

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 13<sup>TH</sup> OCTOBER 2021 AT 7.00PM AT THE 95 HIGH STREET, KINVER

---

Present: Councillors: H Williams (Chairman), JK Hall (Vice Chairman), S Anderson, G Sisley, Mrs C Allen.

1. APOLOGIES FOR ABSENCE

To accept the apology of absence from Councillors Mrs E Lord 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 29<sup>TH</sup> SEPTEMBER 2021

The minutes of the meeting held on 29<sup>th</sup> September 2021 were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT MATTERS RECEIVED

No response has been received on the 2 items, relating to unfinished properties in Stourton.

5. PLANNING APPLICATIONS

21/01021/FUL      88 Meddins Lane, Kinver  
Proposed single storey rear extension

**Recommend Approval**

20/01132/OUT      Land to the East of Ashwood, Lower Lane  
35 Holiday lodges with associated buildings

**We recommend refusal of the outline permission on the following grounds:**

**The site is in greenbelt and has never been developed, we see no public benefit in removing this land from greenbelt.**

**The site lies entirely within a Scheduled Monument and, as such, has the highest level of protection. We note there is a desk-based assessment, but this does not include a full examination of impacts, including the impact to significance of both buried remains and those with surface expression. Of course any work would require scheduled monument consent from Historic England (the government's heritage advisor). We strongly feel that there is no justification in this case for building such a development on or near the scheduled monument.**

**In addition to the impact on the Scheduled Monument, the impact on the immediately neighbouring Conservation Area and on other nearby heritage assets would be unacceptable and cause irreparable loss.**

**It was noted the appeal notice attached to the papers is not for this site? Therefore, we cannot make a final comment as the correct paperwork is not attached to the application.**

21/00986/FUL      Land to the rear of Ye Olde white Harte, High Street, Kinver

Erection of 5 no 2 bedroom apartments with associated parking and landscaping

**We cannot see anything in this planning application since the refusal of the application in May 21, therefore we Recommend Refusal on the grounds that this development is contrary to the previous decision to refuse the planning application as detailed below from SSDC:-**

“The proposal development of residential apartments in close proximity to the adjacent public house, and in particular the associated beer garden and children's play area, would result in an incompatible relationship and a significant observed adverse effect on the amenities of future occupants of the residential properties due to noise and disturbance contrary to Policies EQ9 (Protecting Residential Amenity) and EQ11 (Wider Design Considerations) of the South Staffordshire adopted Core Strategy, Paragraphs 170, 180 and 182 of the National Planning Policy Framework, and the guidance set out within the National Planning Practice Guidance. 2. Proactive Statement - Whilst paragraph 38 of the National Planning Policy Framework”

21/01047/TREE      The Vine, Dunsley Road, Kinver  
Re-pollard a willow

**Recommend Approval**

21/00758/TREE      33 The Compa, Kinver  
Fell a cedar Tree

**Recommend Refusal on the grounds that there are no reasons for this tree to be felled.**

21/00843/TTREE      Red Roofs Lawnswood Drive Lawnswood  
Tree Preservation Order 59/1981, Quercus spp. (Oak) - Fell

**Recommend Refusal on the grounds that there are no proven reasons for this tree to be felled. The tree officer should look at this application as soon as possible.**

21/01038/LUE      Lydiates House Lydiates Farm Beacon Lane Kinver  
Occupation of the dwelling known as Lydiates House in breach of an agricultural occupancy condition attached to planning permission ref 992/75 for in excess of 10 years

**We note this application and refer it for legal consideration.**

21/01033/FUL      The Old Surgery 4 High Street Kinver  
Conversion of front room into garage, first floor rear extension to provide additional bedroom/ensuite

**Recommend Refusal on the grounds that:-**

- as the access to the proposed garage is over public High Street parking spaces.
- there is no heritage statement for the site.
- the building is of significant interest, would be out of proportion with the proposed changes
- the changes would have detrimental impact on the street scene in the conservation area.
- the plans are not complete as there is no block plan drawing

21/01051/FUL Kinver House, Church Hill, The Compa, Kinver  
21/01052/LBC Demolition of existing single storey rear wing containing kitchen and replacement with new single extension. Re configuration and new roof to existing outbuildings. New single storey detached double garage.

**Recommend Refusal on the grounds the original decision should stand, as it is a listed building in the Conservation area.**

21/01060/TTREE Tinkers Cottage, Lawnswood Road, Lawnswood  
Tree works

**We refer to the Tree Officer but if any trees are agreed to be felled then a substantial native tree should be planted to replace them.**

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

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

No applications were received.

9. CORRESPONDENCE RECEIVED

No correspondence has been received.

10. TO DISCUSS THE LOCAL PLAN PREFERRED OPTIONS

This was deferred until the 4<sup>th</sup> November meeting at the KSCA. The Clerk has looked into setting up a workshop with other Parishes to set up a session for parishes with a similar issue for the local plan.

11. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 26<sup>th</sup> October 2021.

Invite Lesley Birch / District Councillor to the next meeting for updates on future developments in Kinver for the Housing Association – she has declined at this time as there is nothing to report.

