEXT MEETING

The date of the next meeting was noted as Wednesday 25th September 2019 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 28th August 2019

Application Number Description SSDC KPC

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| 19/00464/FUL  | 26 Hyde Lane, Kinver  |   |   | App.  | Rec App.  |
|    | Single storey extension  |  |  |  |  |
| 19/00392/FUL  | Kinver Gardens, Enville Road, Kinver  |   |   | App.  | Rec App.  |

Appendix 2 to the minutes of the Planning and Development Committee held on the 28th August 2019

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|  | Enforcement register - Live issues |  |  |
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| MEETING | REF NO. | PROPERTY | DESCRIPTION  | ACTION |
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| JULY | 18/00183/UNCOU | HEATH BARN, WHITTINGTON | ALLEGED MOTO CROSS ACTIVITY |   |
| JULY | 18/00462/ENQ | Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,  | Issues relating to the landscape border |   |
| AUGUST | 18/00522/UNDEV | Prestwood Drive | Siting of a caravan being used for residential |   |
| OCTOBER | 18/00611/UNDEV | POTTERS CROSS POST OFFICE,  | ALLEGED CREATION OF DECKING AND SEATING AREA |   |
| OCTOBER | 18/00633/UNCOU | BRIDGNORTH ROAD, STOURTON | ALLEGED USE OF BIKES AT QUARRY |   |
| AUGUST | 18/00733/UNDEV | Crown Inn, Iverley | Erection of Marquees |   |
| JANUARY | 19/00035/UNDEV | 7 Roundhill Farm | Static caravan in rear of garden being used for residential, dogs barking etc |   |
| Feb-19 | 19/00089/UNCOU | 23 DUNSLEY ROAD, KINVER | ALLEGED RUNNING OF BUSINESS FROM RESIDENTIAL PROPERTIES |   |
| Feb-19 | 19/00104/ENQ | 64 BRIDGNORTH RD | REAR EXTENSION QUERY |   |
| Feb-19 | 19/00114/UNCOU | 8 ROUNDHILL FARM | UNAUTHORISED CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN |   |
| Feb-19 | 19/00120/UNCOU | COUNTY LANE IVERLEY | ALLEGED CLEARING OF GREENBELT LAND OF TREES AND VEGETATION AND CREATION OF TARMAC ROAD |   |
| Mar-19 | 19/00132/UNDEV | LYDIATES COTTAGE, BEACON LANE, KINVER | ALLEGED ERECTION OF LARGE SHED 200FT LONG AND 4M HIGH |   |
| Mar-19 | 19/00140/UNCOU | THE DUTCH BARN, BEACON LANE, KINVER | ALLEGED USE OF A LAND AS DOG TRAINING |   |
| Mar-19 | 19/00151/UNDEC | 6 ROUND HILL FARM, WHITTINGTON HALL LANE | ALLEGED ERECTION OF CCTV TO THE FRONT AND REAR PROPERTY OVERLOOKING INTO GARDENS |   |
| Mar-19 | 19/00161/UNCOU | STREET RECORD EDGE VIEW WALK | ALLEGED - RUNNING BUSINESS FROM RESIDENTIAL PROPERTY |   |
| Mar-19 | 19/00168/BOC | 42 STONE LANE | CHECK PERMISSIONS FOR BALCONY USE |   |
| Mar-19 | 19/00205/FLY TIP | LAWNSWOOD ROAD | FLY TIPPING |   |
| MARCH 2019 | 19/00232/UNCOU | HIGHLODGE CAR HOME | STATIC CARAVAN BEING USED FOR LIVING ACCOMMODATION |   |
| MARCH | 19/00245/LITTER | BRIDGNORTH ROAD, STOURTON | ALLEGED LITTERING FROM VEHICLE |   |
| July  | 19/00391/ENQ | The Compa Cottage, The Compa | Alleged installation of window in roof and change of window extension from frosted glass to clear glass |  |
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| No longer on list but no action against notified |  |  |
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| 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 | Auraveda, 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 | 18/00032/BOC | Stourton Court, Stourton | Conditions check required on the building | investigation ongoing |
| JANUARY | 18/00042/BOC | Waterworks House, Mill Lane, Kinver  | Breach of conditions 4,5,6,7 and 9 |   |
| JANUARY | 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/FLY TIP | 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 | 18/00177/FLY TIP | Kingsford Lane, Kinver | Fly tipping on lane |   |
| 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 |   |
| MAY | 18/00302/undev | Sugar Loaf Lane | Erection of building |   |
| MAY | 18/00338/UNDEV | Bridge over over, Nr The Anchor, Dark Lane, Kinver | Unauthorised bridge works |   |
| JUNE | 18/00391/UNDEV | 2 NEW COTTAGES, PRESTWOOD | ERECTION OF FENCE OVER 2M |   |
| JULY | 18/00015/UNCOU | 1 CASTLE MEWS, STOURTON | Unauthorised catering business operating from property |   |
| JULY | 18/00407/FLY TIP | DOCTORS LANE, ASHWOOD | LITTERING CAUGHT ON TRAIL CAM |   |
| 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 |   |
