

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 8<sup>TH</sup> JUNE 2016 AT 95 HIGH STREET, KINVER.**

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Present: Councillors: Mrs C Allen (Chairman), L Hingley (Vice Chairman), JK Hall \*, D H Hadlington and HH Williams (Ex-Officio).

\*arrived at 7.15

1. APOLOGIES FOR ABSENCE

Cllr Mrs D Geoghegan submitted her apologies as she is 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 applications within the Greenbelt / Conservation Area.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 18<sup>th</sup> May 2016 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

Response from Planning re why Parish Council were not consulted on certain applications:-

“Thank you for your email. The types of application listed below are not ones that Parish Councils are consulted on. There is no legal requirement to do so. (Prior notification for larger household extension and lawful development certificate applications.) “

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: -

16/00423/FUL                      Holly Ridge, Greensforge Lane, Stourton  
Extension to conservatory, including demolition of?

**Recommend Approval**

16/00480/tree                    15 Cedar Gardens, Kinver  
Tree works

**Plans not loaded onto SSDC webpage, but all tree matters are referred to S Does.**

16/00468/ADV                    Kays Butchers, 53 High Street, Kinver  
Change of business name

**Recommend Approval**

16/00447/FUL                    Radway Cottage, Greensforge Lane, Stourton  
Refurbishment and rear extension to cottage

**Recommend Approval subject to complying with Greenbelt Regulations, in particular to allowing dwellings to be increased in size to bring them to modern day standards.**

- 16/00374/ADV Auraveda, 41 High Street, Kinver  
Signage – Painting on frontage of the building
- Recommend Refusal on the grounds that the painting is not in keeping with the High Street, it is a grade II listed building and in the Conservation Area.**
- 16/00441/FUL 1 Larch Close, Kinver  
Single storey rear extension and minor alterations
- Recommend Approval**
- 16/00439/FUL 1 Larch Close, Kinver  
New 3 bedroom dwelling
- Recommend Refusal on the grounds that the proposed dwelling will ruin the aspect of the street scene.**
- 16/00376/FUL Stourbridge Rugby Football, Stourton  
Installation of 6 x 15 meter columns and floodlights to 2 x training pitches to 100LUX RFU standard
- Recommend Approval subject to the floodlights being low luminosity and down lighters**
- 16/00466/FUL Blue Jay Way, Lawnswood Drive, Lawnswood  
Room in roof extension
- 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

Outstanding items

- 16/00118/BOC Bridge House, Greensforge Lane, Stourton  
Unauthorised use of granny flat
- 16/00151/UNDEV Stapenhill Farm, Prestwood Drive, Stourton  
Alleged unauthorised building without planning consent.

Update:-

“I am contacting you regarding the planning enforcement case you registered concerning Stapenhill Farm, Prestwood Drive, Stourton.

I visited the property yesterday and spoke to the owner; I was also able to see the development which has taken place.

This development is classified as permitted development; this is the right most homeowners have where they are able to have carry out new developments/building work at their property without the requirement of planning permission. In this case, two gables have been added onto the existing pitched roof and the a new opening has been created on the side of the building for access.

Therefore, because there is no breach of planning control in occurrence, this case will now be closed and no further action will be taken with regards to this case. “

- |                 |   |
|-----------------|---|
| 16/00171/BOC    | Kinver Constitutional Club, 119 High Street, Kinver<br>Boules court built and floodlighting intrudes on complainants property.  |
| 16/00177/TIDYUP | 3 New Cottages, Wolverhampton Road, Prestwood<br>Wooden garage which is at the front of property is untidy Kinver   |
| 16/00200/BOC    | 19 Hawthorne Way, Kinver<br>Conditions check required as query over whether building to original plans Ref 10/00937/FUL   |
| 16/00203/UNDEV  | 59 Churchview Gardens, Kinver<br>Alleged building prior to planning approval  |
| 16/00219/UNDEV  | 6 The Grazings, Kinver<br>Alleged rear extension<br>(update received, this is permitted development as he is putting a flat roof on the extension. However if a pitched roof is put on then it does need planning permission) |

New items

16/00235/undev Large wooden shed / structure to the rear of 31 Dark Lane, Kinver

The bungalow at the top of Prestwood Drive (near the Rugby Club) has undergone renovation, concern was expressed that if gates are put on the new gate posts, there is not adequate space for a car to pull off the road whilst the gates are opened. This to be reported to the Enforcement Office to check if action is required.

8. WYRE FOREST PLANNING POLICY – CHURCHILL AND BLAKEDOWN SUBMISSION NEIGHBOURHOOD PLAN

The consultation runs from the 20<sup>th</sup> May till 1<sup>st</sup> July. This was noted.

9. WFDC GREENBELT REVIEW

The consultation runs from the 30<sup>th</sup> May till 4<sup>th</sup> July. This was noted.

10. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 13<sup>th</sup> June 2016

11. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 22<sup>nd</sup> June 2016**.

12. 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 8<sup>th</sup> June 2016

| Application No.      | Details   | SSDC | KPC |
|----------------------|---|------|-----|
| 16/00249/FUL<br>23/5 | Kinver Parish Council, Comber Ridge, Kinver<br>Garage / store | App. | -   |