

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER PARISH COUNCIL HELD ON 25<sup>TH</sup> SEPTEMBER 2019 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), E Simons and S Anderson.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Miss V Webb, G Sisley, P Wooddisse 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 28<sup>th</sup> August 2019 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

19/00674/FUL      Sandstones Comber Grove, Kinver  
An oak framed garage

**Recommend Approval**

19/00668/FUL      66 Meddins Lane, Kinver  
Removal of existing side garage and kitchen to be replaced with a side and rear single storey extension

**Recommend Approval**

19/00592/FUL      Land adjacent to 20 Pineways, Wordsley  
Double garage side extension

**We note that this property was reported to Steve Does as they removed all of the trees from the rear of the property and would ask that this is checked before permission is granted.**

19/00651/FUL      26 Bridgnorth Road, Stourton  
Single storey extension to side and rear

**Recommend Approval subject to it not being in the Greenbelt.**

19/00653/FUL      3 Heather Drive, Kinver  
Rear and side extensions, addition of pitched roof to front dormer window

**Recommend Approval**

- 19/00657/FUL      60 Bridgnorth Road, Stourton  
Proposed 2 storey rear extension to existing dwelling
- Recommend Approval subject to the balcony being screened from the neighbours property with obscure glazed to prevent loss of privacy and subject to complying with Greenbelt rules.**
- 19/00686/tree      47 High Street, Kinver  
Remove 1 Willow and 1 Cypress, coppice 2 Hazels and deadwood 1 Cherry
- Recommend refusal unless the trees are damaged or unhealthy.**
- 19/00645/FUL      SCC, Brindley Heath Junior School, Enville Road, Kinver  
Replacement school
- Recommend Approval but we note that:-**
- **The design is not a traditional village style**
  - **Landscaping should be incorporated to lessen the impact of the new building**
  - **There appears to be a lack of opportunity to reduce the carbon footprint**
  - **We note that there may be bats in the old school and these should be treated appropriately**
- 19/00683/FUL      7 County Lane, Iwerley  
Single 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.
- Recommend Approval subject to complying with Greenbelt Regulations**
- 19/00720/FUL      124 Enville Road, Kinver  
Ground floor and first floor side and rear extension and alterations to existing residential property
- Recommend Approval – but we note that this would seriously change the street scene and out of character with neighbouring properties. (Attach photo of existing property).**

## 6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

## 7. ENFORCEMENT MATTERS

Updated register attached as appendix 2 to these minutes.

## 8. APPEAL NOTIFICATIONS

The following appeals have been received.

19/00415/FUL      14 Stone Lane, Kinver – 2 bedroom bungalow

June 2019 - **Recommend Approval subject to complying with building regulations**

18/01044/COU 8 Round Hill Farm Cottages, Whittington Hall Lane, Kinver – Change of use of agricultural land to garden (retrospective)

January 2019 - **Recommend Approval**

The above was noted.

9. RESPONSES FROM SSDC PLANNING

Concern was expressed over decisions made by South Staffs District Council, members agreed to ask the Chairman of the Planning Committee to come to a meeting at Kinver and explain to members of the Council the process of planning and how decisions are reached.

10. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 14<sup>TH</sup> October 2019.

11. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 23<sup>rd</sup> October 2019** at 7.00pm.

10. 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 25<sup>th</sup> September 2019

Application Number Description		SSDC KPC	
19/00541/OUT	Land at Astles Rock Walk, Kinver Outline for a dwelling	Ref.	Rec Ref.
19/00536/FUL	57 Redwood Road, Kinver Proposed rear and side extensions to form additional and larger kitchen / living space.	App.	Rec App.

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	<b><u>Enforcement register - Live issues</u></b>			
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
JULY	18/00183/UNCO U	HEATH BARN, WHITTINGTON	ALLEGED MOTO CROSS ACTIVITY	
JULY	18/00462/ENQ	Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,	Issues relating to the landscape border	
AUGUST	18/00522/UNDE V	Prestwood Drive	Siting of a caravan being used for residential	
OCTOBER	18/00611/UNDE V	POTTERS CROSS POST OFFICE,	ALLEGED CREATION OF DECKING AND SEATING AREA	
OCTOBER	18/00633/UNCO U	BRIDGNORTH ROAD, STOURTON	ALLEGED USE OF BIKES AT QUARRY	
AUGUST	18/00733/UNDE V	Crown Inn, Iwerley	Erection of Marquees	
JANUARY	19/00035/UNDE V	7 Roundhill Farm	Static caravan in rear of garden being used for residential, dogs barking etc	
Feb-19	19/00089/UNCO U	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/UNCO U	8 ROUNDHILL FARM	UNAUTHORISED CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN	
Feb-19	19/00120/UNCO U	COUNTY LANE IVERLEY	ALLEGED CLEARING OF GREENBELT LAND OF TREES AND VEGETATION AND CREATION OF TARMAC ROAD	
Mar-19	19/00132/UNDE V	LYDIATES COTTAGE, BEACON LANE, KINVER	ALLEGED ERECTION OF LARGE SHED 200FT LONG AND 4M HIGH	
Mar-19	19/00140/UNCO U	THE DUTCH BARN, BEACON LANE, KINVER	ALLEGED USE OF A LAND AS DOG TRAINING	