| MARCH | 18/00151/BOC | Lawnswood Road, Lawnswood | Housing development - filling in the stream at the rear of Hunters Rise, blocking the drains |   |
| APRIL | 18/00255/undev | Sugar Loaf Lane | Erection of stables on land |   |
| MAY | 18/00341/FLYTIP | Doctors Lane, Ashwood | Fly tipping |   |
| JUNE | 18/00370/FLY TIP | WHITTINGTON HALL LANE | FLY TIPPING |   |
| JULY | 18/00006/UNDEV | 3 HAMPTON GROVE, KINVER | UNAUTHORISED BUILDING WORKS |   |
| 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 | 18/00275/BOC | DARK LANE, KINVER | ALLEGED DEVELOPMENT DARK LANE CUTTING TREES |   |
| JULY | 18/00438/UNDEV | ACORNS, LAWNSWOOD DRIVE, LAWNSWOOD | METAL RAILING ERECTED 1.8M TO 2M AROUND PROPERTY CAUSING VISUAL ISSUES FOR DRIVERS |   |
| JULY | 18/00452/UNDEV | The Stables, Stourton Court, Bridgnorth Road, Stourton | Unauthorised fencing |   |
| JULY | 18/00455/ENQ | Acorns, Lawnswood Drive, Lanwswood | Alleged security fence built around property blocking vision onto the road |   |
| JULY | 18/00435/UNCOUH | Saunders Brothers, Prestwood |   |   |
| AUGUST | 18/00486/BOC | Compa Cottage, Comber Road, Kinver | Change of window |   |
| AUGUST | 18/00484/UNDEV | Acorns, Lawnswood Drive, Lanwswood | Erection of 7ft fence |   |
| AUGUST | 18/00518/FLYTIP | Prestwood Drive | Fly tipping |   |
| SEPTEMBER  | 18/00571/UNSIG | Dunsley Drive, Kinver | Unauthorised advert |   |
| SEPTEMBER  | 18/00584/UNSIG | THE COMPA | UNAUTHORISED ESTATE AGENTS SIGNS |   |
| JULY | 18/00585/TIDY-UP | 8 FAIRFIELD DRIVE, KINVER | UNTIDY LAND |   |
| JULY | 18/00446.UNCOU | FIELD HOUSE, NORTON ROAD, IVERLEY | ALLEGED UNAUTHORISED DEVELOPMENT AT THE REAR OF THE PROPERTY |   |
| JULY | 18/00448/TIDYUP | The Royal British Legion, High Street, Kinver | Empty derelict building - unsafe roof |   |
| JULY | 18/00470/BOC | Rose Meadow Farm, Prestwood | Breach of conditions 4,5,6,7 and 9 |   |
| SEPTEMBER  | 18/00570/UNSIG | Enville Road, Kinver | Unauthorised advert |   |
| SEPTEMBER  | 18/00580/ABV | Kidderminster Rd, Whittington | Abandoned agricultural trailer between Doctors Lane, Ashwood Lower Lane |   |
| SEPTEMBER  | 18/00590/FLYTIP | WOLVERHAMPTON RD, PRESTWOOD | FLYTIPPING ROOF TILES |   |
| SEPTEMBER  | 18/00596/UNDEV | 38 WHITE HILL KINVER | BOUNDARY FENCE ISSUES |   |
| SEPTEMBER  | 18/00602/BOC | THE GREY HOUSE, DARK LANE, KINVER | REMOVAL OF TREES BREACH OF PLANNING |   |
| OCTOBER | 18/00621/UNDEV | HOLLOWAY HOUSE, ASHWOOD | ALLEGED SITING OF A MOBILE HOME FOR RESIDENTIAL |   |
| OCTOBER | 18/00660/ENQ | DARK LANE, KINVER | ALLEGED BUILDING OF A FURTHER DWELLING |   |
| OCTOBER | 17/00542/UNDEV | The Stables, Bridgnorth Rd | Unauthorised drainage and sewerage system at development |   |
| JUNE | 18/00392/UNSIG | LAND AT PRESTWOOD DRIVE, PRESTWOOD | UNAUTHORISED ADVERTISEMENT |   |
| JULY | 18/00236/FLY TIP | GOTHERSLEY, CHECKHILL ROAD | FLY TIPPING |   |
| JULY | 1800401/ENQ | 12 HOLLY CLOSE, KINVER | BUILDING OF CARPORT |   |
| JULY | 18/00472/ENQ | Street Record, Greensforge Lane, Stourton | Alleged intention to develop Owls Nest Cottage on the Southern |   |
| AUGUST | 18/00773/FLYTIP | Sugarloaf Lane, Iverley | Flytipping asbestos |   |
| SEPTEMBER  | 18/00603/UNDEV | 17 HILLBORO RISE, KINVER | ENCROACHMENT ONTO COUNCIL LAND |   |
| OCTOBER | 18/00610/UNSIG | SUGARLOAF, IVERLEY  | UNAUTHORISED SIGNAGE |   |
| NOVEMBER | 18/00697/UNDEV | Stourton Court | Unauthorised window |   |
| JANUARY | 19/00005/UNCOU | Land at Whittington | Off road Motorbikes |   |
| JANUARY | 19/00007/FLYTIP | Baci , High Street | Bags of rubbish by bins |   |
| JANUARY | 19/00012/UNDEV | Froome House, Bnorth Rd | Alleged building of annexe being used as a separate dwelling |   |
| OCTOBER | 18/00632/ENQ | LAWNSWOOD WOODS | DOG FOULING BY FORMER BIN SITE |   |
| AUGUST | 18/00712/UNDEV | Fellings, Hunters Ride | Alleged unauthorised erection of lodges |   |
| JANUARY | 19/00056/ABV | The Willow Tea Rooms, Stourton | Abandoned vehicle |   |
| JANUARY | 19/00057/UNSIGN | Kidderminster Rd, Stourton | Flyposting on traffic lights |   |
| Feb-19 | 19/00091/UNDEV | FRIARS GORSE WOOD | ALLEGED ERECTION OF TREE HOUSE |   |
| Feb-19 | 19/00092/ABV | STREET RECORD HIGH | ALLEGED ABANDONED BLUE PEUGEOT |   |
| Mar-19 | 19/00133/UNCOU | COUNTY LANE, IVERLEY | ALLEGED PLANNING PERMISSION GRANTED FOR A BARN BEING USED AS A FACTORY |   |