# **Minutes of the Planning Committee held at Perton Civic Centre on**

# **Tuesday 1st July 2025 at 7pm.**

## **Present:**

Councillors Mrs J Evans, Mrs A James and C Rathbone

Assistant Parish Clerk Mrs L Higgins

## P01/25 - APOLOGIES FOR ABSENCE

Apologies received and noted from Cllrs Mrs P Allen, N Caine and K Elder.

## P02/25 - DECLARATION OF DISCLOSABLE PECUNIARY AND OTHER INTERESTS

No declarations were received.

## P03/25 – REQUESTS FOR CODE OF CONDUCT DISPENSATIONS

No requests received.

## P04/25 - MINUTES

**Resolved** that the minutes of the planning meeting held on 1st December 2022 having previously been distributed, were signed by the Chairman as a true and correct record.

## P05/25 – PLANNING APPLICATIONS

To note Planning applications submitted to South Staffordshire Council since the last meeting.

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| |  |  |  | | --- | --- | --- | | 22/01016/FUL | **2 Shawbury Grove, Perton, WV6 7LR**  Proposed single storey side and rear extension.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 22/01042/FUL | **Highcroft, Holyhead Road, Kingswood, WV7 3AN**  Proposed single storey side and rear extension.  **Comments:** Perton Parish Council raised no objections to this proposal but would ask for this to be checked against the conditions of the previous application. | Decline to Determine | | 22/00930/FUL | **Land at Dippons Lane, Perton**  Retrospective planning application for erection of stables and siting of caravan and container.  **Comments:** Perton Parish Council objects to this proposal on the following grounds:  We understand the history for this application is that the applicant moved to this site from Tettenhall after numerous problems with Wolverhampton Council and RSPCA.  Immediately on arrival parked a large lorry at the entrance to the pumping station which was not moved for approximately a month, a caravan and dustbin were brought on site and used as an office during the day, then a man, woman and child were seen living in this caravan from the first lockdown in 2020.  Animals then arrived on site in poor condition which was referred to RSPCA, first horses, then sheep and goats.  The stables were then build by the applicant using scrap materials. Large wire caging was installed as well as a children’s play area and menage. The applicant then advertised riding lessons, installed a large gate and created a pedestrian entrance onto Dippons Lane to the rear of the housing. Traffic has increased including cars parking in Dippons Lane which is used mainly for agricultural access and by pedestrians, it does not have the infrastructure for regular motor traffic. The applicant has installed signs to indicate they are a charity, yet no evidence can be found of this.  Perton Parish Council objects to this application as they believe the information provided in the planning application to be incorrect and the site is being used for commercial and residential purposes and developed without permission.  This is contrary to EQ11 and is not appropriate in a green belt. This should be called in to the Planning Committee. | Approved  (with  restrictions) | | 22/01070/FUL | **112 Richmond Drive, Perton, WV6 7UQ**  Proposed installation of Daikin Air Source Heat Pump, model EDLQ07CV.  **Comments:** Perton Parish Council raised no objections to this proposal. | Application Withdrawn | | 22/00680/FUL | **The Old Pump House, Bennetts Lane, Pattingham, WV6 7EY**  Retrospective application for stables and barn.  **Comments:** Perton Parish Council raised no objections to this proposal. | REFUSED | | 22/01162/FUL | **Perton Court Cottage, Pattingham Road, Perton, WV6 7HD**  Proposed front, rear and side extension.  **Comments:** Perton Parish Council raised no objections to this proposal. | REFUSED | | 23/00033/COU | **10 Anders Square, Perton, WV6 7QH**  Proposed change of use from Off Licence to Micropub**.**  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 23/00060/FUL | **Wrottesley Home Farm, Holyhead Road, Codsall, WV8 2HT**  Proposed conversion of the redundant barns to 4 residential dwellings, including access, landscaping, parking and associated works.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 23/00121/FUL | **11 Kelso Gardens, Perton, WV6 7XS**  Proposed erection of a fully accessible bungalow in the grounds with associated parking and landscaping  **Comments:** Perton Parish Council objects to this proposal for the same reasons as application 22/00427/FUL at the same address. | REFUSED | | 23/00224/FULHH | **14 Sutherland Grove, Perton, WV6 7PA**  Proposed new rear porch  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 23/00239/FULHH | **15 Sutherland Grove, Perton, WV6 7PA**  Proposed single storey side extension to provide utility room and infill to provide porch to the front elevation.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 23/00121/FUL | **11 Kelso Gardens, Perton, WV6 7XS**  Proposed erection of fully accessible bungalow in the grounds.  **Comments:** Perton Parish Council objected to this proposal for reasons stated in previous application 22/00427/FUL | REFUSED  Appeal  dismissed | | 23/00224/FUL | **14 Sutherland Grove, Perton, WV6 7PA**  Proposed new rear porch.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved |  |  |  |  | | --- | --- | --- | | 23/00239/FULHH | **15 Sutherland Grove, Perton, WV6 7PA**  Proposed single storey extension to create utility room and infill to provide porch to the front.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 23/00131/FULHH | **2 Dean Court, Perton, WV6 7YF**  Proposed retention of boundary fence and gate (retrospective).  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 23/00274/FULHH | **9 Hopton Close, Perton, WV6 7SZ**  Proposed first floor side extension (above existing garage)  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 23/00270/FULHH | **9 Framlingham Grove, Perton, WV6 7UW**  Proposed single storey, pitched roof, side extension to provide additional family room, shower room (including WC) and storage.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 23/00301/FULHH | **4 Tintagel Close, Perton, WV6 7RG**  Proposed single storey rear extension with internal garage conversion  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00379/ADV | **2-3 Anders Square, Perton, WV6 7QH**  Proposed 4 internal illuminated facia signs with 1 internally illuminated fabricated projection sign  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00404/FULHH | **6 Bowen Cooke Avenue, Perton, WV6 7YG**  Proposed single storey rear and side, wrap-around extension  **Comments:** Perton Parish Council raised no objections to this proposal but request that the front facing brickwork match the original. | Approved | | 23/00228/FUL | **Moorland House, Pattingham Road, Perton, WV6 7HD**  Proposed demolition of existing dwelling and replacement with new 4 bedroom detached dwelling  **Comments:** Perton Parish Council raised no objections to this proposal | REFUSED | | 23/00432/FULHH | **18 Lytham Road, Perton, WV6 7YY**  Proposed single storey rear and side extension  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00482/FULHH | **17 Grasmere Avenue, Perton, WV6 7PW**  Proposed 5 metre ground floor rear extension, first floor dormer window to accommodate a Juliet balcony.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00565/FULHH | **22 Shawbury Grove, Perton, WV6 7LH**  Proposed single storey ground floor extension to provide new porch space and downstairs WC/cloakroom  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00583/FULHH | **12 Bader Road, Perton, WV6 7UY**  Proposed ground floor extension to rear and first floor extension over existing garage  **Comments:** Perton Parish Council raised no objections to this proposal | Approved |  |  |  |  | | --- | --- | --- | | 23/00632/FULHH | **36 Itchen Grove, Perton, WV6 7QY**  Proposed single storey front extension  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00703/FULHH | **52 Hawksmoor Drive, Perton, WV6 7TE**  Proposed first floor side extension with front dormer window and accommodation in the attic  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00712/FULHH | **48 Wren Avenue, Perton, WV6 7TS**  Proposed garage conversion and single storey extension to rear  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00716/FUL | **Moorland House, Pattingham Road, Perton, WV6 7HD**  Proposed demolition of existing dwelling and replacement with new 4 bedroom detached dwelling  **Comments:** Perton Parish Council raised no objections to this proposal | REFUSED | | 23/00880/FUL | **Hunterswood, Pattingham Road, Perton, WV6 7HD**  Proposed amendments to application 21/01159/FUL for a single storey rear extension, double and single storey front extensions, first floor side extension to allow triple garage and basement provision.  **Comments:** Perton Parish Council raised no objections to this proposal but request all site traffic to park on site and not on the highway. | REFUSED | | 23/00934/FULHH | **2 Turnberry Close, Perton, WV6 7RE**  Proposed single storey side extension to rear of existing garage  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 23/00864/FUL | **Perton Court Cottages, Pattingham Road, Perton, WV6 7HD**  Proposed 5 bedroom replacement dwelling  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00028/FULHH | **Perton Orchard, Pattingham Road, Perton, WV6 7HD**  Proposed single storey side/rear extension to house a swimming pool, gym and associated amenities. (resubmission of approved application 19/00804/FUL)  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00039/FULHH | **Longview, Pattingham Road, Perton, WV6 7HD**  Proposed new photovoltaic panels  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00097/FULHH | **29 Hoylake Road, Perton, WV6 7YS**  Proposed first floor extension  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00160/FULHH | **2 Harald Close, Perton, WV6 7NJ**  Proposed extension and conversion of existing garage, first floor extension over and porch extension  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00176/FULHH | **11 The Saddlestones, Perton, WV6 7UH**  Proposed single storey side extension  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00220/FULHH | **Highcroft, Holyhead Road, Kingswood, WV7 3AN**  Proposed double storey side and single storey rear extension.