

Present: Councillors K Hosell (Chairman), E Simons (Vice Chairman), Mrs C Allen, P Wooddisse, J K Hall (ex officio), D McGirr, K Slade, S Anderson.

Also, in attendance Clerk Mrs J Cree and SSDC Cllr P Harrison

1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors Ms E Lord and G Sisley.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

Cllr P Harrison declared a non-pecuniary interest in relation to application 23/00661/FULHH.

Cllr K Hosell declared a non-pecuniary interest in relation to 23/00714/FULHH.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 9TH AUGUST 2023

The minutes of the meetings held on the above dates were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT / CORRESPONDANCE MATTERS RECEIVED

Chances event to be discussed at the full Parish Council meeting.

5. PLANNING APPLICATIONS

23/00661/FULHH Lothlorien The Compa Kinver

Proposed extension above existing garage block to form music room and Annex for visiting family, extension includes solar panels

Recommend Refusal as it is near the Conservation Area, and this would be classed as impacting the setting of the Conservation area. This area is full of historic buildings, it is in a prominent position in relation to Kinver Edge and will be in direct conflict with the Conservation area. The mass and materials are totally out keeping with the surrounding area. If planning permission is granted for the site then a S106 should be placed on the development to ensure the site remains as one.

23/00687/FULHH 4 Meddins Rise Kinver

Single storey rear extension and new roof over garage.

Recommend Approval

23/00577/FULHH 17-18 Foster Street Kinver

Demolition of existing conservatory and erect proposed sun lounge.

Recommend Approval subject to the materials should be in keeping with the existing property.

23/00609/FULHH Cherry Tree Cottage Whittington Hall Lane Kinver

Erection of a timber pre-fabricated single-storey granny annexe for ancillary residential use associated with the main dwelling

Recommend Approval subject to a S106 being in place to keep the site as one, and any trees removed should be replaced with substantial native species.

23/00552/FULHH 115A High Street Kinver

Replace 5 windows to property

Recommend Refusal as this is out of keeping in a Conservation Area.

23/00645/LUP Herons Reach Ashwood Lower Lane Ashwood
A single story side extension, a single story rear extension, a conversion of existing roof space and a pitched roof above existing garage

It was noted that this application backs onto the Canal Conservation Area. This is adjacent to the Conservation Area and near to a scheduled Ancient Monument, therefore a Heritage Statement should be attached to the application. The District Councillor to raise the concerns with the Planning Department and the Conservation Officer.

23/00608/FUL Land Adjacent 26 Dark Lane Kinver
Proposed 3 bedroom detached bungalow

Recommend Refusal on the grounds that it is over-development of the plot, not enough parking for the proposed size of development. The access to the property is down a narrow track. We are concerned that the "Grass Paddock area" is arable agricultural land, and this should not be included in this application as it is not in the building lined area and should not make the building plot look bigger than it is or have extra amenity space.

23/00714/FULHH 2 New Wood Close New Wood
Ground floor extension connecting dwelling to existing detached garage

Recommend Approval

23/00248/FUL Prestwood House Wolverhampton Road Prestwood
Temporary change of use of the building until (December 2024) for use of the site as an HMO for (up to 20). currently 13 people.

Recommend Approval

23/00642/FULHH 67 Hyperion Road Stourton
Two storey side/rear extension and single storey rear extension

Recommend Approval

23/00697/TTREE 7 Covers Lane Prestwood
TPO No. 77/1985: Unidentified broadleaf species - dismantle and remove

Refer to the Arboricultural Officer, and the species should be identified and managed rather removed, if it is removed then it should be replaced.

23/00751/VAR Land At Lawnswood Drive Lawnswood
Application Reference Number: 21/00283/FUL Date of Decision: 14/05/2021 Vary the wording of conditions 8 (boundary treatment) and 9 (landscaping) from prior commencement to prior to occupation. There is no necessity for them to be discharged prior to the commencement of development.

Recommend refusal the original condition put on the application should remain.

