

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 24TH AUGUST 2020 AT 7.00 PM VIA ZOOM SOFTWARE.

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

Also in attendance: Councillors Mrs S Harris and M Smith and members of the public Louise Whitehouse, Fiona Holloway and Marie.

1. APOLOGIES FOR ABSENCE

All members were present.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of Councillors interest declared.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 29TH JULY 2020

The minutes of the meeting held on 29TH July 2020 were approved and signed as a true record of the proceedings of that meeting.

4. CORRESPONDENCE RECEIVED FROM PREVIOUS MINUTES / ENFORCEMENT MATTERS

20/00440/ful Letter from resident expressing his concerns was noted.

5. PLANNING APPLICATIONS

20/00621/OUT Land South of White Hill, Kinver
Outline planning for residential development of up to 40 houses, vehicle access, public open space and drainage and ancillary works.

Recommend Refusal until the reports that have been supplied are updated to show more detailed information. If the application proceeds and is approved then we would request that a S106 is placed on the site with the following requirements:-

All trees and hedgerows (apart from a small section for the entrance to the site) should remain in situ, and are protected with hedgerow and tree preservation orders to lessen the impact of the development in the Greenbelt.

The maximum number of properties should remain as agreed in the SAD documents at 30.

The mix of houses should include 40% of social housing and affordable housing, and the house types built to be inline with the requirements of the village (as identified in the SAD consultation process) of smaller units.

Improvement to the drainage system (a soak away will not be enough on the site) Full detail is required to demonstrate that an acceptable outline drainage strategy is proposed and accepted by SSDC before planning is granted.

Any flooding caused by the new build in White Hill which causes flooding at the KSCA should be paid for by the builders.

All utilities (water, electricity, broadband, sewers etc) should be improved to cope with the additional houses and not have a detrimental impact on the existing residents. Any cables to be laid under the ground.

The additional houses will increase car traffic congestion along White Hill (currently not wide enough for 2 cars where cars are always parked). The junction of White Hill with Meddins Lane and Enville Road is already congested, confusing and potentially unsafe for children walking to the two schools near the junction. Improvements to that junction would be required. Alternative routes are even narrower, so could not take extra traffic. (NB the Traffic report submitted is based on inaccurate and implausible assumptions.) This issue should be addressed before any development takes place.

Other areas of concern include:-

All village services doctors / transport / schools need to be looked at with the planning application as this is the first phase of a large development and the information provided is out of date.

Schools- the developer should ensure any children on the new site will be accepted into the catchment area & therefore the Kinver schools . Unlike Hagley where the children on the new housing estate were not admitted automatically into the Hagley schools and had to go elsewhere.

Traffic flow through Potters Cross is already at breaking point as cars are parked for the Post Office, for residents and at school times. Thus also increasing carbon dioxide emissions.

The need for this development is based in large part upon housing need in the conurbation, and on 'proximity to transport'. Yet the Kinver bus service is inadequate for commuting to work, and is now threatened with closure. The development will increase car traffic and hence carbon dioxide emissions, which is contrary to paragraphs 102 103 and 104 of the NPPF;(housing should be built close to employment where good transport links exist.). These issues must be addressed: how will access to employment and major shops be ensured while minimising additional car traffic.

Documentation refers to non existence business in the area, so this is out of date and needs to be addressed.

The habitat for flora and fauna needs to be carefully looked at, as the report on the ecology of this area, did not seem to address all areas of concern, if this area is lost.

The site should strive to be carbon neutral as a minimum, and look at alternate sources of water, power and heating. Design: SSDC has declared a Climate Emergency. Mitigating Climate Change is a core planning objective of the NPPF. These dwellings should therefore be designed to be carbon neutral – with high quality insulation, low heating costs, design to maximise use of insolation and natural light; and renewable energy installations (e.g. solar panels) on roofing. Consideration should be given to heat pump heating and other features of low carbon design. This will avoid the need for expensive refitting within a decade or two.;

We would like to see a detailed ecological and biodiversity study of the sites, particularly the second and larger site.

