

Present: Councillors K Hosell (Chairman), Mrs C Allen, G Sisley, K Slade, S Anderson, P Wooddisse.

Also, in attendance Clerk Mrs J Cree and Cllr K Davies, SSDC Cllr P Harrison.

1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors J K Hall (Ex officio), D McGirr, Ms E Lord and E Simons (Vice Chairman).

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

Cllr P Wooddisse declared an interest in the planning application for 4 Chantry Road.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 13TH MARCH 2024

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

4. TO NOTE ANY ENFORCEMENT / CORRESPONDANCE MATTERS RECEIVED

The Clerk will check when the lists of Enforcement matters are issued and request an updated one for Kinver.

5. PLANNING APPLICATIONS

24/00079/FULHH Meadow View 70 Bridgnorth Road Stourton
Two storey front, first floor side and single storey rear extension

Recommend Approval subject to complying with Kinver Neighbourhood Plan policies.

24/00058/FUL 11 Beech Close Kinver
Demolition of existing house and garage, and erection of replacement dwelling with a new garage

Recommend Approval subject to complying with Kinver Neighbourhood Plan policies and the tree screen should remain in situ from the Canal Conservation Area. We note the applicant has included reference to the Neighbourhood plan relevant policies.

24/00224/TREE Ashwood Marina Limited Ashwood Marina Ashwood Lower Lane Ashwood
Staffordshire and Worcestershire Canal Conservation Area. T1 and T2 Oak's Prune East side of the crowns by 2m to clear caravans

Recommend Approval

24/00187/TREE Land Adjacent To The Old Bakery High Street Kinver
Kinver Conservation Area: Cut back overhanging branches by up to 6 metres on 3 trees

Application approved on the 10th April, we note this was made before consideration could be given by the Parish Council.

24/00217/FULHH 111 Hyperion Road Stourton
Removal of existing garage and replacement with single storey side extensions. Amendment to previously approved extensions ref:23/00386/FUL

Recommend Approval subject to complying with Kinver Neighbourhood Plan policies.

24/00239/TTREE At: Woodland Opposite Woodcot Lawnswood Drive Lawnswood
Proposed: TPO 37/1980. Sweet Chestnuts 635, 639, 640, 641, 655, 656, 663, 664, 666, 668, 670, 671 - reduce height by up to 4m and reduce spread by up to 2m. Sweet Chestnut 637 - reduce to up to 15m. Sweet Chestnuts 646, 649, 651 - dismantle and remove or reduce to up to 10m. Sweet Chestnut 650 - reduce height by up to 3m and reduce spread by up to 2m. Sweet Chestnut 657 - reduce height by up to 4m and reduce spread by up to 1m. Sweet Chestnuts 659, 673, 674 - dismantle and remove Sweet Chestnut 665 - reduce to up to 10m Sweet Chestnut 667 - reduce height to by up to 15m and reduce diagonal limb by up to 2m Sweet Chestnut 669 - reduce height by up to 4m Sweet Chestnuts x2 - 672 - dismantle and

remove one tree and reduce other tree by up to 10m Sweet Chestnut 676 - Reduce to up to 4m Sycamore x2 - 674a - dismantle and remove

We note that the woodlands do need to be managed, however this application appears to only address removal of the trees and does not include the second phase of the management of the area, for example replanting etc. This should be in place before any trees are removed. We also note that here has been no bat survey completed and there is no application form , so the application is incomplete and should not have been validated.

24/00268/LBC Lock 3 And 4 At Stourton Junction
It is proposed that two new handrails will be added on locks 3 and 4 to fill the gap in the middle. This will replace the current handrails.

Recommend Approval

24/00257/FULHH 4 Chantry Road New Wood
Single storey rear extension. 3 No. dormer windows to the rear. Side roof gable extension to provide loft conversion.

Recommend Approval subject to complying with Kinver Neighbourhood Plan policies.

24/00288/TTREE Pavilion End Prestwood
TPO 77/1985. Sweet Chestnuts x 3 - crown reduce by up to 30% to side of Lords Lane properties. Crown thin to remove significantly damaged branches. Removal of any branches overhanging the adjacent garage in Pavilion End

Recommend Approval

24/00281/TTREE The Laurels, Lawnswood Drive And 14M From Lawnswood Drive Lawnswood
TPO 118/1992 A002 and A003 Hazels - prune back stems by up to 2m T375 Oak - Remove epicormic growth T378 Sycamore - Dismantle and remove T379 Yew - crown lift by up to 1m T381 Sycamore - dismantle and remove T251, T385, T392, T410, T414, T415, T433, T434, T435 Silver Birches - dismantle and remove T409 Yew - prune back to appropriate pruning point T425 Oak - reduce western stem by up to 3m T426, T427 Sweet Chestnuts - dismantle and remove T429 Sweet Chestnut - Remove leaning stem T437 Sweet Chestnut - Coppice to ground level At: Electricity Sub Station 28M

This is an extensive proposal and there again is not a post management plan for the area.

