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

# **Thursday 23rd September 2021, 7.00pm**

## **Present:**

Councillors Mrs P Allen, K Elder, D Glynn, C Rathbone

Parish Clerk Mrs B Hodgetts

## P01/21 - APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllr N Caine.

## P02/21 - 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.

## P03/21 – REQUESTS FOR CODE OF CONDUCT DISPENSATIONS

No requests received.

## P04/21 - MINUTES

**Resolved** that the minutes of the planning meeting held on 28th November 2019 having previously been distributed, were signed by the Chairman as a true and correct record.

## P05/21 – PLANNING APPLICATIONS

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

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| 19/00948/FUL | **44 Edgehill Drive, Perton, WV6 7SW**  Proposed side and rear single storey extensions  **Comments:** Perton Parish Council raised no objections to this planning application | Approved |
| 19/00988/REM | **Land West of Wrottesley Park Road, Perton**  Reserved matters application following approval of 18/00436/OUT comprising of 2b The Scale, 2c The Appearance, 2d The Landscaping  **Comments;**   * There is a lack of footpaths in a number of areas * The traffic island requires aa suitably wide refuge * Planting in the attenuation ponds and also panting of trees is required * Play area location to be moved further south in the green space and to include hooped fencing * Pedestrian crossing to be installed from the play area   To ensure drainage is suitable. The existing pipeline under Wrottesley Park Road has a diameter of 8” which means retention of surface water and gradual drainage is essential. The soakaways envisaged for the houses are also essential to mitigate the possibility of flooding on the site. | Approved |
| 19/00745/FUL | **Stone House, Holyhead Road, Kingswood, WV7 3AN**  Demolition of two existing out buildings and erection of a new self contained detached dwelling  **Comments:** Withdrawn | Application withdrawn  Re-submitted 20/00373/FUL |
| 20/00091/FUL | **Southfork, Holyhead Road, Kingswood WV7 3AP**  Extension to rear of house  **Comments:** The Parish Council raised no objections to this application subject to the following: No work to be carried out on a Sunday or a Bank Holiday and building work to take place between the hours of 08.30 - 17.30, Monday to Friday and 08.30 to 13.00 on a Saturday. | Approved |
| 20/161/COU | **Pump House, Dippons Lane, Perton**  Extension to existing sewage pumping station and relocation of existing agricultural access track.  **Comments:** Perton Parish Council made the following comments/observations: It appears that work has already started There is already evidence of effluent being dispersed into the local landscape The area already floods, additional hard standing will increase the flooding There is concern that the ecological report does not adequately take account of the bat population The area is already subjected to anti-social behaviour. The area should be properly planted to minimise vehicle usage What is the process for switching to the new pumps  **Comment Date: Wed 11 Mar 2020**I wish to call in these plans as we have several concerns as a parish council.  A) Work has already begun. B) The new access is visible from the road. C) We are concerned about the hardstanding and existing flooding in this area of Dippons Lane. D) There has been a discharge of effluent in the adjacent brook. E) ASB is associated with this site. The Clerk to Perton Parish Council will be raising our concerns also and I request a site visit. | Approved |
| 19/00966/FUL | **The New Cottages, Pattingham Road, Perton**  Demolition of pair of semi-detached dwellings with proposed new dwelling and garage.  **Comments:** Perton Parish Council raised no objections subject to the following: All construction traffic to be parked off the highway. | Re-submitted 20/00454/FUL  & 20/00457/FUL |
| 20/00108/FUL | **Far Park, Pattingham Road, Perton**  Replacement dwelling  **Comments:** Perton Parish Council raised no objections to this application subject to no objections by their neighbours. | Approved |
| 20/00179/FUL | **30 Harald Close, Perton, WV6 7NJ**  Proposed two storey side extension  **Comments:** Perton Parish Council raised no objections to this planning application. | Approved |
| 20/00190/FUL | **2 Warwick Avenue, Perton, WV6 7RN**  Bedroom extension over existing garage and single storey utility room extension  **Comments:** Perton Parish Council raised no objections to this planning application. | Approved |
