

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 25TH NOVEMBER 2020 AT 7.00PM VIA ZOOM SOFTWARE

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

Member of the Public present

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 28TH OCTOBER 2020

The minutes of the meeting held on 28th October 2020 were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT MATTERS RECEIVED

Enforcement on the British Legion site to tidy the area up, has been dismissed by Enforcemnt.

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 situe, 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.

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.

The vista /view from Kinver Edge to White hill and vice/versa will be irreparably damaged by this development.

The flood risk increase box has been ticked as no, however we believe that the flood risk will increase, and on this version of the plan the pool to take flood water from the site has been removed. What would the developer do to stop flooding being increased.

20/00829/LBC Kinver House, Church Hill, Kinver

Demolition of existing single storey rear wing containing kitchen, and replace with new single storey extension. Re configuration and new roof to existing outbuildings.
New single storey detached garage

Recommend Refusal on the grounds that there is no heritage statement which is required as per the NPPF, and we believe that the application should not have been validated. In particular for the part demolition of a listed building

On the application the wall to the rear of the property to Dark Lane, should remain intact and the garage size and location will change the setting of this historic listed building, and totally out of keeping with the property.

20/00705/TREE 121 Bridgnorth Road, Stourton
Remove 10 cedars due to disease

Refer to Steve Does and we have concerns that felling 10 trees in one will have a major impact, we would request that if the trees are removed then trees should be replanted in their place.

20/00938/TREE 35 Churchview Gardens, Kinver
Crown reduce silver birch

Refer to Steve Does

20/00846/FUL The Glens, Sugarloaf Lane, Iverley
Demolition of existing house and erection of 4 bedroom dwelling

Recommend Approval subject to fully complying with Greenbelt Regulations

20/00942/TREE Tinkers Cottage, 2 Dunsley Road, Kinver
Crown reduce beech tree

Refer to Steve Does

20/00990/FUL 27 Castle Street, Kinver
Single storey rear extension

Recommend Approval

20/00919/TREE The Laurels, Lawnswood
Remove a Yew Tree

Refer to Steve Dores and we recommend refusal unless the tree is diseased.

20/00986/TREE 45 High Street, Kinver
Remove ash tree

Refer to Steve Dores and we recommend refusal unless the tree is diseased.

20/00945/FUL 67 White Hill, Kinver
Loft conversion and extensions

Recommend Approval

20/00971/FUL 31 Stone Lane, Kinver
We would like to expand upon the original plans and add a first story to the outbuilding as construction continues to provide a home office with toilet/WC at first floor level.

Recommend Refusal on the grounds that this will have a major impact on the properties in The Copelands, and if this application is approved then a s106 should be put on the building to make sure the site remains as one.

20/00830/TREE 6 Wickett Lane, Prestwood
Fell 2 Pines

Recommend Refusal as the trees are protected and have been on site prior to the properties being built.

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 1 to these minutes were noted. The appeal for 60 Stone Lane has been dismissed.

Members asked if when there is a difference on the recommendation made by the Parish and the decision of the District Council, the Clerk attach the Officers report to the agenda for reference.

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.

The chairman updated members that the questionnaire is being worked on at the next meeting, and the website has now gone live.

8. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 8th December 2020.

9. DATE OF NEXT MEETING

The date of the next meetings:-

Planning Committee 16th December at 7.00pm.
Nplan 2nd December 2020 at 7.00pm

10. 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.

Appendix 1 to the minutes of the Planning and Development Committee held on the 25th November 2020

20/00441/LUE	Land At Highlodge Stables Sugarloaf Lane Iverley The mixed use of land for the keeping of horses, a livery yard and the stationing of a caravan for residential purposes	App.	Rec Ref.
20/00742/FUL	9 Huntsmans Drive Kinver New dwelling (Roof alteration following approval 19/00442/FUL)	App.	Rec App.
20/00766/FUL	1 Compton Close Kinver Cover in front porch, conversion of existing garage into living accommodation, replacement of car port with new store for bikes and other external refurbishment including rendering, new windows and new doors.	App.	Rec Ref.
20/00763/FUL	12 Forest Drive Kinver Single storey rear extension, first floor rear extension, part garage conversion and loft conversion.	App.	Rec App.
20/00662/FUL	13 Bridgnorth Road Stourton Alterations to front elevation of dwelling house and conversion of existing garage to an annex flat	App.	Comments

10/11/20

Appendix 2 to the minutes of the Planning and Development Committee held on the 25th November 2020

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

Apologies: Councillors E Simons and M Smith.

Nplan meeting held on 18th November 2020 at 8.00pm via zoom.

The following items were discussed and actions agreed:-

- 1) New members – it was agreed to invite Carol Fisher, Brett Westwood and Ed Conduit to one to one informal chat with Councillors Mrs E Lord and Mrs C Allen to see what skills etc they are able to offer the plan, and what they would like to get out of joining the group.
- 2) The questionnaire style was agreed based on the online version prepared by Andy Calloway.

For the 5 policy areas of the plan discussed at a previous meeting, these to be allocated to a member for each policy, and they will look at their section and bring back questions for each section to be discussed for inclusion in the questionnaire.

The questionnaire should have constructive questions that give meaningful answers and also be able to be influenced by the Neighbourhood Plan.

- 3) Website needs to be looked at by members and comments brought forward for additions / changes
- 4) The basic document produced by Louise Kirkwell needs to be continued to be worked through and developed.

Date of next meeting 25th November 2020 at 8.00pm.

Neighbourhood Plan Working Party meeting held on the 11th November 2020 at 6.00pm

Present: Councillors Mrs C Allen, S Anderson, Mrs E Lord, G Sisley, M Smith, E Simmons and Mrs J Neal, Mrs M Fullwood, Louise Kirkup, Ed Fox and Kelly Harris.

The meeting was called to ask what documents and help the District Council can provide.

It was noted that the Officers stated that there are some 200+ documents on the District Council's website, the Officers will provide links to help find the relevant documents.

Mrs Louise Kirkup has obtained extracts of some documents, but noted that there are many documents that need to be updated. Due to constraints within the District Council some of the documents are awaiting to be updated.

The officers are happy to provide information that they are able to and also prepare a more detailed map. They ask that in requests we are specific in what is required and allow adequate time for the documents to be prepared.

The HER database is held by the County Council and they would have to be contacted for access, for Planning Consultants this incurs a charge but Parish Council access may be different.

If the Parish wish to undertake a Housing Needs survey the District and Housing Association will work together to prepare the survey.

Members briefly discussed the SHLAA process and the rural exception sites. The housing allocation for the future for Kinver is 2 small sites of 1 hectare each, which would accommodate 18-20 houses per site depending on size of the dwellings.

The District Council have declared a climate change emergency and tried to impose restrictions on builders to obtain a zero carbon district, however the Government overruled the restrictions as they did not want additional costs placed on developers.

A design plan for the area can be included in the plan, however a specific consultant would need to be engaged and a National Design Code is about to be introduced in the White Paper which will have an impact on this.

The District Council will offer a screening for the Plan, but this needs to take place after issues and options consultation has taken place.

Meeting closed at 7.00pm Date of next meeting 18th November at 8.00pm (following the end of the Finance Meeting)