24/00310/BUHOEX Hideaway Cottage Horse Bridge Lane Kinver
The proposed development involves the raising of the existing external walls to create additional space at first floor level for bedrooms and an en-suite bathroom. The chimney will be repositioned to the side / gable wall and a new roof will be installed.

We have concerns overextending this property, to comply with current building regulations with regard to insulation etc, it would be more favourable to rebuild the property in its entirety, this would comply then with Neighbourhood plan policies.

New premises licence outside area Dudley Kingswinford RUFC

We have received the following licence application for the grant of a new premises licence for Dudley Kingswinford RUFC The application is for the following licensable activities and times - Live Music; Recorded Music; Monday to Sunday 8am to 11pm - Sale of Alcohol (on and off sales) 8am – 11pm - Opening and closing times 8am – 11pm. Closing date of last date of Representations is **Fridy 3rd May 2024 - 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. The Clerk to check with the Planning Officer re what a split decision is on 21/00986/COND - Land Of Ye Olde White Harte High Street Kinver

7. APPEALS AND NOTIFICATIONS

Appeal notification received for Site Address: Holloway House Farm, Ashwood Lower Lane, Ashwood, Staffordshire, DY7 5AR - Description of development: Conversion of workshop and stables to create 2 residential units Application reference: 23/00740/FUL - Appeal reference: APP/C3430/W/24/333801. This was noted.

8. To discuss the Local Plan

The new consultation starts on the 12th April 2024 from SSDC, and the consultation from 31st May 2024. This to be an agenda item for the next meeting. The local plan link will be put on the Facebook and websites for ease for people to raise any issues.

Kinver Neighbourhood Plan Group will look at this and bring forward their comments / thoughts.

9. To receive an update on the EMC Licencing application

The following recommendation for refusal was sent to the original proposal as detailed below:-

Recommend Refusal for this application on the grounds detailed below:-

Prevention of crime and disorder

The licence, if approved, allows for events to be held every Saturday and Sunday going forwards in perpetuity.

Events of the scale advertised will result in a large number of people attending an event in a parish with very limited police resources. This cannot be sustained on a regular basis.

The filings on Companies House regarding the applicant lead us to have concerns over the financial viability of the company that is organising the event and adequate insurance liability.

Lack of sufficient public transport provision on Saturdays and no public bus service runs to or from Kinver on a Sunday so it would be reasonable to assume there would be issues of potential drink driving which again would put increased pressure on Kinver's very stretched Police service.

Public safety

The Edward Marsh Centre has a relatively small public car park, accessed up a single-track driveway, and which shares it's use with visitors to the Bowling Club, Children's play area, Model Engineers Club, and general visitors to the village. We expect events of this scale will cause those attending these events to park in the narrow side streets around the Parish, this would cause serious issues for emergency vehicles getting around the Parish and to people that need them.

A document with images showing typical parking on a weekend is attached.

The proposed car parking in the field site and pedestrian route to and from the venue does not address our concerns regarding public safety. The field indicated has very narrow road access (single track road). The road is marked as "No Access Except for Residents" We cannot see how potentially several hundred cars can safely access this site without causing horrendous problems. The top part of the road is one way only. Vehicle access to Church Hill was changed a few years ago because of traffic problems. The pedestrian access route to and from the event includes FP32 a narrow unsurfaced and unlit footpath in a residential area (Vicarage Drive). This licence will allow events at any time of the year, and it is unlikely this agricultural field will be suitable during for many months of the year.

Although the car park is not part of the licence application, people attending the venue and those accessing the other facilities would still have to drive down the driveway to gain access. This could have serious implications for public safety for those walking down to the facilities with vehicles driving past.

Emergency vehicle access would be very restricted to this area impacting on the safety not just of attendees of the event, but also the play area, skate park, and other nearby facilities.

The access to the site is along an unadopted driveway with an unfenced body of water to one side (The Sterrymere) and the unfenced, often fast flowing, River Stour to the other. Inebriated people leaving the site along an unadopted track, with no street lighting could pose a significant danger to themselves. The driveway is also the only access to the residential dwellings in Sterrymere Gardens.

The Village hosts monthly markets on the high street which puts car parking under pressure and if events under this licence were to be held regularly, undoubtedly there will be occasions when they will occur on the same day. This will exasperate the parking situation within the village making many roads unsafe.