| 20/00192/FUL | **Perton Court Farm, Jenny Walkers Lane, Perton WV6 7HB**  Removal of condition 14 from approval 19/00041/COU to allow for installation of UPVC windows  **Comments:** The Council expressed no objections but a comment as to why Condition 14 was imposed on the original planning consent and what has now changed to remove this condition. | Approved |
| 20/00194/FUL | **20 Buttermere Court, Perton, WV6 7PP**  2 Storey side extension  **Comments:** Perton Parish Council raised concerns that the large extension almost doubles the size of the house and could be deemed as an over development. | Approved |
| 20/00231/FUL | **22 Franklyn Close, Perton, WV6 7 SB**  Proposed extension to the side  **Comments:** The Parish Council raised no objections to this application | Approved |
| 20/00157/FUL | **47 Gainsborough Drive, Perton, WV6 7NR**  Single storey extension to front elevation with slightly raised tiled roof across  **Comments:** Perton Parish Council raised no objections to the proposals | Approved |
| 20/00267/FUL | **6 Sutherland Grove, Perton, WV6 7PA**  Second storey side extension  **Comments:** Perton Parish Council raised no objections to this planning application | Approved |
| 20/00124/FUL | **92 Mercia Drive, Perton, WV6 7NH**  Single storey rear garage extension  **Comments:** Perton Parish Council raised no objections to this planning application | Approved |
| 20/00230/FUL | **Highcroft, Holyhead Road, Kingswood, WV7 3AN**  Demolition of existing two storey garage/workshop, demolition of existing single storey garden room, replacement with 3 bedroom detached dormer bungalow (revision of scheme allowed on appeal)  **Comments:** Perton Parish Council raised no objections to this planning application | Approved |
| 20/00266/FUL | **The Old Pump House, Bennetts Lane, Pattingham, WV6 7EY**  Rear two storey extension  **Comments:** Perton Parish Council raised no objections to this planning application | Refused  Appeal Dismissed |
| 20/00206/VAR | **Cranmoor Lodge Farm, Wrottesley Park Road, WV8 2NS**  Condition 7 of 13/00888/FUL to allow the use of stabling of up to two horses  **Comments:** The Parish Council raised no objections to Vary Condition 7 of 13/00888/FUL | Approved |
| 20/00374/FUL | **Hillside, Pattingham Road, Perton, WV6 7HD**  Demolition of existing house and construction of two detached dwellings along with adjacent side works, landscaping, access and parking  **Comments:** Perton Parish Council have no objections to these proposals as the house is heavily screened from the road but possible over development at the site replacing one house with two | Approved |
| 20/00383/FUL | **39 Manston Drive, Perton, WV6 7LX**  Reposition side fence line 1.5 metres from the pavement edge  **Comments:** The Parish Council have concerns on this application to reposition the side fence as it is in a prominent position opposite a school and will intrude on the street scene and reduce visibility on a corner. | Approved |
| 20/00373/FUL | **Stone House, Holyhead Road, Kingswood, WV7 3AN**  Demolition of two existing outbuildings and erection of new self contained, detached, single storey dwelling  **Comments:** Perton Parish Council have no objections to this planning application subject to space about dwellings. This development will have little impact or harm on the openness of the green belt because it is within an existing residential development wedge between the two roads in Kingswood | Refused |
| 20/00448/FUL | **5 Hawkstone Court, Perton, WV6 7YT**  First floor side extension  Comments: Perton Parish Council raised no objections to this planning application | Approved |
| 20/00497/FUL | **2 The New Cottages, Pattingham Road, Perton, WV67HO**  Two storey side extension  **Comments:** Perton Parish Council raised no objections to this planning application | Approved |
| 20/00457/FUL | **1 The New Cottages, Pattingham Road, Perton, WV67HO**  Two storey side extension  **Comments:** Perton Parish Council raised no objections to this planning application | Approved |
| 20/00502/FUL | **1 Moore Close, Perton, WV6 7PB**  First floor side extension  **Comments:** Perton Parish Council raised no objections to this planning application | Approved |
| 20/00520/FUL | **3 Stokesay Avenue, Perton, WV6 7RS**  Single storey rear extension  **Comments:** No comments were made on this planning application | Approved |
