

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 30<sup>TH</sup> AUGUST 2017 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), J K Hall (Vice Chairman), H Williams (Ex-Officio), Miss V Webb

1. APOLOGIES FOR ABSENCE

An apology of absence was received from Cllr P Wooddisse, J Irving Bell and N Other.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 26<sup>th</sup> July 2017 were approved and signed as a true record of the proceedings of that meeting with the exception that planning application 17/00594/FUL the area is Wordsley.

4. MATTERS ARISING FROM PREVIOUS MINUTES

Mrs Jones from Prestwood is appealing the decisions for the trees near her property. She has taken advice from a tree surgeon working on the site and he has advised that one of the trees she is concerned about needs to be removed as it is rotting in 2 places.

The Chairman advised she gets this in writing and forwards to Steve Dore.

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: -

17/00618/FUL 98 Churchview Gardens, Kinver

Work carried out in 2015 to replace and slightly extend balcony that was in poor condition

**We have concerns over the loss of privacy to the surrounding gardens, and note that not all properties affected by the proposal were notified of the planning application.**

17/00689/FUL Compa Cottage, The Compa, Kinver

Proposed 2 storey extension to the front

**Recommend Refusal as the proposed bedroom window will take away privacy from other neighbouring properties, a solution would be to relocate this window.**

17/00686/FUL 162 Enville Road, Kinver

New access

**Recommend Approval subject to Highways Approval**

17/00662/FUL Land adjacent to Otters Reach, High Street, Kinver

Erection of 1 no detached dwelling house to include the creation of an emergency exit from Chenevare Mews Car Park and the repositioning of Otters Reach Car port

**Recommend Refusal on the grounds that this is a development on the floodplain (the Environment Agency should look at the proposed development and make their recommendations) and it is also in the Conservation Area. The volume of traffic using the car park is not contusive for another property to be developed in this area. This also conflicts with the historical data held for this land.**

17/00739/FUL Monte Rosa, Huntsmans Walk, Kinver  
Front and side extension

**Recommend Approval**

17/00721/TREE 16 Bridgnorth Road, Stourton  
Remove 6 pines

**Refer to Steve Dores**

17/00755/FUL 10 Horton Road, Kinver  
First floor side extension to provide larger bedroom and bathroom

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

- **The drawings supplied do not show the property that is semi attached next door.**
- **The garage of the neighbouring property that are attached together, has windows in which will be blocked off by the extension, the owner of this property if the development is allowed will not be able to access is garage to maintain it in the future.**
- **It is an over development of the site and would have a major impact on the street scene.**
- **If it was allowed then the precedent would be set for other properties to do the same.**
- **It was also brought to the attention of the Council that there are no signs in the street advertising that a planning application has been submitted.**

17/00581/FUL 4 Hill Farm Barns, Church Hill, Kinver  
2 storey extension

**Recommend Approval subject to complying with all relevant regulations.**

Lanwswood Estate Ridgehill Wood Felling licence

**Noted.**

17/00758/REM The Paddocks, The Mile Flat, Greensforge Lane, Kingswinford  
Demolition of existing stable block and erection of 2 o detached single storey dwellings. Reserved matter conditions, 3,4,6,7,8

**Recommend Approval subject to complying with Greenbelt regulations.**

17/00777/FUL 118 High Street, Kinver  
Conversion of shop to residential

**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

Matters received:-

Aura Veda in the High Street have not completely painted over the mural on the walls of the building, they have also painted over the plaque that is on the building to commemorate the building being the base for the Home Guard. The Clerk reported this to Lucy Macdonald.

In addition to the above, Stapenhill Farm, Stapenhill Lodge and Sleepers Cottage have been reported to the Enforcement Officer. Awaiting response

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|----------------|---|
| 17/00404/BOC   | The Oval, Prestwood<br>Concerns that conditions as part of planning consent are not being upheld            |
| 17/00407/UNCOU | Highdown Nursery, Sugarloaf lane, Iverley<br>Using premises as a tip  |
| 17/00412/UNDEV | 3 Hampton Grove, Kinver<br>2 meter high wall and possible rear extension without planning permission        |
| 17/00437/UNCOU | Brabazon, Prestwood Drive, Stourton<br>Alleged - Change of use of outbuilding to residential accommodation. |
| 17/00438/UNSIG | Street Record, Sugarloaf Lane, Iverley<br>Signs for 'Sugarloaf Horse  |

Information re fence at the Water Pumping station...

"I have investigated the removal of the fencing at the above location. I am a little puzzled why Dr Paul Collins who formerly worked for this Authority as a Conservation Officer, has informed you that the fencing was locally listed. It is not. The entry for the South Staffordshire Local Listing is as follows:-

Kinver Mill Lane Water pumping station Grade A Water pumping station built c.1938 on the site of the former tramway station.

I have inspected the fencing it is a mixture of rotten oak and softwood and I have been reliably informed it was erected in circa 1938 when the Pumping station was built. The fencing could never be repaired as it has got beyond that stage.

You will note that the fencing has been replaced along the frontage of Mill Street with like for like replacement. I will be checking with our current Conservation Officer that he is happy with the replacement before closing my case. I would be equally happy to receive any contrary information from Doctor Collins to support his claim that the fencing is locally listed. As we hold no record of this

Kind Regards

Lucy"

## 8. APPEAL DECISIONS

Appeal decision received for 3 The Oval, Prestwood for the removal of limbs and pruning Silver Birch Tree, appeal was dismissed.

9. WOODLAND MANAGEMENT PLAN FOR PRESWOOD HOUSE

This was noted.

10. SITE ALLOCATION DOCUMENTS

These were noted.

11. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 11<sup>TH</sup> September 2017  
Visit to Severn Trent.

12. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 20<sup>th</sup> September 2017** 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 30<sup>th</sup> August 2017

Application No.	Details	SSDC	KPC
17/00420/FUL 30/8/17	44 Windsor Crescent, Kinver	App.	Rec App.

2 storey side and rear extension

17/00412/FUL	2 Sterrymere Gardens, Kinver Erection of 2 storey side extension	App.	Rec App.
17/00407/FUL	15 Pavilion End, Prestwood Conversion of garage adjacent to property into habitable room, replacing front garage doors with French doors.	App.	Rec App.
17/00503/FUL	The Grey House, Dark Lane, Kinver Proposed 2 storey side extension, single storey rear extension and detached double garage	App.	Rec App.
17/00369/FUL	Bridge House, Greensforge Lane, Stourton Boundary fence and gates reinstatement	App.	Rec App.
17/00517/FUL	90 Churchview Gardens, Kinver 1200mm high timber trellis fence.	App.	Comments
17/0533/FUL	20 Bridgnorth Road, Stourton 2 storey extension	App.	Rec App.
17/00403/FUL	Land rear of Field House, Norton Road, Iverley Proposed new dwelling	Ref..	Rec App.

21/8