Mar-19	19/00151/UNDE C	6 ROUND HILL FARM, WHITTINGTON HALL LANE	ALLEGED ERECTION OF CCTV TO THE FRONT AND REAR PROPERTY OVERLOOKING INTO GARDENS	
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Mar-19	19/00161/UNCO U	STREET RECORD EDGE VIEW WALK	ALLEGED - RUNNING BUSINESS FROM RESIDENTIAL PROPERTY	
Mar-19	19/00168/BOC	42 STONE LANE	CHECK PERMISSIONS FOR BALCONY USE	
Mar-19	19/00205/FLY TIP	LAWNSWOOD ROAD	FLY TIPPING	
MARCH 2019	19/00232/UNCO U	HIGHLODGE CAR HOME	STATIC CARAVAN BEING USED FOR LIVING ACCOMMODATION	
MARCH	19/00245/LITTER	BRIDGNORTH ROAD, STOURTON	ALLEGED LITTERING FROM VEHICLE	
<b><u>No longer on list but no action against notified</u></b>				
JULY	17/00178/UNDE V	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/UNDE V	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/UNDE V	Stapenhill Lodge, Stourton	Development commenced without planning permission	Ongoing
JUNE	17/00277/UNDE V	Rose Meadow Farm, Prestwood	Gypsy site moved on large static caravan.	formal action to be taken
AUGUST	17/00407/UNCO U	Highdown Nursery, Sugarloaf lane, Iverley	Using premises as a tip	Investigation ongoing with EA
AUGUST	17/00437/UNCO U	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, Iwerley	Signs for 'Sugarloaf Horse	Final letter sent requesting removal of sign by the 05.03.18
SEPTEMBER	17/00465/UNDE V	Auraveda, 41 High Street, Kinver	Building painted pink	Awaiting legal view to see what legislation can be used to prosecute
SEPTEMBER	17/00479/UNDE V	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/UNDE V	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/UNDE V	Iwerley House Farm, Sugarloaf Lane, Iwerley	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/UNDE V	Iwerley House Farm, Sugarloaf Lane, Iwerley	Barns being rebuilt for dwellings possibly	
MAY	18/00302/undev	Sugar Loaf Lane	Erection of building	
MAY	18/00338/UNDE V	Bridge over over, Nr The Anchor, Dark Lane, Kinver	Unauthorised bridge works	
JUNE	18/00391/UNDE V	2 NEW COTTAGES, PRESTWOOD	ERECTION OF FENCE OVER 2M	
JULY	18/00015/UNCO U	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/UNDE V	3 Hampton Grove, Kinver	Unauthorised building works	



JANUARY	18/00015/UNCO U	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/UNDE V	3 HAMPTON GROVE, KINVER	UNAUTHORISED BUILDING WORKS	

JULY	18/00187/UNDE V	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/UNDE V	ACORNS, LAWSNWOOD DRIVE, LAWNSOOD	METAL RAILING ERECTED 1.8M TO 2M AROUND PROPERTY CAUSING VISUAL ISSUES FOR DRIVERS	
JULY	18/00452/UNDE V	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/UNCO UH	Saunders Brothers, Prestwood		
AUGUST	18/00486/BOC	Compa Cottage, Comber Road, Kinver	Change of window	
AUGUST	18/00484/UNDE V	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 ESTATE AGENTS SIGNS	
JULY	18/00585/TIDY- UP	8 FAIRFIELD DRIVE, KINVER	UNTIDY LAND	