| 20/00605/FUL | **19 St Mawes Road, Perton, WV6 7UN**  First floor rear extension over existing utility room  **Comments:** Perton Parish Council raised no objections subject to neighbours consent | Approved |
| 20/00645/FUL | **7 Edward Road, Perton, WV6 7NA**  Single storey rear extension  **Comments:** Perton Parish Council raised no objections subject to neighbours consent | Approved |
| 20/00658/FUL | **36 Edward Road, Perton, WV6 7NA**  Two storey side extension and replacement pitched roof to existing single storey rear extension  **Comments:** Perton Parish Council raised no objections subject to neighbours consent | Approved |
| 20/00714/FUL | **17 Sedgefield Grove, Perton, WV6 7PY**  Ground floor side and two storey rear extension  **Comments:** Perton Parish Council raised no objections subject to neighbours consent | Approved |
| 20/00798/FUL | **5 Fowler Close, Perton, WV6 7YQ**  Proposed side extension and access and drive alterations  **Comments:** No objections to this application were raised by the Parish Council | Approved |
| 20/00779/FUL | **Longville, Pattingham Road, Perton, WV6 7HD**  Extension and alterations to existing dwelling, including roof alterations, new entrance hallway, garage with accommodation above, leisure suite and link, including landscape alterations  **Comments:** The Parish Council raised no objections to the amended plans for this development | Approved |
| 20/00808/FUL | **1 Naseby Road, Perton, WV6 7SL**  Single storey side extension  **Comments:** Perton Parish Council raised no objections to this application | Approved |
| 20/00844/FUL | **17 Carisbrooke Road, Perton, WV6 7UU**  Two storey side and single storey rear extension  **Comments:** Perton Parish Council raised no objections to this application | Approved |
| 20/00983/FUL | **2 Raglan Avenue, Perton, WV6 7RZ**  Creation of a single storey rear extension and changes to fenestration  **Comments:** Perton Parish Council raised no objections to this application | Approved |
| 20/01049/FUL | **17 Penda Grove, Perton, WV6 7NW**  Carport  **Comments:** Perton Parish Council raised no objections to this application subject to advice from the Arboricultural Office | Approved |
| 20/01037/FUL | **10 Naseby Road Perton, WV6 7SL**  Extension of fence to front of property and 2 metres from pathway  **Comments:** Perton Parish Council raised no objections to this application | Approved |
| 20/01163/FUL | **Plas Gwyn, Pattingham Road, Perton, WV6 7HD**  Revisions to Driveway following a breach of Conditions  **Comments:** The Parish Council made no comment on the proposals | Approved |
| 21/00112/FUL | **3 Piper Close, Perton, WV6 7NS**  Proposed Single Storey Side Extension Part Garage Conversion and Bay Window with Front Lean to Canopy  **Comments:** No comments were made on this planning application | Approved |
| 21/00018/FUL | **7 The Paddock, Perton, WV6 7UE**  Single storey rear extension  **Comments:** The Parish Council made no comment on this application | Approved |
| 21/00007/FUL | **3 Cranbrook Grove, Perton, WV6 7RY**  Single storey rear extension  **Comments:** The Parish Council raised no objections to this application | Approved |
| 21/00043/FUL | **24 Wykenham Grove, Perton, WV6 7TP**  Proposed side and rear extension  **Comments:** No objections were raised by the Parish Council | Approved |
| 21/00069/FUL | **17 Elmley Grove, Perton, WV6 7RW**  First floor side extension  **Comments:** No objections were raised to this application | Approved |
| 21/00089/FUL | **1 Mallory Road, Perton, WV6 7XN**  Installation of fence to boundary of property adjacent Severn Drive  **Comments:**  An enforcement notice was moved against this fence line on the following grounds: 1. This property is on the corner of Severn Drive and Mallory Road. Severn Drive is a very busy road leading to the rear car park of Sainsbury's, the Wrottesley Arms, the library and the shopping centre. The traffic and the footfall are heavy. 2. The fence line obscures the sight of traffic leaving Mallory Road in both directions. 3. Every evening cars are parked on both sides of Severn Drive in this location. 4. The property to the rear would have poor visibility of approaching cars and pedestrians. 5. The adjacent bungalows to the north on Severn Drive have elderly residents who would also have poor visibility. 6. Severn Drive curves away at this point which limits existing visibility. 7. The street scene would be very much affected by this fence. Our open frontages prevent crime by allowing clear views of neighbouring properties. | Refused |
