

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE
15th DECEMBER 2021 AT 7.00 PM AT 95 HIGH STREET, KINVER

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

Also present Cllr K Slade.

1. APOLOGIES FOR ABSENCE

To accept the apology of absence from Councillor 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 24th NOVEMBER 2021

The minutes of the meeting held on 24th November 2021 were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT MATTERS RECEIVED

It was noted that there is a new barn being built on the A449, the Clerk emailed the Planning Department on this matter, and a resident has also complained about the structure. South Staffordshire District Council are checking that the building is being built in the correct location as agreed, and it must be used for the agreed use.

SSDC have available to them from the Government of £50,000 towards Enforcement, they have partially funded a new Enforcement Officer.

5. PLANNING APPLICATIONS

21/00705/FUL The Traditional Barn Greyfields Farm Beacon Lane Kinver
 Barn conversion into dwelling

Recommend Approval subject to it complying with Greenbelt regulations and should be converted in a sympathetic manner to match the surrounding area.

21/01224/LBC The Old House 47 High Street Kinver
21/01223/FUL Rear extension

Recommend Approval.

21/01235/LUE Land Adjacent Mile Flat House Mile Flat Greensforge
 Use of the land for equestrian activities (paddock) including twin stabling and a hay store

We have no further knowledge to add to this application.

21/01256/FUL 2 Meddins Rise Kinver
 Single storey rear extension

Recommend Approval

21/01109/FUL 41 The Compa Kinver
Proposed two storey front extension over existing garage and remodel to ground floor front entrance area.

Recommend Approval

21/01205/FUL Elmsmead, Dunsley Drive Kinver
Demolition of rear conservatory before erecting a rear living / kitchen extension with attic conversion and rear roof balcony

Recommend Approval subject to the rear roof balcony not being intrusive on neighbouring properties.

21/01251/FUL 3 New Cottages Wolverhampton Road Prestwood
Retrospective consent for a subterranean garden room and pergola that has been constructed. Other external works include patio and drive modifications.

Recommend Approval

21/01033/FUL The Old Surgery, 4 High Street, Kinver
Conversion of front room into garage with canopy (amended plans)

Recommend Refusal on the grounds that:-

- as the access to the proposed garage is over public parking spaces,
- there is a totally inadequate heritage statement for the site.
- the building is of significant interest, would be out of proportion and would totally change the character of this property
- would have detrimental impact on the street scene in the conservation area
- the plans are not complete as there is no block plans
- we have grave concerns over pedestrian safety of vehicles entering and leaving the proposed garage across a public pavement, especially with the new building opposite this property for elderly people which will increase foot fall along the High Street
- the loss of parking spaces is unacceptable when they are already at a premium in the village

21/01285/VAR Kinver Colts, Stag Meadow
Renewing storage container on site

Recommend Approval but we request that the container is tidied up.

It was noted that these types of containers should be screened around the Parish so they do not have such an impact in the Conservation area.

21/01296/FUL 59 Meddins Lane, Kinver
Front and rear ground floor extension

Recommend Approval

21/01246/FUL 24 White Hill, Kinver
Proposed end terrace house adjacent to 24 White Hill

Recommend Approval

21/01267/FUL 59 White Hill, Kinver
Double storey front, side and rear extensions. Feature entrance, new windows throughout and internal layer to suit

We have concerns that this is appears to be a gross overdevelopment of the site.

21/01295/TTREE Beaufort House, Hunters ride.
Tree works

Refer to the Arboricultural Officer

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 meeting held on the 6th December minutes are attached as appendix 2 to these minutes.

8. TO RECEIVE APPEAL NOTIFICATIONS AND DECISIONS

None were received.

9. TO RECEIVE A S106 UPDATE IN RELATION TO DEVELOPMENTS IN KINVER

We have received an update on this which will be an agenda item for the next full Council meeting in January.

10. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 11th January 2022.

