MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 28TH NOVEMBER 2018 AT 95 HIGH STREET, KINVER. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), E Simons, Miss V Webb, P Woddisse 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 24th October 2018 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

 There were no matter arising.

5. PLANNING APPLICATIONS

18/00841/FUL The Traditional Barn, Beacon Lane,

Conversion of traditional agricultural building at Greyfields Court Farm, Kinver to provide 4 bedroom residential dwelling with associated access, car parking, hard standing, services and landscaping.

**Recommend Refusal on the grounds that there is no heritage statement for this development, which is a prominent building in the greenbelt. Although this is a non-designated Heritage Asset in all PPF it is clear that it should be treated as a Heritage Asset.**

**We note that although the dairy farm stopped for a period of time, this is currently a working farm with beef cows.**

18/00510/LUE Elm Tree Farm, Mile Flat, Greensforge

 Mixed use of the site comprising of residential and commercial uses.

**We note this application.**

18/00658/FUL 3 New Cottages, Wolverhampton Road, Prestwood

Demolition of attached stores and detached garage and the erection of 2 storey side extension

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

18/00815/FUL Completelink Limited, The Coach House, Wolverhampton Road, Prestwood

 Replacement entrance conservatory following vehicle damage

**Recommend Approval**

18/00870/FUL 16 Compton Close, Kinver

First floor extension, forming games room and garage conversion forming hobbies room and store with cloaks

**Recommend Refusal on the grounds that it is an overdevelopment of the site, its bulk, mass and height will be over powering to the properties to the rear which are on a lower land level.**

**The existing dormer window if this application was to go ahead will be looking straight on to the roof of the extension and a section 106 should be placed on the site to keep it as 1 property.**

18/008877/FUL 16 Stone Lane, Kinver

 Proposed single storey rear extension

**Recommend Approval**

18/00898/FUL 37 Dark Lane, Kinver

 Single storey rear extension

**Recommend Approval**

18/00918/OUT Land at Atlasta House, Bridgnorth Road, Stourton

 Single residential dwelling

**Recommend Refusal on the grounds that it is an overdevelopment of the site in the Greenbelt. If permission was granted a provision must be made to grant access of a private driveway for the new dwelling and make good any damage to the drive surface of delivery lorries and workers to the site.**

18/00921/FUL Former British Legion Building, Legion Drive, Kinver

 Demolition of derelict building and construction of new residential block.

**Recommend Refusal on the grounds that the proposed site of 8 2 bedroom and 4 1 bedroom apartments is an overdevelopment of the site. There is not enough parking spaces for the site a minimum of 2 per apartment is required + visitor’s spaces. If the development is allowed then any damage to the road surface on the driveway to the site should be made good by the contractor.**

**The Parish Council has no objection to a development on the site and the approved plans for 6 town houses was much more in keeping, with the correct scale and size for the land.**

18/00934/FUL 18 Chantry Road, New Wood, Stourton

 Ground floor extension and first floor alterations

**Recommend Approval**

18/00875/FUL Land and Stables at Wolverhampton Road, Prestwood

 All Weather trotting track

**Recommend Refusal on the grounds that this is an inappropriate development in the Greenbelt and is contry to GB1 regulations.**

**We note on the planning application plans there are additional items i.e stables and horse walker that are not mention on this application and should therefore not be considered as part of this planning application.**

18/00952/FUL 78 Hyperion Road, Stourton

 Single storey oak framed orangery extension to the rear

**Recommend Approval**

18/00954/FUL The Old Surgery, 4 High Street, Kinver

 Extensions to rear and side to infill passage

**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 register is attached as appendix 2 to these minutes. This was noted.

8. APPEAL HEARINGS AND DECISIONS

None were reported.

9. TO DISCUSS RIDGE HILL WOODS

There were several members of the public in attendance relating to this agenda item.

The Chairman report that when she attended the SAD and Local Plan information event, she had raised the question of the development of these woods along with the ancient wood boundary across the Parish. She was informed that just because it is shown on the plans circulated with the above documents, does not mean it will be developed, and there are no plans coming forward at present. She was assured that no development will take place in the woods.

Concern was expressed that any development in the land adjoining the woods should also not be developed as it totally changes the Ancient woodland that divides the town developments with the Greenbelt. Any future discussions on these woodland should be very robust.

The Chairman also reported that some time ago she spoke to Dudley MBC on development of other land surrounding various sections of Woodland around the Parish, and Dudley MBC assured her that there were no plans for any future developments.

Email received from Kelly Harris re the Woods

“Thank you for your email sent to the Council Leader Brian Edwards, regarding land at and surrounding Ridgehill Wood.  He has asked me to respond to you because I manage the Strategic Planning Team and we are responsible for the Local Plan review.

We have recently been made aware of the submission of this land for consideration through the Black Country Call for Sites.  However, the land lies within South Staffordshire and it is through the review of our Local Plan that any allocations would be made for development in our district.

