

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 30TH MAY 2018 AT 95 HIGH STREET, KINVER.

Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), P Wooddisse, E Simons and N Other

Also present: Councillors D Light and J Cutler

1. APOLOGIES FOR ABSENCE

Councillor Miss V Webb sent her apologies for the meeting.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 25th April 2018 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

The following planning applications were considered and it was agreed to **Recommend** to the Parish Council as stated below for each application: -

18/00322/FUL Land at the Burgesses, High Street, Kinver
Demolition of existing bungalows and erection of 3 storey residential apartments
23 no in total, with communal lounge and 10 parking spaces.

Recommend Refusal on the grounds that:-

- **Highways have already proposed to Recommend Refusal due to lack of turning space within the curtilage of the site, as it is unacceptable to reverse out onto the High Street.**
- **The planning application form is completed incorrectly, the box has been ticked for apartments / buildings to be sold, not for social housing. Although the applicant has confirmed that these are purpose built social housing and this is a condition of the grant agreed for the building of these flats. The applicants when asked were unsure **whether** some of the proposed flats would be part ownership flats.**
- **There are insufficient parking spaces for the development as proposed 23 apartments, with 10 parking spaces. No visitor parking allocated, and these are retirement age flats so residents from the age of 55 can live in them. The retirement age is now 67 **which** means that potentially there will be a maximum of 46 people living in this accommodation and still working. They would **no** doubt have at least one car per household making 23 cars, as public transport from the village is in adequate, with**

no service in the evenings or on a Sunday. The NPPF needs to be amended to change the calculations used to work out what parking is adequate as this is bespoke to each village.

- There is no on street parking to alleviate the above problems, and residents of the Kinver already have problems with parking.
- The pinch point at the end of the High Street and the 2 x on street parking spaces would need to be removed / investigated to help with traffic flow caused by the potential increase of traffic from the development, as visibility is very poor at present when exiting the site due to the nature of the building line of existing properties.
- The increased residents to the village would have a major impact on the Doctors surgery, as there are already potentially 60 more homes being built on White Hill and Hyde Lane, plus the Mill House development.
- The Design and Access statement refers to tailor made care packages? What does this mean, again can the local GP services and Social Services cope with this additional work load.
- The modern 3 storey building proposed with balconies, is totally out of keeping with the rest of the High Street in the Conservation Area, the balconies should be removed to protect the privacy of the surrounding properties.
- The mass and scale of the proposed building is very large and if built would be the 3rd largest building in the Conservation area.
- The height is just under the height of number 129, it will be significantly higher than no 128.
- The plan states that the property is 2 ½ story's high but in the Design and Access statement it shows 3 story's high with a full size attic.
- In the Heritage Statement 5.4.1 it states that when a building is demolished, it should be replaced with a quality building, the materials proposed to be used on this site are not of a quality nature.
- In addition in the Heritage statement 5.4.4, it states that this will fill in a gap in the High Street for continuity? Why? The site does not require filling in.
- The mature trees on the site should be retained to try to mask the building. Especially T1 and T4.
- Previously at another development on Stone Lane, we were told that 1 bedroom properties were not required 2 bedroom were what was needed, therefore why the change now for 1 bedroom properties?
- A public consultation did not taken place as promised, this has now been scheduled for the 13th June between 4 - 7 p.m., which is too late for any changes or questions the Parish Council Planning would have liked and our decisions has to be made today. No decision should be taken on this application until a full public consultation has taken place as previously agreed by the applicant.
- Several of the properties in this area (including cliff edge by the holloway) have suffered from subsidence and had to be underpinned, if/ when the site is developed, they choose to pile drive, this could have major consequences for these neighbouring properties.
- This is a burgage plots which are of late 13th century in origin (Conservation Area Management Plan), a few have had small scale development and some have been lost. None have almost entirely filled with a single building (like this application). The lines and open character of the former burgage plots are still readable on the site and filling the plot would harm the special historic interest of the

Conservation Area. This is in direct contravention of the SSDC Design Guide.

