

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE
16th MARCH 2022 AT 7.00 PM AT 95 HIGH STREET, KINVER

Present: Councillors: H Williams (Chairman), JK Hall (Vice Chairman), S Anderson, Mrs C Allen, K Slade, Ms E Lord and G Sisley.

Also in attendance: Cllr K Hosell, Mr D McGirr and Clerk Miss J Cree.

1. APOLOGIES FOR ABSENCE

To accept an apology of absence from Councillor E Simons.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

The Chairman declared a non-pecuniary interest in relation to planning application 21/01163/FUL.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 16th
FEBRUARY 2022

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 MATTERS RECEIVED

The response from the Arboricultural Officer from SSSC was received and is detailed below:-

Hedgerow on Prestwood Drive

I have been asked to contact you in respect of a recent enquiry made about a possible contravention of the Hedgerow Regulations at Prestwood Drive.

The photo supplied by yourselves does seem to show that some vegetation has been removed from alongside the road and I can confirm that no hedgerow removal notice for this site appears to have been received.

The vegetation was removed at some point before March 2021 and it is difficult at this stage to establish an accurate timeline of events etc.

However, judging from Google street view images dating back as far as 2009 in addition, more critically, to those from 2021, it appears that the hedgerow had long since fallen into a derelict state.

Made up from little more than a low growing mass of Bramble and Galium aparine (Cleavers) along with a several small, dead Elm trees, the vegetation alongside this stretch of Prestwood Drive would not have constituted what could reasonably be described as a hedgerow.

Therefore, on this occasion, I do not believe there is an enforcement case to answer and no further action will be taken.

Kind regards Gavin Pearce

Senior Arboricultural Officer

5. PLANNING APPLICATIONS

21/01163/FUL Edge View Nursing Home, Kinver
Single storey, 3 bedroom, wheelchair accessibility block

Recommend Approval subject to the parking for staff being improved considerably to stop the parking issues that are currently in existence with vehicles parking up the Compa on a narrow country lane, which is also a much used pedestrian route to Kinver Edge. The trees should be protected nearest the outside wall of the proposed development, and the Arboricultural Officer should look at the trees prior to the application being approved.

22/00086/FUL 1 Rockmount Gardens, Kinver
Proposed single storey rear extension and associated raised patio

Recommend Approval

22/00133/LUE Mile Flat House, Greensforge
1 land used for the enjoyment of the extended garden area of the house, open to the garden of the house and maintained as garden land. 2 stables/store building, constructed in brickwork, used to store motor vehicles and boat storage from 1992 until sold to the new owner – Mr Dean Hiscox. 3 permitted development for the erection of structures – a bar, toilet block, raised fish pond and children’s play area – use of the lad as part of the garden area of the dwelling.

Recommend approval subject to the area / structure only being used for Leisure Purposes and a section 106 should be put in place to this effect.

22/00143/FUL 3 Lockside Drive, Kinver
Single storey rear extension

Recommend Approval subject to the Canal Conservation regulations.

22/00172/FUL Hillfields House, Prestwood Drive, Stourton
Proposed 2 storey rear extensions

Recommend Approval subject to complying with Greenbelt Regulations.

22/00208/FUL Checkhill Farm, Mill Lane, Kinver
Change of use of agricultural land to a fenced dog walking and exercising facility.

Recommend Refusal on the grounds that PROW 72 runs through the site and is not shown on the plan and this is not an agreed use of land in the Greenbelt.

22/00186/TTREE 38 Stone Lane, Kinver
Crown reduce Fir Tree by 30%

No objection and refer to the Arboricultural Officer.

22/00163/TTREE 1 Cedar Vale, Kinver
Fell 3 x pine trees

The original planning approval for the site, as part of the planning conditions the trees had to remain in situ. The application states that their neighbours trees have been given permission to fell their trees. The Parish Council believe all the Scots Pines on the original piece of land before the new housing development from The Grey House was build, had a proviso on that these trees were not be be touched and were to be preserved during and after the development. If any trees with TPO's on have been removed since the start of the development, then we ask enforcement make a case.

22/00222/FUL 18 Churchview Gardens, Kinver
Demolition of existing conservatory and garage. Rear and partial side extension, rear dormer and internal works.

