

5 January 2017

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Council Chamber Council Offices, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX on Tuesday, 20 December 2016 at 18:30

**Present:-**

Councillor Meg Barrow (Member), Councillor Len Bates (Member), Councillor Joyce Bolton (Member), Councillor Barry Bond (Member), Councillor Mary Bond (Member), Councillor Anthony Bourke (Member), Councillor Nigel Caine (Member), Councillor Val Chapman (Member), Councillor David Clift (Member), Councillor Bob Cope (Member), Councillor Brian Cox (Chairman), Councillor Brian Edwards (Member), Councillor Matt Ewart (Vice Chairman), Councillor Paul Fieldhouse (Member), Councillor Rita Heseltine (Member), Councillor Lin Hingley (Member), Councillor Alan Hinton (Member), Councillor Steve Hollis (Member), Councillor Diane Holmes (Member), Councillor Keith James (Member), Councillor Janet Johnson (Member), Councillor Michael Lawrence (Member), Councillor Roger Lees (Member), Councillor Peter Lever (Member), Councillor Henryk Lobuczek (Member), Councillor Dave Lockley (Member), Councillor Robert Marshall (Member), Councillor Terry Mason (Member), Councillor Robert McCardle (Member), Councillor John Michell (Member), Councillor Roy Moreton (Member), Councillor Kath Perry (Member), Councillor Ray Perry (Member), Councillor Robert Reade (Member), Councillor Wendy Sutton (Member), Councillor Ken Upton (Member), Councillor Bernard Williams (Member), Councillor David Williams (Member), Councillor Henry Williams (Member), Councillor Reg Williams (Member), Councillor Roy Wright (Member)

**OFFICERS IN ATTENDANCE**

David Pattison, Lucy Duffy, Andrew Johnson, Andeep Gill and Simon Hawe (County Highways)

**38 MINUTES**

**RESOLVED:** that the Minutes of the meeting of the Planning Committee held on 15 November 2016 be approved and signed by the Chairman.

**39 APOLOGIES**

Apologies for non-attendance were submitted on behalf of Councillors J Ashley, M Davies, L Emery, I Ford, C Raven, J Raven and K Williams.

**40 DECLARATIONS OF INTEREST**

Councillor H Williams declared a non-disclosable interest in Planning Application 16/00985/FUL in that, following advice from the Monitoring Officer, he was potentially pre-determined; Councillor Williams left the Chamber during consideration of this item.

**41 DETERMINATION OF PLANNING APPLICATIONS**

The Committee received and took into account the report of the Director of Planning and Strategic Services, together with the information and details on the late list received after the agenda was prepared and took into account the representations of the speakers at Committee.

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16/00678/FUL - LAND WEST OF IVETSEY ROAD, WHEATON ASTON - APPLICANT: HEYFORD DEVELOPMENTS LTD - PARISH: LAPLEY, STRETTON AND WHEATON ASTON

**RESOLVED:** that the application be approved as recommended.

16/00392/FUL - 97 WALSALL ROAD, GREAT WYRLEY - APPLICANT: JOHN CLEE - PARISH: GREAT WYRLEY

**RESOLVED:** that the application be refused for the following reasons:

1. The proposed development would cause overlooking and loss of privacy to neighbours contrary to policy EQ9 of the Core Strategy.
2. The proposed development would be out of keeping with the character of the existing area and would result in a reduction of amenity area at the site contrary to policy EQ11 of the Core Strategy.

16/00717/FUL - LOWER DRAYTON FARM, LOWER DRAYTON LANE, PENKRIDGE - APPLICANT: HENRY WAITE - PARISH: PENKRIDGE

Richard Bower spoke for the application.

**RESOLVED:** that the application be approved as recommended.

16/00827/FUL - POOL HOUSE BARN, OLD STAFFORD ROAD, SLADE HEATH - APPLICANT: STEPHEN DAVIES - PARISH: BREWOOD AND COVEN

**RESOLVED:** that the application be approved as recommended.

16/00863/FUL - KINVER HIGH SCHOOL, ENVILLE ROAD, KINVER - APPLICANT: CHRIS ROGERS - PARISH: KINVER

**RESOLVED:** that the application be approved as recommended.

16/00864/FUL - WILD WOOD, COUNTY LANE, CODSALL WOOD - APPLICANT: SARAH DAKIN - PARISH: CODSALL

Ms Sarah Dakin spoke for the application.

**RESOLVED:** that the application be approved as recommended.

16/00906/COU - WYRLEY RANGERS FOOTBALL CLUB, LONG LANE PARK, LONG LANE, SPRINGHILL - APPLICANT: NADIR IMAMOGLU - PARISH: ESSINGTON

Christopher Bywater spoke for the application and Mrs Christine Neale spoke against the application.

**RESOLVED:** that the matter be deferred to enable more information to be obtained about the possible usage.

16/00915/FUL - ANACAPRI, STOURBRIDGE ROAD, LLOYD HILL - APPLICANT: IAN HOUGHTON - PARISH: WOMBOURNE

**RESOLVED:** that the application be refused on the basis that the proposed development would have an impact on the character of the area and therefore be contrary to policy EQ11 of the adopted Core Strategy and on the basis that the National Planning Policy Framework encourages local authorities to resist inappropriate development of residential gardens.

16/00948/FUL - PRESTWOOD FARM, WOLVERHAMPTON ROAD, PRESTWOOD - APPLICANT: MR AND MISS R BANNISTER - PARISH: KINVER

Eleni Randle spoke for the application.

**RESOLVED:** that the application be approved as recommended.

16/00985/FUL - GREY HOUSE, DARK LANE, KINVER - APPLICANT: MR AND MRS N AMPHLETT - PARISH: KINVER

Ian Brannon spoke against the application.

**RESOLVED:** that the application be approved as recommended, subject to an amended condition 13: The development hereby permitted shall not be brought into use until the following off-site highway works details have been submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved plans:

- erection of appropriate signage warning of pedestrians in carriageway
- SLOW traffic markings
- traffic priority road markings to give 'right of way'
- extension of existing footway into Dark Lane.

16/00992/FUL - WEST WING, SHORE CROFT, SANDY LANE, HATHERTON - APPLICANT: MS ELIZABETH WRAY - PARISH: HATHERTON

Louise Hinsley spoke for the application.

**RESOLVED:** that the application be approved subject to the following amended/additional Conditions:

2: The building hereby approved shall be used only for purposes directly related to equine.

3. Within 2 months of the date of this permission a landscape scheme must be submitted to and approved in writing by the Local Planning Authority (any scheme shall include the provision of protective fencing). The approved scheme shall be implemented and completed within 12 months of approval. Any failures shall be replaced within the next planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority.

**PROPOSED PLANNING PROTOCOL FOR MEMBERS AND OFFICERS**

Members received the report of the Monitoring Officer and

**RESOLVED:** that the Planning Protocol be adopted and that the

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Monitoring Officer is given delegated authority to make any minor changes needed.

The Meeting ended at: 20:20

**CHAIRMAN**