- **The pitched roof of the proposed building is supposed to reference the design guide. It is asymmetrical and dominating however, and is unlike anything existing in the Conservation Area.**
- **Key Views are shown in the Conservation Management Plan, these include views from the Church down towards the High Street and are shown on the mapping provided in the plan. An important element of the conservation area which has been identified is the roof scape when seen from Church Hill. The pattern of the roofs and chimneys of roughly similar size and orientation would be substantially changed by the addition of such a large monolithic roof which almost fills a number of historic plots. The greatest impact would be on views up and down the High Street. As shown in the visualisations, the rear wing would be easily visible from the approach from Church Hill and the approach from either direction in the High Street.**
- **Heritage issues – the statement fails to assess the impact on the conservation area; poor understanding of the significant heritage assets; the assessment only takes into account properties in close proximity to the development not the conservation area itself. The assessment clearly does not meet industry guidelines and is wholly inadequate.**
- **If the development were allowed then it would harm the significance of a number of heritage assets including listed building at 125 High Street and Clifford Cottage. It will have a very marked effect on the setting of the of the listed buildings at 128 High Street and the buildings which have been identified in the Conservation Area Management Plan as making a strong positive contribution to the conservation area at 3 and 4 High Street. It would also negatively affect the setting of the Grade 1 listed St Peters Church and several undesignated assets. Including the Medieval rock cut boundary path at the rear of the property, the old prison and workhouse at Clifford Cottage and the contribution made by the setting to listed and unlisted properties. The loss of burgage plot to almost complete development represents a substantial change to the late 13th Century planned town.**
- **In the NPPF 132 – it states that as heritage assets are irreplaceable, any harm or loss should require cleaned convincing justification – this has not been presented. In addition Historic England Guidance reinforced the importance of character in a conservation area “When considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the area”. This development neither preserves or enhances**

We note that there is a need to demolish the out of date properties on this site and update the development; however, a 2 storey development in a sympathetic design for the Conservation area would be much better received with adequate parking for both visitors and residents.

18/00131/FUL Kinver High School, Enville Road, Kinver
New school and community sports centre

It was noted that the proposed sports hall is a significant increase in size and mass in relation to the existing one, the reasons stated in the documents supplied for this are due to needing more space for the pupils for exams.

The application states that there will be an additional 3 classrooms for school use and there will be additional facilities for the community to access such as a gym, studio, indoor and outdoor sports. This is of a concern as the application does not show an increase in staff to accommodate the usage of the sports hall by the community.

In the application it reports by moving the sports hall it will create a further 43 parking spaces.

The building has to be completed by the 31st March 2019 due to access the grants to pay for the works.

Concern was expressed by the Committee over the basic design of the building in the Greenbelt, and also the proposed location.

Before making a recommendation it was agreed to ask the Clerk to contact the agent acting on behalf of the school to find out the following and a recommendation will be made at the parish Council meeting on the 6th June:-

- What provision is being made for future parking for the school in particular the dropping off and collecting of children. The application states 43 more spaces are being made, however these are not accessible for parents collecting children as the barrier is closed at the end of the school day to stop parents accessing the turning circle.
- We ask for an explanation of why the sports hall is not remaining in its current less intrusive location.
- Is it possible to improve the look of the proposed structure to soften its impact on the Greenbelt?
- We also ask for confirmation of the overall size as the planning application and drawing figures appear to differ.

18/00258/COU The Glens, Sugarloaf Lane, Iverley
Change of use from cattery to dog grooming

Recommend Approval

18/00325/LUE The Paddocks, The Mile Flat, Wallheath
Reserved matters re planning permission for 17/00785/REM for 2 no dwellings

This application was noted and a matter for the District Council to decide upon.