Recommend Approval

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

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

The Parish Council discussed their concerns that the application 21/00986/FUL has been approved by an Officer, but we have grave concerns that this has been previously refused by the District Council, refused at appeal and now approved? We would like to know in what way this application has been approved and why it differs from the previous application. We have concerns over the protection of the existing public house, that they will not be penalised for having music events or noise from patrons of the public house. A letter to planning regarding our concerns about this application to be sent to planning and copied to the Chief Executive be hand delivered by Cllr G Sisley. On a vote this was agreed.

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

The meetings held on the 21st February and 7th March 2022 minutes are attached as appendix 2 to these minutes. The Greenspaces consultation has finished and data is being collected.

8. TO RECEIVE APPEAL NOTIFICATIONS AND DECISIONS

The appeal for Cookley Stables has been dismissed.

9. CORRESPONDENCE ON GREEN SPACES OWNED BY THE PARISH COUNCIL FROM THE NEIGHBOURHOOD PLAN

This letter was noted.

10. ITEMS FOR FUTURE AGENDA

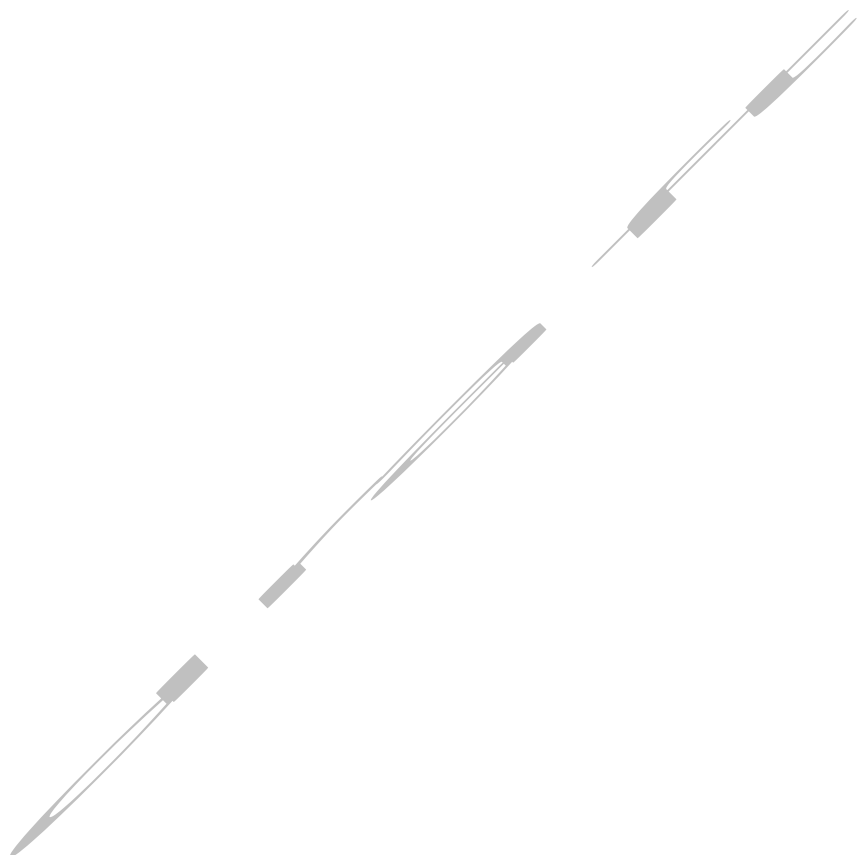
To be with Clerk by the 12th April 2022.

11. DATE OF NEXT MEETING

The date of the next meeting is the 20th April 2022.

12. 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 16th March 2022

22/00056/FUL Lydiates House Beacon Lane Kinver App. Rec App.
Planning permission is sought for the dwelling within use Class C3 without any restriction on occupancy.

22/00011/FUL 35 Meddins Lane Kinver App. Rec App.
Proposed Single Storey Rear Extension

22/00007/FUL 177 Bridgnorth Road Stourton App. Rec App.
Roof to be erected over courtyard to provide living accommodation.

21/00986/FUL Land To The Rear Of Ye Olde White Harte High Street Kinver App. Rec Ref.
Erection of 5 No. 2 Bedroom apartments with associated parking and landscaping.

