MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 26TH SEPTEMBER 2018 AT 95 HIGH STREET, KINVER. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), E Simons, Miss V Webb, P Woddisse and N Other

Councillor IG Sadler was also in attendance.

1. APOLOGIES FOR ABSENCE

All members were present.

2. DECLARATIONS OF PECUNIARY INTEREST

 None were declared

3. MINUTES OF THE PREVIOUS MEETING

 The minutes of the meeting held on 29th August 2018 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

 Kings Lodge, Bridgnorth Road, Stourton

It was agreed to write to the planning department to ask why a Victorian dwelling has been allowed to be demolished – planning application 18/00375/FUL.

The Grey House, Dark Lane, Kinver

The above site is currently being developed, one of the many restrictions placed on the site was that the Fir tree hedge line at the back of the site was to remain in place to screen the residents of Redwood Road, this has started to be removed and approximately 5 40ft trees have been removed…

This has been reported to Enforcement. It was agreed to write to the District Council and express our very strong concerns that this site is not adhering to the agreed section 106 agreement and action should be taken immediately to rectify the breaches in the agreement.

Rock House changes / development

It was agreed that the Clerk research how the historic Rock Houses in the Parish can be protected, with perhaps preparing a supplementary planning guidance. Potentially this could be a joint venture with Wolverley also.

Planning Application Burgesses, High Street, Kinver

The proposed application was taken at the District Council meeting on the 18th September, the Housing Group had proposed to increase the parking to 1 space per flat.

However, the proposal moved at SSDC Regulatory meeting (by the leader of the District Council also a Kinver District Councillor) was that there should be 7 flat parking spaces and 5 visitor spaces, this was then seconded (by another Kinver District Councillor) and voted upon with a narrow majority for the development to proceed. This was the opposite of what the Kinver parish Council Planning Committee had recommended.

In light of the above, the Planning Committee members would like to ask the 2 District Councillors that voted for this development the following:-

1. Why did they vote against the recommendation of the Parish Council’s planning Committee?
2. Why the Planning officers of the District Council, state in their recommendation to the Regulatory Committee that this development contravenes the NPPF, but still put it forward for approval?
3. Why was the parking amended again at the Regulatory Committee, when the solution proposed would have satisfied one of the queries concerns raised by the Parish Council?

It was agreed to have these questions put forward as an agenda item for the next Parish Council meeting.

5. PLANNING APPLICATIONS

18/00716/FUL Beam Ends, Prestwood Drive, Prestwood

Conversion of annexe building into a 2 bedroom separate dwelling house resubmission of 17/00828/FUL

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

18/00682/FUL Falcon Hill, Enville Road, Kinver

Demolish existing utility and rebuild extending kitchen with bay window to south elevations

 **Recommend Approval**

18/00313/OUT The Glens, Sugarloaf Lane, Iverley

 Outline application for a single dwelling with garage

**Recommend Refusal as it is a development in the Greenbelt and there is insufficient information to make a recommendation.**

18/00656/FUL One Acre Bungalow, The Acre, Kinver

Demolish existing garage, separate workshop and ancillary sheds, proposed new garage and workshop

**Recommend Approval subject to complying with Conservation regulations**

18/00706/FUL 2 Lockside Drive, Kinver

Erection of 1.8m close boarded fence on western boundary between no 2 and 3 Lockside.

 **Recommend Approval**

18/00730/TREE White Harte Caravan, High Street, Kinver

 Remove 1 sycamore tree and crown lift other trees to clear caravan roofs.

 **Refer to S Dores**

18/00748/FUL 7c Huntsmans Drive, Kinver

 To rebuild fire damaged dwelling

 **Recommend Approval**

 18/00753/LUP Kinver Garden Day Nursery, Stone Lane, Kinver

Replacement windows of same profile in white pvc with laminated and toughened glass double glazed to 4 bay windows and on flat window.

**Recommend Refusal on the grounds probably plastic windows would not be appropriate to replace the existing intricate design of the hand crafted wooden windows in situe on this building. This building is mentioned as having historic value in the village and its character windows should be replaced with like for like and is in the Conservation area, so should comply with those regulations also.**

 18/00736/TREE 50 Hydeaway, Hyde Lane, Kinver

 Remove 2 and coppice 2 Hazel Trees

 **Refer to S Dores**

18/00746/TREE Kinver House Cottage, Kinver

Fell a sycamore

 Remove 2 and coppice 2 Hazel Trees

 **Refer to S Dores**

6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

7. ENFORCEMENT MATTERS

The updated spreadsheets are attached as appendix 2 to these minutes. In addition to this further information was received on Whittington Lodge:-

“Further to your report of unauthorised works taking place at Whittington Green Lodge; I am now able to provide you with an update of the progress of the case.

Planning permission was obtained under planning application reference 12/00283/FUL for the change of use, alterations and extension of existing sales office to residential use plus installation of septic tank [resubmission of 11/00800/FUL]. Having carried out a site visit, it has been noted that the height of the building is over the height which was approved as a part of the above planning application.

Therefore, in order to regularise the development, I have requested that the owners submit a new planning application within 28 days from the date of this email. Once planning applications been submitted, the planning offer will assess whether the additional height in the building sis acceptable or not.

Once further update son the progress of this case become available, I shall be in contact to provide you with an update; if you have any questions in the meantime, please don’t hesitate to contact me.

Kind regards,

Arif Komurcugil

**Enforcement Officer”**

To report to Enforcement that a banner has been placed on the fence just off the A449 on the Dunsley Road advertising Harleys Smoke House.

