MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 29TH JULY 2020 VIA ZOOM SOFTWARE.

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

1. APOLOGIES FOR ABSENCE

Councillor JK Hall (Vice Chairman) sent his apologies and Councillor E Simons was not in attendance.

2. DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of Councillors interest declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 15TH July 2020 were approved and signed as a true record of the proceedings of that meeting. With a note added that the meeting was conducted via Zoom.

1. DISCUSS AND PREPARE COSTINGS AND INFORMATION FOR A NEIGHBOURHOOD PLAN FOR THE PARISH

A discussion took place with a Neighbourhood Planning Consultant, to run through the process of preparing and completing a Neighbourhood Plan, the key points raised are detailed below:-

The consultant is used to working within the £10,000 grant available, and if the budget is set at that level, they will be more involved with preparing policy documents and the more technical side to maximise the grant. He will prepare a quote for the base level Neighbourhood Plan and what could be achieved within the £10,000 budget, but will also provide a cost for supplementary works which may be applicable.

If the Neighbourhood Plan cannot be completed, then the Parish should not have to return grant fund, if it has been used as it was claimed for. (The Clerk will obtain this in writing from the Grant Provider).

The first stage is to submit the plan of the parish and the statement to start the process, as the whole area is to be included then this should take approx. 3 weeks. Following this the grant can then be applied for.

They provide a template for the plan for the Parish to follow, and much of the needed information / statistics are already in existence and can be used for the Plan.

The length of the plan is set by the Parish and it is usual do have one for 10-15 years. The Neighbourhood Plan works alongside the Local Plan and the Development of the District Council, and they should take the Neighbourhood Plan into consideration when they make decisions. If this does not place then the Parish can challenge the decision as it may be deemed unlawful.

It was agreed to have a further meeting with another consultant and obtain a quote for what they can offer for the Parish.

It was agreed to Recommend to the Parish Council the Parish Council apply for the grant of £10000 and start the process of the application. Refer to the Finance Committee any additional funding if required for the project based on the quotations received this to be clarified in detail at the Planning Committee on the 24th August.

1. MATTERS ARISING FROM PREVIOUS MINUTES / ENFORCEMENT MATTERS

The Enforcement information is set out as appendix 1 to these minutes. Were noted.

6. PLANNING APPLICATIONS

20/00575/FUL 124 Enville Road Kinver

Ground and first floor side and rear extension and alterations to existing residential property.

**Recommend Approval**

20/00498/FUL 86 Hyperion Road, Stourton

Replace existing diseased hedge with fence.

**Recommend Approval**

20/00531/FUL 161 Bridgnorth Road Stourton

Single storey rear and two storey side extension

**Recommend Approval**

20/00600/COU Hideaway Cottage Horse Bridge Lane Kinver

Change of use from holiday let to residential.

**Recommend approval subject to complying with Green belt Regulations.**

20/00533/FUL 5 Round Hill Farm Cottages Whittington Hall Lane Kinver

Proposed 2 storey side extension and single storey rear extension

**Recommend Approval subject to complying with Green belt Regulations.**

20/00538/FUL 43 Hyperion Road Stourton

Single storey bathroom extension to rear

**Recommend Approval**

7. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

1. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 17th August 2020.

1. DATE OF NEXT MEETING

The date of the next meeting was noted as the 24th August 2020 at 11.30am via Zoom.

1. 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 29th July 2020

New enforcement cases

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 20/00195/UNCOU  Helena Payne | 12.06.2020 | Land At  Sugarloaf Lane  Iverley | Alleged unauthorised use of land for  school and building of a menage | LOCAL5 |

Closed Enforcement cases

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 18/00611/UNDEV  Helena Payne | 03.10.2018 | Potters Cross Stores  4 White Hill  Kinver  Stourbridge  South Staffordshire  DY7 6AD | alleged creation of decking for  seating area | 16.06.2020 | COMPL | LOCAL5 |

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| 19/00256/UNDEV  Mark Bray | 03.05.2019 | Prestwood Stables  Wolverhampton Road  Prestwood  STOURBRIDGE  South Staffordshire  DY7 5AJ | Training Stables without  planning permission -  April 2020 - report stables now  being used as a residence - for  SV and further investigation. | 11.06.2020 | COMPL | LOCAL5 |

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| --- | --- | --- | --- | --- | --- | --- |
| 20/00065/UNCOU  Mark Bray | 27.02.2020 | Rose Meadow Farm  Wolverhampton Road  Prestwood  STOURBRIDGE  DY7 5AJ | Change of use of land from  agricultural use to use for the  storing of heavy plant  equipment | 11.06.2020 | COMPL | LOCAL5 |

