

Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), G Sisley, S Anderson, Mrs E Lord, E Simons, M Smith, P Wooddisse.

1. APOLOGIES FOR ABSENCE

Councillor Miss V Webb sent her apologies for the meeting.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of Councillors interest declared. It was noted that no comment was made on the 21/00176/TREE as this application was submitted by the Parish Council.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 27TH JANUARY 2021

The minutes of the meeting held on 27th January 2021 were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT MATTERS RECEIVED

No items had been received, it was noted that an update of outstanding items will be reviewed in due course.

5. PLANNING APPLICATIONS

20/01136/FUL The Old Church , Church Hill, The Compa
Work required due to collapse of sandstone cliff edge on Mill Lane

We note the Conservation Officers report, it was agreed that Councillor E Simons will contact him and discuss the Heritage / historical impact of filling in one of the smaller caves. We await the more detailed application with the design of how the works to the cliff will be completed.

21/00086/FUL 124 Churchview Gardens, Kinver
2 storey rear forming lower ground extension and side elevation extension to dormer bungalow

Recommend Refusal on the grounds that it is an overdevelopment of the site and out of keeping with neighbouring properties. The size and mass will dominate the garden of the neighbours also.

20/01101/FUL 9 Fairfield Drive, Kinver
Erection of single storey side extension and porch

Recommend Approval

21/00058/FUL Land and buildings adjacent to the Mile Flat, Greensforge
Demolition of existing buildings and erection of 5 no dwellings with associated parking and garden areas with foul treatment plant.

We note that this application is near a Roman Road and a scheduled ancient monument, it is an area of specific historical interest.

We have no objection to the build as long as it is sympathetic to the area, however without the correct historical and heritage assessment this application should not be considered for a decision and should not have been validated.

21/00099/FUL Mile flat House, Mile Flat
Demolition of existing dwelling and replace with 4 bedroom and dwelling.

We note that this application is near a Roman Road and a scheduled ancient monument, it is an area of specific historical interest.

We have no objection to the build as long as it is sympathetic to the area, however without the correct historical and heritage assessment this application should not be considered for a decision, and should not have been validated.

20/01040/FUL 1 Heather Drive, Kinver
Proposed 2 bedroom bungalow

Recommend Approval subject to Steve Dores being satisfied that no trees will be damaged if their application is approved. WE believe there may be bats in the trees on this site, and a survey may be required. If the construction is allowed then the tree roots must be protected, the bungalow must be built with using Eco Friendly materials, include an EV car charging point and have suitable internet connections.

21/00090/FUL 60a Stone Lane, Kinver
Demolition of existing dwelling and construction of no 4, 2 bedroom bungalows with associated works.

We note that there are no significant changes to this application from the previous one submitted. We refer to the upheld appeal decision for the previous application, section 8-13, 16 and 108 and this new application does not comply with these reasons for refusal previously.

We Recommend Refusal on the grounds that the track leading to the properties is 65m long and is very narrow, it does not meet the required width standard of 3.6m – 4.2m wide and is in appropriate for emergency vehicles to access the properties.

We note there is a stopping point at the bottom of the drive to allow vehicles to come from the site, however this will be used for parking by vehicles as it is near the road.

20/01105/FUL 17 Holly Close, Kinver
Proposed extensions

Recommend Approval subject to no trees on the site being removed or pruned for 10 years as per Steve Dores recommendation.

20/01164/FUL 33 Church View Gardens, Kinver
Extension to the rear of the property to provide a new family room. Proposed extension is 5 metres in width and 7 metres in length with a pitched roof. Bi-folding doors would form the right hand side of the extension and provide access and views to the rear garden. Additional daylight would be provided by feature windows on the gable end and by four 'velux' style roof windows.
Brickwork and roof tiles would be matched as closely as possible to the existing building.

Recommended Approval subject to their being no adverse comments from the neighbouring property.

21/00065/TTREE 15 Churchview Gardens, Kinver
Remove 2 pine trees

Recommend Refusal on the grounds that there are no reasons to remove the trees. We note that on the application there is a photograph of the close proximity of the trees to a conservatory, we do

not remember seeing an application for this additional and ask that the District Council investigate if it needs planning permission.

21/00096/TTREE Fairview, Dark Lane, Kinver
Reduce height of 4 pines, install cable bracing 2 pines and remove 2 pines

And

21/00095/TTREE 1 Cedar Vale, Kinver
2 pines to be braced and reduce branches on the 3rd.

We ask that the District Council look at the section 106 agreement for this site, which stated that no trees were to be removed and should remain in situ, therefore we recommend refusal for this application.

21/00137/FUL 10 Castle Street, Kinver
Proposed second floor roof extension and 2 and a half storey rear
Extension

Recommend Approval

21/00133/VAR Weatheroaks Lawnswood Drive Lawnswood
Variation of approval 20/00008/FUL Condition Numbers 3-12. We are requesting approval to proceed with the erection of the detached garage in the referenced plan and confirmation that the conditions need not apply. We are further requesting confirmation that Phase 2, demolition of the existing garage and annex can proceed once conditions has been met and for confirmation that the remaining conditions will apply only to Phase 3, erection of the new dwelling.

