

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 29th JANUARY 2020 AT 95 HIGH STREET, KINVER.

Present: Councillors: Mrs C Allen (Chairman), S Anderson, P Wooddisse and, G Sisley, E Simons.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs JK Hall (Vice Chairman), H Rogers and Miss V Webb due to other commitments.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 11th December 2019 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

There were none reported.

5. Presentation from Trebor Developments re the White Hill Development

Mr Mark Wright, Nina Ward (Enville Estates) and Stephanie Wood addressed the meeting and informed members of the following:-

- The land is owned by Enville and Staley Bridge Estates
- Mr Mark Wright is a planning consultant and has worked on the project since 2014 when the site was put forward as part of the Site Allocation Document, which was approved later.
- The area is approx. 4 acres (1.6 hectares) and is suitable for a minimum of 30 dwellings
- The SAD criteria for development are :- Access; Connectivity to existing outdoor space; connectivity to new open space; transport; Design and layout.
- In addition they have added to the above list to keep as much of the hedgerows as possible, to keep the mature trees for bat roosts and to work with the topography of the site.
- They have undertaken a 3d survey to understand the true layout of the land and the impact of the development and to assess how to integrate the development into the area.
- The housing mix is 45% 2 bedroom properties, 40% 3 bedroom properties and 15% 4 bedroom properties. To comply with the District Councils housing needs, 40% are affordable 2 bedroom houses.
- The site has been designed and laid out to keep the current view corridor, and the properties are set back from White Hill to maintain the hedgerows and be sympathetic to the street scene.
- The only planned brick walls / retaining walls would be in the rear gardens so as to maintain the open aspect of the site.
- Traffic surveys have been undertaken, and have stated that 40 units will have minimal impact on the Potters Cross junction, however if Phase 2 was approved then this junction would have to be addressed, as the traffic movements would be too great.
- A traffic count and full survey has been undertaken.
- It is proposed to put 40 properties on the site, with access points if phase 2 was to be developed at a later date.
- Phase 2 was shown on the plans, but this land is only reserved at the moment and has not been granted permission to be developed, a design was shown for this area with a maximum of 100



houses, retaining the Knoll in the field, and the site boundary being kept with the trees and natural existing hedgerows.

- The sewer system is being worked on with Severn Trent, but Phase 1 should not be an issue, but Phase 2 will be more complicated.
- Deliveries times to the site / workers parking will be written into the contract to ease the disruption of the development.

Members raised the following points:-

- The style of houses needs to be sympathetic to the area, perhaps having similar design features to the existing farmhouse type of designs, modern standard designs may not suit the area.
- The farm needs to be looked at and also the impact of the traffic generated if this area was developed with barn conversions etc.
- The land next to Redcliff Woods needs to be kept for wildlife, perhaps working with the Woodland Trust / National Trust.
- The retention of the Knoll is very important in the landscape, and should not be developed as a children's play area, the natural area should be left as it is.
- The Hill Fort view / top of the edge view needs to be considered and when the planning application is submitted it would be useful to see this as a 3d view.
- The pond shown on the plan, should be an integral part of the application as this gives a buffer to the Farm House.
- It was requested that all reports produced are in lay-mans terms to make ease of reading.
- Public transport links should be somehow included to try to get more users for the transport service, which would lead hopefully to the service being improved.
- Members asked that Trebor Developments consider holding a public presentation to show the proposed plans to local residents.
- Members felt that rather than adding further play areas to the site, a contribution to other projects in the Parish would be more beneficial.

5. PLANNING APPLICATIONS

19/00896/VAR 7 County Lane Iverley
Removal of Condition 4 of 19/00683/FUL

Recommend Approval – it was noted that the District Council had approved this application on the 29th.

19/00921/FUL 28 Hyperion Road Stourton
Proposed single storey rear kitchen extension and proposed loft conversion

Recommend Approval

19/00734/FUL 60A Stone Lane Kinver
Demolition of existing dwelling and construction of no. 4, 2-bedroom bungalows with associated works

Recommend Refusal on the grounds that:-

- **The track leading to the site is too narrow and does not meet the criteria of 3.6m – 4.2m and inappropriate for emergency vehicles to access the site**
- **It is an over development of the site.**
- **The garages are too close to trees with TPO's on them.**

It was noted that Staffordshire County Highways have recommended refusal due to the access.



19/00935/FUL Land At Norton Road Iverley
Construction of 1no. dwelling together with garage and associated access

Recommend Refusal on the grounds that with this proposed development there are no special circumstances for the development and it is contry to GB1 of the NPPF.

