

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 16TH NOVEMBER 2016 AT 95 HIGH STREET, KINVER.

Present: Councillors: Mrs C Allen (Chairman), Mrs L Hingley (Vice Chairman), Mrs D Geoghegan, H Williams (Ex-Officio), J Irving Bell and JK Hall.

1. APOLOGIES FOR ABSENCE

Cllr D H Hadlington was not in attendance.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr Mrs L Hingley declared an interest in relation to any planning application that relates to the Greenbelt or Conservation area.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 26th October 2016 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

None were reported.

5. LESLEY BIRCH FROM SSHA TO DISCUSS / UPDATE ON THE FORMER GARAGE SITE AT BROCKLEYS WALK

Lesley thanked members of the Committee for allowing her to come and speak to them. The update on the Brockleys Walk garages is below:-

- The site was cleared several months ago, and those tenants that wanted another garage have been re allocated one.
- The footings are now above ground level for the bungalows, and completion is expected in May 2017.
- She has redesigned the internal layout of 2 of the bungalows (semi-detached ones) so they now have no internal rooms without windows and the front doors are on the front of the properties.
- An access has been kept for a property to the right of the detached bungalow, and the small triangle of grass that was shown has been changed to have low maintenance shrubs on it as this will look neater than a grassed area.
- There are no right to buy or shared ownerships for the proposed properties, and the policies of the Housing Association at the moment is not to sell off any of the housing stock. However this may not be the case long-term if Government Policies change.

Members asked Lesley if she could look into a way to protect the properties from being sold or having shared ownership instead for the future. To keep affordable housing in Kinver.

The bungalows are for over 55's so it is hoped that people moving into them will free larger houses for families.

Lesley kindly agreed to give monthly updates on their project and invited the Parish Council to be involved with the opening ceremony for the site.

The members asked if they could have a copy of the plans for file from Lesley.

6. PLANNING APPLICATIONS

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

16/00985/FUL Grey House, Dark Lane, Kinver
Proposed development of 10 No houses

Recommend Refusal on the grounds that:-

The development is in breach of Core Strategy 2 (Protecting and Enhancing the Natural and Historic Environment) and Core Strategy 9 (Enhancing the Rural Environment).

This is a gross overdevelopment of the site. The house on plot no 10 will tower above the cottages below and is too close to the edge of an unstable high sand stone cliff. The cottages below will be majorly overlooked and have already experienced significant landslides in 2009, 2014 and 2016.

There are grave concerns over a similar situation happening again; as there was a major land slide in Mill Lane, only a few years ago, which is close to this area. In addition there are caves at the back of each of the cottages at the bottom of the Cliff, one of which goes back some 15 feet into the cliff face. This needs to be examined fully on a survey before any development should be considered. Mortar bees have also burrowed into the soft sandstone cliff face, making it erode even faster.

There are 35 allocated parking spaces for the site, some of these spaces are allocated as garages this is insufficient for parking for 3 and 4 bedroom dwellings that potentially have 3-4 cars and visitors parking.

The sewage system is ancient in this area. All sewers would need to be renewed before any further development should be considered.

The access lane (Dark Lane) is totally inadequate to the site for the proposed increased number of vehicles and visitors vehicles. It has a very narrow, single track access, with no overtaking bays or any possibility to make passing places. The start of this part of Dark Lane is on a blind corner, leading to Hawthorne Way, with no give way road markings to inform drivers who has right of way. Many near misses have already taken place on that junction. The increased volume of traffic will exacerbate this further.

Further pressure will be put on the already narrow road of Church Hill, leading through to Cookley Lane, which is also a black spot on the main road leading to Dark lane.

Dark Lane is also a very busy access road for many. Walkers going to and from the canal and village; horse riders, as Dark Lane is a bridle path from the village to Whittington and is also a favourite route for Group cyclists.

If planning officers were to approve these plans then we would recommend the existing conifer hedge (that is marked for removal on the plans) should not be allowed as it is a good natural screen to stop the houses in Redwood Road seeing the development. The trees should be pruned rather than removed.

If there are any landslides as a result of planning permission being given who would be responsible for damages for the properties that may be affected?

16/00971/FUL Field House, Norton Road, Iverley
First floor domestic extension

Recommend Approval subject to complying with Greenbelt Regulations.

16/00963/LUP 21 Compton Road, Kinver
Use of 2 bedroom flat above the garage as an aesthetics clinic, offering non-surgical treatments

Recommend Refusal on the grounds of change of use as the deeds state no business should be run from the houses off this driveway.

16/00970/FUL 137 Enville Road, Kinver
Alterations to patio areas and associated works

Recommend Approval

16/00928/FUL 18 Brindley Brae, Kinver
Chimney to side elevation of new rear extension plus shower room

Recommend Approval

16/00948/FUL Prestwood Farm, Wolverhampton Road, Prestwood
Retention of treatment / complimentary therapy facility, 2 toilets and rug drying / washing facility for Prestwood Farm

Recommend Refusal on the grounds that it is an overdevelopment of this site.