12. DATE OF NEXT MEETING

The date of the next meetings:-

Planning Committee Thursday 4<sup>th</sup> November 2021 at the KSCA

N Plan Monday 25<sup>th</sup> October 2021

13. RECOMMENDATIONS TO THE PARISH COUNCIL

There were no recommendations to the Council all planning recommendations will be put forward to the District Council.

Appendix 1 to the minutes of the Planning and Development Committee held on the 13<sup>th</sup> October 2021

21/00806/FUL      40 White Hill Kinver      App.      Rec App.  
Demolition of existing rear extension and construction of part ground floor rear and side and part 1st floor rear extension.

21/00794/FUL      26 Mill Fields Kinver      App.      Rec App.  
Single storey extension to rear of property

21/00760/LUP      10 Stourton Crescent Stourton      App.  
Extension of rear/side ground floor bedroom -'Corner infill'

21/00861/FUL      134 Enville Road Kinver      App.      Rec App.  
Resubmission of Application No 18/00336/FUL Single storey front and rear extension

21/00847/VAR      Land Off Cookley Lane Kinver      App.      Rec App.  
Application Reference Number: 13/00696/FUL Date of Decision: 06/11/2013 Condition Number(s): Condition THREE Conditions(s) Removal: To allow use as a livery.

21/00776/FUL      4 Foley Street Kinver      App.      Rec App.  
Proposed detached 4 bedroom house with integral garage

27/9

Appendix 2 to the minutes of the Planning and Development Committee held on the 13<sup>th</sup> October 2021 **MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON MONDAY 4<sup>TH</sup> OCTOBER 2021 AT 7.00 PM AT 95 HIGH STREET, KINVER**

---

Present: Councillors Mrs C Allen, G Sisley, E Simons and Ms E Lord, Miss A Roche, Mrs L Roche

Also in attendance Miss J S Cree

1. To receive apologies for absence.

Councillor P Wooddisse, District Councillor Mrs L Hingley and Miss E Stokes, Mrs L Dew and Miss Fiona Holloway sent their apologies.

2. To receive the minutes from the meeting held on the 20<sup>th</sup> September 2021

The minutes of the meeting of the Neighborhood Plan Steering Group held on the 20<sup>th</sup> September 2021, having been circulated previously, were approved as a true record of the proceedings.

3. Design Code draft : discussions with AECOM

A meeting was held earlier today with Cllrs Ms E Lord and E Simons, consultant Mrs H Barter and representatives from AECOM.

The original draft policy, was not acceptable and concerns over the details were unrealistic, due to lack of knowledge of the area. Also changes to shop fronts and using the burgage plots was an area of concern.

AECOM have been asked to tighten up the standards and the policy that need to be worked too. Further details will be supplied by the group to give back ground and undertake minor editing to the draft policies.

**Action** Cllrs E Simons and E Lord.

Area discussed for specific policy / design of the special character areas - upper and lower High Street, White Hill, The Compa, Dunsley, and areas of Stourton. If there is not an area identified then wording will be to match existing area. The Group to look at these areas and pass forward any thoughts. The characteristics of the houses / layout will need to be identified.

**Action** Group

The Conservation area is a stand alone document and needs to be put into a comprehensive document to be in 1 place so its easier to access the data.

4. Policy mapping workshop: 25 Oct, 10 -12 am:

Agree attendance – Cllrs GS, EL, CA, ES

Setting aims and objectives basic list below;

- CIL money (S106)
- Community Infrastructure (flooding etc)
- Road Infrastructure
- Business section - Connectivity – Comms

Tourism – Greenbelt land only (walking area over a century from the Black Country)  
Public car parking and movement  
Housing  
Local economy  
Natural Environment  
Building environment  
Community and sports  
Recreation facilities  
Pedestrian access / cycle routes (for future)/ no car routes  
Deadlines for specific things like retro fitting houses – may need to be included in the plan if they are in the time frame refer to concepts.

Prepare a bullet point list ready for the policy mapping meeting.

**Action** Cllr E Lord – input from all members for final list.

#### 5. Local Green Space designations

We do require images of all the Local Green Spaces current and historic usage, showing people using the spaces. This will be documented using a proforma form showing a photo, reference number of the map, map and description using a word document.

**Action** A Roche to collate images.

Mrs L Roche has spoken to the schools, Foley wish to remain the same as they are w/c beginning of November to talk further to the other 2 schools to dovetail in the schools requirements within the Neighbourhood Plan with the idea to protect the Greenspace. We need before a meeting to explain what information is to be discussed so the school can be prepared.

**Action:** 1 Cllr, Mrs L Roche.

#### 6. AOB

Miss A Roche would like to prepare a visual aid to show where we are with the different levels of the plan, a lot of detail is on the Locality website. There will be one heading Nature – which would have several subheadings under it.

**Action** Miss A Roche / Cllr E Lord

#### 7. Date of next meeting:

25 Oct 2021, 7pm, by Zoom (with Hannah Barter)

25 Oct 2021, 10-12 am: Policy mapping workshop, by Zoom, EL, ES, CA, GS