

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE OF KINVER  
PARISH COUNCIL HELD ON 26<sup>TH</sup> SEPTEMBER 2018 AT 95 HIGH STREET, KINVER.

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Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), E Simons, Miss V Webb, P Woddisse and N Other

Councillor IG Sadler was also in attendance.

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 29<sup>th</sup> August 2018 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

Kings Lodge, Bridgnorth Road, Stourton

It was agreed to write to the planning department to ask why a Victorian dwelling has been allowed to be demolished – planning application 18/00375/FUL.

The Grey House, Dark Lane, Kinver

The above site is currently being developed, one of the many restrictions placed on the site was that the Fir tree hedge line at the back of the site was to remain in place to screen the residents of Redwood Road, this has started to be removed and approximately 5 40ft trees have been removed...

This has been reported to Enforcement. It was agreed to write to the District Council and express our very strong concerns that this site is not adhering to the agreed section 106 agreement and action should be taken immediately to rectify the breaches in the agreement.

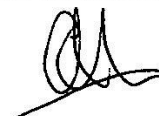
Rock House changes / development

It was agreed that the Clerk research how the historic Rock Houses in the Parish can be protected, with perhaps preparing a supplementary planning guidance. Potentially this could be a joint venture with Wolverley also.

Planning Application Burgesses, High Street, Kinver

The proposed application was taken at the District Council meeting on the 18<sup>th</sup> September, the Housing Group had proposed to increase the parking to 1 space per flat.

However, the proposal moved at SSDC Regulatory meeting (by the leader of the District Council also a Kinver District Councillor) was that there should be 7 flat parking spaces and 5 visitor spaces, this was then seconded (by another Kinver District Councillor) and voted on.



with a narrow majority for the development to proceed. This was the opposite of what the Kinver parish Council Planning Committee had recommended.

In light of the above, the Planning Committee members would like to ask the 2 District Councillors that voted for this development the following:-

- 1) Why did they vote against the recommendation of the Parish Council's planning Committee?
- 2) Why the Planning officers of the District Council, state in their recommendation to the Regulatory Committee that this development contravenes the NPPF, but still put it forward for approval?
- 3) Why was the parking amended again at the Regulatory Committee, when the solution proposed would have satisfied one of the queries concerns raised by the Parish Council?

It was agreed to have these questions put forward as an agenda item for the next Parish Council meeting.

## 5. PLANNING APPLICATIONS

- |               |   |
|---------------|---|
| 18/00716/FUL  | Beam Ends, Prestwood Drive, Prestwood<br>Conversion of annexe building into a 2 bedroom separate dwelling house<br>resubmission of 17/00828/FUL<br><br><b>Recommend Approval subject to complying with Greenbelt regulations.</b>   |
| 18/00682/FUL  | Falcon Hill, Enville Road, Kinver<br>Demolish existing utility and rebuild extending kitchen with bay window to south elevations<br><br><b>Recommend Approval</b>   |
| 18/00313/OUT  | The Glens, Sugarloaf Lane, Iwerley<br>Outline application for a single dwelling with garage<br><br><b>Recommend Refusal as it is a development in the Greenbelt and there is insufficient information to make a recommendation.</b> |
| 18/00656/FUL  | One Acre Bungalow, The Acre, Kinver<br>Demolish existing garage, separate workshop and ancillary sheds, proposed new garage and workshop<br><br><b>Recommend Approval subject to complying with Conservation regulations</b>        |
| 18/00706/FUL  | 2 Lockside Drive, Kinver<br>Erection of 1.8m close boarded fence on western boundary between no 2 and 3 Lockside.<br><br><b>Recommend Approval</b>  |
| 18/00730/TREE | White Harte Caravan, High Street, Kinver<br>Remove 1 sycamore tree and crown lift other trees to clear caravan roofs.<br><br><b>Refer to S Does</b>   |



18/00748/FUL 7c Huntsmans Drive, Kinver  
To rebuild fire damaged dwelling

**Recommend Approval**

18/00753/LUP Kinver Garden Day Nursery, Stone Lane, Kinver  
Replacement windows of same profile in white pvc with laminated and toughened glass double glazed to 4 bay windows and on flat window.

**Recommend Refusal on the grounds probably plastic windows would not be appropriate to replace the existing intricate design of the hand crafted wooden windows in situ on this building. This building is mentioned as having historic value in the village and its character windows should be replaced with like for like and is in the Conservation area, so should comply with those regulations also.**

18/00736/TREE 50 Hydeaway, Hyde Lane, Kinver  
Remove 2 and coppice 2 Hazel Trees

**Refer to S Does**

18/00746/TREE Kinver House Cottage, Kinver  
Fell a sycamore  
Remove 2 and coppice 2 Hazel Trees

**Refer to S Does**

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 spreadsheets are attached as appendix 2 to these minutes. In addition to this further information was received on Whittington Lodge:-

"Further to your report of unauthorised works taking place at Whittington Green Lodge; I am now able to provide you with an update of the progress of the case.

Planning permission was obtained under planning application reference 12/00283/FUL for the change of use, alterations and extension of existing sales office to residential use plus installation of septic tank [resubmission of 11/00800/FUL]. Having carried out a site visit, it has been noted that the height of the building is over the height which was approved as a part of the above planning application.

Therefore, in order to regularise the development, I have requested that the owners submit a new planning application within 28 days from the date of this email. Once planning applications been submitted, the planning offer will assess whether the additional height in the building is acceptable or not.