We would ask that the District Council proceed with caution with regard to this application as we have been informed by the neighbours that the proposed garage being attached to the existing building is to be built over the sewer pipes. If it is approved then the Building Control Officer should be present when it is excavated.

21/00158/FUL Cedar Cottage Little Oaks Drive Lawnswood
Proposed extensions, alterations and changes to fenestration. Fell 2No. TPO trees (re-submission of 20/00877/FUL)

Recommend Refusal on the grounds that there are TPO trees on the site that they wish to fell for to extension.

21/00176/TREE Kinver Parish, High Street, Kinver
NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES IN A
CONSERVATION AREA AT High Street, Kinver

No comment made.

21/00156/FUL Grade Made Bridgnorth Road Stourton
Front and rear extension

Recommend Approval

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 1 to these minutes were noted. The Clerk to ask for the reasons of why applications 20/01040/ADV and 20/00898/FUL for the former Barclays Bank were approved.

7. TO DISCUSS ANY FURTHER ACTION REQUIRED FOR THE NEIGHBOURHOOD PLAN

The notes from the working party meetings for the past month, are attached as appendix 2 to these minutes.

8. TO RECEIVE APPEAL NOTIFICATIONS AND DECISIONS

19/00357/COU Rose Meadow Farm, Prestwood

Breach of Condition 3, appeal upheld previously.

It was agreed to Recommend to the Parish Council that the Parish support the rule 6 being proposed by the neighbours of this development to help and support them and the District Council to enable the District Council to get the site put back to what was approved, the link to this rule is below.

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

19/00973/FUL Land adjacent to 26 Dark Lane, Kinver - Dwelling

19/00/825/COU The Fox Inn, Bridgnorth Road, Stourton - Car park extension
The above were noted.

9. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 22nd March 2021
Bridge House Enforcement

10. DATE OF NEXT MEETING

The date of the next meetings:-

Planning Committee 31st March 2021
N Plan 8th March 2021

11. RECOMMENDATIONS TO THE PARISH COUNCIL

The following recommendations were put to the Parish Council next meeting that:-

- the planning recommendations as set out in agenda item 5.
- the Parish support the rule of 6 being proposed by the neighbours of the Roe Meadow development to help and support them and the District Council to enable the District Council to get the site put back to what was approved, the link to this rule is below.

Appendix 1 to the minutes of the Planning and Development Committee held on the 24th February 2021

20/01035/LUP	4 Heathermount Grange Kinver	Decided	Rec App.
Extending kitchen by knocking through into garage			
20/01110/FUL	15 Hampton Grove Kinver	App.	.
New pitched roofs and minor internal alterations			
20/01100/FUL	Broadfields Sugarloaf Lane Iverley	App.	Rec App.
Proposed single storey infill to rear of property			
20/00927/FUL	White Harte Caravan Site High Street Kinver	App,	Rec App.
2 additional static park homes at existing park site			
20/00901/FUL	31 Stone Lane Kinver	App.	Rec Ref.
We would like to expand upon the original plans and widen the garage to 6 meters to allow room to partition an office on the inside to work remotely from home.			
21/00032/OUT	27 Bridgnorth Road Stourton	App.	Rec App.
The construction of a detached bungalow, garage and associated works			
21/00003/FUL	Land To The Rear Of Donegal Lawnswood Rd	App.	Rec App.
Erection of detached dwelling			
20/01106/FUL	20 Redwood Road Kinver	App.	Rec App.
Side garage. Front Porch extension.			
20/01044/ADV	Barclays 34 High Street Kinver	App.	Rec Ref.
Sign			
20/00898/FUL	Barclays 34 High Street Kinver	App.	Rec Ref.
Previous use of the premises was that of a bank. The premises have been converted ground floor to a hairdressers and first floor to residential accommodation.			
20/00835/FUL	18 Stone Lane Kinver	App.	Rec App.
2No detached dwellings			
20/00804/FUL	Halfcot Farm Wolverhampton Road Prestwood	App.	Rec App.

Change of use from previously approved cycle store to 1 bed maisonette

20/00846/FUL The Glens Sugarloaf Lane Iwerley
Extensions and alterations to existing dwelling.

App.

Rec App.

**MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING
GROUP OF KINVER PARISH COUNCIL HELD ON TUESDAY 12TH JANUARY 2021 AT 7.00PM
VIA ZOOM SOFTWARE**

Present: Councillors Mrs C Allen, S Anderson, E Lord, G Sisley, E Simons, P Wooddisse , Miss V Webb, M Smith and Mrs A Becke and Mrs Carol Fisher

Also in attendance Mrs L Kirkwell, Miss J S Cree and Mrs M Fullwood

1. To receive apologies of absence.

There were no apologise of absence all members were present.