22/00019/VAR Hill House Cookley Lane Kinver App. comments.
Application Reference Number: 10/00684/FUL Date of Decision: 13/01/2011. Condition Number No 3: The request is for the condition to be removed to reinstate permitted development rights.

MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON MONDAY 21ST FEBRUARY 2022 AT 5.30PM VIA ZOOM

Present: Councillors Mrs C Allen, G Sisley and Ms E Lord and District Councillor Mrs L Hingley, Miss A Roche, Mrs H Barter, K Hossell*(joined half way through the meeting) and Miss J S Cree

1. To receive apologies for absence.

Councillor E Simons and Miss E Stokes, Mrs L Roche, and Miss Fiona Holloway sent their apologies.

2. To receive the minutes from the meeting held on the 7th February 2022

The minutes of the meeting of the Neighbourhood Plan Steering Group held on the above date, having been circulated previously, were approved as a true record of the proceedings.

3. Policy document: response from SSDC and amendments

Mrs H Barter reported that the meeting with the officers from the District Council, went well, SSDC added a few comments to the document but they were mainly points of clarification. SSDC seem to be looking to Kinver as their lead parish on Neighbourhood Plans. Their main concern is that our policy needs to not duplicate the new emerging local plan, so that our plan does not become irrelevant when this is published. They suggested breaking up policies into clauses, which could be more easily removed if outdated. When the new Local Plan comes out the Nplan will need to be updated / reviewed in any case.

The new census information is due in 2023, other Nplan Groups have summarised the data so it can be updated easily when the data is available to the public. Mrs Barter will share with the group the way this has been undertaken in a word document to help.

4. Policy walk-through: How would we make the policies work on a real case

Mrs Barter led a discussion of how the NPlan policies would be applied in practice.

Case study 1: Prestwood Nursing home – The options were discussed and walked through for a care development for older person care, adult supported living and extra care.

This site cannot be dealt with at present via a Site brief policy, because it is in green belt.

NPlan Housing Policy – Accommodation for older people and extra care developing a brownfield site and for adult supported living will be supported by the NPlan. The proposal might include affordable homes which meets SSDC criteria, from Kinver NDP Housing policy BCD from clause 1, contributes to clause 2 and delivery clause 3 ab. If he can exceed the minimum space per unit, the NDP would support the case. If green storage space for bins etc would comply with that policy. If other developments were proposed in the area this would be contrary to Nplan and SSDC policies, so there would be no precedent set.

This would be classed as redevelopment of a brownfield site in the green belt. The NPPF rules apply to greenbelt development, based on a test of 'openness'.

The Community facilities policy in the NPlan could be used to support a community hospital.

Case Study 2: Mill House. The types of housing and appearance will be defined in the Housing policies. It should be possible to arrive at a development which fits in to its context better than some recent examples, as well as working well.

Layout, parking facilities would be looked at. Think about 'Permeable environment design', landscaping trees on the street, riverbank access etc. Consider flooding. Active frontages, make sure parking is at the back so that residents look out onto the street scene.

Define materials - durable and high-quality materials. If a planning application comes through, in response the PC should specify the materials, using NPlan as support, as detail may not be full in the application. This may help SSDC to confirm better materials. If they depart from Nplan, on the materials they have to justify why and the PC can challenge them.

Dreadnought is a small local tile, that is the local type. It was agreed to include this in the Design Code currently being finalised by AECOM.

General discussion:

Re Sustainable design, this applies to any development not just new housing developments. If we do not think a proposal meets our test, we can say so and the applicant must prove that it does. This enables us to go back and ask for a better designed scheme and open dialogue with the developer and District. The design code will identify what we want i.e. street design, landscape edging, green boundary trees, parking etc. It will require dialogue with SSDC to ensure mutual understanding of the PC view and interpretation of NPlan policies. Re lighting (clause 8), this requires interpretation depending on context (urban, rural), the policy gives an opportunity for dialogue on the issue. In Worcester they have done a back lighting scheme and faded out into the Greenbelt, called Bat friendly lighting. Cllr G Sisley to share the information with Mrs H Barter. It could go into interpretation if not policy.

