MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 25TH SEPTEMBER 2019 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), E Simons and S Anderson.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Miss V Webb, G Sisley, P Wooddisse 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 28th August 2019 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

19/00674/FUL Sandstones Comber Grove, Kinver

 An oak framed garage

 **Recommend Approval**

19/00668/FUL 66 Meddins Lane, Kinver

Removal of existing side garage and kitchen to be replaced with a side and rear single storey extension

**Recommend Approval**

19/00592/FUL Land adjacent to 20 Pineways, Wordsley

 Double garage side extension

**We note that this property was reported to Steve Dores as they removed all of the trees from the rear of the property and would ask that this is checked before permission is granted.**

19/00651/FUL 26 Bridgnorth Road, Stourton

 Single storey extension to side and rear

**Recommend Approval subject to it not being in the Greenbelt.**

19/00653/FUL 3 Heather Drive, Kinver

 Rear and side extensions, addition of pitched roof to front dormer window

**Recommend Approval**

19/00657/FUL 60 Bridgnorth Road, Stourton

 Proposed 2 storey rear extension to existing dwelling

Recommend Approval subject to the balcony being screened from the neighbours property with obscure glazed to prevent loss of privacy and subject to complying with Greenbelt rules.

19/00686/tree 47 High Street, Kinver

 Remove 1 Willow and 1 Cypress, coppice 2 Hazels and deadwood 1 Cherry

 Recommend refusal unless the trees are damaged or unhealthy.

19/00645/FUL SCC, Brindley Heath Junior School, Enville Road, Kinver

 Replacement school

Recommend Approval but we note that:-

* **The design is not a traditional village style**
* **Landscaping should be incorporated to lessen the impact of the new building**
* **There appears to be a lack of opportunity to reduce the carbon footprint**
* **We note that there may be bats in the old school and these should be treated appropriately**

19/00683/FUL 7 County Lane, Iverley

Single front and rear extensions. Front extension to right hand side in order to square off the front of the building and add an extra bedroom. Rear extension to left hand side in order to square off the rear of the building and extend the current living space.

Recommend Approval subject to complying with Greenbelt Regulations

19/00720/FUL 124 Enville Road, Kinver

Ground floor and first floor side and rear extension and alterations to existing residential property

Recommend Approval – but we note that this would seriously change the street scene and out of character with neighbouring properties. (Attach photo of existing property).

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. APPEAL NOTIFICATIONS

The following appeals have been received.

19/00415/FUL 14 Stone Lane, Kinver – 2 bedroom bungalow

June 2019 - Recommend Approval subject to complying with building regulations

18/01044/COU 8 Round Hill Farm Cottages, Whittington Hall Lane, Kinver – Change of use of agricultural land to garden (retrospective)

January 2019 - Recommend Approval

The above was noted.

1. RESPONSES FROM SSDC PLANNING

Concern was expressed over decisions made by South Staffs District Council, members agreed to ask the Chairman of the Planning Committee to come to a meeting at Kinver and explain to members of the Council the process of planning and how decisions are reached.

1. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 14TH October 2019.

1. DATE OF NEXT MEETING

The date of the next meeting was noted as Wednesday 23rd October 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 25th September 2019

Application Number Description SSDC KPC

19/00541/OUT Land at Astles Rock Walk, Kinver Ref. Rec Ref.

 Outline for a dwelling

19/00536/FUL 57 Redwood Road, Kinver App. Rec App.

 Proposed rear and side extensions to form additional

and larger kitchen / living space.

16/9

Appendix 2 to the minutes of the Planning and Development Committee held on the 25th September 2019

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|  | **Enforcement register - Live issues** |  |  |
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| MEETING | REF NO. | PROPERTY | DESCRIPTION  | ACTION |
|  |  |  |  |  |
| 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 |   |
| JANAURY | 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 notfied** |  |  |
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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 | FLY TIPPING 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 | Fly tipping 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 | LAWSNWOOD 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 |   |