All planning authorities have a study which contains land that it suggested to them for future development.  This is called a Strategic Housing and Economic Land Availability Assessment, or SHELAA.  The land in the SHELAA is mapped and recorded as available, irrespective of whether it is in the Green Belt or subject to other policy designations.  This is because the SHELAA does not allocate land, it is done through a review of the Local Plan. The SHELAA is a starting point to see what land is available, and where it is located.  Many of the sites in the SHELAA will be considered unsuitable going forward.

In terms of our own Local Plan review, we are at the first consultation stage, known as Issues and Options.  This is not looking at specific sites, but more about the bigger picture such as the levels of and locations for new development.  We are not at a point yet where we have decided how development will be spread across the district and we are exploring whether or not we can provide some housing for the Black Country under our legal Duty to Cooperate.  You can see the documents here: [www.sstaffs.gov.uk/localplanreview](http://www.sstaffs.gov.uk/localplanreview).

Through the review we will assess all sites that are suggested to us, and consult again once we have identified preferred sites; this is likely to be in Summer 2019 and Spring 2020.  Assessments will be comprehensive and include issues such as landscape character, impact on the Green Belt and environmental impact, including any potential loss of woodland.

You can see our SHELAA map for the area here:

<https://www.sstaffs.gov.uk/doc/179917/name/Locality%205.pdf/> and as you can see the land does not feature at this time.  If we receive a submission of the land it will be evaluated and assessed in the same way that all other sites are and will be consulted on widely through our Local Plan review process.

I hope this explains the situation, but if you have any queries please come back to me.  I can add your contact details to our database so that you will be notified automatically of progress with the review of the Local Plan and any consultation – please let me know if you would like me to do this.

Regards,

Kelly Harris

**Strategic Planning Team Manager**

**Strategic Planning**

**South Staffordshire Council”**

10. RESPONSE FROM MP RE PLANNING DECISION RE THE BURGESSES

Councillor P Wooddisse is preparing a response letter still, this should be completed shortly.

It was noted at the Planning meeting at Codsall that in December the section 106 agreement had to be finalised. Members asked that the Clerk seek an update on this, members felt very strongly that no development / demolition should take place on the site until this agreement is in place.

11. RESPONSE FROM SEVERN TRENT RE WATER WORKS PUMPING STATION AND DEVELOPMENT OF FURTHER HOUSING IN THE VILLAGE

Nothing further has been received from South Staffs Water, but the initial complainant who lives in the area, and is experiencing major problems with vibrations through their house. There is very little the Parish Council can action on this, and as no response has been received from the letters sent, members advised that they take this formally as a complaint to OFWAT.

12. PUBLICATION OF THE LOCAL PLAN AND SAD DOCUMENTS UPDATE FOLLOWING MEETING AT WOMBOURNE

Several Members of the Council attended the Local Plan public meeting at Wombourne.

13. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 3rd December 2018, Cllr Miss V Webb sent her apologies for the next meeting.

14. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 12th December 2018** at 7.00pm.

15. 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 28th November 2018

Application Number Description SSDC KPC

18/00748/FUL 7c Huntsmans Drive, Kinver App. Rec App.

 To rebuild former dwelling following fire damage

18/00706/FUL 2 Lockside Drive, Kinver App. Rec App.

 Erection of 1.8m close boarded fence

18/00804/FUL 185 Bridgnorth Road, Stourton App. Rec App.

 2 storey side extension

19/11

Appendix 2 to the minutes of the Planning and Development Committee held on the 28th November 2018

