

# Penkridge Parish Council

Haling Dene Centre  
Cannock Road  
Penkridge  
Stafford  
ST19 5DT

3<sup>rd</sup> June 2016

To: Members of the Penkridge Parish Council [Planning]

Dear Sir/Madam

I write to invite you to attend a meeting of the Penkridge Parish Council [Planning] to be held on **Thursday 9<sup>th</sup> June 2016 at 7.00 pm** at the Haling Dene Centre. All Parish Council meetings will be audio recorded.

Yours faithfully  
Lesley Griffiths  
Parish Administrator

## AGENDA

1. APOLOGIES
2. DECLARATIONS OF INTEREST
3. MINUTES  
To approve the minutes of the meeting of 12<sup>th</sup> May 2016 and to consider matters arising.
4. DECISIONS  
To receive decisions from the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
30/15	15/00591/FUL	Demolition of Existing Outbuildings, Garaging, Stores & Goat Pen & Erection of New Fishing Lodge Bed & Breakfast Acc	Pool House Watling St	Approve Subject to Section 106 Agreement

Planning Minutes 23<sup>rd</sup> July 2015 - Concerns with regard to over-development and a request that the possible Highway issues be considered.

63/15	15/00991/TREE	Prune Cherry Tree – Reduce Crown by approximately 25%	Golden Oldies Crown Bridge	Not Determined
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Council's Comments at Planning Meeting 10th December 2015 – No Comments

4. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
65/15	15/00997/FUL	Two Storey Rear Extension, New Pitched Roof to Side Ground Floor Elevation & Front Open Porch	48 Haling Road	Approve Subject to Conditions

Council's Comments at Planning Meeting 10th December 2015 – Councillors queried the close proximity of the Gable End of the proposed roof to the neighbouring property and also if SSC Planning have notified adjoining properties by letter of the application.

66/15	15/01036/COM	Retrospective Change of Use of Use to a Hazardous Waste Transfer Station	Unit 19 Pillaton Hall Farm Cannock Rd	Referred to County Council
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Council's Comments at Planning Meeting 10th December 2015 – No Comments

67/15	15/01040/VAR	Variation of Condition Numbers 3, 4, 5, 7, 17, 19, 20, 23, 24 & 25 [14/01026/FUL] to Enable Demolition of Existing Building to Take Place Prior to Construction Works Commencing. Re-word Conditions from Pre-Commencement to Pre-Construction.	Riverside House Stanford Close	Approve Subject to Conditions
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Council's Comments at Planning Meeting 10th December 2015 - Councillors asked for the clarification of the wording pre-commencement and pre-construction.

1	15/01088/FUL	Demolition of Existing Bungalow & the Erection of a New 4 Bed Dormer Bungalow [re-submission]	Eastlea Levedale Road	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 14th January 2016 – No Comments

3	16/00012/FUL	Remove Existing Conservatory [2.6m] depth, Replace with Edwardian Double Hipped Roof 3.8m depth x 6.47m wide.	15 Leacroft Rd	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 14th January 2016 – No Comments

4. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
7	16/00010/FUL	Subdivision of Unit 7 to form two units with Class A1 retail – Installation of Shop Fronts, Rear Services Doors to new retail unit and Stepped/Ramped access to Front & rear of new Retail Unit	Simply Fish at Costcutters 7 Penkrigde Retail Park Wolverhampton Rd	Approve Subject to Conditions

Council's Comments at Planning Meeting – 28<sup>th</sup> January 2016 – No Comments

8	16/00126/FUL	Front Dormer Extension	2 Grosvenor Close	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 25<sup>th</sup> February 2016 – No Comments

12	16/00180/VAR	To Substitute the Previously Approved Drawings for the Submitted Dwg No TFM/PA/400A	Telford Farm Machinery Stone Cross	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 24<sup>th</sup> March 2016 – Councillors had concerns with regard the visual affect of the proposed fence and asked if a suitable alternative could be considered to be more in-keeping with the area. They also raised concerns with regard to the frontage of the premises and the storage of materials in the parking bays reducing the number of spaces available.

14	16/00244/FUL	Ground Floor Single Storey Extension to form Kitchen & Garage	Kinfare Wolverhampton Rd	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 14<sup>th</sup> April 2016 – No Comments

15	16/00223/FUL	Retention of Boundary Fence Erected on land to side of the existing Garden Wall to make use of space	1 Grange Ave	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 14<sup>th</sup> April 2016 – Councillors had concerns with regard to the limited visibility when turning out of Grange Avenue.