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

7. APPEALS AND NOTIFICATIONS

Appeal Ref: APP/C3430/C/22/3302201 - Stourbridge Lodge, Prestwood, Stourbridge DY7 5AQ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended. The appeal is made by Sarah Walker against an enforcement notice issued by South Staffordshire District Council.
- The notice was issued on 27 May 2022.
- The breach of planning control as alleged in the notice is Without planning permission, unauthorised operational development on the Land consisting of the construction of a two storey front to rear extension on the western elevation, first floor extension on the eastern elevation, and remodelling of front central elevation with additional dormer extension.
- The requirements of the notice are
 - i) Remove from Stourbridge Lodge the double storey extension to the western elevations extending from front to rear with property as marked on the Plan
 - ii) Remove from Stourbridge Lodge the first floor extension to the eastern elevation

as marked on the Plan.

- iii) Remove from Stourbridge Lodge the front remodelled façade and additional dormer extension as marked on the Plan and rebuild in accordance with the Plan set out in Appendix 1
 - iv) Permanently remove from the Land all materials that arise from compliance with step i) & ii)
 - v) Permanently remove from the Land all materials that arise from compliance with step iii) above
 - vi) Following completion of steps (i), (ii) and (iii) restore Stourbridge Lodge back to its pre-existing condition that it was in before the unauthorised development commenced, and fully in accordance with the plans at Appendix 1, save for the infill extension to the rear of the property, located in the position shaded blue on Appendix 1 that was constructed in excess of four years ago that may be retained.
- The period for compliance with the requirements for steps i) ii) & (iv) is 6 months and for steps iii) v) and vi) is 12 months.
 - The appeal is proceeding on the ground set out in section 174(2)(a) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

Decision

1. It is directed that the enforcement notice is corrected and varied by

- a) Deleting the allegation in full and replacing it with “without planning permission, unauthorised operational development at the Land consisting of the construction of a first-floor rear extension to the eastern elevation, a two-storey extension to the western elevation and the remodelling and enlargement at first floor level which has resulted in the creation of a second projecting first floor gable element that has replaced a single dormer window.”
- b) Deleting the requirements in full and replacing them with
 - i) remove the first floor rear extension to the eastern elevation and the two storey extension to the western elevation
 - ii) remove the additional first floor projecting gable element and restore this element to its previous condition by replacing it with a single dormer window in the same position and of the same dimensions that existed previously.
 - iii) remove all materials arising from compliance with requirements i) and ii) from the Land

2. Subject to the corrections and variations, the appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

This was noted.

8. T0 DISCUSS THE NEXT STEPS OF KINVER’S NEIGHBOURHOOD PLAN FOLLOWING ITS ADOPTION AND IMPACT IN PLANNING RESPONSES

The Chairman and Cllr Ms E Lord have been discussing how to use the plan and prepare some template responses to be cut and paste into recommendations made by the Committee. This is currently being prepared. The references for the policies should be used in recommendations to the District Council on Planning Applications.

Cllr Mrs C Allen and Cllr Ms E Lord met with the Officer Paul Rigby for an evaluation of the Neighbourhood Plan process. On behalf of the District, they apologised for their handling of the Plan. They took a hands-off approach for the project. Any further plans they will have a more hands on approach.

On the 25th October at 6.30pm, a meeting is taking place with the developer of the land at White Hill.

9. ITEMS FOR FUTURE AGENDA

S106 projects for future developments.

10. DATE OF NEXT MEETING

The date of the next meeting is the 11th October 2023 at 6.30pm

11. RECOMMENDATIONS TO THE PARISH COUNCIL

There were no recommendations to the Council, planning recommendations were sent directly to South Staffordshire District Council.

23/00547/FULHH	30 Mill Brook Meadow Kinver Install conservatory to the rear of the property	App.	Rec App.
23/00543/LUP	34 White Hill Kinver The proposed development is a single storey rear extension, a single storey side extension and alterations to the existing porch and front ground floor window.	App.	Rec App.
23/00542/LUP	Kingsford House Kingsford Lane Kinver New garage and log store	App.	
23/00480/FUL	Stourbridge Lawn Tennis And Squash Club Limited Construction of new gymnasium within open underfloor area of existing building	App.	Rec App.
23/00178/REM	Land At White Hill Kinver The application comprises detailed proposals for: the layout of the development, the appearance of the new dwellings that will occupy the site, the scale of the development and landscaping proposal	App.	Rec Ref.

21/8