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved |  |  |  |  | | --- | --- | --- | | 24/00069/FUL | **Hunterswood, Pattingham Road, Perton, WV6 7HD**  Proposed additional storey built directly above footprint of original 2 storey dwelling to create 3 storey dwelling  **Comments:**  In October 2023 a previous plan to extend the house was refused. This plan represents an overdevelopment of site. Eight bedrooms would mean this is a house of multiple occupancy and this is out of character for the area and street scene. Highways need notifying of this plan in view of the number of vehicles requiring parking and access onto a ‘C’ road, with consequential turning problems. Perton Parish Council OBJECT to this proposal. | REFUSED | | 24/00228/FULHH | **3 Raglan Avenue, Kingswood, WV6 7RZ**  Proposed single storey rear extension to provide ground floor bedroom and shower room.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00165/OFFRES | **1 The Courtyard, Jenny Walkers Lane, Perton, WV6 7HB**  Proposed change of use from office to residential dwelling.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00267/BUHOEX | **Peppers Prospect, County Lane, Kingswood, WV7 3AS**  Proposed additional storey.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00338/FULHH | **2 Penda Grove, Perton, WV6 7NW**  Proposed single storey rear extension for disabled resident.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00273/FULHH | **147 Richmond Drive, Perton, WV6 7UQ**  Proposed single storey rear extension.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00276/FULM | **The Mount Golf & Country Club (Formally Perton Golf Club), Wrottesley Park Road, Perton, WV6 7HL**  Proposed alterations to the external appearance of golf clubhouse including the provision of pergolas and canopies; extension of kitchen facilities; replacement, repositioning and enlargement of driving range to include re-located golf shop with ancillary office, seating and refreshments area and buggy etc. Store and erection of 2no padel courts.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00448/VAR | **Perton Court Cottages, Pattingham Road, Perton, WV6 7HD**  Proposed reinstation of permitted development rights for roof alterations.  **Comments:** Perton parish Council objects to the reinstatement of permitted development rights as they have concerns regarding overdevelopment of this property. | Approved | | 24/00434/FULHH | **31 Cornmill Grove, Perton, WV6 7XU**  Proposed porch extension, garage conversion, single storey rear extension, double storey side extension and new carport.  **Comments:** Perton Parish Council object to this proposal as the principle boundary wall will be too close to the public footpath. | Approved | | 24/00481/FULHH | **25 Raglan Avenue, Perton, WV6 7RZ**  Proposed first floor and two storey side extension, single storey rear extension and garage conversion.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved |  |  |  |  | | --- | --- | --- | | 24/00514/FULHH | **Far Park, Pattingham Road, Perton, WV6 7HD**  Proposed new ground mounted photovoltaic panel array.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00576/FULHH | **The Haven, Newport Road, Kingswood, WV7 3AJ**  Proposed single storey side extension.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00562/FUL | **Moorland House, Pattingham Road, Perton, WV6 7HD**  Proposed demolition of existing dwelling and replacement with new 4 bedroom detached dwelling along with landscaping works to include external below ground swimming pool to rear.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00619/FULHH | **1 Wastwater Court, Perton, WV6 7PQ**  Proposed single storey side and rear extension (in lieu of conservatory) with pitched roof.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00644/COU | **Land to the North of Bradshaws Farm Shop, Wrottesley Park Road, Perton, WV8 2HS**  Proposed change of use of agricultural land to a fenced dog walking and exercising facility with associated parking.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00650/FULHH | **1 Perton Court Farm Cottage, Pattingham Road, Perton, WV6 8DD**  Proposed alteration to front boundary wall.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00739/FULHH | **2 Turnberry Close, Perton, WV6 7RE**  RETROSPECTIVE application for the erection of a single storey side extension to form garden equipment store.  **Comments:** Perton parish Council objects to this proposal as it is an oversized and inappropriate development. | Approved | | 24/00750/FULHH | **The Bull Ride, Holyhead Road, Codsall, WV8 2HT**  Proposed single storey side extension and second storey infill extension.