5. PLANNING ENFORCEMENT NOTIFICATIONS

To receive the above from SSC Enforcement which details cases logged for May 2016.

6. PLANNING APPLICATIONS

To consider submitted planning applications from the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>
17	16/00367/FUL	Retrospective Application for Soft Fruit Production Under Spanish Polytunnels	Land at Upper Mitton Farm Wheaton Aston Rd
18	16/00397/FUL	Sailing Clubhouse Sailing Club Gailey	South Staffs Sailing Club Gailey Lea

6. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>
19	16/00179/LBC	To Replace Existing Windows with Double Glazed Aluminum Equivalent	2 Church Cottages Church Road
20	16/00330/LUE	Residential Property has not been occupied in accordance with Planning Condition No 1 of Planning Permission Ref 584/74 for a continuous period exceeding 10 years.	Heron House Gailey Lea Lane
21	16/00331/LUE	Residential Property has not been occupied in accordance with Planning Condition No 1 of Planning Permission Ref 584/74 for a continuous period exceeding 10 years.	Ellerslie House Gailey Lea Lane
22	15/01089/REM	Revision of the Application for the approval of reserved matters for 120 Dwellings [reduced from 127] Comprising Phase 2 of the site with Outline Planning Permission	Lynehill Industrial Estate Boscomoor Lane
23	15/01091/REM	Revision of the Application of reserved matters to outline permission 12/00497/OUT the application is for 154 units [increased from 144] comprising Phase 3 of the site with Outline Planning Permission.	Lynehill Industrial Estate Boscomoor Lane

6. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>
24	16/00460/VAR	Variation of Condition 9 of Planning Permission 13/00394/OUT for Alterations to the Level of Affordable Housing sought to be changed to reflect the level of Provision Included within the Reserved Matters Application. A minimum of 37% of the maximum 170 dwellings shall be secured as affordable housing.	Lynehill Industrial Estate Boscomoor Lane
25	16/00387/FUL	9 Residential Units	Lynehill Industrial Estate Boscomoor Lane

7. SOUTH STAFFORDSHIRE COUNCIL – APPEAL HEARING

To receive the above dated 11<sup>th</sup> May for Plots 10-12 New Acre Stables for Change of use of land to use as a residential caravan site for one gypsy family with up to 4 caravans; laying hard standing, erection of amenity building and formation of new access [15/00006/FUL and to note the Appeal Hearing will be held at SSC Offices in Codsall on Wednesday 15<sup>th</sup> June commencing at 10.00 am.

8. SOUTH STAFFORDSHIRE COUNCIL – PREMISES LICENCE

To receive and consider a notice of a review for a premises licence under Section 51 Licensing Act 2003 for the Monckton Recreation Centre. Details attached, and to note the closing date for comments is midnight on 23<sup>rd</sup> June 2016.

9. FOLLOW UP FROM PREVIOUS PLANNING MINUTES

**Lyne Hill Development – Road Name Suggestions – 12<sup>th</sup> May 2016 Minutes**

[a] Further to the above please find attached a list of road names put forward to the developer.

**Walsall Housing Group – 12<sup>th</sup> May 2016 Minutes**

[b] To receive additional information from the above with regard to their placing an information sign in the Wolverhampton Road Play Area giving details of their contacts with regard to affordable housing on the Lyne Hill Development.

[c] **Enforcement Update – 12<sup>th</sup> May 2016 Minutes**

To receive an email dated 20<sup>th</sup> May from the Planning Enforcement giving an update.

10. DATE AND TIME OF NEXT MEETING

Thursday 14<sup>th</sup> July 2016 at 7.00 pm.

# Penkridge Parish Council

## Minutes of the Planning Meeting held on 9<sup>th</sup> June 2016 at 7.00 pm at the Haling Dene Centre

Audio recordings will be made of all Ordinary and Special Council meetings and Committee meetings, with the inclusion of confidential matters.

### Present

Councillor	Calvert Stonehouse [Chairman]
"	Bevan Craddock
"	John L Eastwood
"	Mrs Hilary Hughes
"	Mrs Petula Hughes
"	Victor Kelly
"	Anthony Minshall
"	David Oldfield
"	Mrs Vivienne Smith

Also in Attendance Mrs L Griffiths

### 5002. APOLOGIES

Apologies were received from Councillors Mrs Isabel Ford, Mrs Anne Geoghegan and Brian Heathcote.

