

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 25<sup>th</sup> APRIL 2018 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), Miss V Webb, P Wooddisse and N Other

1. APOLOGIES FOR ABSENCE

Cllr JK Hall (Vice Chairman) sent his 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 28<sup>TH</sup> March 2018 were approved and signed as a true record of the proceedings of that meeting with the following exception:-

Greyfields Court should read Grefields Court Farm

4. MATTERS ARISING FROM PREVIOUS MINUTES

Prior to the meeting the developers of the SAD site re Hyde Lane. They are proposing to build 46 with a net effect of 44 as 2 properties will be knocked down, 2 and 3 bedroom properties, from bungalows, houses and maisonettes. They are a mixture of 41% affordable housing with 50% shared ownership. There will be no restrictions on any of the properties on the site.

The developer asked for any comments on the proposed draft plans, before they are submitted to the District Council. A public meeting is due to be held at the start of May, followed by the submission of the full plans to District at the end of the month.

The site is clear of the flood plain, the gradients on the land are challenging and the area will be relevelled to accommodate the properties.

The main specimen trees will be retained as far as possible, and trees that are grade A that need to be moved will be replaced.

There are 2 badgers sets on the site, and several utilities that cross the site and they have to be taken into account with the layout of the site.

No 54 on Hyde Lane will be demolished along with the existing house on the site. The vehicle access to the site will be through the plot of no 54, and there will be pedestrian accesses through from the old access from Hyde Lane and also an access through the existing gate onto the Hyde Track.

Parking will be in line with the District Council's policies. Traffic concerns have been raised at Potters Cross, so a traffic survey is going to take place and monitor the flow etc. The main traffic from this site when leaving the village will not access through Potters Cross but go out through Hyde Lane.

Potential projects to run alongside the development under the section 104 agreement, could include reinstate the Sterrymere lake, help to redevelop the KSCA, additional play or gym equipment at the Play Area.

If members wish to add any further comments to forward them to the developers, there it was agreed to **Recommend** to the Parish Council that the proposed site development is discussed further at the May meeting.

## 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: -

18/00196/FUL            87 Meddins Lane, Kinver  
Kitchen extension and replacement flat roof

### **Recommend Approval**

18/00176/FUL            Broadacres, Wolverhampton Road, Stourton  
Demolition of existing bungalow and erect 4 new bungalows and garages  
(amended plan change of access)

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

- **This is an overdevelopment of the site**
- **It is out of keeping with the Greenbelt /Conservation regulations**
- **The single track feeding the existing properties off this drive is inadequate for any further properties as it tree lined and cannot be made wider. So vehicles leaving the A449 to enter the drive would have to reverse back onto the main road if a car was exiting the track. There are no passing points on this track and as it is tree lined the tarmac track cannot be widened without damaging the trees.**
- **The exit onto the road is at a dangerous point and there are regular traffic accidents on this bend, one being on Saturday the 21<sup>st</sup> April.**
- **The trees lining the driveway should remain in situ and be protected.**

18/00236/FUL            2 Hampton Grove, Kinver  
Extension to the rear and remodel front extension and entrance

### **Recommend Approval**

18/00135/FUL            18 Stone Lane, Kinver  
Proposed detached dwelling

### **Recommend Approval**

18/00347/TREE            86-87 High Street, Kinver  
18/00346/TREE            Tree works

### **Recommend Approval subject to Steve Dores approval**

18/00340/TREE            Land Adjacent to 29 Kensington Gardens, Wordsley  
Tree works

**Refer to Steve 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.

Email from Lucy Macdonald

“Still wading through my e mails.

The garage may require consent. You can still have PD rights for Conservation Areas.

There may be restrictive covenant on the deeds to the a property which prevent caravans being stored on the driveway of a property. This would be a civil issue between the parties concerned.

In planning enforcement we would only be interested if the caravan was occupied and used as a separate residential unit.

Hope this helps? If you let me have the address we can check out the garage.”

8. APPEAL DECISIONS

None received.

9. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 21<sup>st</sup> May 2018

10. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 30<sup>th</sup> May 2018** at 7.00pm.

11. RECOMMENDATIONS TO THE PARISH COUNCIL

The following recommendations were put to the Parish Council:-

- \* the planning recommendations as set out in agenda item 5 are sent to the District Council
- \* the proposed site development is discussed further at the May meeting.

Appendix 1 to the minutes of the Planning and Development Committee held on the 25<sup>th</sup> April 2018

18/00058/FUL	5 Norton Road, Iverley Various extensions	App.	Rec App.
18/00179/LUP	The Lodge, Lawnswood Drive, Lawnswood Single storey rear extension as shown	App.	Rec App.
18/00092/LUP	Little Brook House, Rocky Wall, Kinver Extensions and alterations to existing dwelling and outbuildings	App.	Rec Ref.
18/00069/FUL	72 Meddins Lane, Kinver Demolition of existing flat roof, kitchen and construction of larger pitched roof single storey rear kitchen extension and single storey garage to side	App.	Rec App.
17/01097/FUL	Kings Lodge, Bridgnorth Road, Stourton Rebuild existing with extensions and internal modifications	App.	Rec App.
18/00122/FUL	Coppice Gate, Prestwood Drive, Stourton Proposed Single storey rear extension and dormer window extension to side extension to side elevation to form master ensuite	App.	Rec App.
18/00180/FUL	16 Heather Drive, Kinver Extension to front of dwellings, extending dining and garage	App.	Rec App.

16/04/2018

Appendix 2 to the minutes of the Planning and Development Committee held on the 25<sup>th</sup> April 2018

<b><u>Enforcement register - Completed items</u></b>				
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 Contavetntion 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
JANAURY	18/00020/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action
JANAURY	18/00021/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action
JANAURY	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

<b><u>Enforcement register - Live issues</u></b>				
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	