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00694/FULHH | **1 Grasmere Avenue, Perton, WV6 7PW**  Proposed single storey side.  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00906/FULHH | **36 Lytham Road, Perton, WV6 7YY**  Proposed single storey rear/side extension and front porch  **Comments:** Perton Parish Council raised no objections to this proposal | Approved | | 24/00822/FULHH | **28 Edward Road, Perton, WV6 7NA**  Proposed two storey left side extension, first floor right side extension about existing garage and utility, rear single storey extension and detached garage.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 24/01010/COU | **Land to the rear of 20 Farleigh Road, Perton, WV6 7RH**  Proposed change of use from agricultural to garden land.  **Comments:** Perton Parish Council objects to this proposal as it is a breach of Green Belt policy. | REFUSED  APPEAL DISMISSED |  |  |  |  | | --- | --- | --- | | 24/01039/FUL | **The Pear & Partridge, The Parkway, Perton, WV6 7XZ**  Proposed new covered pergola to side beer garden, tall timber festoon lighting posts to front patio area, extend front window to full length.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 24/01069/FULHH | **1 Troon Court, Perton, WV6 7YW**  Proposed two storey side/rear extension.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00047/ADV | **The Pear & Partridge, The Parkway, Perton, WV6 7XZ**  Installation of replacement signs to include 1x new pictorial panel to existing single post, 2x sign written logos, 2x sets of individual house name letters, 1x set of welcome letters, 1x amenity board, 1x single sided panel fitted below existing post mounted corex sign.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00127/FULHH | **19 Rockingham Drive, Perton, WV6 7SJ**  Proposed first floor extension above garage, garage conversion to liveable space and retrospective permission for relocation of boundary fence.  **Comments:** Perton Parish Council raised no objections to the 1st floor extension or garage conversion but object to the relocation of the boundary fence due to obstructing the view on approach to the junction. | Approved | | 25/00142/FULHH | **12 Jedburgh Avenue, Perton, WV6 7XR**  RETROSPECTIVE 6ft boundary fence to give privacy.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00249/FULHH | **52 Hawksmoor Drive, Perton, WV6 7TE**  Proposed first floor side extension with front and rear dormer windows and accommodation in the attic space.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00064/FULHH | **32 Grasmere Avenue, Perton, WV6 7PW**  Proposed single storey side/rear extension for garage, downstairs WC and dining room. New porch and canopy to front of property.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00265/FULHH | **9 Carisbrooke Road, Perton, WV6 7UU**  Proposed single storey rear extension with mono-pitch sloping roof.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00153/FULHH | **27 Paxton Avenue, Perton, WV6 7SG**  Proposed single storey side extension.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00293/FULHH | **8 Dunster Grove, Perton, WV6 7RU**  Proposed rear kitchen/dining room extension.  **Comments:** Perton Parish Council raised no objections to this proposal. | Approved | | 25/00435/FULHH | **44 Beverston Road, Perton, WV6 7UG**  Proposed rear single storey extension with flat roof.  **Comments:** Perton Parish Council raised no objections to this proposal. | Awaiting decision | | 25/00376/FULHH | **1 Stanley Court, Perton, WV6 7TG**  Proposed 2 storey side extension.  **Comments:** Perton Parish Council raised no objections to this proposal. | Awaiting decision | | | | |  |  |
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## P06/25 – DECISIONS

To note decisions from South Staffordshire District Council as shown in the above table.

## P07/25 – APPLICATIONS FOR CONSIDERATION

**Application No:**  25/00357/FUL

**Proposed:** detached replacement dwelling

**Location**: Hunterswood, Pattingham Road, Perton, WV6 7HD

**Resolved** Perton Parish Council have no objections to this proposal but do have concerns with the amount of development in this area and the effect on the landscape. They would like to see any developments retain a similar footprint to the original and request that all construction traffic park on site and not the highway.

**Application No:**  25/00270/COUM

**Proposed:** use of land as cemetery (burial ground) and provision of car park and access drives

**Location**: South Perton Farm, Jenny Walkers Lane, Perton, WV6 7HB

**Resolved** Perton Parish Council have no objections to this proposal, subject to meeting all the necessary regulations for the burial of human remains.

Councillors confirmed that there was no pre-determination in respect to the applications considered.

## P08/25 – DATE AND TIME OF NEXT MEETING

Date to be confirmed

**Meeting closed at 8.06pm**

Signed ………………………………………………………………… Date: …………………………………………

Chairman