20/00412/FUL Mile Flat House, Mile Flat, Greensforge,
New gats, walls, piers and railings

Recommend Approval

20/00431/FUL Land adjacent 26 Dark Lane, Kinver
Revised design for previously approved replacement dwelling (Ref 0291/97)

Recommend Refusal on the grounds that the property is too close to the road, and there is inadequate parking for a 4 bedroom property and the vehicle access from the site is close to a

narrow lane therefore off road parking would be a problem. This application may be contrary to Greenbelt regulations.

The existing elevations do not exist as the plot is clear and the land at the back is an arable field at present and to be incorporated in the plot it would need to be a change of use to garden land.

20/00549/FUL 28 Stourton Court, Stourton
Proposed front porch extension and replacement of existing windows

Recommend Approval

20/00556/FUL Upper Simms Piece, Enville Road, Kinver
Proposed garage extension

Recommend Refusal as this is an over development of the site, if it is allowed to be built then a S106 should be placed on the garage extension and the property should remain as one, and not be allowed to be converted or built above to create living accommodation.

20/00559/FUL 50 Sugarloaf Lane, Iverley
Single storey front extension

Recommend Approval

20/00614/FUL Tistolde, Hunters Ride, Lawnswood
Demolition of exiting dwelling and construction of a new 6 bedroom house with integral garage

Recommend Approval subject to Steve Does being satisfied with the tree report. The balconies proposed should be obscured where they face any neighbour properties so there is no loss of privacy.

20/00620/FUL Covert Cottage, Norton Road, Iverley
Minor amendment to approval 20/00020/FUL. Existing rear hipped roof modified to glazed gable

Recommend Approval subject to complying with Greenbelt Regulations.

20/00597/FUL Stourbridge Rugby Club, Bridgnorth Road, Stourton
Equipment Store

Recommend Approval

20/00572/TREE 1 The Burgesses, Kinver
Remove Sycamore

Refer to Steve Does, however the tree in question if removed may cause the bank to subside, and this tree when the planning application was approved was to remain in situ.

20/00679/TREE Montague, Lawnswood Road, Lawnswood
Fell 3 sweet chestnuts

No Objection but we feel to remove 3 trees is a lot to remove and this matter should be reviewed by Steve Does. If possible 3 trees should be planted to replace the removed trees.

20/00700/TREE Paddock Cottage, Mill Lane, Kinver
Remove 1 silver birch, 1 cherry and 1 willow

No Objection but we feel to remove 3 trees is a lot to remove and this matter should be reviewed by Steve Dores. If possible 3 trees should be planted to replace the removed trees.

In addition to the above tree recommendations, we have concerns over the number of trees being felled, and request that the Clerk write to Steve Dores to see if there is a scheme / facility to request that replacement trees are sponsored as compensation for the loss of each tree in the Parish.

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 2 to these minutes were noted.

7. BRIEF UPDATE ON NEIGHBOURHOOD PLAN

Councillor Mrs E Lord gave a brief update to the Committee and agreed to prepare a paper for all members before the Council meeting on the 2nd September with a full update and details.

8. APPEAL NOTIFICATION

The following appeal application has been received:-

60A Stone Lane Kinver - Demolition of existing dwelling and construction of no. 4, 2-bedroom bungalows with associated works - 19/00734/FUL - Appeal reference: APP/C3430/W/20/3254873. This was noted

9. LOCAL PLAN CORRESPONDANCE FROM SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The information received from the District Council as per the agenda papers was noted.

10. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 23rd September 2020.

11. DATE OF NEXT MEETING

The date of the next meeting was noted as the 30th September 2020.

12. 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 are agreed and have been sent to the District Council due to the time constraints and with delegated authority from the Parish Council.

Appendix 1 to the minutes of the Planning and Development Committee held on the 24th August 2020

App No	Description	SSDC	KPC
20/00433/FUL	Land At Lawnswood Drive Lawnswood Erection of single detached dwelling and garage [re-submission of 16/00785/FUL]	App	Rec App
20/00270/FUL	Potters Cross 4 White Hill Kinver Decking covering original slabbed seating area, wooden rails. (Retrospective)	App.	Rec App.
20/00364/FUL	Stourton Court Bridgnorth Road Stourton Creation of one additional flat, regularisation of unauthorised works, and alterations to the parking and turning areas approved under permission 16/01120/FUL	App.	Rec App.

3/8/20