

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

1. APOLOGIES FOR ABSENCE

Councillors M Smith, P Wooddisse and Miss V Webb sent their apologies for the meeting.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of Councillors interest declared.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 24TH FEBRUARY 2021

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

4. TO NOTE ANY ENFORCEMENT MATTERS RECEIVED

There were 2 open cases sent from the District Council. It was noted that an update of outstanding items will be reviewed in due course.

5. PLANNING APPLICATIONS

21/00158/FUL Cedar Cottage Little Oaks Drive Lawnswood
Proposed extensions, alterations and changes to fenestration. Fell 2No. TPO trees (re-submission of 20/00877/FUL)

We have no objection to a development on the site, however we would not wish for any of the trees to be removed as they have tree preservation orders on them.

If the application can be amended to not compromise the trees, we would have no objection.

21/00156/FUL Grade Made Bridgnorth Road Stourton
Front and rear extension

Recommend Approval

21/00185/FUL 7 Bridgnorth Road, Stourton
The works will be to carry out the following to an existing detached bungalow :
Thermal upgrades to the existing exterior, conversion of the attached garage to form living space, the addition/conversion of the roof space, space to provide a dormer first floor for bedrooms and bathrooms including the area over the existing garage, and the construction of a detached double garage.

Recommend Refusal as the application is missing the tree survey and this needs to be reviewed before the application is considered. It appears that the proposed garage is sited in the area that shows the tree locations.

21/00237/FUL 146 Enville Road, Kinver
Extend the rear single storey extension to a two storey

Recommend Approval

21/00173/FUL 9 Crystal Gardens, Kinver
Front porch and extension forming kitchen

Recommend Approval

20/00224/FUL The Paddocks, Mile Flat, Kinver
Proposed wall and gates to main road frontage

Recommend refusal on the grounds that this is an inappropriate development in the Greenbelt, it is near an ancient Roman Road and heritage site. The development will also be out of keeping with the street scene and the rural setting.

21/00230/FUL Atherlea Lawnswood Drive, Lawnswood
Proposed single storey side extension to form Hobby Room and Home office

Recommend Approval

21/00250/FUL 8 Jenks Avenue Kinver
Two storey extension

Recommend Approval

21/00058/FUL Land And Buildings Adjacent Mile Flat House Mile Flat Greensforge Demolition of existing buildings and erection of 5no. dwellings with associated parking and garden areas with foul treatment plant

We note the Ecologist comments however this does not change our previous comments.

We note that this application is near a Roman Road and a scheduled ancient monument, it is also in an area of specific historical interest.

We have no objection to the build as long as it is sympathetic to the area, however without the correct historical and heritage assessment this application should not be considered for a decision and should not have been validated.

21/00283/FUL Land At Lawnswood Drive Lawnswood
Erection of Single Detached Dwelling and Garage.

Recommend Approval providing it meets the criteria of the Arboricultural officer

21/00124/FUL Silverdale Hunters Ride Lawnswood
Two storey side extensions, replacement garages, new front porch and associated landscaping including new entrance gates.

Recommend Approval providing it meets the criteria of the Arboricultural officer

Proposed two bedroom bungalow

We note the inclusion of the tree plan, however our previous comments remain unchanged.

Recommend Approval subject to Arboricultural officer being satisfied that no trees will be damaged if the application is approved. We believe there may be bats in the trees on this site, and a survey may be required. If the construction is allowed then the tree roots must be protected, the bungalow must be built with using Eco Friendly materials, include an EV car charging point and have suitable internet connections.

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 notes from the working party meetings for the past month, are attached as appendix 2 to these minutes.

8. TO RECEIVE APPEAL NOTIFICATIONS AND DECISIONS

None were received.

9. CORRESPONDANCE RECEIVED

Correspondence has been received from a resident of the Hyde Track, concerned over the construction traffic using the track to gain access to the new development on Hyde Lane. It was agreed that the Clerk write to Highways to ask if improved signage can be put on the track saying access only no through road.

10. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 21st April 2021

11. DATE OF NEXT MEETING

The date of the next meetings:-

Planning Committee 28th April 2021

N Plan 6th April 2021

12. 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.

21/00054/FUL	136 Enville Road Kinver Proposed front roof dormer window and internal alterations for wc. to loft bedroom	App. Rec App.
20/00471/FUL	12 Hampton Grove Kinver The construction of 2 no. 4 bedroom dwellings. Amended design of development approved under Planning Application 17/00203/FUL	App. Rec App.
21/00005/FUL	Harts Tree Services Wood Yard W'ton Rd Prestwood Proposed unit for machinery of size of 60m.sq. and unit for timber drying of size of 108m.sq.	App. Rec App.
20/01124/FUL	Kinver Constitutional Club 119 High Street Kinver Proposed raised decking area	App. Rec App.
20/01014/FUL	Tubden Lawnswood Drive Lawnswood Proposed Garage	App. Rec App.
20/00761/FUL	11 Dunsley Road Kinver Extension forming new kitchen, dining sitting room and study	App. Rec App.
21/00002/LUP	2 Round Hill Farm Cottages Whittington Hall Lane Decided. We are wanting to convert the loft into a rear full width dormer with a hip to gable conversion at the same time with two sky lights on the front elevation.	
20/00477/COU	Wagatails Dog Day Care Mile Flat Greensforge Change of use from football pitch to stay and play walking area for dog owners (rest of site is designated dog day care business - sui generis)	Decided
20/00614/FUL	Tristolde Hunters Ride Lawnswood Demolition of existing dwelling and construction of a new 6 bedroom house with integral garaging	App. Rec App.