### 5003. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 5004. MINUTES

**Resolved** that the minutes of the meeting held on 12<sup>th</sup> May 2016 be confirmed and signed as a true record.

### 5005. MATTERS ARISING

There were no Matters Arising.

### 5006. DECISIONS

**Resolved** that the following decisions be received from the South Staffordshire Council:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
30/15	15/00591/FUL	Demolition of Existing Outbuildings, Garaging, Stores & Goat Pen & Erection of New Fishing Lodge Bed & Breakfast Acc	Pool House Watling St	Approve Subject to Section 106 Agreement

Planning Minutes 23<sup>rd</sup> July 2015 - Concerns with regard to over-development and a request that the possible Highway issues be considered.

63/15	15/00991/TREE	Prune Cherry Tree – Reduce Crown by approximately 25%	Golden Oldies Crown Bridge	Not Determined
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Council's Comments at Planning Meeting 10th December 2015 – No Comments

5006. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
65/15	15/00997/FUL	Two Storey Rear Extension, New Pitched Roof to Side Ground Floor Elevation & Front Open Porch	48 Haling Road	Approve Subject to Conditions

Council's Comments at Planning Meeting 10th December 2015 – Councillors queried the close proximity of the Gable End of the proposed roof to the neighbouring property and also if SSC Planning have notified adjoining properties by letter of the application.

66/15	15/01036/COM	Retrospective Change of Use of Use to a Hazardous Waste Transfer Station	Unit 19 Pillaton Hall Farm Cannock Rd	Referred to County Council
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Council's Comments at Planning Meeting 10th December 2015 – No Comments

67/15	15/01040/VAR	Variation of Condition Numbers 3, 4, 5, 7, 17, 19, 20, 23, 24 & 25 [14/01026/FUL] to Enable Demolition of Existing Building to Take Place Prior to Construction Works Commencing. Re-word Conditions from Pre-Commencement to Pre-Construction.	Riverside House Stanford Close	Approve Subject to Conditions
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Council's Comments at Planning Meeting 10th December 2015 - Councillors asked for the clarification of the wording pre-commencement and pre-construction.

1	15/01088/FUL	Demolition of Existing Bungalow & the Erection of a New 4 Bed Dormer Bungalow [re-submission]	Eastlea Levedale Road	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 14th January 2016 – No Comments

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Council's Comments at Planning Meeting – 14th January 2016 – No Comments

7	16/00010/FUL	Subdivision of Unit 7 to form two units with Class A1 retail – Installation of Shop Fronts, Rear Services Doors to new retail unit and Stepped/ Ramped access to Front & rear of new Retail Unit	Simply Fish at Costcutters 7 Penkrige Retail Park Wolverhampton Rd	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 28th January 2016 – No Comments

5006. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
8	16/00126/FUL	Front Dormer Extension	2 Grosvenor Close	Approve Subject to Conditions

Council's Comments at Planning Meeting – 25<sup>th</sup> February 2016 – No Comments

12	16/00180/VAR	To Substitute the Previously Approved Drawings for the Submitted Dwg No TFM/PA/400A	Telford Farm Machinery Stone Cross	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 24<sup>th</sup> March 2016 – Councillors had concerns with regard the visual affect of the proposed fence and asked if a suitable alternative could be considered to be more in-keeping with the area. They also raised concerns with regard to the frontage of the premises and the storage of materials in the parking bays reducing the number of spaces available.

14	16/00244/FUL	Ground Floor Single Storey Extension to form Kitchen & Garage	Kinfare Wolverhampton Rd	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 14<sup>th</sup> April 2016 – No Comments

15	16/00223/FUL	Retention of Boundary Fence Erected on land to side of the existing Garden Wall to make use of space	1 Grange Ave	Approve Subject to Conditions
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Council's Comments at Planning Meeting – 14<sup>th</sup> April 2016 – Councillors had concerns with regard to the limited visibility when turning out of Grange Avenue.

**Resolved** that: SSC Planning be asked what is contained within the Section 106 for Plan Application 15/00591/FUL – Pool House Watling St and the SSC Enforcement Officer be advised that Telford Farm Machinery, Plan Application 16/00180/VAR, are not complying with all the conditions on their Approval Notice.

5007. PLANNING ENFORCEMENT NOTIFICATIONS

The above was received from SSC Enforcement which detailed cases logged in May 2016.

