

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

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

1. APOLOGIES FOR ABSENCE

Councillor P Woddisse sent his apology for the meeting.

2. DECLARATIONS OF PECUNIARY INTEREST

Councillor E Simons declared a non-pecuniary interest in relation to planning application 18/00538/TREE.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 27<sup>th</sup> June 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

18/00322/FUL      Land at The Burgesses, High Street, Kinver  
23 No 1 bedroom apartments, communal lounge and 10 additional parking spaces – amended plans

**We note that the plans have been amended and that the balconies have been removed and replaced with a terraced roof garden, along with 2 additional parking spaces added, as the majority of our objections have still not been addressed, we therefore Recommend Refusal on the grounds that:-**

- **The planning application form is completed incorrectly and should therefore be rejected. Any planning applications by private individuals with incorrect information on, would be thrown out immediately.**
- **The inconsistencies are: It states there are 23 flats, though it would appear they are now proposing 20. It states there are 10 additional parking spaces, which is also misleading as there are not, there are 2 additional parking spaces. Making 12 spaces in all. The Residential units are ticked under Housing market, not social housing. Although the applicant has confirmed that these will be 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. Again 23 units are recorded, this has not been amended to 20.**
- **The Burgesses is listed by South Staffordshire District Council under monuments – no 52391 5084718322 – Post Medieval. This development contravenes section 12 of the NPPF, is a gross overdevelopment of a**

historical and heritage site of significance. It is one of the few sites where burgesses can still be seen.

- The heritage statement is insufficient and not comprehensive enough. We would recommend a new report is written.
- There are insufficient parking spaces for the development as proposed 20 apartments, with 12 parking spaces. No visitor parking allocated. We believe these are flats for the over 55's year olds. The retirement age is now 67 which means that potentially there will be a maximum of 40 people living in this block still working. They would no doubt have at least one car per household making 20 cars. Public transport from the village is inadequate, with no service in the evenings or on a Sunday.
- No traffic impact and analysis report has been produced. This should be produced with not only the Burgesses development in mind but also for when Mill house is done and the other major developments about to take place in Kinver and Potters Cross.
- Core strategy Policy II Sustainable transport states 'The council will seek to ensure that accessibility will be improved and transport choice widened, by ensuring that new development is well served by an attractive choice of transport modes, including public transport, footpaths and cycle routes to provide alternatives to the use of the private car and promote healthier lifestyles'. – South Staffs District Council are not complying with this strategy. With all the other major developments about to take place in Kinver, (Mill House, Hyde Lane, White Hill, The Grey House), now is the time to review and improve the transport system in the village. The bus routes are inadequate and do not support a working person travelling to Kidderminster, Stourbridge, Birmingham or Wolverhampton. There is no Sunday Bus service. The last bus back from Stourbridge is 17.40. Anyone finishing work at 5pm from Birmingham would not be able to get back to Kinver on public transport. The first train leaves Birmingham at 17.09 and arrives back at Stourbridge at 17.48, after the last bus has left. An improvement would be extending the bus service until at least 19.15pm to allow people working later to travel back to Kinver on public transport. In addition promote and improve the canal towpath network to allow people to walk or cycle back.
- There is no on street parking to alleviate the above problems, and residents of the Kinver already have problems with lack of parking spaces.
- Parking policy EV12 states that community parking for 1 and 2 bedroom flats should be 1 to 1.5 spaces per dwelling, this development should therefore have a minimum of 20 spaces not 12. This development clearly contravenes this policy.
- 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. Again, no report on the impact on the High Street and road safety has been produced.
- 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 or 4 storeys as the roof line is so tall, is totally out of keeping with the rest of the High Street and towers over the heritage building next door and opposite, which is all in the Conservation Area.
- The mass and scale of the proposed building is very large and if built would be the 3<sup>rd</sup> 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, 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?
- 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 an area of burgage plots, which are of late 13<sup>th</sup> century in origin (Conservation Area Management Plan), a few have had small scale development and some have been lost. None have almost entirely been filled in 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 SSSC 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 13<sup>th</sup> 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

A letter summarising the objections of the Committee to be circulated to all District Council members, the Head of Planning and the Legal Officer of the District Council.