11. DATE OF NEXT MEETING

The date of the next meeting is the 19th January 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 15th December 2021

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.	App.	Rec App.
21/01021/FUL	88 Meddins Lane Kinver Proposed single storey rear extension	App.	Rec App.
21/00027/FUL	Stourbridge Lodge Wolverhampton Road Prestwood Construction of single storey rear extension and double garage.	Ref.	Rec Ref.
21/00552/COU	Wagatails Dog Day Care Mile Flat Greensforge Proposal Change of Use from D2 (F2.C - Sports Field) to mixed use D2 (F2.C - Sports Field) & Sui Generis (Recreational Dog Walking Area)	App.	Rec App.
21/00943/ADV	50 High Street Kinver Replacement of an existing illuminated restaurant sign located over an existing shopfront. The new sign is proposed to be illuminated, the same size and in the same location as the existing.	App.	Rec Ref.

29/11

Appendix 2 to the Planning minutes held on the 15th December 2021

NEIGHBOURHOOD PLAN STEERING GROUP

Meeting held on Monday 6th December 2021 at 7.00 pm at 95 High Street, Kinver

Present: District Councillor L Hingley, Councillors G Sisley, E Simons, C Allen, E Lord; Mrs L Roche, Miss A Roche

1. To receive the minutes from the last meeting

The minutes of the meeting on 25th October were agreed subject to 1 amendment.

The meeting on 8th December was a workshop session progressing the Policy Workshop document. The following date, 21 Nov, was dedicated to progressing the Parish Council response to the South Staffordshire Local Plan Review Preferred Options Consultation.

2. Policy document: completing the Kinver context; and next steps

The template for the Screening version of the Neighbourhood Plan was discussed. The aim is to submit this early in the new year. Its broad structure is:

- *Introduction (short and simple) and map of the Neighbourhood Area*
- *Strategy for Sustainable Growth,*
 - *Background to Kinver: describing the local area and the key issues being addressed*
 - *Overall Planning Strategy, to be finalised once policies are drafted*
 - *Aims (short list of single sentences)*
- *Policies*
 - *Overview (describing how the section is organised)*
 - *For each policy:*
 - o *Purpose (what the policy seeks to achieve, 1 sentence)*
 - o *Planning Rationale and Evidence -concise summary of thinking referring to:*
 - *National policy ,LPA policy ie SSDC adopted plan and LP review;*
 - *Other local evidence; Reports we have commissioned*
 - *Issues arising from community engagement*
 - o *Key issues for policy to address*
 - o *The policy (i.e. requirements for development proposals to meet)*
 - o *Interpretation (notes on how the policy should be used)*

The group reviewed the objectives in the developing Policy Map document. (revised version appended to these minutes).

Action: ES to revise the Heritage objectives and aims

EL to send revised set to of Policy Objectives to HB

3. Community engagement and liaison: reports/update

Mrs Roche agreed to collate reports on schools liaison (with Councillor Allen) for inclusion in documentation.

Action: LR, CA

Councillor Sisley agreed to forward his notes on liaison with local businesses, including Kinver Point, for inclusion in the Engagement documentation.

Action: GS

Councillors Simons and Lord reported on a meeting with Lesley Birch of the Housing Association, focussing mainly on Mill House. We were told that plans are currently fluid, depending on financial constraints, options including redeveloping, renovating, or sale of the site. The HA are well aware of constraints of the conservation area and stated that any building would be likely no more than 2 storeys. All agreed that we should maintain continued liaison as plans develop, and a letter from the SGroup was requested outlining our particular concerns.

Action: ES, EL

4. Additional help – whom could we recruit?

The group identified some additional contacts to be pursued, one via Councillor Sisley and one via Councillor Wooddisse.

Action: GS, PW

5. Local Plan Review

The Parish Council response to the Local Plan Preferred Options review is complete. The group agreed to also make a response on behalf of the NDP Steering Group.

Action: EL

6. AOB:

Councillor Sisley agreed to arrange a visit of the NDP group to Kinver Point employment hub.

Action: GS

7. Dates of next meetings.

Thursday 16 Dec 7 pm: Zoom with Hannah Barter to map next steps and time frame for the NDP

Monday 10 Jan 7 pm: Steering Group meeting in person, Parish rooms.