| 21/00011/FUL | **Cranmoor Lodge Farm, Wrottesley Park Road, Perton, WV8 2HS**  Change of use from residential to offices  **Comments:**  The Parish Council have been informed that there is a covenant on this development to prevent business use.  The Parish Council has serious concerns on Highway grounds: A) the road to the development has a concealed entrance with no signage on Wrottesley Park Road. B) the farm road is single track with only two passing places. C) the road is a direct connection to the Staffordshire Way and is very well walked, especially during the pandemic. D) the junction is a crossing point for people leaving Bluebell Wood and crossing to the farm road. E) there is already frequent and heavy traffic to Brownies, a nursery and farm shop, situated on the junction. F) the proposed business use would increase the traffic into this road with staff and clients, disturbing the residents, as this is a quiet residential area. G) the land is covenanted for residential use only | Approved |
| 20/00995/FUL | **61 Hawksmoor Drive, Perton, WV6 7TL**  Two storey side/rear extension to the left hand side as viewed from the highway. Single storey rear extension. Single storey front extension. Increased roof height above existing garage and front dormers for habitable room space  **Comments:** Perton Parish Council expressed concerns that the proposal is out of scale with bordering properties and request that the extension is subject to a condition to ensure it is not used as a separate dwelling or sold separately to the main house | Application withdrawn |
| 21/00186/FUL | **27 Richmond Drive, Perton, WV6 7RR**  The proposal seeks to develop the existing 4-bedroom detached house with 2no single garages, by;- Converting the single garage nearest the house into a new main entrance with new front door, new ground floor toilet, new utility and new hall. This will be facilitated by means of a small extension to the existing brickwork, with a new pitched roof over which will intersect with the existing single storey roof to the front elevation, providing a gable feature.  - Constructing a single storey extension to the rear to provide a larger kitchen, with a new pitched roof over which will intersect with the existing single storey roof to the rear elevation, providing a gable feature  **Comments:** Perton Parish Council raised no objections to these proposals subject to neighbours consent | Approved |
| 21/00202/FUL | **15 Avon Close, Perton, WV6 7QS**  Side double storey extension and new entrance  **Comments:** Perton Parish Council raised no objections to these proposals subject to neighbours consent | Approved |
| 21/00216/FUL | **62 Ennerdale Drive, Perton, WV6 7PF**  Single storey front extension  **Comments:** Perton Parish Council raised concerns that the proposed design is not in-keeping with the current front elevation of the house, is too large and intrusive on the street scene | Approved |
| 21/00234/FUL | **Perton Middle School Communication Station, Gainsborough Drive, Perton**  The removal of existing headframe and installation of a new replacement headframe on existing mast structure  **Comments:** Perton Parish Council have raised no objection to this application | Approved |
| 21/00190/FUL | **45 Melrose Drive, Perton, WV6 7XH**  Garage extension and conversion of existing garage to habitable lounge  **Comments:** Perton Parish Council have no objection to the house extension but have concerns that the garage extension will take up much of the front aspect and come very close to the footpath and the junction box for the Virgin cabling. This will impact on the street scene. | Approved |
| 21/00300/VAR | **Highcroft, Holyhead Road, Kingswood, WV7 3AN**  Demolition of existing two storey garage/workshop, demolition of existing single storey garden room, replacement with 3 bed detached dormer bungalow (revision of scheme allowed at appeal)  **Comments:** Perton Parish Council have no objection to this proposal | Awaiting decision |
| 21/00329/FUL | **22 Farleigh Road, Perton, WV6 7RH**  Erection of detached double garage. Double garage conversion under permitted development  **Comments:** Perton Parish Council have raised concerns that the drawings are very basic and contain no information about footings, the slope of the drive, the excavations necessary and the effect on adjacent trees | Approved |