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|  | **Enforcement register - Live issues** |  |  |
|  |  |  |  |  |
| MEETING | REF NO. | PROPERTY | DESCRIPTION  | ACTION |
| JUNE | 18/00392/UNSIG | LAND AT PRESTWOOD DRIVE, PRESTWOOD | UNAUTHORISED ADVERTISEMENT |   |
| JULY | 18/00585/TIDY-UP | 8 FAIRFIELD DRIVE, KINVER | UNTIDY LAND |   |
| JULY | 18/00183/UNCOU | HEATH BARN, WHITTINGTON | ALLEGED MOTO CROSS ACTIVITY |   |
| JULY | 18/00236/FLY TIP | GOTHERSLEY, CHECKHILL ROAD | FLY TIPPING |   |
| JULY | 1800401/ENQ | 12 HOLLY CLOSE, KINVER | BUILDING OF CARPORT |   |
| JULY | 18/00446.UNCOU | FIELD HOUSE, NORTON ROAD, IVERLEY | ALLEGED UNAUTHROISED DEVELOPMENT AT THE REAR OF THE PROEPRTY |   |
| JULY | 18/00448/TIDYUP | The Royal British Legion, High Street, Kinver | Empty derelict building - unsafe roof |   |
| JULY | 18/00462/ENQ | Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,  | Issues relating to the landscape border |   |
| JULY | 18/00470/BOC | Rose Meadow Farm, Prestwood | Breach of conditions 4,5,6,7 and 9 |   |
| JULY | 18/00472/ENQ | Street Record, Greensforge Lane, Stourton | Alleged intention to develop Owls Nest Cottage on the Southern |   |
| AUGUST | 18/00522/UNDEV | Prestwood Drive | Siting of a caravan being used for residential |   |
| SEPTEMBER  | 18/00570/UNSIG | Enville Road, Kinver | Unathorised advert |   |
| SEPTEMBER  | 18/00580/ABV | Kidderminster Rd, Whittington | Abandoned agricultural trailer between Doctors Lane, ashwood Lower Lane |   |
| SEPTEMBER  | 18/00590/FLYTIP | WOLVERHAMPTON RD, PRESTWOOD | FLYTIPPING ROOF TILES |   |
| SEPTEMBER  | 18/00596/UNDEV | 38 WHITE HILL KINVER | BOUNDARY FENCE ISSUES |   |
| SEPTEMBER  | 18/00602/BOC | THE GREY HOUSE, DARK LANE, KINVER | REMOVAL OF TREES BREACH OF PLANNING |   |
| SEPTEMBER  | 18/00603/UNDEV | 17 HILLBORO RISE, KINVER | ENCROACHEMENT ONTO COUNCIL LAND |   |
| OCTOBER | 18/00610/UNSIG | SUGARLOAF, IVERLEY  | UNAUTHORISED SIGNAGE |   |
| OCTOBER | 18/00611/UNDEV | POTTERS CROSS POST OFFICE,  | ALLEGED CREATION OF DECKING AND SEATING AREA |   |
| OCTOBER | 18/00621/UNDEV | HOLLOWAY HOUSE, ASHWOOD | ALLEGED SITING OF A MOBILE HOME FOR RESDINTIAL |   |
| OCTOBER | 18/00632/ENQ | LANWSNWOOD WOODS | DOG FOULING BY FORMER BIN SITE |   |
| OCTOBER | 18/00633/UNCOU | QUARRY, BRIDGNORTH ROAD | BIKES USING QUARRY |   |
| OCTOBER | 18/00660/ENQ | DARK LANE, KINVER | ALLEGED BUILDING OF A FUTHER DWELLING |   |
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| **No longer on list but no action against notfied** |  |  |
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| 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 | Auraveda, 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 | 18/00032/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 | 18/00177/FLY TIP | Kingsford Lane, Kinver | Fly tipping on lane |   |
| 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 |   |
| MAY | 18/00302/undev | Sugar Loaf Lane | Erection of building |   |
| MAY | 18/00338/UNDEV | Bridge over over, Nr The Anchor, Dark Lane, Kinver | Unauthorised bridge works |   |
| JUNE | 18/00391/UNDEV | 2 NEW COTTAGES, PRESTWOOD | ERECTION OF FENCE OVER 2M |   |
| JULY | 18/00015/UNCOU | 1 CASTLE MEWS, STOURTON | Unauthorised catering business operating from property |   |
| JULY | 18/00407/FLY TIP | DOCTORS LANE, ASHWOOD | LITTERING CAUGHT ON TRAIL CAM |   |
| 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 |   |
| MARCH | 18/00151/BOC | Lawnswood Road, Lawnswood | Housing development - filling in the stream at the rear of Hunters Rise, blocking the drains |   |
| APRIL | 18/00255/undev | Sugar Loaf Lane | Erection of stables on land |   |
| MAY | 18/00341/FLYTIP | Doctors Lane, Ashwood | Fly tipping |   |
| JUNE | 18/00370/FLY TIP | WHITTINGTON HALL LANE | FLY TIPPING |   |
| JULY | 18/00006/UNDEV | 3 HAMPTON GROVE, KINVER | UNAUTHORISED BUILDING WORKS |   |
| 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 | 18/00275/BOC | DARK LANE, KINVER | ALLEGED DEVELOPMENT DARK LANE CUTTING TREES |   |
| JULY | 18/00438/UNDEV | ACORNS, LAWSNWOOD DRIVE, LAWNSOOD | METAL RAILING ERECTED 1.8M TO 2M AROUND PROPERTY CAUSING VISUAL ISSUES FOR DRIVERS |   |
| JULY | 18/00452/UNDEV | The Stables, Stourton Court, Bridgnorth Road, Stourton | Unauthorised fencing |   |
| JULY | 18/00455/ENQ | Acorns, Lawnswood Drive, Lanwswood | Alleged security fence built around property blocking vision onto the road |   |
| JULY | 18/00435/UNCOUH | Saunders Brothers, Prestwood |   |   |
| AUGUST | 18/00486/BOC | Compa Cottage, Comber Road, Kinver | Change of window |   |
| AUGUST | 18/00484/UNDEV | Acorns, Lawnswood Drive, Lanwswood | Erection of 7ft fence |   |
| AUGUST | 18/00518/FLYTIP | Prestwood Drive | Fly tipping |   |
| SEPTEMBER  | 18/00571/UNSIG | Dunsley Drive, Kinver | Unathorised advert |   |
| SEPTEMBER  | 18/00584/UNSIG | THE COMPA | UNAUTHORISED ETSTAE AGENTS SIGNS |   |