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| --- | --- | --- | --- | --- | --- | --- |
| 20/00073/UNDEVH  Mark Bray | 03.03.2020 | 116 High Street  Kinver  STOURBRIDGE  DY7 6HL | Unauthorised works to replace  windows with UPVC in  Conservation area | 10.06.2020 | COMPL | LOCAL5 |

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| 20/00089/BOC  Mark Bray | 19.03.2020 | Kinver Constitutional Club  119 High Street  Kinver  STOURBRIDGE  DY7 6HL | Breach of condition 6 of  14/00006/FUL - car park does  not open to the public at any  time | 12.06.2020 | COMPL | LOCAL5 |

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| 20/00117/UNDEV  Mark Bray | 15.04.2020 | 8 Round Hill Farm Cottages  Whittington Hall Lane  Kinver  STOURBRIDGE  DY7 6PH | Alleged unauthorised  development of land | 25.06.2020 | COMPL | LOCAL5 |

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| --- | --- | --- | --- | --- | --- | --- |
| 20/00117/UNDEV  Mark Bray | 15.04.2020 | 8 Round Hill Farm Cottages  Whittington Hall Lane  Kinver  STOURBRIDGE  DY7 6PH | Alleged unauthorised  development of land | 25.06.2020 | COMPL | LOCAL5 |

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| 20/00155/BOC  Mark Bray | 18.05.2020 | Land At  The Burgesses  Kinver | Breach relates to  commencement of works prior  to discharge of pre-  commencement conditions  therefore UNOPDEV –  technically no PP.  Alleged unauthorised erection  of temporary fence and  dumping of rubble affecting  neighbouring fencing. | 17.06.2020 | COMPL | LOCAL5 |

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| 20/00165/UNDEV  Helena Payne | 29.05.2020 | 9 Huntsmans Drive  Kinver  STOURBRIDGE  DY7 6BA | Alleged removal of street sign  adjacent to property  19/00442/FUL | 08.06.2020 | NOEXP | LOCAL5 |

Our last list…

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|  | **Enforcement register - Live issues** | |  |  |
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| MEETING | REF NO. | PROPERTY | DESCRIPTION | ACTION |
| OCTOBER | 18/00611/UNDEV | POTTERS CROSS POST OFFICE, | ALLEGED CREATION OF DECKING AND SEATING AREA |  |
| November | 18/00712/UNDEV | Fellings Hunters Rise | Alleged erection of lodges |  |
| AUGUST | 18/00733/UNDEV | Crown Inn, Iverley | Erection of Marquees |  |
| JANUARY | 19/00035/UNDEV | 7 Roundhill Farm | Static caravan in rear of garden being used for residential, dogs barking etc. |  |
| May | 19/00263/UNDEV | Artherlea, Lawnswood | Alleged extension not built to plans |  |
| 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 |  |
| July | 19/00392/BOC | 21 Meddins Lane | Alleged extension not built to plans |  |
| July | 19/00422/TIDYUP | 45 Hyperion Rd, Stourton | Untidy land and accumulation of cars |  |
| August | 19/00425/ENQ | Kinver Tandoori | Alleged depositing of wine bottles into public bins |  |
| November | 19/00630/ABV | Huntsmans Drive, Kinver | Alleged abandoned vehicle |  |
| December | 19/00644/ENQ | Holloway Barn, Horse Bridge Lane | Damaged garage wall not being rebuilt in line with barn conversion |  |
| November | 19/00658/FLYTIP | Doctors Lane | Fly tipping bin bag |  |
| December | 19/00666/BOC | Edgewood House, Greensforge Lane | Breach check regarding annexe in the grounds of the main dwelling house |  |

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

Planning decisions

App No Description SSDC KPC

20/00370/LUP  1 The Stewpony Stourton App. Rec App.

Front porch and rear single storey extension

20/00239/COU  West Acres Wolverhampton Road Prestwood App. No Comment

Change of use of field marked in red on the map, made

currently grazing area for horses to be used as

dog recreation areas

20/00187/FUL  Primrose Cottage Wolverhampton Road Prestwood App. Rec App.

Proposed single storey side extension and front entrance

porch to the existing dwelling.

20/00044/COU  7 High Street Kinver App. Rec Ref.

19/00983/FUL  Kinver Police Station High Street Kinver App. Rec Ref.

Demolition of existing buildings and construction of

four new dwellings.

20/00371/FUL  Pine Croft 7 Chantry Road New Wood App. Rec App.

Single storey extension to the principal elevation,

constructing an entrance porch and extending the

bay window/front room to line up with existing canopy soffit.

20/7/20