Prevention of public nuisance

This licence application is for every weekend in perpetuity consequently, the noise nuisance would be unbearable for surrounding residential areas.

The proposed parking site in the field would result in a large number of people walking some distance through residential areas creating noise nuisance and potentially litter problems.

Protection of children from harm.

The close proximity to the children's facilities in this area, skate park, bike track, PROW, children's park which have to use the driveway of Legion to access the facilities. There is also the Bowling Club and Model Engineers that need access along this road.

The parish council owns the children's play area, and this is the only play area in the parish. The parish council will face the dilemma of either closing the play area every weekend an event is organised and denying local children of their only recreation area or trying to manage the safeguarding consequences of significant numbers of event goers being in direct proximity to the young children.

Summary

This application appears to be driven by a particular event being planned. There appears to be little support for this event from the community who have had this thrust upon them at very short notice, the site is positioned in such a way that any noise would resonate around the village from Dunsley to Enville, acting as it does as a Roman amphitheatre putting an unacceptable burden on the people who live here.

The granting of a license in perpetuity to this area could result in multiple events being held every year that the public resources in the Village cannot sustain. Where events of this scale wish to be held then a Temporary Events Notice would be much better suited to the occasional nature and allow for discussion on the merit of each event to the community and how well it can be resourced.

Additional comments were sent to the amended proposal based on the above.

The regulation 8 application has been submitted for Cllr S Anderson to attend the hearing , and he has bullet pointed the reasons of refusal from the Council's, and he is working out a presentation to read out on the day.

10. To receive an update on the Crest Homes Site on White Hill

Cllr P Harrison will chase the progress of the Enforcement issues raised.

11. Date of Next Meeting – 8th May 2024

12. Items for future agendas – Local Plan, EMC licence application

13. Recommendations to the Parish Council

There were no recommendations to the Council, planning recommendations were sent directly to South Staffordshire District Council.

We will be discussing the local plan at the next meeting all members of the Council are welcome to attend.

Appendix 1 to the minutes of the Planning and Development Committee held on the 10th April 2024

App No	Description	N Plan	SSDC	KPC
24/00139/LUE	Weatheroaks Lawnswood Drive Lawnswood Confirmation is required that planning application 20/00008/FUL has been lawfully implemented.		N App.	No Comment
24/00099/FUL	56 Hyde Lane Kinver New dwelling in land to the rear.		Y Ref.	Rec App.
24/00073/TTREE	43 Church View Gardens Kinver TPO No. 19/1965: Beutula spp. (Silver Birch) x 2 - crown reduction by up to 15%, crown lift to 4 metres, crown thinning by up to 25% in the area between the trees and up to 15% throughout the remainder of the crown.		N App.	Rec App.
24/00057/LUP	Land At Lawnswood Drive Lawnswood The construction of the access as shown by plan 23-08-018 001 B by the 14th of May 2024 would suffice that planning permission 23/00751/VAR has been legally implemented.	N	App.	N/A
23/00661/COND	Lothlorien The Compa Kinver Discharge of Condition 3 (materials)		N App.	N/A
24/00051/FULHH	1 Heather Drive Kinver Pitched roof porch to front elevation		N App.	Rec App.
24/00030/FULHH	85 White Hill Kinver Single storey rear and side extension to an existing semi-detached property		Y App.	Rec App.
24/00023/TTREE	Ridgehill Wood Lodge Lane Kingswinford TPO No. 24/1966: Aesculus spp. (Sweet Chestnut) - remove co-dominant stem on eastern side.		N App.	Rec App.
23/01037/FUL	Granary Farm Church Hill The Compa Kinver Alterations to existing building		Y App.	Rec App.
23/01032/FULHH	Stourton Hill Stables Bridgnorth Road Stourton Proposed single storey front extension		Y App.	Rec App.
23/01002/FUL	Shreelane Hunters Ride Lawnswood Proposed new dwelling. Proposed new ramp		Y App.	Rec App.
23/00965/VAR	Kings Lodge Bridgnorth Road Stourton Proposed removal/variation of Conditions 2 & 3 pursuant to application 18/00375/FUL Date of Decision: 22/08/2018		N App.	Rec Ref
21/00986/COND	Land Of Ye Olde White Harte High Street Kinver Condition 3-Materials, Condition 4- Archaeology, Condition 5 - Boundary Treatments, Condition 6 - Hard and soft Landscaping, Condition 7 - Drainage, Condition 8 - CEMs, Condition 11-Ventilitation	N	Split decision	N/A