

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 14th FEBRUARY 2024 AT 7.00 PM AT 95 HIGH STREET, KINVER

Present: Councillors K Hosell (Chairman), E Simons (Vice Chairman), Mrs C Allen, G Sisley, K Slade, D McGirr, S Anderson, Ms E Lord, P Wooddisse.

Also, in attendance Clerk Mrs J Cree.

1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors J K Hall (ex officio) and SSDC Cllr P Harrison.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 10th JANUARY 2023

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

An email from a resident in Windsor Crescent with concerns over the new development on White Hill, this will be forwarded to Planning and be circulated to Council members.

5. PLANNING APPLICATIONS

23/01048/TTREE Beech Trees James Street Kinver
TPO No. 19/1965 and Kinver Conservation Area: Fagus spp. (Beech) - crown thin by 20% and reduce lateral limbs on the sides facing neighbouring property by up to 3 metres

No objection.

23/01037/FUL Granary Farm Church Hill The Compa Kinver
Alterations to existing building

Recommend Approval subject to complying with Kinver Neighbourhood Plan Policies KN01, KN11 and KN05. The development should have alternate power supply, and EV charging points.

23/01032/FULHH Stourton Hill Stables Bridgnorth Road Stourton
Proposed single storey front extension

Recommend Approval subject to complying with Kinver Neighbourhood Plan Policies

24/00023/TTREE Ridgehill Wood Lodge Lane Kingswinford
TPO No. 24/1966: Aesculus spp. (Sweet Chestnut) - remove co-dominant stem on eastern side.

No Objection

24/00059/TTREE Ridgehill Wood Lodge Lane Kingswinford W
TPO No. 24/1966 - T1: Oak Tree - 2 meter canopy reduction to maintain a suitable clearance on the northeast aspect which grows towards roof and chimney. Suppressed phototropic growth has resulted in the tree growing towards the property (eastwards) with the main stem leaning towards the roof of the house.

No Objection

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

Recommend Refusal as we cannot see any reason not to comply with the approved plans and no reason / justification has been submitted.

23/01002/FUL Shreelane Hunters Ride Lawnswood
Proposed new dwelling. Proposed new ramp

Recommend Approval – subject to any trees to be retained and replanted if removed, and should comply with Kinver Neighbourhood Plan policies KN05 – and should have alternate power supply and EV charging points. Swift Bricks should be used also.

24/00076/FULHH 24 Brindley Brae Kinver
Proposed new detached triple garage.

Recommend Approval subject to the garage having a section 106 to keep the proposed garage for the use that it is intended and not allowed to be developed to a dwelling or split the site.

24/00073/TTREE 43 Church View Gardens Kinver
Proposed: TPO 19/1965 - Silver Birch X 2 - crown reduction by 15%, crown lift to 4 metres, Crown thinning between the trees where branches have significantly overlapped and on the south side of tree no 1, where a few branches have grown very lengthy.

No objections

24/00098/FUL 50 Hyde Lane Kinver
New dwelling

Recommend Approval subject to complying with Kinver Neighbourhood Plan Policies KN01 and KN05. The development should have alternate power supply, and EV charging points.

24/00099/FUL 56 Hyde Lane Kinver
New dwelling in land to the rear.

Recommend Approval subject to complying with Kinver Neighbourhood Plan Policies KN01 and KN05. The development should have alternate power supply, and EV charging points. The building should comply with the Neighbourhood Design Guide and match the existing properties on the site.

24/00051/FULHH 1 Heather Drive Kinver
Pitched roof porch to front elevation

Recommend Approval

24/00086/COU Land At 380814 283336 Beacon Lane Kinver
Change of use from Agricultural to Mixed - Agricultural and Business use to allow for dog walking and training. Retention of the hardstanding area to allow safe parking for visitors and ourselves.

Recommend Approval subject to it being maintained as a rural amenity of the area, no floodlights for example.

24/00139/LUE Weatheroaks Lawnswood Drive Lawnswood
Confirmation is required that planning application 20/00008/FUL has been lawfully implemented.