5008. PLANNING APPLICATIONS

**Resolved** that the following recommendations be submitted to the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Recommendation</u>
21	16/00367/FUL	Retrospective Application for Soft Fruit Production Under Spanish Polytunnels	Land at Upper Mitton Farm Wheaton Aston Rd	* See Below

Councillors raised concerns with regard to the 'eyesore' shown on the photographs attached to the application.

22	16/00397/FUL	Sailing Clubhouse Sailing Club Gailey	South Staffs Sailing Club Gailey Lea	No Comments
23	16/00179/LBC	To Replace Existing Windows with Double Glazed Aluminum Equivalent	2 Church Cottages Church Road	No Comments



5008. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Recommendation</u>
24	16/00330/LUE	Residential Property has not been occupied in accordance with Planning Condition No 1 of Planning Permission Ref 584/74 for a continuous period exceeding 10 years.	Heron House Gailey Lea Lane	No Comments
25	16/00331/LUE	Residential Property has not been occupied in accordance with Planning Condition No 1 of Planning Permission Ref 584/74 for a continuous period exceeding 10 years.	Ellerslie House Gailey Lea Lane	No Comments
26	15/01089/REM	Revision of the Application for the approval of reserved matters for 120 Dwellings [reduced from 127] Comprising Phase 2 of the site with Outline Planning Permission	Lynehill Industrial Estate Boscomoor Lane	* See Below
<p>Councillors asked if SSC could give clarification on whether the revised applications would affect the provision of amenities and if the play area was the approved size.</p>				
27	15/01091/REM	Revision of the Application of reserved matters to outline permission 12/00497/OUT the application is for 154 units [increased from 144] comprising Phase 3 of the site with Outline Planning Permission.	Lynehill Industrial Estate Boscomoor Lane	See Comments for No 26 above
28	16/00460/VAR	Variation of Condition 9 of Planning Permission 13/00394/OUT for Alterations to the Level of Affordable Housing sought to be changed to reflect the level of Provision Included within the Reserved Matters Application. A minimum of 37% of the maximum 170 dwellings shall be secured as affordable housing.	Lynehill Industrial Estate Boscomoor Lane	See Comments for No 26 above

5008. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Recommendation</u>
29	16/00387/FUL	9 Residential Units	Lynehill Industrial Estate Boscomoor Lane	See Comments for No 26 above

5009. SOUTH STAFFORDSHIRE COUNCIL – APPEAL HEARING

The above was received dated 11<sup>th</sup> May for Plots 10-12 New Acre Stables for Change of use of land to use as a residential caravan site for one gypsy family with up to 4 caravans; laying hard standing, erection of amenity building and formation of new access [15/00006/FUL and it was noted that the Appeal Hearing had now been cancelled.

5010. SOUTH STAFFORDSHIRE COUNCIL – PREMISES LICENCE

A notice was received for a review of a premises licence under Section 51 Licensing Act 2003 for the Monckton Recreation Centre and it was noted that the closing date for comments was midnight on 23<sup>rd</sup> June 2016.

**Resolved** that the following comments be submitted to SSC Licensing:

- [i] Prevention of Crime and Disorder – there had been a number of instances where local residents had reported incidents of disorder to Councillors and to the Police.
- [ii] Public Safety – there had been a number of instances where members of the public had been injured by users of the Monckton Recreation Centre Bar.
- [iii] Public Nuisance – The adjacent hotel had advised they very rarely put visitors to the rooms at the rear of the hotel, which overlook the Monckton Recreation Centre, due to the noise created by users of the bar. There had also been a number of complaints from local residents who were disturbed in the early hours of the morning by people leaving the bar.

5011. FOLLOW UP FROM PREVIOUS PLANNING MINUTES

**Lyne Hill Development – Road Name Suggestions – 12<sup>th</sup> May 2016 Minutes**

- [a] Further to the above a list of road names put forward to the developer was received.

**Walsall Housing Group – 12<sup>th</sup> May 2016 Minutes**

- [b] The additional information from the above was received with regard to their placing an information sign in the Wolverhampton Road Play Area which gave their details with regard to affordable housing on the Lyne Hill Development.

**Resolved** that Walsall Housing Group be advised that Councillors had concerns to the size of the sign and did not think it appropriate to be placed in the Play Area.

- [c] **Enforcement Update – 12<sup>th</sup> May 2016 Minutes**

An email was received dated 20<sup>th</sup> May from the Planning Enforcement which gave an update on Enforcement Cases.

5012. DATE AND TIME OF NEXT MEETING

Thursday 14<sup>th</sup> July 2016 at 7.00 pm.

Chairman .....

Date .....