

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 11TH DECEMBER 2019 AT 95 HIGH STREET, KINVER.

Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), Miss V Webb, G Sisley, E Simons.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs S Anderson, P Wooddisse and H Rogers due to other commitments.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 27th November 2019 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

There were none reported.

5. PLANNING APPLICATIONS

19/00853/FUL 59 Huntsmans Drive, Kinver
Proposed outbuilding

Recommend Approval subject to the garage and proposed outbuilding not being used for residential use and a section 106 being placed on the combined building to ensure the site stays as one.

19/00839/FUL 43 Church Hill, Kinver
Erection of first floor extension on top of existing garage, single storey rear extension and proposed canopy to frontage

Recommend Approval

Licencing Application for Stourbridge Lawn Tennis Club

No Objection.

19/00856/FUL Land to the rear of 47 High Street, Kinver
New Oak framed 2 bedroom dwelling house (including demolition of existing garage for access)

Recommend Refusal on the grounds that:-

- **This is in the boundary of a listed building with a burgage plot garden in the Conservation area. This burgage plots should be protected as per planning policy details below:-**

South Staffordshire Design Guide (2018) Key Development Design Principles: Kinver

21.7 (particularly paras C and i)

c. **Authenticity of infill development.** The compact, attractive historic core requires new development adopting a historicist form to ensure that elevation details are convincingly authentic, particularly in terms of window form, and openings, depth of reveal, materials and street scape proportions.

i **Back land and 'burgage' plot development.** Development design of back land sites, including car parking, should retain the narrow, linear form and planting to avoid large unstructured expanses of open land. However development on burgage plots may be unacceptable in principle as the plots and the layout that they create are very important elements of the "special historic interest" of the conservation area.

the importance of retaining the burgage plots is made clear in the Conservation Area Management Plan (SSDC 2010), the nearby appeal (mentioned in the application) where a burgage plot was found to be difficult to trace is of no relevance here as the modern boundaries are clearly traceable on historic mapping dating back to the 1830s and retain their medieval form.

- This development would have a significant detrimental impact on this listed building property.
- It is an overdevelopment of the site, due to its bulk, mass.
- The materials and height of the proposed dwelling are totally out of keeping with the surrounding properties.
- No flood risk assessment is attached and this area is a floodplain for the river Stour.
- The proposed balcony is totally inappropriate in this location and would remove privacy for all of the surrounding properties.
- The application states there are no trees on the site, there is a tree screen at present in situ along the length of the garden.
- All applications in the Conservation Area should be accompanied with a Heritage statement - must be produced by an expert on heritage and conservation issues. Any application that is received without, should not have been validated.
- It also is contrary to Greenbelt Policy (GB1) and is with the conservation area. There are no special circumstances to allow this development.
- Additional housing such as this is not required as a large development will be starting in Kinver shortly with mixed housing as per the SAD documents.

6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

7. ENFORCEMENT MATTERS

It was agreed that the Clerk ask for updated information relating to enforcement items for 18/00522/UNDEV and also raise with Enforcement the appeal that has been dismissed for the change of agricultural land to garden land at No 8 Roundhill Farm, when we believe the siting of a caravan at No 7 is also in breach of using agricultural land for garden land.

8. APPEAL NOTIFICATIONS

An appeal for 8 Roundhill Farm for use of Agricultural land as Garden land has been dismissed.

9. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 20th January 2020.

10. DATE OF NEXT MEETING

The date of the next meeting was noted as Wednesday 29th January 2020 at 7.00 pm.

11. 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 11th December 2020

Application Number	Description	SSDC	KPC
Ref. No: 19/00720/FUL	124 Enville Road Kinver	App.	Rec App.
Ground and first floor side and rear extension and alterations to existing residential property.			
Ref. No: 19/00592/FUL	Land Adjacent To 20 Pineways, Wordsley	App.	Rec App.
Double garage side extension			
Ref. No: 19/00735/FUL	24 Bridgnorth Road Stourton	App.	Rec App.
Two storey side extension and single storey rear extension with minor internal works			
Ref. No: 19/00683/FUL	7 County Lane Iwerley	App.	Rec App.
Single storey front and rear extensions. Front extension to right hand side in order to 'square' off the front of the building and add an extra bedroom. Rear extension to left hand side in order to 'square' off the rear of the building and extend the current living space.			
Ref. No: 19/00657/FUL	60 Bridgnorth Road Stourton	App.	Rec App.
Proposed 2 storey rear extension to existing dwelling			
Ref. No: 19/00311/FUL	Lawnswood Farm Lawnswood Road	App.	Rec App.
Construction of 3no. dwellings & demolition of existing barn			
Ref. No. 19/00752/FUL	2 Prestwood Road, Prestwood	App.	Rec App.
First floor and ground floor side and front extension, car port			

02/12

Appendix 2 to the minutes of the Planning and Development Committee held on the 11th December 2019

	<u>Enforcement register - Live issues</u>			
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
JULY	18/00462/ENQ	Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,	Issues relating to the landscape border	
AUGUST	18/00522/UNDEV	Prestwood Drive	Siting of a caravan being used for residential	
Feb-19	19/00089/UNCOU	23 DUNSLEY ROAD, KINVER	ALLEGED RUNNING OF BUSINESS FROM RESIDENTIAL PROPERTIES	
Feb-19	19/00104/ENQ	64 BRIDGNORTH RD	REAR EXTENSION QUERY	
Feb-19	19/00114/UNCOU	8 ROUNDHILL FARM	UNAUTHORISED CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN	
Feb-19	19/00120/UNCOU	COUNTY LANE IVERLEY	ALLEGED CLEARING OF GREENBELT LAND OF TREES AND VEGETATION AND CREATION OF TARMAC ROAD	
Mar-19	19/00132/UNDEV	LYDIATES COTTAGE, BEACON LANE, KINVER	ALLEGED ERECTION OF LARGE SHED 200FT LONG AND 4M HIGH	
Mar-19	19/00140/UNCOU	THE DUTCH BARN, BEACON LANE, KINVER	ALLEGED USE OF A LAND AS DOG TRAINING	
Mar-19	19/00151/UNDEC	6 ROUND HILL FARM, WHITTINGTON HALL LANE	ALLEGED ERECTION OF CCTV TO THE FRONT AND REAR PROPERTY OVERLOOKING INTO GARDENS	
Mar-19	19/00161/UNCOU	STREET RECORD EDGE VIEW WALK	ALLEGED - RUNNING BUSINESS FROM RESIDENTIAL property	
MARCH 2019	19/00232/UNCOU	HIGHLODGE CARE HOME	STATIC CARAVAN BEING USED FOR LIVING ACCOMMODATION	
July	19/00391/ENQ	The Compa Cottage, The Compa	Alleged installation of window in roof and change of window extension from frosted glass to clear glass	