| 21/00370/FUL | **8 Warwick Avenue, Perton, WV6 7RN**  Second storey extension to side, single storey extensions to front and rear  **Comments:** Perton Parish Council have no objection to this proposal | Approved |
| 21/00428/FUL | **6 Paxton Avenue, Perton, WV6 7SG**  Double storey side extension  **Comments:** Perton Parish Council have no objection to this proposal | Approved | |
| 21/00461/FUL | **3 Cheshire Grove, Perton, WV6 7XL**  Two storey side extension and single storey rear extension  **Comments:** Perton Parish Council have no objection to this proposal | Approved | |
| 21/00464/FUL | **The Bull Ride, Holyhead Road, Codsall, WV8 2HT**  Single storey side extension  **Comments:** Perton Parish Council raised no objections to this proposal | Application withdrawn | |
| 21/00365/FUL | **68 Leasowe Drive, Perton, WV6 7TU**  Single storey rear extension  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | |
| 21/00501/FUL | **Dove Barn, 22 Cranmoor, Perton, WV8 2JN**  Single storey side extension  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | |
| 21/00622/FUL | **8 Sutherland Grove, Perton, WV6 7PA**  First floor side extension over existing flat roof garage, WC and Utility  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | |
| 21/00549/FUL | **10 Adwalton Road, Perton, WV6 7SH**  Proposed first floor side extension over existing garage and refurbishment works to ground floor  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | |
| 21/00132/FUL | **8 The Cartway, Perton, WV6 7TZ**  Wooden 18ft x 10ft garage on front driveway – retrospective application  **Comments:** Perton Parish Council raised no objection to this proposal but noted that it was very close to neighbouring property | Awaiting decision | |
| 21/00704/COU | **Layby, Bridgnorth Road, Trescott**  Change of use application – to site a mobile catering van on layby  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | |
| 21/00670/FUL | **1 Moore Close, Perton, WV6 7PB**  First floor extension to side and rear.  **Comments:** Perton Parish Council raised no objection to this proposal | Approved | |
| 21/00746/FUL | **6 Paxton Avenue, Perton, WV6 7SG**  Double storey side extension. New Application to amend previously approved 21/00428/FUL  **Comments:** Perton Parish Council raised no objection to this proposal | Awaiting Decision | |
| 21/00773/FUL | **18 Sandown Drive, Perton, WV6 7PS**  Single Storey front & rear extensions plus 2 storey side extension  **Comments:** Perton Parish Council raised no objection to this proposal | Awaiting Decision | |
| 21/00809/FUL | **24 Peverill Road, Perton, WV6 7PH**  2 storey side extension  **Comments:** Perton Parish Council raised no objection to this proposal | Awaiting Decision | |
| 21/00816/FUL | **3 Buttermere Court, Perton, WV6 7PP**  Single storey extension to rear and extension to porch  **Comments:** Perton Parish Council raised no objection to this proposal | Awaiting Decision | |
| 21/00667/FUL | **3 Broughton Court, Perton, WV6 7RL**  Construction of single storey rear extension  **Comments:** Perton Parish Council raised no objection to this proposal | Awaiting Decision | |
| 21/00844/FUL | **61 Hawksmoor Drive, Perton, WV6 7TL**  Two storey side and rear extension, single storey rear extension and first floor side extension  **Comments:** This application has been called in for a site visit by a district member. | Awaiting Decision | |

## P06/21 – DECISIONS

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

## P07/21 – APPLICATIONS FOR CONSIDERATION

**Application No:**  21/00841/LUP

**Proposed:** Single storey extension to rear

**Location**: 5 The Pastures, Perton, WV6 7UJ

**Resolved** no objections raised

**Application No.** 21/00907/FUL

**Proposed**: Single storey extensions to the rear and full height dormer terrace and balustrading to the upper storey and associated landscape works.

**Location**: Ridge Acre, Pattingham Road, Perton WV6 7HD

**Resolved** no objections raised

Councillor Mrs P Allen confirmed that there was no pre-determination in respect to the applications considered.

## P08/21 – ENFORCEMENT NOTICE 21.00236.COU, LAND AT DIPPONS LANE

South Staffordshire Council have advised the tenant to apply for retrospective planning. No further update was available.

## P09/21 – DATE AND TIME OF NEXT MEETING

Wednesday 27th October 2021 4.00pm

**Meeting closed at 7.33pm**

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

Chairman