

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 25th JANUARY 2017 AT 95 HIGH STREET, KINVER.

Present: Councillors: Mrs C Allen (Chairman), J Irving Bell, H Williams (Ex-Officio and Mrs D Geoghegan

1. APOLOGIES FOR ABSENCE

Cllrs Mrs L Hingley (Vice Chairman), JK Hall and D H Hadlington sent their apologies for the meeting.

2. DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of interest.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14th December 2016 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Appeal decision for Otters Reach, High Street, Kinver for a new dwelling – appeal dismissed.

4.2 Severn Trent Bio Plant – The Chairman shared a photograph with the members of the nearly completed bio plant at Severn Trent Sewage Works. Members asked the Clerk to organise a visit to the plant to see how the development is going.

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: -

16/01094/FUL Berkley Cottage, Prestwood Drive, Stourton
Loft conversion with traditional front and rear dormers

Recommend Approval

16/01108/FUL The Lodge, Lawnswood
2 storey extension

**Recommend Approval subject to no trees being removed or damaged on the site.
Refer the application to S Dores.**

16/01088/FUL Kinver Pumping Station, Mill Lane, Kinver
Erection of UV treatment plant

Recommend Approval

16/00713/FUL Ivy Cottage, Bridgnorth Road, Stourton
Replacement and upgrade to existing garage

**Recommend Approval subject to no trees being removed or damaged on the site.
Refer the application to S Dores.**

16/01118/FUL Foresters Lodge, Bridgnorth Road, Stourton
Renewal of temporary dwelling

Recommend Refusal on the grounds that there is now a built groom's accommodation in the brick stable block that is completed. This should serve as the accommodation for any personnel on site. This negates the need for any further dwellings either temporary or permanent. The previous application was only approved on a technicality therefore this application should be refused by the Planning Department.

Our previous comments of the 26th June 2014

Recommend Refusal of the existing temporary dwelling.

We fully understand the need for a groom to be on site 24 hours per day for a horse business. The size of the proposed temporary accommodation is too large and is more suited for a family. Smaller temporary accommodation would be sufficient.

It is a tried and tested method to have a small groom's room which are usually a bedsit type of arrangement, 12ft square. Family accommodation and offices should be located elsewhere.

16/01131/FUL 21 High Street, Kinver

16/01132/LBC Single storey rear extension and internal and external alterations

Recommend Approval subject to the Conservation Officers approval

16/01120/FUL Stourton Court, Bridgnorth Road, Stourton

Proposed change of use of the existing building to 10 units of 1 and 2 bedroom apartments and a single storey side extension, including associated parking and bin store

Recommend Approval subject to the Conservation Officers approval for the building and Highways re the proposed new access location and also S Does for the trees to be looked at.

16/01059/FUL 37 Hyperion Road, Stourton

Single storey flat roof extension to rear

Recommend Approval

17/00003/TREE Coylumbridge, Hunters Ride, Lanwnswood

Removal of tree 38/1979 t38

Refer to S Does.

16/00845/FUL 12 Hampton Grove, Kinver

Demolish existing house, and replace with 3 new dwellings and conversion of other buildings to a dwelling

Recommend Refusal on the grounds that:-

To erect dwellings on the site, a lot of the trees in the wood land would have to be cleared, and this would not be acceptable. Steve Does should monitor the site to ensure the trees are protected.

The legality of the access to the site is unclear as it is being accessed over a private driveway, of which the applicant (it is believed) does not own.

There are only 2 parking spaces allocated for the properties, this is unacceptable for larger 4 bedroom houses, as there will undoubtedly be more than 2 family cars accessing the properties then of course all the visitor parking too. Where are they to park?

For the larger house is accessed also of the private road and there is a 5 carport / garage proposed again set in the woodland for more trees to be removed. Unacceptable.

The sewage system in this area was designed for a much smaller quantity of houses than there is now, the area smells of sewage due to the system working ineffectively, therefore adding 3 more properties will make the problem much worse.

The Private roadway to the properties will be damaged by the construction vehicles, if the build was to be allowed the making good of the road surface should be taken into account.. Damage has already occurred from the property that has recently been built in this area and not put right by the developer.

The access safety needs to be reviewed by the County Council.

17/00010/AGRRES Browns Farm, Kingsford Lane, Kinver

Removal of existing farm building and conversion of existing farm building to residential

Recommend Approval subject to the conversion to a dwelling is not allowed to be split from the farm so a section 106 should be placed on it, and the use must be for agricultural workers.

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:-

17/00004/BOC Prestwood Farm, Prestwood - Conditions check required

17/00009/COU 47 Edgeview Walk, Kinver – new residents moved in, untidy building work and stripping down cars

The above were noted.

8. SITE ALLOCATION DOCUMENTS CONSULTATION

The Consultation documents were noted.

9. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 13th February 2017

10. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 22ND February 2017** at 6.00pm.
Update from visit to Severn Trent Bio Plant

11. RECOMMENDATIONS TO THE PARISH COUNCIL

All recommendations detailed in item 6 re Planning Applications are to be made to the Parish Council for consideration.

Appendix 1 to the minutes of the Planning and Development Committee held on the 25th January 2017

Application No.	Details	SSDC	KPC
16/01041/OUT	72 White Hill, Kinver Replacement dwelling	App.	Rec App.
16/01044/FUL	19 Foster Street, Kinver Single storey rear extension	App.	Rec App.
16/01043/FUL	Completelink, The Coach House, Prestwood Kitchen Extension	App.	Rec App.
16/00964/FUL	53 Hyperion Road, Stourton Single storey rear extension	App.	Rec App.
16/00918/FUL	32 Hyde Lane, Kinver Single storey rear extension	App.	Rec App.

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