19/00911/FUL 177 Enville Road Kinver
Proposed demolition of existing ground floor side extension, forming a new ground and first floor layouts to enable the erection of a new attached two storey end terrace dwelling

Recommend Refusal on the grounds that the plan does not appear to include all of the information, for example:-

- the loss of parking at the front of the property – how much is to be taken
- does this include the demolition of the existing garage
- does this plan supersede the application approved in 2017

19/00978/LUE Brewtopia Church Hill The Compa
Two timber buildings used for recreational purposes and for storage of gardening equipment, tools and machines

Recommend Refusal on the grounds that this is agricultural land, and the proposed structures are not agricultural buildings, there are no special circumstances for the development and it is contry to GB1 of the NPPF.

19/00915/FUL 13 Chantry Road New Wood STOURBRIDGE
Single storey rear and side extension

Recommend Approval

19/00866/FUL 43 Stone Lane Kinver
Ground floor rear extension (measuring: depth 8 metres, eaves height 2.9 metres, maximum height 4.9 metres)

Recommend Refusal on the grounds that:-

It is an overdevelopment of the site – if developed there would be no amenity space left around the dwelling.

The curtilage / boundary shown on the plan appears to be inaccurate and curves round, rather than being straight.

There is no parking with the site boundary, parking is to be on the Highways Verge.

If the development was allowed, to erect scaffolding on the property it would block access to the garage of No 45, which is in constant use and would in fact stop access all together during the works.

This route is used for school children and parents going to Foley Infant School and would be a danger to them.

The property has no parking area and no where to store or unload the bricks and building materials.

Please refer this plan to highways. A site visit would be appreciated.



20/00004/VAR Land at Burgesses
Request that condition 4 of approval 18/00322/FUL (Landscaping scheme) be altered from pre commencement to pre-occupation in order for preliminary works on site to begin.

Recommend Approval

19/00777/FUL The Paddocks, Mile Flat, Greensforge
Proposed replacement dwelling

Recommend Refusal on the grounds that:-

- This development is next to an Ancient Scheduled Monument (a Roman Fort), the increased bulk, mass and materials proposed building would have a detrimental effect on this area.
- The proposed building is much larger than the existing which would impact the view of the monument and this design change will change how you experience the scheduled ancient monument.
- There is no setting assessment included in the proposed application, this should be completed before the application is considered, and the County Archaeologist should be advised of this application.

20/00020/FUL Covert Cottage, Norton Road, Iverley
5 single storey rear extension, loft conversion, detached oak car-port

Recommend Approval subject to complying with Greenbelt Regulations

19/00983/FUL Staffordshire Police Authority Kinver Police Station High Street Kinver
Demolition of existing buildings and construction of four new dwellings.

Recommend Refusal on the grounds that:-

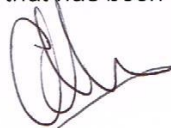
- There is no Heritage statement for this proposed development in the Conservation area and this application should not be considered until this has been received.
- It is an over development of the site, with lack of amenities space for bins etc shown on the plan, the gap between the properties would not be wide enough to wheel bins from the rear to the front of the site. Bins left on the front of the properties in the Conservation area would not be acceptable.
- The application states there is no parking at the moment on the site, there are 5 garages and ample parking and turning space within the boundary to access and egress the site. The proposed application shows 8 parking spaces. To comply with the Highway Code, cars must reverse onto the driveways, so as not to reverse out onto the carriage way. This site is just past a sharp bend with poor visibility for cars on the main road through the village coming towards the property. This we feel would be a major issue. We recommend Highways look at this application in great detail and a site visit would be appropriate.

6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

7. ENFORCEMENT MATTERS

Previous minute:- It was agreed that the Clerk ask for updated information relating to enforcement items for 18/00522/UNDEV and also raise with Enforcement the appeal that has been dismissed for the change of



agricultural land to garden land at No 8 Roundhill Farm, when we believe the siting of a caravan at No 7 is also in breach of using agricultural land for garden land.

Lucy Macdonald has left the District Council and this has been referred to another member of the Department.

8. APPEAL NOTIFICATIONS

The appeal for 14 Stone Lane, 2 bedroom dormer bungalow has been dismissed, this was noted.

9. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 17th February 2020.

10. DATE OF NEXT MEETING

The date of the next meeting was noted as Wednesday 26th February 2020 at 7.00 pm.

11. RECOMMENDATIONS TO THE PARISH COUNCIL

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

- the planning recommendations as set out in agenda item 5 are sent to the District Council.



