

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 12<sup>th</sup> APRIL 2023 AT 7.00 PM AT 95 HIGH STREET, KINVER

Present: Councillors: H Williams (Chairman), Mrs C Allen (Vice Chairman), G Sisley, K Hosell, Ms E Lord, S Anderson, JK Hall (Ex-Officio), P Wooddisse.

Also in attendance Clerk Mrs J Cree.

1. APOLOGIES FOR ABSENCE

To accept apologies of absence from Councillors K Slade and E Simons.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 8<sup>TH</sup> MARCH 2023

The minutes of the meeting held on the above date were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT / CORRESPONDANCE MATTERS RECEIVED

None were reported.

5. PLANNING APPLICATIONS

23/00118/FULHH      139 Hyperion Road, Stourton  
Proposed side first floor extension and internal Alterations

**We note the application and ask that the Neighbours keep their access to the rear of their property and issues in the future over maintenance that might need to take place need to be agreed before work commences.**

23/00201/FUL      Ashwood Nurseries, Ashwood Lower Lane, Ashwood  
Erection of meeting hall / lecture theatre to host events relate to the horticultural activity at Ashwood Nursery

**Recommend Refusal on the grounds that this is a very large building in the Greenbelt.**

**If it is approved then it should comply with Greenbelt Regulations and a section 106 should be placed to restrict future development of the barn beyond its approved use.**

22/01170/FUL      Kingsford House, Kingsford Lane, Kinver  
Replacement of existing stables and garage with a new garage and ancillary building

**Recommend Refusal that this is a Gross overdevelopment in the Greenbelt, and if it is approved then a S106 should be placed on the building so that future development of the site is restricted to its approved use.**

23/00199/FUL      The traditional Barn, Greyfields Farm, Beacon Lane, Kinver  
Resubmission of approved planning application number 21/00705/FUL barn conversion into dwelling and to include a basement provision.

**Recommend Approval**

23/00154/FULHH      Heath Barn Kidderminster Road, Whittington  
Extensions to kitchen area and new roof to provide second floor accommodation to existing single storey element.

**Recommend Refusal as this contravenes Greenbelt and Conservation rules, please refer to the Conservation Officers comments which we agree with.**

The application comprises detailed proposals for the layout of the development, the appearance of the new dwellings that will occupy the site, the scale of the development and landscaping proposals.

It was agreed to support the comments from Kinver Neighbourhood Plan:-

We would like to draw the attention of the applicants to the imminent implementation of the Kinver Neighbourhood Plan. The Plan sets out the vision for development in Kinver, as evolved by consultation with local residents, and using local evidence. The draft plan may be seen at [https://kinvernplan.co.uk/wp-content/uploads/2022/12/Kinver-NP\\_Reg16.pdf](https://kinvernplan.co.uk/wp-content/uploads/2022/12/Kinver-NP_Reg16.pdf)

We welcome many aspects of the proposal, including the strict site care protocols, and the proposals to avoid traffic to the site during school opening and closing times. We suggest the developers consult both schools at Potter's Cross to clarify what these times would be.

Planning Statement 4.24 : We would welcome discussion with the developers on the final choice of brick and tile types to ensure they are contextually appropriate. See Policy KN04: Sustainable Design in the Neighbourhood Plan, and the Kinver Design Codes [https://kinvernplan.co.uk/wp-content/uploads/2022/05/KinverDesignCode\\_2022.pdf](https://kinvernplan.co.uk/wp-content/uploads/2022/05/KinverDesignCode_2022.pdf) .

Planning Statement 4.30: We welcome the use of native species on site. However, we would welcome more detail on the biodiversity enhancement and the ecological habitats proposed, particularly in view of the proximity of this formerly undisturbed grassland area to important wildlife corridors linking areas of lowland heath mosaic.

House Type Brochure: While we welcome the increased energy efficiency of new homes, we would like to see more evidence that the developer is going 'above and beyond' to offer clients even lower energy costs and carbon footprints.

For example, why not offer pre-installed solar panels with battery and smart management, as an option on some homes? This could test the market; and would save customers substantial sums both on running costs, and relative to retrofitting such features. Given that most dwellings have south-west facing roofs, this would seem an opportunity not to be missed. Further options are discussed in Kinver Neighbourhood Plan (policy KN05).

We would also request that homes be provided with a clear estimate of expected energy use and carbon emissions, calculated by an approved method, in addition to the EPC.