It was agreed that the Clerk prepare a list of all of the planning decisions made since January 2018, those that the District Council have disagreed with the Parish to be put into a list and circulated to all members. Members to agree which items should be sent forward to highlight to the MP some of the problems that we are experiencing in the decisions being made at Codsall. Concern is expressed that the opinion of the local Parish Council is not been listed to.

 This was noted.

8. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 15th October 2018

Response from MP

Update on Questions from Parish Council meeting

Severn Trent re water works pumping station (letter previously sent to be circulated to members)

9. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 24th October 2018** 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 26th September 2018

Application Number Description SSDC KPC

18/0000322/FUL The Burgesses, High Street, Kinver App. Rec Ref.

Demolition of existing bungalows and replace with

 20 flats and parking

18/00570/FUL 10 Stourton Crescent, Stourton App. Rec App.

 Removal of front porch and forward extend the

bathroom

18/00593/ADV Harleys Smoke House, Dunsley Ref. Rec Ref.

 New sign

18/00541/FUL 65 White Hill, Kinver App. Rec App.

 3 storey front extension

18/00375/FUL Kings Lodge, Bridgnorth Road, Stourton App. Rec App.

 Rebuild existing dwelling with extensions and

internal modifications

17/01000/FUL Lawnswood Farm, Lawnswood App. Rec App.

 Conversion of agricultural barn to form 1 no

residential unit

17/00845/FUL 3 Lockside Drive, Kinver App. Rec Ref.

 Demolition of exiting triple garage and erection of

a detached house

18/00586/FUL 68 White Hill, Kinver App. Rec App.

 Proposed 5 and 6 bedroom detached dwelling

18/00580/FUL 103 Enville Road, Kinver App. Rec App.

 Demolish existing garage / kitchen and rebuild

garage, kitchen and extend hall.

18/00645/FUL 30 Church View Gardens, Kinver App. Rec Ref.

 The erection of a carport cantilever design

6m x 3m in front of the garage

18/00614/FUL Halfcot Farm, Wolverhampton Rd, Stourton App. Rec App.

 Change of use from 13 bedroom hotel to dwellings

18/00424/FUL 125 Hyperion Rd, Stourton App. Rec App.

 Proposed first floor extension

17/9/2018

Appendix 2 to the minutes of the Planning and Development Committee held on the 26th September 2018

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|  | **Enforcement register - Live issues** |  |  |
|  |  |  |  |  |
| MEETING | REF NO. | PROPERTY | DESCRIPTION  | ACTION |
| 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 |   |
| MARCH | 18/00183/2018 | Heath Barn, Kidderminster Rd, Whittington | Alleged motocross track |   |
| 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 |   |
| JUNE | 18/00392/UNSIG | LAND AT PRESTWOOD DRIVE, PRESTWOOD | UNAUTHORISED ADVERTISEMENT |   |
| JULY | 18/00585/TIDY-UP | 8 FAIRFIELD DRIVE, KINVER | UNTIDY LAND |   |
| JULY | 18/00006/UNDEV | 3 HAMPTON GROVE, KINVER | UNAUTHORISED BUILDING WORKS |   |
| JULY | 18/00183/UNCOU | HEATH BARN, WHITTINGTON | ALLEGED MOTO CROSS ACTIVITY |   |
| 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 | 18/00236/FLY TIP | GOTHERSLEY, CHECKHILL ROAD | FLY TIPPING |   |
| JULY | 18/00275/BOC | DARK LANE, KINVER | ALLEGED DEVELOPMENT DARK LANE CUTTING TREES |   |
| JULY | 1800401/ENQ | 12 HOLLY CLOSE, KINVER | BUILDING OF CARPORT |   |
| JULY | 18/00438/UNDEV | ACORNS, LAWSNWOOD DRIVE, LAWNSOOD | METAL RAILING ERECTED 1.8M TO 2M AROUND PROPERTY CAUSING VISUAL ISSUES FOR DRIVERS |   |
| JULY | 18/00446.UNCOU | FIELD HOUSE, NORTON ROAD, IVERLEY | ALLEGED UNAUTHROISED DEVELOPMENT AT THE REAR OF THE PROPERTY |   |
| JULY | 18/00448/TIDYUP | The Royal British Legion, High Street, Kinver | Empty derelict building - unsafe roof |   |
| JULY | 18/00452/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 | 18/00462/ENQ | Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,  | Issues relating to the landscape border |   |
| JULY | 18/00469/ABV | Street Record, High Street, Kinver | Red land rover abandoned on carpark |   |
| JULY | 18/00470/BOC | Rose Meadow Farm, Prestwood | Breach of conditions 4,5,6,7 and 9 |   |
| JULY | 18/00472/ENQ | Street Record, Greensforge Lane, Stourton | Alleged intention to develop Owls Nest Cottage on the Southern |   |
| 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 |   |
| AUGUST | 18/00522/UNDEV | Prestwood Drive | Siting of a caravan being used for residential |   |
| SEPTEMBER  | 18/00570/UNSIG | Enville Road, Kinver | Unathorised advert |   |
| SEPTEMBER  | 18/00571/UNSIG | Dunsley Drive, Kinver | Unathorised advert |   |
| SEPTEMBER  | 18/00580/ABV | Kidderminster Rd, Whittington | Abandoned agricultural trailer between Doctors Lane, Ashwood Lower Lane |   |
|   |   |   |   |   |