JULY	18/00446.UNCO U	FIELD HOUSE, NORTON ROAD, IVERLEY	ALLEGED UNAUTHROISED DEVELOPMENT AT THE REAR OF THE PROPERTY	
JULY	18/00448/TIDYU P	The Royal British Legion, High Street, Kinver	Empty derelict building - unsafe roof	
JULY	18/00470/BOC	Rose Meadow Farm, Prestwood	Breach of conditions 4,5,6,7 and 9	
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/UNDE V	38 WHITE HILL KINVER	BOUNDARY FENCE ISSUES	
SEPTEMBER	18/00602/BOC	THE GREY HOUSE, DARK LANE, KINVER	REMOVAL OF TREES BREACH OF PLANNING	
OCTOBER	18/00621/UNDE V	HOLLOWAY HOUSE, ASHWOOD	ALLEGED SITING OF A MOBILE HOME FOR RESIDENTIAL	
OCTOBER	18/00660/ENQ	DARK LANE, KINVER	ALLEGED BUILDING OF A FURTHER DWELLING	
OCTOBER	17/00542/UNDE V	The Stables, Bridgnorth Rd	Unauthorised drainage and sewerage system at development	
JUNE	18/00392/UNSIG	LAND AT PRESTWOOD DRIVE, PRESTWOOD	UNAUTHORISED ADVERTISEMENT	
JULY	18/00236/FLY TIP	GOTHERSLEY, CHECKHILL ROAD	FLY TIPPING	
JULY	1800401/ENQ	12 HOLLY CLOSE, KINVER	BUILDING OF CARPORT	
JULY	18/00472/ENQ	Street Record, Greensforge Lane, Stourton	Alleged intention to develop Owls Nest Cottage on the Southern	
AUGUST	18/00773/FLYTIP	Sugarloaf Lane, Iverley	Flytipping asbestos	
SEPTEMBER	18/00603/UNDE V	17 HILLBORO RISE, KINVER	ENCROACHMENT ONTO COUNCIL LAND	
OCTOBER	18/00610/UNSIG	SUGARLOAF, IVERLEY	UNAUTHORISED SIGNAGE	
NOVEMBER	18/00697/UNDE V	Stourton Court	Unauthorised window	
JANUARY	19/00005/UNCO U	Land at Whittington	Off road Motorbikes	

JANUARY	19/00007/FLYTIP	Baci , High Street	Bags of rubbish by bins	
JANUARY	19/00012/UNDE V	Froome House, B'north Rd	Alleged building of annexe being used as a separate dwelling	
OCTOBER	18/00632/ENQ	LAWNSWOOD WOODS	DOG FOULING BY FORMER BIN SITE	
AUGUST	18/00712/UNDE V	Fellings, Hunters Ride	Alleged unauthorised erection of lodges	
JANUARY	19/00056/ABV	The Willow Tea Rooms, Stourton	Abandoned vehicle	
JANUARY	19/00057/UNSIG N	Kidderminster Rd, Stourton	Flyposting on traffic lights	
Feb-19	19/00091/UNDE V	FRIARS GORSE WOOD	ALLEGED ERECTION OF TREE HOUSE	
Feb-19	19/00092/ABV	STREET RECORD HIGH	ALLEGED ABANDONED BLUE PEUGEOT	
Mar-19	19/00133/UNCO U	COUNTY LANE, IVERLEY	ALLEGED PLANNING PERMISSION GRANTED FOR A BARN BEING USED AS A FACTORY	

	<b><u>Enforcement register - Completed items</u></b>			
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 - Could't gather more information
JULY	17/00169/UNCOU	Cobham Farm, Iwerley	– 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 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
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	17/00243/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.
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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	17/00412/UNDEV	3 Hampton Grove, Kinver	2 meter high wall and possible rear extension without planning permission	See planning enforcement complaining 18/00006
AUGUST	17/00437/UNCOU	Brabazon, Prestwood Drive, Stourton	Alleged - Change of use of outbuilding to residential accommodation.	Planning Contavetntion Notice required.
SEPTEMBER	17/00474/UNDEV	Enterprise Inns PLC, Crown Inn, Norton Road, Iwerley	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 complainant 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	
JANUARY	18/00016/ABV	SSDC, Car Park, High Street	Abandoned vehicles on car Acre Car park	Vehicles which were abandoned, were removed without further action
JANUARY	18/00020/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action
JANUARY	18/00021/ABV	Street Record, High Street, Kinver	Abandoned vehicles on car park	Vehicles which were abandoned, were removed without further action

JANUARY	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
JANUARY	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.	Permitted Development
APRIL	18/00227/undev	Land at rear of Post Office, High Street, Kinver	Garage being built on plot of land that permission was refused on.	Permission granted previously for garage
JULY	18/00469/ABV	Street Record, High Street, Kinver	Red land rover abandoned on carpark	Car removed by owner