Once further update on the progress of this case become available, I shall be in contact to provide you with an update; if you have any questions in the meantime, please don't hesitate to contact me.



Kind regards,

Arif Komurcugil

**Enforcement Officer"**

To report to Enforcement that a banner has been placed on the fence just off the A449 on the Dunsley Road advertising Harleys Smoke House.

It was agreed that the Clerk prepare a list of all of the planning decisions made since January 2018, those that the District Council have disagreed with the Parish to be put into a list and circulated to all members. Members to agree which items should be sent forward to highlight to the MP some of the problems that we are experiencing in the decisions being made at Codsall. Concern is expressed that the opinion of the local Parish Council is not been listed to.

This was noted.

8. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 15<sup>th</sup> October 2018

Response from MP

Update on Questions from Parish Council meeting

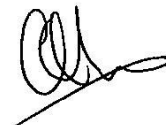
Severn Trent re water works pumping station (letter previously sent to be circulated to members)

9. DATE OF NEXT MEETING

The date of the next meeting was noted as **Wednesday 24<sup>th</sup> October 2018** 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 26<sup>th</sup> September 2018

Application Number	Description	SSDC	KPC
18/0000322/FUL	The Burgesses, High Street, Kinver Demolition of existing bungalows and replace with 20 flats and parking	App.	Rec Ref.
18/00570/FUL	10 Stourton Crescent, Stourton Removal of front porch and forward extend the bathroom	App.	Rec App.
18/00593/ADV	Harleys Smoke House, Dunsley New sign	Ref.	Rec Ref.
18/00541/FUL	65 White Hill, Kinver 3 storey front extension	App.	Rec App.
18/00375/FUL	Kings Lodge, Bridgnorth Road, Stourton Rebuild existing dwelling with extensions and internal modifications	App.	Rec App.
17/01000/FUL	Lawnswood Farm, Lawnswood Conversion of agricultural barn to form 1 no residential unit	App.	Rec App.
17/00845/FUL	3 Lockside Drive, Kinver Demolition of exiting triple garage and erection of a detached house	App.	Rec Ref.
18/00586/FUL	68 White Hill, Kinver Proposed 5 and 6 bedroom detached dwelling	App.	Rec App.
18/00580/FUL	103 Enville Road, Kinver Demolish existing garage / kitchen and rebuild garage, kitchen and extend hall.	App.	Rec App.
18/00645/FUL	30 Church View Gardens, Kinver The erection of a carport cantilever design 6m x 3m in front of the garage	App.	Rec Ref.
18/00614/FUL	Halfcot Farm, Wolverhampton Rd, Stourton Change of use from 13 bedroom hotel to dwellings	App.	Rec App.
18/00424/FUL	125 Hyperion Rd, Stourton Proposed first floor extension	App.	Rec App.

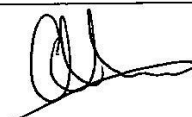
17/9/2018



26/09/2018

Appendix 2 to the minutes of the Planning and Development Committee held on the 26<sup>th</sup> September 2018

<b>Enforcement register - Live issues</b>				
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
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	
MARCH	18/00183/2018	Heath Barn, Kidderminster Rd, Whittington	Alleged motocross track	
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	
JUNE	18/00392/UNSIG	LAND AT PRESTWOOD DRIVE, PRESTWOOD	UNAUTHORISED ADVERTISEMENT	
JULY	18/00585/TIDY-UP	8 FAIRFIELD DRIVE, KINVER	UNTIDY LAND	
JULY	18/00006/UNDEV	3 HAMPTON GROVE, KINVER	UNAUTHORISED BUILDING WORKS	
JULY	18/00183/UNCOU	HEATH BARN, WHITTINGTON	ALLEGED MOTO CROSS ACTIVITY	
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	18/00236/FLY TIP	GOTHERSLEY, CHECKHILL ROAD	FLY TIPPING	
JULY	18/00275/BOC	DARK LANE, KINVER	ALLEGED DEVELOPMENT DARK LANE CUTTING TREES	
JULY	1800401/ENQ	12 HOLLY CLOSE, KINVER	BUILDING OF CARPORT	
JULY	18/00438/UNDEV	ACORNS, LAWSNWOOD DRIVE, LAWNSOOD	METAL RAILING ERECTED 1.8M TO 2M AROUND PROPERTY CAUSING VISUAL ISSUES FOR DRIVERS	
JULY	18/00446/UNCOU	FIELD HOUSE, NORTON ROAD, IVERLEY	ALLEGED UNAUTHORISED DEVELOPMENT AT	



			THE REAR OF THE PROPERTY	
JULY	18/00448/TIDYUP	The Royal British Legion, High Street, Kinver	Empty derelict building - unsafe roof	
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	18/00462/ENQ	Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,	Issues relating to the landscape border	
JULY	18/00469/ABV	Street Record, High Street, Kinver	Red land rover abandoned on carpark	
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	
JULY	18/00435/UNCOU H	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	
AUGUST	18/00522/UNDEV	Prestwood Drive	Siting of a caravan being used for residential	
SEPTEMBER	18/00570/UNSIG	Enville Road, Kinver	Unauthorised advert	
SEPTEMBER	18/00571/UNSIG	Dunsley Drive, Kinver	Unauthorised advert	
SEPTEMBER	18/00580/ABV	Kidderminster Rd, Whittington	Abandoned agricultural trailer between Doctors Lane, Ashwood Lower Lane	