Climate change and carbon reduction – This list includes some environmental policies which do not affect carbon, (e.g. wildflower meadows) it may be useful to separate them. Mrs Barter will look at breaking it down. The policy for on-site renewable energy could be stronger, and more positive. A more in-depth meeting to be setup with UWE to discuss.

Cllrs Mrs L Hingley, Mrs C Allen and G Sisley left the meeting at this point at 6.50pm.

Some potential problems with low-carbon technologies for new homes were raised, including

- noise from heat pumps [need careful siting/design and may not suit all sites];

- the potential need for three phase electricity in some new housing, to support running heating on electricity. [NB total energy use of typical new home is ca 10,000 kWh pa of which more than half is heating. Can be reduced by good insulation]

- EV charging could risk overloading the grid. [NB the grid will be upgraded as more homes convert to electric heating, and EVs. Average energy use per domestic car is ca 2000 kWh per year or ca +20% of the energy use of a new-build home. EV charging would normally be done on cheap power overnight so less challenge to the grid.].

- The potential for high insulation levels to make houses too warm. [There seems to be little evidence for this. A study by AECOM concluded that "Generally thermal mass coupled with night cooling through ventilation" will maintain comfortable temperatures. External insulation was better, because the thermal mass of the walls could then even out temperature fluctuations. Overheating

in summer should be dealt with by good design (limit solar gain in hot weather etc) and is unlikely to be made worse by insulation.]

Historic environment – We need to set clear specifics to be picked up on i.e windows. (Design Code and Heritage Statement have the information). Include pictures. Conservation area policy – 2/3 storey max, preserve layout of burgage plots. High Street shop frontages, windows should not be filled so people should be able to see in. Rock cottages are to be added to the heritage local list and protected from damage.

Flooding / surface water –Development should not have an impact on other properties this applies to small extensions and large developments.

Transport and movement – active travel designed, pedestrian routes and cycle storage, e bike chargers. Inc low vehicle speeds.

It was noted that much of the policy detail will be in the interpretation section for ease of updating. Miss A Roche agreed to look at these, and prepare comments for further discussion.

Action: Cllr Ms E Lord and Mrs H Barter to set up a session to finalise low-carbon policies.

Action: MS A Roche to help check policies and in particular interpretation sections reflect comments raised above

5. Staffs Wildlife Trust document: feedback

Members were asked for feedback on the document produced by SWT.

6. Green Spaces consultation

Letters have been sent to the landowners and to those that registered an interest in being updated on the NPlan.

7. Next steps/ timetable

Deferred to the next meeting.

8. AOB

Deferred to the next meeting.

9. Date of next meeting 7 March 2022 at 7pm Parish offices

MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON MONDAY 7th MARCH 2022 AT 7pm

Present: Councillors Mrs C Allen, G Sisley and Ms E Lord and District Councillor Mrs L Hingley, Miss A Roche, K Hossell

10. To receive apologies for absence.

Councillor E Simons and Miss E Stokes, and Miss Fiona Holloway sent their apologies. The Chairman welcomed the new member, Mr Keiron Hosell, to the Steering Group.

11. To receive the minutes from the meeting held on the 21st February 2022

The minutes of the meeting of the Neighbourhood Plan Steering Group held on the above date, having been circulated previously, were approved as a true record of the proceedings.

12. Policy document: developing the interpretation

The Steering Group reviewed the revised draft Policy Document from the previous meeting, concentrating on the interpretation clauses. Several clarifications and amendments were proposed. The Heritage section was deferred until the return of Cllr E Simons. A Roche and Cllr E Lord agreed to compose the edits and send to H Barter to progress.

Action: E Simons, E Lord, A Roche

13. Green Spaces consultation

The Chairman reported that a number of responses had been received both from landowners and members of the public, and these would be discussed with H Barter(consultant) and progressed once the consultation closed.

14. AOB

Deferred to the next meeting.

15. Date of next meeting 21 March 2022 by Zoom with H Barter.

Link: Kinver Nplan's Zoom Meeting

Time: Mar 21, 2022 07:00 PM

Join Zoom Meeting

<https://zoom.us/j/8567236628?pwd=THllcVIUNVRpdIpTaS96WXZxNIBvQT09>

Meeting ID: 856 723 6628

Passcode: 292096