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

# **Thursday 1st December 2022, 10.00am**

## **Present:**

Councillors Mrs P Allen, N Caine and K Elder

Assistant Parish Clerk Mrs L Higgins

## P17/22 - APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllrs A James and C Rathbone.

## P18/22 - DECLARATION OF DISCLOSABLE PECUNIARY AND OTHER INTERESTS

Cllr Mrs P Allen declared an interest in all planning applications as a member of the South Staffordshire District Council Planning Committee.

## P19/22 – REQUESTS FOR CODE OF CONDUCT DISPENSATIONS

No requests received.

## P20/22 - MINUTES

**Resolved** that the minutes of the planning meeting held on 19th May 2022 and 30th August 2022 having previously been distributed, were signed by the Chairman as a true and correct record.

## P21/22 – PLANNING APPLICATIONS

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

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| |  |  |  | | --- | --- | --- | | 22/00282/FUL | **23 Severn Drive, Perton, WV6 7QU**  Proposed single storey front extension.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00193/FUL | **The Farm Shop, Wrottesley Park Road, Perton, WV8 7HS**  Proposed single storey front extension.  **Comments:** Perton Parish Council objects to this proposal on the following grounds:  Overdevelopment on greenbelt land, additional traffic on an already busy road. Potential flooding issues.  If planning permission is granted, conditions must state that the number of containers must not be increased, no external lighting to be installed and access only permitted during shop opening hours.  This will be called in to the planning committee by a District member. | REFUSED | | 22/00427/FUL | **11 Kelso Gardens, Perton, WV6 7XS**  Proposed erection of a fully accessible bungalow in the grounds of 11 Kelso Gardens with associated parking and landscaping.  **Comments:** Perton Parish Council objects to this proposal on the following grounds:  Overdevelopment. No access via the Parkway which will cause issues for construction traffic and residents. As there are already 4 properties accessed from this shared driveway, another property will cause parking and access issues on an already overcrowded street.  There are flooding and drainage issues in this area and an additional property would add to that.  There are concerns over whether the property supports minimum requirements, as the property and garden will be very small, the garden of the existing property will also be drastically reduced.  A similar application has been refused in the past – 17/00529/FUL  This will be called in to the planning committee by a District member. | REFUSED | | 22/00496/FUL | **3 Repton Avenue, Perton, WV6 7TD**  Proposed single storey rear extension to form open plan area, garage conversion with internal alterations throughout property.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00540/FUL | **Longville, Pattingham Road, Perton, WV6 7HD**  Proposed new entrance gates.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00592/FUL | **Perton Orchard, Pattingham Road, Perton, WV6 7HD**  Proposed widening of vehicular access to Pattingham Road together with replacement fencing and gates.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00576/FUL | **21 Shawbury Grove, Perton, WV6 7LH**  Proposed single storey rear and side extension.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00576/FUL | **12 The Windrow, Perton, WV6 7TY**  Proposed single storey rear extension complete with new kitchen diner, WC and utility space. Proposed second storey to have 3rd bedroom and ensuite space.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00693/FUL | **24 Wentworth Grove, Perton, WV6 7RD**  Proposed single storey lounge, kitchen and playroom extension.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00672/FUL | **Moorland House, Pattingham Road, Perton, WV6 7HD**  Proposed one and a half storey triple bay garage to front garden.  **Comments:** Perton Parish Council raised no objection to this proposal  **AMENDED PLANS RECEIVED TO REDUCE SIZE OF GARAGE**  **Comments:** Perton Parish Council raised no objection to this amended proposal | Approved | | 22/00757/FUL | **Kingswood Centre, Barn Lane, Kingswood, WV7 3AW**  Part-retrospective changes to adventure equipment facilities.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00752/FUL | **The Haven, Newport Road, Kingswood, WV7 3AJ**  Addition of a single storey glass room located on the rear elevation of the property in the private garden.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00422/FUL | **61 Hawksmoor Drive, Perton, WV6 7TL**  Proposed first floor side extension.  **Comments:** Perton Parish Council object to this proposal and view this application with concern as an over development of the site and a return to the original proposal for a six bedroomed house, which received many local objections and was withdrawn and a smaller proposal submitted in its place.  This addition to the previously approved extension would be inappropriate in this location and the street scene. We note the residents' concerns. | REFUSED |  |  |  |  | | --- | --- | --- | | 22/00869/VAR | **Hunterswood, Pattingham Road, Perton, WV6 7HD**  Proposed amendment to original application 21/01159/FUL for the addition of a basement level to house gymnasium, cinema room, games room and storage area.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00881/FUL | **55 St Andrews Drive, Perton, WV6 7YL**  Proposed rear and side extension and reposition of fence.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | | 22/00926/TTREE | **LAND ADJACENT TO 15 Hoylake Road, Perton, WV6 7YS**  Proposed removal of tree with foreseeable failure risk.  **Comments:** Perton Parish Council raised no objection to this proposal but ask that a new tree be planted in this area as replacement | Awaiting Decision | | 22/00913/FUL | **2 Farleigh Road, Perton, WV6 7RH**  Proposed new driveway and boundary fence (retrospective)  **Comments:** | Awaiting Decision | | 22/00760/FUL | **Southfork, Holyhead Road, Kingswood, WV7 3AP**  Proposed demolition of existing pool house and reduce the size of the existing outdoor pool. Extend the house to enclose the reduced pool and create a new gym and office/study.  **Comments:** | Awaiting Decision | | 22/00973/FUL | **79 Leasowe Drive, Perton, WV6 7TX**  Proposed first floor side and single storey rear extension.  **Comments:** | Awaiting Decision | | 22/ 00984/FUL | **61 Hawksmoor Drive, Perton, WV6 7TL**  Proposed first floor side extension.  **Comments:** Perton Parish Council object to this proposal on the following grounds:  - Overdevelopment of house, in excess of 40%. - Detrimental to the street scene. - Inadequate parking for the number of residents. - Existing plans show 6 double bedrooms. This addition would create a further bedroom but an attempt has been made to disguise this by relabelling rooms, this is a deception. - Houses of multiple occupation for these numbers of residents are not found in this location or in this village. - Local residents object to the projected size of this house, the multiple occupancy in a quiet residential area, the continual disruption caused by repeated applications and the constant presence of building works.  This application should be refused on the same basis as the recent application 22/00422/FUL and should be noted that this is the 6th application on this property in 2 years, future applications should be immediately refused. | Awaiting Decision | | | | |  |  |
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## P22/22 – DECISIONS

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

## P23/22 – APPLICATIONS FOR CONSIDERATION

**Application No:**  22/01016/FUL

**Proposed:** Single storey side and rear extension

**Location**: 2 Shawbury Grove, Perton, WV6 7LR

**Resolved** no objections raised

**Application No.** 22/01042/FUL

**Proposed**: Single storey side and rear extension

**Location**: Highcroft, Holyhead Road, Kingswood WV7 3AN

**Resolved** no objections received but would check against any restrictions to previous application.

**Application No.** 22/00930/FUL

**Proposed**: Erection of stables and siting of caravan and container (retrospective)

**Location**: Land at Dippons Lane, Perton

**Resolved** 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.

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

## P24/22 – DATE AND TIME OF NEXT MEETING

Date to be confirmed

**Meeting closed at 10.32am**

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

Chairman