

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 28<sup>TH</sup> FEBRUARY 2018 AT 95 HIGH STREET, KINVER.

---

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

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 31<sup>st</sup> January 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. LUCY MACDONALD – ENFORCEMENT OFFICER TO ADDRESS THE COUNCIL RE OUTSTANDING MATTERS IN KINVER

Lucy Macdonald had not been able to attend the meeting but has updated the Enforcement Register, this is attached as appendix 1 to these minutes.

Additional Enforcement matters:-

“Planning Enforcement reference: 17/00465/UNDEV

I have investigated the re-painting of ‘Auraveda’ and after seeking a legal view, it appears that there is no legislation to control the painting of buildings in a Conservation Area.

As a result there is no enforcement action that I can take to force the re-painting of the building in a more suitable colour. I will close my planning enforcement case as I am unable to take further action.

Yours sincerely,

Catherine

Catherine Gutteridge”

“ The Grey House Kinver

It was reported to the Council on 24<sup>th</sup> January 2018 that construction vehicles were causing obstructions. I contacted the developer on 29<sup>th</sup> January who confirmed that he would ensure that the concrete delivery waggons would go straight on site and not cause an obstruction.

Condition 12 of the attached grant of planning permission has been discharged. The developer submitter the attached Construction Traffic Management Plan which was approved. Could you please review the attached plan and let me know if the developers are breaching any of the

construction management plan? I am happy to raise any issues directly with the developer once these have been identified.

Thanks you for your assistance.

Kind regards,

Catherine

Catherine Gutteridge  
**Enforcement Officer**

These were noted.

## 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: -

18/00092/LUP Little Brook House, Bath Lane, Kinver  
Certificate of lawfulness for extensions and alterations

**Recommend Refusal on the grounds that it is a site / property in the Greenbelt that has already been over developed.**

17/00845/FUL 3 Lockside Drive, Kinver  
Demolition of existing 3 car garage and erection of detached dwelling and replacement double garage

**We note that there are no real differences in this revised planning application and therefore we Recommend Refusal on the grounds that:-**

- **Loss of parking spaces and garages to original property, and limited parking available for the new property also. We note the property has moved slightly on the plot, but this still does not give the correct width for a vehicle to park.**
- **Out of keeping with the street scene.**
- **Changes the aspect of the private drive of specifically allocated housing.**
- **The application has to comply with the Conservation area regulations**
- **The development would breach condition 11 which should remain in place on the site for the life of the development.**
- **The property has been moved nearer to the Silver birch tree with a TPO, but we believe not enough to make room for cars to park down the side of the new house and the neighbours. If the garage is 2m tall, then the overall height of the house would be about 5m tall. We feel that cant be correct. We feel the scale of the superimposed house is not to scale. The true height of the house we feel would still block the view to the church.**

18/00012/FUL Greyfields Court, Beacon lane, Kinver  
Proposed replacement of existing double garage with building providing 4 car arageing and ancillary accommodation.

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

18/00122/FUL Coppice Gate, Prestwood Drive, Stourton  
Proposed single storey rear kitchen extension and dormer window extension to side elevation to form master suite

**Recommend Approval subject to the side window overlooking the neighbouring property being moved or at least obscure glazed so there is no loss of privacy for the neighbours.**

18/00150/FUL Little Rivaton, Lawnswood Drive, Lawnswood  
Proposed change of use and alterations to existing building to create a 3 bedroom dwelling

**Recommend Approval subject to a section 106 being placed on the developed building so as the site remains as one.**

18/00136/FUL Agricultural building, off Whittington Hall Lane, Kinver  
Proposed ménage

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

7 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

8. APPEAL DECISIONS

35 Church View Gardens, Kinver – Removal of Scott's Pine Tree - appeal dismissed.  
65 White Hill, Kinver – 2 storey front extension – appeal dismissed

9. SAD CONSULTATION PLANNING DOCUMENTS

These documents were reviewed by the Chairman and no comments were made, the plan was noted.

10. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 19<sup>th</sup> March 2018

11. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 28<sup>th</sup> March 2018** at 7.00pm.

12. RECOMMENDATIONS TO THE PARISH COUNCIL

The recommendations in agenda item 6 were put to the Parish Council for approval.

**Enforcement register**

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 - Couldn'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
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	17/00211/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	17/00242/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.
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	17/00268/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	17/00404/BOC	The Oval, Prestwood	Concerns that conditions as part of planning consent are not being upheld	No breach complainant updated
AUGUST	17/00407/UNCOU	Highdown Nursery, Sugarloaf lane, Iverley	Using premises as a tip	Investigation ongoing with EA
AUGUST	17/00412/UNDEV	3 Hampton Grove, Kinver	2 meter high wall and possible rear extension without planning permission	See planning enforcement complaint 18/00006
AUGUST	17/00437/UNCOU	Barbizon, 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	Auraveda, 41 High Street, Kinver	Building painted pink	Awaiting legal view to see what legislation can be used to prosecute
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 complaiannt updated
SEPTEMBER	17/00479/UNDEV	5 Dunsley Road, Kinver	Alleged - Unauthorised extensions	
JANUARY	18/00019/UNSIGN	Auraveda, 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	
JANAURY	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	18/00019/UNSIGN	Auraveda, High Street, Kinver	Un authorised signs	Warning letter sent to Auraveda and the person that hired the room
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	18/00032/BOC	Stourton Court, Stourton	Conditions check required on the building	investigation ongoing
JANAURY	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.	
JANAURY	18/00042/BOC	Waterworks House, Mill Lane, Kinver	Breach of conditions 4,5,6,7 and 9	
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
JANAURY	18/000555/BOC	Grey House, Dark Lane, Kinver	Vehicles causing obstruction on the dangerous bend in Dark Lane and Hawthorn Way	investigations ongoing
FEBRUARY	18/00073/UNDEV	61 Churchview Gardens, Kinver	Erected gazebo in driveway 15ft overlooking no 63	Gazebo is temporarily covering garage whilst works are being carried out. Closed case
FEBRUARY	18/00078/FLYTIP	Lawnswood Road, Lawnswood	Flytipping 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

Appendix 2 to the minutes of the Planning and Development Committee held on the 28<sup>th</sup> February 2018

Application No.	Details	SSDC	KPC
17/01037/FUL	10 Prestwood Road, Stourton Proposed remodel and front extension to existing bungalow	App.	Rec App.
17/01136/FUL	37 Stourton Crescent, Stourton Second storey extension over garage at side of the house to create an extra bedroom	App.	Rec App.
17/01033/FUL	3 Hampton Grove, Kinver Retrospective planning permission for boundary walls and family room to rear, plus householder permission for garage and porch to frontage	App.	Rec App.
17/01020/FUL	26 Meddins Lane, Kinver Proposed house extension and new garage	App.	Rec App.
17/01013/FUL	Bonnigdale House, Lawnswood To extend the parking area with matching block paving and erect 2 single wooden garages	App.	Rec App.
17/00876/FUL	The Lodge, Froome House, Stourton Conversion of garage to habitable accommodation and creation of detached vehicle and trailer store and stable building.	App.	Rec Ref.
17/01119/FUL	28 Compton Road, Kinver Rear Conservatory	App.	Rec App.
18/00048/FUL	Halfcot Farm, Wolverhampton Road, Stourton Conversion of barn restaurant to 6 x 3 bedroom dwellings	Application withdrawn	Rec App
12/2/18			