Design Statement p17. We welcome the retention of semi-improved grassland and habitat connectivity envisaged here.

However as a recreation space, we feel more could be done to make it inviting. We suggest as a start, that robust benches be sited around a focal point, ideally in a position to admire the view of Kinver Edge; and that some robust play equipment be provided. The space could become a pleasant meeting point, rather than just providing visual amenity. It may be noted that there is no playground near to this site.

Design Statement p 21: we note that the site is to be boarded to 1.8m along the south boundary. This creates a very harsh boundary with the field to the south, which is contrary to policy KN04 of the Neighbourhood Plan. While the developers clearly intend to develop the adjacent field, we would ask that, should the development not have taken place within some reasonable time (say, 3 years), the harshness of this boundary be mitigated by planting of hedging or other means to be agreed, and funds be laid aside to that end.

Design Statement p 12: We would draw the developer's attention to the existence of the Staffordshire Way, which in their 'illustrative appraisal' of Phase two, is simply re-sited onto a roadway. This is entirely contrary to policy KN10-12 of the Neighbourhood Plan. We can envisage many more positive outcomes, and would welcome discussion with the developers in good time to ensure we take the opportunity to enhance the Staffordshire Way should this further development take place. We can also see potential on this future site, for enhancing the use of green space for recreation and play; planning for biodiversity in such a special site close to Kinver Edge and an important wildlife corridor; and other matters. We consider that these would repay discussion at an early stage.

**We have concerns with flooding from the proposed site, and agree with the comments from the County Officer on this matter. In the past flooding has happened and contaminated the Marsh Playing Field.**

23/00190/VAR

Land at 18 Stone Lane, Kinver

Application ref no 20/00835/FUL Date of decision 11/2/2021. Variation of condition 2 to add solar panels to roof plan.

### **Recommend Approval**

New Premises Licence for Stourbridge Rugby Club, Activities Plays, films, sporting events, performances of dance, live and recorded music, sale of alcohol – Monday to Sunday 7pm – 1am. Late night refreshment Monday to Sunday 7pm – 1am.

### **No Objection.**

#### 6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 1 to these minutes were noted.

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

It was agreed to recommend to the Parish Council to have a formal working party consisting of 1 Parish Councillor (minimum) and members of the Neighbourhood Plan Group, to look at planning applications and feed back to the Planning Committee comments as required. The member of the Council should have a seat on planning to feed this information in.

#### 8. TO RECEIVE APPEAL NOTIFICATIONS AND DECISIONS

Appeal notification - 1 Broadacres Close, Prestwood – Retrospective planning for a garden shed and land outside of the lawful residential garden.

Appeal decisions –

54 Stone Lane, Kinver – Hedge removal – Appeal allowed

31 Meddins Lane, Kinver – loft conversion – Appeal allowed.

20 Pineways , Wordsley – Tree works - Appeal in part allowed.

66 Sandringham Road, Wordsley – Proposed conversion of sitting room back to integral garage, removal of porch and a 2 bed detached dwelling. – Appeal dismissed

2 Brindley Brae, Kinver – 3 bedroom bungalow, parking and associated works – appeal dismissed

#### 9. ITEMS FOR FUTURE AGENDA

S106 projects for future developments

#### 10. DATE OF NEXT MEETING

The date of the next meeting is the 3<sup>rd</sup> May 2023 and 24<sup>th</sup> May 2023

#### 11. RECOMMENDATIONS TO THE PARISH COUNCIL

It was agreed to recommend to the Parish Council to have a formal working party consisting of 1 Parish Councillor (minimum) and members of the Neighbourhood Plan Group, to look at planning applications and feed back to the Planning Committee comments as required. The member of the Council should have a seat on planning to feed this information in.

Appendix 1 to the minutes of the Planning and Development Committee held on the 12<sup>th</sup> April 2023

23/00051/TREE	St Peters Church, Church Hill, Kinver Reduce height of all trees as indicated on photo submission	App.	Rec Ref.
23/00050/FULHH	7 Forest Drive Kinver Staffordshire DY7 6DX New glass balustrade around existing balcony	App.	Rec App.
23/00090/FULHH	7 Church View Gardens Kinver Staffordshire DY7 6EE Rear extension	App.	Rec App.
23/00030/FULHH	59 White Hill Kinver Staffordshire DY7 6AP Front garage, first floor side and dormer extension to the front and rear	App.	Rec App.

TO 27/03/23