Appendix 1 to the minutes of the Planning and Development Committee held on the 29th January 2020
 Application Number Description SSDC KPC

19/00739/FUL	Beauchamp House Wolverhampton Road Prestwood Change of use from offices to holiday accommodation and decking	App.	Rec App.
19/00645/FUL	SCC Brindley Heath Junior School Enville Road Kinver Erection of new replacement school and associated landscape followed by demolition of existing block. The new school aims to provide a like for like replacement with no increase in pupil numbers. It includes eight junior classrooms, one food/ science/DT room, three group rooms and one assembly/dining hall equipped with a kitchen, along with associated administration and staff facilities, toilets and stores, all within a single storey, new-build teaching block.	App.	Rec App.
19/00753/FUL	The Poplars 33 Wolverhampton Road Prestwood New development of two storey detached house and demolition of existing garage.	App.	Rec App.
19/00810/FUL	9 Meddins Close Kinver Proposed single storey front, side and rear extension and detached garage	App.	Rec App.
19/00754/FUL	Hunters Hunters Ride Lawnswood Increase of eaves height and reduction of roof pitch and extension to front to form full two-storey development with single-storey rear extension.	App.	Rec App.
19/00749/LBC	12 Foley Street Kinver Internal works including waterproofing / tanking damp proof system to include new plasterboard walls. Blue brick floor section of cellar to be lowered 100mm, original blue bricks to be reinstated. Instillation of log burning stove and associated flue liner. Remove kitchen ceiling. Create opening in wall between current sitting room and kitchen with associated steel and plasterwork. Associated electrical and plumbing work with relocation of kitchen. Remove door under stairs to cellar and a section of pine panelling. Replace with small section of glass balustrade. Clad over brick staircase leading up to ground floor hall with timber treads and risers to make suitable to daily use, with damp proof system beneath. Replacement boiler and associated pipework. Create new bathroom in small bedroom. Remove ceiling to master bedroom.	App.	Rec App.
19/00680/FUL	Beaufort House Hunters Ride Lawnswood Car Port	App.	Rec App.
19/00758/FUL	Foley Fane Ashwood Lower Lane Ashwood Conversion and extension of detached garage to form a granny annexe	App.	Rec App.
19/00853/FUL	59 Huntsmans Drive Kinver Proposed outbuilding.	App.	Rec App.
19/00794/LUE	7 Round Hill Farm Cottages Whittington Hall Lane Kinver The siting of an ancillary residential caravan	App.	Comments.
19/00839/FUL	43 Church Hill The Compa Erection of first floor extension on top of existing garage, single storey rear extension and proposed canopy to frontage	App.	Rec App.



Appendix 2 to the minutes of the Planning and Development Committee held on the 29th January 2020

Enforcement register - Live issues				
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
JULY	18/00462/ENQ	Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,	Issues relating to the landscape border	
AUGUST	18/00522/UNDEV	Prestwood Drive	Siting of a caravan being used for residential	
Feb-19	19/00089/UNCOU	23 DUNSLEY ROAD, KINVER	ALLEGED RUNNING OF BUSINESS FROM RESIDENTIAL PROPERTIES	
Feb-19	19/00104/ENQ	64 BRIDGNORTH RD	REAR EXTENSION QUERY	
Feb-19	19/00114/UNCOU	8 ROUNDHILL FARM	UNAUTHORISED CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN	
Feb-19	19/00120/UNCOU	COUNTY LANE IVERLEY	ALLEGED CLEARING OF GREENBELT LAND OF TREES AND VEGETATION AND CREATION OF TARMAC ROAD	
Mar-19	19/00132/UNDEV	LYDIATES COTTAGE, BEACON LANE, KINVER	ALLEGED ERECTION OF LARGE SHED 200FT LONG AND 4M HIGH	
Mar-19	19/00140/UNCOU	THE DUTCH BARN, BEACON LANE, KINVER	ALLEGED USE OF A LAND AS DOG TRAINING	
Mar-19	19/00151/UNDEC	6 ROUND HILL FARM, WHITTINGTON HALL LANE	ALLEGED ERECTION OF CCTV TO THE FRONT AND REAR PROPERTY OVERLOOKING INTO GARDENS	
Mar-19	19/00161/UNCOU	STREET RECORD EDGE VIEW WALK	ALLEGED - RUNNING BUSINESS FROM RESIDENTIAL property	
MARCH 2019	19/00232/UNCOU	HIGHLODGE CARE HOME	STATIC CARAVAN BEING USED FOR LIVING ACCOMMODATION	
July	19/00391/ENQ	The Compa Cottage, The Compa	Alleged installation of window in roof and change of window extension from frosted glass to clear glass	