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 the location of the sports hall has been moved to a lessen its impact and on these grounds the Committee Recommend Approval.**

18/00535/FUL      Lawnswood House, Lawnswood  
Change of use of house to restaurant and bar and associated works

**Although this site is not a listed building it would comply with the National Planning Policy Framework as a Heritage Asset and should be treated as such. The Lodge, land, outbuildings, Regency Villa and walled Garden are all Assets.**

**There has been no Heritage statement attached with this planning application and no development of this site should be considered until this has been completed. The Proposed extension will change the designed shape of the Villa and should be rejected.**

**Therefore for the reasons above we Recommend Refusal and referred to the Conservation officer and ensure that any future application also complies with Greenbelt regulations.**

18/00543/OUT      Land East of Hyde Lane, Kinver  
Outline application for housing development and demolition of 54 Hyde Lane.

**Recommend Approval**

18/00580/FUL      103 Enville Road, Kinver  
Demolish existing garage / kitchen. Rebuild garage, kitchen and extend hall

**Recommend Approval**

18/00552/FUL      17 Redwood Road, Kinver  
Proposed first floor extension over existing garage

**Recommend Approval**

18/00555/FUL      6 Covers Lane, Prestwood  
Proposed front porch and garage extensions

**Recommend Approval**

18/00541/FUL      65 White Hill, Kinver  
3 storey front extension

**Recommend Approval**

18/00501/FUL      56 Enville Road, Kinver  
Single storey side and rear extension

**Recommend Approval**

18/00520/TREE      24 Forest Drive, Kinver  
4 oaks reduce, and reduce 2 leylandii

**Refer to Steve Does.**

18/00520/TREE      The Laurels, Lawnswood  
Crown lift 2 Yews

**Refer to Steve Does.**

18/00538/TREE National Trust, Kinver Rock Houses, Kinver  
Fell a sycamore

**Refer to Steve Does.**

18/00566/TREE Keldestowe, Lawnswood Drive, Lawnswood  
Reduce Crown on an oak.

**Refer to Steve Does.**

18/00514/FUL Bedford Cottage, The Compa, Kinver  
To remove sandstone rock face and cave to make driveway longer.

**Recommend Refusal on the grounds that this is an Asset of Kinver and is of Historical significance. The Cave should be repaired and made safe not removed. The Conservation Officer should be contacted to look at this application and advise on how to repair the damaged cave.**

18/00593/ADV Harleys Smoke House, Kinver  
Advertising sign

**Recommend Refusal on the grounds that the sign is very large and will be distracting to vehicles driving past the sign on the A449, the design and materials are not in keeping for siting in the Greenbelt.**

18/00570/FUL 10 Stourton Court, Stourton  
Removal of front porch canopy and forward extension of the bathroom wall / porch depth

**Recommend Approval**

18/00424/FUL 125 Hyperion Road, Stourton  
Proposed first floor extension on existing bungalow

**Recommend Approval**

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.

8. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 20<sup>TH</sup> August 2018

9. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 29<sup>th</sup> August 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 25<sup>th</sup> July 2018

Application Number	Description	SSDC	KPC
18/00361/lbc	1 Dark Lane, Kinver Removal of falling render from rear of property to reveal brickwork. Brickwork to be repointed.	App.	Rec App.
18/00399/FUL	Kinver Gardens, Enville Road, Kinver Single storey extension and detached carport	App.	Rec App.
18/00258/COU	The Glens, Sugarloaf Lane, Iverley, S'bridge Change of use from cattery to dog grooming	App.	Rec App.
18/00398/FUL	70 Hyperion Road, Stourton Single storey rear and side extension with 2 Storey side extension	App.	Rec App.
18/00377/FUL	64 Bridgnorth Road, Stourton Proposed single storey rear kitchen extension With 2 storey en-suite extension over. Change rom brickwork to white chalk render finish.	App.	Rec App.
18/00331/FUL	Broom Hill, Chester Road, Kinver Rear extension and loft conversion	App.	Rec App.

9/7/2018



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

<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	18/00221/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	
MAY	18/00341/FLYTIP	Doctors Lane, Ashwood	Fly tipping	
MAY	18/00338/UNDEV	Bridge over over, Nr The Anchor, Dark Lane, Kinver	Unauthorised bridge works	
JUNE	18/00370/FLY TIP	WHITTINGTON HALL LANE	FLY TIPPING	
JUNE	18/00391/UNDEV	2 NEW COTTAGES, PRESTWOOD	ERECTION OF FENCE OVER 2M	
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	18/00015/UNCOU	1 CASTLE MEWS, STOURTON	Unauthorised catering business operating from property	

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	18/00407/FLY TIP	DOCTORS LANE, ASHWOOD	LITTERING CAUGHT ON TRAIL CAM	
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	