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Appendix 2 to the minutes of the Planning and Development Committee held on the 31st March 2021
**MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER
PARISH COUNCIL HELD ON MONDAY 8TH MARCH 2021 AT 7.00PM VIA ZOOM SOFTWARE**

Present: Councillors Mrs C Allen, S Anderson, Ms E Lord, G Sisley, P Wooddise , M Smith, E Simons, Miss V Webb and Miss F Holloway.

Also in attendance Miss J S Cree and Mrs M Fullwood

1. To receive apologies of absence.

District Councillor Mrs L Hingley , Mrs Anne Becke and Mrs Dew sent their apologies.

2. To receive the minutes from the meeting held on the 22nd February 2021

The minutes of the meeting of the Neighbourhood Plan Steering Group held on the 22nd February 2021, having been circulated previously, were approved as a true record of the proceedings.

3. Report on meeting with South Staffs Planning.

During a long meeting with SSDC planners on 2 March, it became apparent that their structure for developing Local Plans does not include any way in which Neighbourhood Plan or other village groups can influence Site Allocations, before they decide on the 'Preferred Options' . The Preferred Options consultation, which is probably September or after, gives 6 weeks to respond, which is almost impossibly tight to carry out a proper village opinion survey of adequate standard. SSDC appear committed to this approach, no earlier discussion is possible, and they refuse to publish in advance the full data on the basis of which the Preferred Options will be chosen.

It was noted that in South Staffordshire there have not been a completed Neighbourhood Plan, Codsall are 6 months ahead of Kinvers Group, but have at the moment got the plan on hold. The Clerk to contact their Clerk to ask what their experience has been so far and why the process has been suspended.

The main point of the meeting was to consider whether or not to proceed with the Kinver Neighbourhood Development Plan in the light of South Staffordshire's clear unwillingness to engage with the NDP process.

Following a detailed discussion on the meeting, it was decided to continue with the Neighbourhood Plan for the time being and the following action points were agreed:-

Firstly - the Chair / Cllr E Lord to send a summary of what they believe was the discussion / outcome of the meeting held with the District Council if minutes / recording of the meeting did not take place.

Secondly – Cllr E Simons will send a strongly worded letter asking for a full response in writing of how the SAD process works and how the Parish Council can be involved in the future. Copied to the Chief Executive of the District Council and MP Gavin Williamson.

4. Any Other Business

The Clerk reported that she had asked for a price from the Housing Association to print our questionnaire and send it out with the housing needs survey to all households in the Parish to try to combine the cost and get best value.

5. Date of next meeting

Design Code meeting 15th March 2021 with AECOM (Cllrs C Allen, E Simons and E Lord)

Nplan meeting 22nd March 2021

Meeting closed at 8.30pm

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Also in attendance Miss J S Cree and Mrs M Fullwood

6. To receive apologies of absence.
Mrs Dew sent her apologies.

7. To receive the minutes from the meeting held on the 8th March 2021
The minutes of the meeting of the Neighbourhood Plan Steering Group held on the 8th March 2021, having been circulated previously, were approved as a true record of the proceedings.

8. To discuss progress with the Issue and Options document, and how best to keep up momentum. Identify any problems and consider how to overcome.

Members gave their updates on the sections that they are working on.

It was agreed that members review the Issues and Options document, make comments by the 31st March to Councillor Mrs E Lord.

Action: All members.

9. To consider the timetabling of the surveys/ questionnaires currently under consideration, ie.

Housing Needs Survey (Not yet written. If it is done by mid-May, AECOM will be able to incorporate the results in their Housing Needs Assessment document.)

The Clerk to circulate the draft document prepared for Bilbrook to members for comments back as soon as possible and to contact Leslie Birch from South Staffordshire Housing Association to get a timescale for the survey and to ask if the 6 weeks consultation can be shortened. She will also contact AECOM to let them know the expected date to see if this fits in with their time scales for the Housing Needs Assessment.

Action: The Clerk and Councillor Lord to progress this.

Issues and Options Questionnaire : (This requires completion of the I&O document)

As agreed above all members to review the document and submit comments by the 31st March 2021. The Business Needs Survey will be issued as part of the main question, with those entering their responses can skip this section, and complete the other questions.

Gathering opinion of Kinver residents on Local Plan site allocations. (If we consult Kinver residents after publication of the Preferred Options, so that we know what the options are, this gives us only 6 weeks, so we would need to have the survey ready to go in advance.

This to be discussed at the next meeting, if dates have been released for consultation.

Any Other Business

District Councillor Mrs L Hingley will contact Annette Roberts to see if the notes submitted for the meeting have been agreed.

10. Date of next meeting

Nplan meeting 6th April 2021 - Meeting closed at 8.30pm