

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

THE EARL BALDWIN SUITE, DUKE HOUSE, CLENSMORE STREET,  
KIDDERMINSTER

8TH JUNE 2010 (6.00PM)

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**Present:**

Councillors: S J Williams (Chairman), D R Godwin (Vice-Chairman), J-P Campion, S J M Clee, P B Harrison, C D Nicholls, F M Oborski, J W Parish, M Price, M A Salter, and G C Yarranton.

**Observer:**

Councillor P V Hayward.

**PL.13 Apologies for Absence:**

Apologies for absence were received from Councillor M J Hart.

**PL.14 Appointment of Substitutes**

Councillor S J M Clee was appointed as a substitute for Councillor M J Hart.

**PL.15 Declaration of Interests**

No declarations of interest were made.

**PL.16 Minutes**

**Decision: The minutes of the meeting held on 20th May 2010 be confirmed as a correct record and signed by the Chairman.**

**PL.17 Applications To Be Determined**

The Committee considered those applications for determination (now incorporated in Development Control Schedule No. 474 attached).

**Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Control Schedule No. 474 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.**

**PL.18 List of Pending Applications**

The Committee received a schedule of planning and related applications that were pending decision.

**Decision: The schedule be noted.**

**PL.19 Planning and Enforcement Appeals**

The Committee received details of the position with regard to planning and related appeals, still being processed, together with particulars of appeals that had been determined since the date of the last meeting.

**Decision: The details be noted.**

**PL.20 Monthly Progress Report on performance against NI157 (BV109) targets for determining planning applications.**

The Committee considered a report from the Director of Planning and Regulatory Services which provided Members with a monthly progress report on performance against National Indicators (NI157, formerly BV109).

**Decision: The report be noted.**

**PL.21 Planning Consultation by South Staffordshire Council, Erection of two wind turbines (132m high to tip) plus underground cabling, access track, substation compound, temporary site compound, and ancillary development at Roundhill Sewage Farm, Whittington Hall Lane, Kinver, Stourbridge, South Staffordshire, 10/0232.LPAC**

The Committee considered a report from the Director of Planning and Regulatory Services which asked Members to make a decision on the Planning Consultation received from South Staffordshire Council for development at Roundhill Sewage Works.

**Decision: To respond to the consultation by offering no objections to the application.**

**PL.22 Exclusion of the Press and Public**

**Decision: That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.**

**PL.23 Planning Enforcement Matters**

The Committee considered a report from The Director of Planning and Regulatory Services regarding a new planning enforcement matter.

The report concerned two garden sheds situated in a residential area to the west of Kidderminster, as allegations had been made that they were being used for storage in conjunction with a nearby business.

A site visit was made in late 2009 when an inspection of the garden sheds to the rear of the property revealed that only domestic items were stored in the sheds and that the use on the day of the visit was incidental to the use of the dwelling house.

Further investigations revealed that, although one of the sheds was possibly

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permitted development, the date of its erection was in some doubt. Later, third party evidence was produced by the building owner to prove that, at the date of its erection, the shed was permitted development.

The building owner stated that the other shed had been erected after changes to the Town and Country (General Permitted Development) Order 1995 (as amended) had come into force. This established that the erection of the second shed was in breach of planning control.

After discussions with the building owner an application to retain the second shed was submitted, which was subsequently approved.

Members were informed that a person who was not a family member had been employed at the property to carry out general office duties, and that this appeared to be contrary to the Council's guidance on working from home. Members were advised that research had revealed that enforcement notices from other authorities had been quashed upon appeal in similar cases.

Members were advised that Officer opinion was that any existing breach of planning control at the site had now been remedied, and that it was not felt to be expedient to take any enforcement action, and that the case should be closed.

**Decision: That it is not expedient to take any further enforcement action in this matter and that the case be closed.**

The meeting ended at 18:35