

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 22ND JUNE 2016 AT 95 HIGH STREET, KINVER.

Present: Councillors: Mrs C Allen (Chairman), JK Hall, Mrs D Geoghegan, D H Hadlington and HH Williams (Ex-Officio).

1. APOLOGIES FOR ABSENCE

Cllr J Irving Bell submitted his apologies due to work commitments.

Cllr Mrs L Hingley (Vice Chairman) submitted her apologies due to attending another meeting.

2. DECLARATIONS OF PECUNIARY INTEREST

Cllr D Hadlington declared an interest in relation to planning application 16/000528/FUL and took no part on the debate or voting on this matter.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 8th June 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. PLANNING APPLICATIONS

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

16/00532/TREE 16 Bridgnorth Road, Stourton
Tree works

Refer to Steve Dores

16/00513/FUL 162 Enville Road, Kinver
Erection of 3 bed dwelling

Recommend Refusal on the grounds that:-

- **The access from the Highway is totally inadequate, there are no visibility splays on the road junction.**
- **The track / driveway to the proposed property is only 3m wide, which is not wide enough for 2 vehicles to pass, so passing points would have to be installed and there are none shown on the planning application.**
- **It will overlook neighbouring properties and will dominate the view of the surrounding area.**
- **The development does not comply with Greenbelt Regulations.**
- **It is tandem development.**
- **It is out of keeping with the surrounding area.**
- **The Cat b trees identified in the plan, should not be removed from the site for the development and should be made safe by having TPO's on them.**

- 16/00452/LBC Holland House, Lawnswood Road, Lawnswood
Replacement timber windows and doors to modern extension
- Recommend Approval subject to the replacement windows and doors being of the required quality for a grade II listed building.**
- 16/00528/FUL 3 Heathermount Grange, Kinver
Log Burner flue to rear extension being built under permitted development
- Recommend Approval subject to complying with the appropriate regulations.**
- 16/00474/FUL 173 Bridgnorth Road, Stourton
Renovation to the house
- Recommend Approval for the works proposed, however we await the information relating to the access gates on the site.**
- 16/00538/FUL 9 Bridgnorth Road, Stourton
Replacing a single garage with a double.
- Recommend Approval subject to allowing sufficient egress onto the carriage way and also turning space for the cars within the curtilidge of the site.**

6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

7. ENFORCEMENT MATTERS

Outstanding items

- 16/00118/BOC Bridge House, Greensforge Lane, Stourton
Unauthorised use of granny flat
- 16/00171/BOC Kinver Constitutional Club, 119 High Street, Kinver
Boules court built and floodlighting intrudes on complainants property.
- 16/00177/TIDYUP 3 New Cottages, Wolverhampton Road, Prestwood
Wooden garage which is at the front of property is untidy
- 16/00200/BOC 19 Hawthorne Way, Kinver
Conditions check required as query over whether building to original plans Ref 10/00937/FUL
- 16/00203/UNDEV 59 Churchview Gardens, Kinver (alleged Conservatory being added also)
Alleged building prior to planning approval
- 16/00235/undev Large wooden shed / structure to the rear of 31 Dark Lane, Kinver
- 16/ The bungalow at the top of Prestwood Drive (near the Rugby Club), Stourton
The property has undergone renovation, concern was expressed that if gates are put on the new gate posts, there is not adequate space for a car to pull off the road whilst the gates are opened. This to be reported to the Enforcement Office to check if action is required.

- 16/00259/UNDEV 27 Bridgnorth Road, Stourton
Erecting gates and dropping kerb to allow access for caravan – checking
permissisons
- 16/00273/BOC Land and stables, Wolverhampton Road, Prestwood
Use of land off the A449 as a wood yard
- 16/00271/UNCOU 52 Hyde Lane, Kinver
Possible change of use of a dwelling house to a brewery / dwelling house

10. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 7th July 2016

11. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 13th July 2016.**

12. RECOMMENDATIONS TO THE PARISH COUNCIL

All recommendations re Planning Applications are made direct to South Staffordshire District Council, or in the case of Highways matters direct to County Council.

Appendix 1 to the minutes of the Planning and Development Committee held on the 22nd June 2016

| Application No. | Details | SSDC | KPC |
|------------------------------|--|-----------------------|----------|
| 16/00314/LBC 16/00313/FUL | Whittington Inn, A449, Kinver One storey extension and wedding function room. | Ref. | Rec App. |
| 16/00333/FUL | 105 Hyperion Road, Stourton Attached garage at the side of the property | Ref. | Rec App. |
| 16/00351/FUL | 16 Edgeview Walk, Kinver Subterranean double garage with front garden and patio area above plus extension of dropped kerb | App. | Rec App. |
| 16/00133/FUL | Tudor House, Norton Road, Iverley 2 storey rear extension and single storey rear and side extension inc new front porch | Application withdrawn | |
| 13/6 | | | |
| 16/00249/FUL | Kinver Parish Council, Comber Ridge, Kinver Garage / store | Conditions discharged | |