16/00880/FUL Lawnswood Farm, Lawnswood Road, Lawnswood
The conversion of 1 no farm building to 1 no residential unit, including associated extensions, car parking and landscaping

Recommend Refusal on the grounds that the plans are unclear and do not appear to be a true representation of the actual site. No trees should be removed from the site without prior approval from S Does.

16/00756/LUE Yew Tree Cottage, Wolverhampton Road, Prestwood
Stables for several horses

Recommend Refusal on the grounds that this is an overdevelopment development of the site in the Greenbelt and there is not enough grazing land to support this quantity of horses.

16/00742/FUL 7 High Street, Kinver
Demolition of single storey rear extension and erection of new single and 2 storey rear extensions

Recommend Refusal on the grounds that this is an overdevelopment of the site in a Conservation Area, and will lead to a loss of light for No 6 High Street.

16/00999/TREE Sherwood Cottage, Astles Rock Walk, Kinver
Tree works

Refer to S Does.

16/00988/FUL Land at Astles Rock Walk, Kinver
Holiday let

The existing 5 properties off this lane have all paid to have services and tarmacing to their properties, any construction allowed to the plot of land would damage the surfacing and also block access on the lane.

If the District Council are mindful to allow the application, then the proposed pull in (that is outside the curtilage of the property) should be built prior to construction of a dwelling as it would be critical for access along the lane.

A section 106 should be placed on the site to prevent the property being changed from a holiday let to a residential dwelling at a later date.

The boundary as shown on the application, is not (we believe) the marked out boundary on site (this is currently being disputed) and we believe that the plot visually looks bigger than it actually is. This needs to be addressed before being decided upon.

We note that this application is slightly different to the previous applications, but the concerns raised with previous objections for this site still stand, therefore the Parish Council:-

Recommend Refusal on the grounds that we see no significant change to the previous applications that were refused in 1981 and 1991 by the District Council and then on appeal. We would refer the matter to Highways as the proposed access road does not meet current regulations as the road is very narrow for the existing traffic use.

16/00998/ADV

Harleys Smoke House, Dunsley Hall Hotel, Kinver
Powder coated aluminium sign

Recommend Approval

7 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

8. ENFORCEMENT MATTERS

Matters received:-

16/00470/UNDEV

6 Roundhill Cottages, Whittington Hall Lane, Kinver
Caravan in driveway occupied on a daily basis

16/00464/UNDEV

32 Hyde Lane,
Unauthorised commencement of works association with undetermined planning application

16/00487/UNDEV

17 Meddins Lane, Kinver
Radio Aerial 20ft off rooftop – check if planning permission required

This was noted.

A new stable / field shelter has been erected at Meadow View, Prestwood Drive, and Prestwood. This to be reported to the Enforcement Officer.

Also to check the conditions relating to the British Legion Development site. The Parish Council asked that a condition be placed that any damage to the road surface is to be made good by the developer. Check to see if this has been added to the conditions.

9. PLANNING APPEALS

The following has been received:-

Bridge House, Greensforge Lane, Stourton
Discharge of section 106

Previous Comments:-

9/12/15

The location plan provided with these plans is totally inaccurate the buildings actually on site are not the same shape or size as shown on the drawing. A site visit should be arranged and the applicant to be asked to submit accurate plans before any consideration is given to the application and the Parish Council must be consulted on these plans before they are progressed.

There are no grounds that the Parish Council can see for removing the section 106 from the site.

Land Adjacent to Otters Reach, High Street, Kinver
New dwelling

Previous comments:-

7/3/16

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 conducive for another property to be developed in this area.

We would refer the matter to Mr S Dores to look at protecting the trees on the site if the plans are approved.

It was agreed that the Clerk send the previous comments for these 2 applications.

10. DRAFT COMMUNITY INVOLVEMENT PAPERS FROM REDDITCH COUNCIL

The documents were noted.

11. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 5th December 2016

12. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 14th December 2016** at 6.00pm.

13. RECOMMENDATIONS TO THE PARISH COUNCIL

All recommendations detailed in item 6 re Planning Applications are to be made to the Parish Council for consideration.

Appendix 1 to the minutes of the Planning and Development Committee held on the 16th November 2016

Application No.	Details	SSDC	KPC
16/00263/FUL 16/00264/FUL	The Armoury, 17 High Street, Kinver Change of use from professional services to residential	App.	Rec App.
16/00573/VAR	Lawnswood Farm, Lawnswood Road, Lawnswood Amendments to conditions 3, 4,9 and deletion of condition 7	Ref.	Comment.
16/00800/FUL	1 Orchard Grove, Kinver Attached double garage, rear extension, rear decking and dropped kerb to facilitate new vehicular access.	App.	Rec App.
16/00924/FUL	Sunnyside, Heronsgate Road, Kinver Metal Frame storage barn	App.	Rec App.

7/11