18/00330/FUL The Homestead, 28 Dunsley Road, Kinver
Proposed garage

Recommend Approval

18/00331/FUL Broom Hill Lodge, Chester Road, Kinver
Rear extension and loft conversion

Recommend Approval

18/00336/FUL 134 Enville Road, Kinver
Single storey front and rear extensions

Recommend Approval

18/00353/FUL Hunters Croft, 12 Dunsley Road, Kinver
Ground floor rear extension

Recommend Approval

18/00361/LBC 1 Dark Lane, Kinver
Removal of falling render from rear of part of the property to reveal original brickwork. Brickwork to be repointed if necessary using a weak hydraulic lime in the mixture with sharp sand / filler.

Recommend Approval

18/00398/FUL 70 Hyperion Road, Stourton
Single storey rear and side extension and 2 storey side extension

Recommend Approval

18/00399/FUL Kinver Gardens, Enville Road, Kinver
Single storey extension and detached carport

Recommend Approval subject to complying with Greenbelt regulations

18/00369/TR Fellings, Hunters Ride, Lawnswood
Tree works

Refer to S Does

18/00375/FUL Kings Lodge, Bridgnorth Road, Stourton
Rebuild existing dwellings with extensions and internal modifications

This application should cease until a Heritage statement is submitted, due to the age of parts of the building. The application should comply with all Greenbelt Regulations. No decision should be taken before the Heritage statement is received.

18/00377/FUL 64 Bridgnorth Road, Stourton
Proposed single storey rear kitchen with 2 storey ensuite extension over.
Change from brickwork to white chalk finish

Recommend Approval

18/00413/TREE_T 61 Hyperion Road, Stourton
Tree Works

Refer to S Dores

18/00421/TREE_T The Hawthorns, Bridgnorth Road, Stourton
Tree Works

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 spreadsheet is attached as appendix 2 to these minutes.

8. APPEAL DECISIONS

6 Covers Lane, The Oval – removal of trees – appeal dismissed. This was noted.

9. NOTIFICATION FOR INFORMATION ONLY OF A STOPPING UP ORDER OF THE HIGHWAY AT 50 SUGARLOAF LANE, IVERLEY.

This was noted.

10. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 18th June 2018

11. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 27th June 2018** at 7.00pm.

12. 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 30th May 2018

Application Number	Description	SSDC	KPC
18/00213/FUL	3 Dunsley Road, Kinver Construction of single storey granny annexe in rear Garden	App.	Rec Ref.
18/00196/FUL	87 Meddins Lane, Kinver Kitchen extension and replacement flat roof	App.	Rec App.
17/00273/amend	27 Meddins Lane, Kinver Construction of the garage to be made from brick and pitch tiled roof in keeping with the house	App.	Rec App.
18/00306/LUP	5 Wickett Lane, The Oval, Prestwood Conversion of garage	App.	Rec App.
18/00176/FUL	Broadacres, Prestwood Road, Stourton Demolition of existing dormer bungalow, proposed four dormer bungalows garages and drives access from existing driveway.	App.	Rec Ref.
18/00135/FUL	18 Stone Lane, Kinver Proposed detached dwelling	App.	Rec App.
18/00279/LUP	Chenevare Lodge, Comber Rod, Kinver Removal of hipped tiled roof, replaced with glazed gable, removal of concrete pantiles and replace with slate	App.	Decided before comments were made

21/5/2018

Appendix 2 to the minutes of the Planning and Development Committee held on the 30th May 2018

<u>Enforcement register - Completed items</u>				
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
JULY	17/00168/UNCOU	Staffs and Worcs Canal, Greensforge –	Various buildings being created on South Staffs Land, Boat Clubs at Wildwood	Anonymous complainant - Could't gather more information
JULY	17/00169/UNCOU	Cobham Farm, Iverley	– Change of use of buildings – investigation complete inspected all of buildings no use of any of the buildings. No breach	closed as no breach (see information already provided.)
JULY	17/00170/UNCOU –	Hillfields House, Prestwood Drive, Prestwood	Land used for commercial business and storage of vehicles – part of the Saunders brothers site which has planning consent LUE anon complaint so could not inform complainants	investigated was found to be part of Saunders approved site so case closed (see information already provided)
JULY	17/00171/UNDEV	land at Prestwood Drive, Prestwood	L– Retail shop and café at Bells Mill – check permissions – planning permission granted Council reference 15/00330/FUL)	case closed as sho has been granted approval under 15/00330/FUL
JULY	17/00177/UNDEV	Harleys Smoke House, Dunsley Hall, Dunsley –	Alleged: that the former greenhouses have been demolished and rebuilt and the building is now a bar and beer garden what was once the vegetable garden	checked and no breach of planning control
MAY	17/00211/UNDEV	30 Castle Street, Kinver	Unauthorised conversion of house to 2 flats	The property is