No comment – as we have no evidence either for or against.

On planning validated list

21/00738/AMEND Beam Ends Prestwood Drive Stourton
The creation of an en-suite within part of the new roof void to serve the master bedroom in the original dwelling partially enclosed with a small flat dormer roof Open for comment icon

23/00661/COND Lothlorien The Compa Kinver
Discharge of Condition 3 (materials)

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. Open for comment icon

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL AND REVIEW CONFIRMATION OF REFERENCE TO THE NEIGHBOURHOOD PLAN IN DECISIONS

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

7. APPEALS AND NOTIFICATIONS

The following notification has been received:-

Appeal Ref: APP/C3430/W/23/3326541 Saunders Brothers Salvage, Prestwood Drive, Stourton DY7 5QT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Robert Saunders against the decision of South Staffordshire District Council.
 - The application Ref 22/00727/FUL, dated 23 July 2022, was refused by notice dated 26 January 2023.
 - The development is the siting of 31 containers for self-storage.
- Decision

The appeal is allowed and planning permission is granted for the siting of 31 containers for self-storage at Saunders Brothers Salvage, Prestwood Drive, Stourton DY7 5QT in accordance with the terms of the application, Ref 22/00727/FUL, dated 23 July 2022, and plan nos. WHB-SA[20]0001 P00, WHBSA[20]0002 P00 and WHB-MA[20]0001 P00 submitted with it, subject to conditions:

8. TO DISCUSS TPO TREES AND HOW TO UPDATE RECORDS

Cllr D McGirr circulated his photographs of the maps in sections that he has taken to all members of the Planning Committee.

The Clerk has asked for access to the current TPO's list so as we can compare what is still within the Parish, after sending a reminder email, the officer came back today to ask if we wanted all the TPO's for Kinver and this was acknowledged by the Clerk.

Cllr Mrs C Allen had forwarded the TPO trees to Gavin Pearce and she also sent in photographs of trees that it is felt that should be protected also. The Clerk will forward these emails and ask if he has been out to site and ask for a response.

Tree applications should be handled as they are at present as any other planning application.

9. NEIGHBOURHOOD PLAN SITE BRIEF

It was noted that there is a checklist of the relevant policies that might be relevant on planning applications, the Clerk to circulate to all members and discuss at the next meeting.

10. ITEMS FOR FUTURE AGENDA

To be with Clerk 5TH March 2024 - Local Plan; TPO's; Neighbourhood Plan Site Brief; TPO meeting and map access.

11. DATE OF NEXT MEETING

The date of the next meeting is the 13TH March 2024 at 7.00pm.

12. RECOMMENDATIONS TO THE PARISH COUNCIL

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

Appendix 1 to the minutes of the Planning and Development Committee held on the 14th February 2024

23/00740/FUL	Holloway House Farm Ashwood Lower Lane Ashwood Conversion of workshop and stables to create 2 residential units	Ref:	Rec App.
23/00963/FULHH	58 Enville Road, Kinver Removal of the existing Garage/lean-to and replace with a two storey extension. Addition of a ground floor canopy	App.	Rec App.
23/00993/TTREE	139 Enville Road Kinver TPO No. 19/1965: Aesculus spp. (Horse Chestnut) - Crown reduction on 139 Enville Road side by up to 2 metres and remove limbs overhanging 6 Chestnut Grove	App.	Rec App.
23/00982/LUP	Land Off Church Road The Compa Kinver Land to be used for temporary camping under Use Class BC (amended description).	App.	(no Com)
23/00638/FULHH	Viewbank Church Hill The Compa Kinver Single storey front and side extensions.	App.	Rec App.
24/00011/TREE	5 Brockleys Walk Kinver Tree Works	App.	(no Com)
23/00985/TTREE	Oakhurst 7A Huntsmans Drive Kinver TPO No. 110/1991: Quercus spp. (Oak) - Crown reduction by up to 30%	App.	Rec App.