2. To receive the minutes from the meeting held on the 9th December 2020
The minutes of the of the meeting of the Neighborhood Plan Steering Group held on the 9th December 2020, having been circulated previously, were approved as a true record of the meeting.

3. Site Allocations: To decide whether we go ahead, and if so, determine first actions.
Members discussed the Site Allocations and whether to include it into the N Plan.
Members agreed that if time scales are comparable for the N plan to be published topic should be included

It was agreed that the Clerk contact the District Council to ask for their timetable for consultation and report back this information, if the 2 do not coincide with dates, then to look at setting up a working party as part of the Planning Committee to make recommendations of sites and be more inclusive with the SAD process.

Action: Clerk to Contact SSSC

4. Design Code. To decide whether we go ahead, and if so, determine first action

It was agreed a design code would be required and this would not be an additional cost to the Plan, the Clerk with Mrs E Lord and Mrs C Allen to complete an additional application form to Locality and they will allocate AECOM to help with the design code.

Action: Clerk, Mrs C Allen and Mrs E Lord to apply for technical support in Design Code preparation

5. Housing Needs Survey: To decide whether we go ahead, and if so, determine first actions.

It was agreed that a Housing needs survey is imperative for the N Plan, and for the Council to be effective on making representations of what we would like to see in developments within the Parish.

Action: Clerk to contact the Housing Association and SSSC to see what help is available.

6. Updates on progress and agree next actions.

a. Issues and Objectives document/ questionnaire

It was agreed that members look at other Parish Issues and objectives, and forward questions to Councillors E Lord and S Anderson, to collate a questionnaire and Councillor M Smith kindly agreed to help put the questionnaire together. The questionnaire will have a summary document to explain what a plan is, and then be followed by the questions. This will also be on the website for completion.

Mrs Kirkwell reminded members that questions should have a purpose and not be misleading in making those completing it, think the plan can do something which it cannot. Also comment boxes are useful.

Action: Councillors E Lord, S Anderson and M Smith (and all members) to look at questions.

b. Website

Website is up and running, the Clerk has put a link from the Parish website to the N Plan site on the main home page. Andy Calloway (or Cllr E Simons) has agreed to publicise the site on Kinver online.

7. Other items for discussion

Councillor Miss V Webb reported that there is a county boundary review in 2023, Kinver is unlikely to be affected.

8. Date of next meeting

TBC

Meeting closed at 8.00pm

MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON THURSDAY 28TH JANUARY 2021 AT 7.00PM VIA ZOOM SOFTWARE

Present: Councillors Mrs C Allen, S Anderson, Mrs E Lord, G Sisley, E Simons, P Wooddisse , Miss V Webb, M Smith

Also in attendance Miss J S Cree and Mrs M Fullwood

7. To receive apologies of absence.

Apologies were received from members Mrs A Becke and Mrs L Dew

8. To receive the minutes from the meeting held on the 12th January 2021
The minutes of the of the meeting of the Neighbourhood Plan Steering Group held on the 12th January 2021, having been circulated previously, were approved as a true record of the proceedings.

9. To welcome new steering Group member

This item was deferred as Mrs Dew could not attend the meeting.

10. Matters arising from the previous meeting

- a. Design Code

Councillors Mrs C Allen, Mrs E Lord and E Simons had a meeting earlier in the day with AECOM who will be helping to prepare the technical element of the Design Code, they will appoint a member of their team to work with the group and this should be organised within the next 2 weeks.

- b. Housing Needs Survey

AECOM should be able to also assist in this matter by conducting a desktop survey, they will contact Locality to complete the relevant grant application form. The Clerk will also contact Staffordshire Housing Association to request their assistance in regard to helping to prepare a survey of needs for Kinver Parish residents

- c. Site Allocations

This topic was raised with AECOM at the meeting, they advised that this should be a part of our Neighbourhood Plan, and as a Group the contributions should be considered by the District Council in their decision-making process. A letter has already been sent to the District Council from the Group stating that they would like to be of assistance in this process.

11. Draft Questionnaire : To report on background to recent editing, and discuss the current draft: topics raised, questions included, user-friendliness

Members firstly thanked Councillor Mrs E Lord and S Anderson for the time they have put into preparing the draft questionnaire. It was agreed that all members read the questionnaire and feed back to Councillor Mrs E Lord who will prepare a version to be discussed / Agreed at the next meeting.

12. Mapping software: Parish Online

The mapping software is up and running.

13. Additional Items for discussion

Members discussed the problems within the Parish of the indiscriminate variance of Broadband speed within the Parish. A letter has been sent to Open Reach to ask for their comments and to see what can be done to improve the service to our Parishioners.

In basic terms the wiring to the village is outdated and needs to be replaced from copper to fibre. Open Reach have confirmed at this time they have no plans to upgrade the village.

It was agreed that Councillor G Sisley contact Open Reach and they are asked for a price to upgrade the area.

14. Date of next meeting

11th February 2021 at 7.00pm

Meeting closed at 8.15pm