				still one dwelling
SEPTEMBER	17/00211/UNDEV	30 Castle Street, Kinver	Alleged - Unauthorised conversion of dwelling into two flats.	The property is still one dwelling
MAY	17/00243/BOC	8 Dark Lane, Kinver, LAND ADJACENT to 8 Dark Lane.	Check bungalow is being built according to original permitted plans.	Built correctly
JUNE	17/00258/COU	Snelgrove, Kinver	Part of garden has been enclosed and may need change of use	checked and no breach of planning control.. SSC Footpaths Officer also visited - no breach District Councillor updated.
JUNE	17/00277/UNDEV	Rose Meadow Farm, Prestwood	Gypsy site moved on large static caravan.	formal action to be taken
AUGUST	17/00404/BOC	The Oval, Prestwood	Concerns that conditions as part of planning consent are not being upheld	No breach complainant updated
AUGUST	17/00412/UNDEV	3 Hampton Grove, Kinver	2 meter high wall and possible rear extension without planning permission	See planning enforcement complainant 18/00006
AUGUST	17/00437/UNCOU	Brabazon, Prestwood Drive, Stourton	Alleged - Change of use of outbuilding to residential accommodation.	Planning Contavention Notice required.
SEPTEMBER	17/00474/UNDEV	Enterprise Inns PLC, Crown Inn, Norton Road, Iverley	Alleged unauthorised marquee.	Marquee removed.
SEPTEMBER	17/00476/BOC	Harleys Smoke House, Dunsley Hall Hotel, Dunsley Road, Kinver	Alleged change of use from tea rooms to a bar	No breach complainant updated
SEPTEMBER	17/00479/UNDEV	5 Dunsley Road, Kinver	Alleged - Unauthorised extensions	
JANUARY	18/00019/UNSIGN	Aurveda, High Street, Kinver	Fly posters	

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	
JANUARY	18/00016/ABV	SSDC, Car Park, High Street	Abandoned vehicles on car Acre Car park	Vehicles which were abandoned, were removed without further action
JANUARY	18/00020/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action
JANUARY	18/00021/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action
JANUARY	18/00056/UNCOU	Kinver Community Library, Vicarage Drive, Kinver	Concerns over proposals currently being planned - check if consent is required	Closed case - Complainant was concerned about future plans. No development has begun
JANUARY	18/00037/BOC	102 Church View Gardens, Kinver	Dorma has been replaced has now doubled in size, this is now overlooking Mr Penns property as his property is elevated.	Permitted Development

	Enforcement register - Live issues			
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
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	Aurveda, 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	18/00006/UNDEV	3 Hampton Grove, Kinver	Unauthorised building works	
JANUARY	18/00015/UNCOU	1 Castle Mews, Bridgnorth Rd, Stourton	Unauthorised catering business operating from property	
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	18/00151/BOC	Lawnswood Road, Lawnswood	Housing development - filling in the stream at the rear of Hunters Rise, blocking the drains	
MARCH	18/00177/FLY TIP	Kingsford Lane, Kinver	Fly tipping on lane	
MARCH	18/00183/2018	Heath Barn, Kidderminster Rd, Whittington	Alleged motocross track	
APRIL	18/00227/undev	Land at rear of Post Office, High Street, Kinver	Garage being built on plot of land that permission was refused on.	
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	
APRIL	18/00255/undev	Sugar Loaf Lane	Erection of stables on land	
MAY	18/00302/undev	Sugar Loaf Lane	Erection of building	