

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 11<sup>th</sup> MAY 2022 AT 6.00 PM AT 95 HIGH STREET, KINVER

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

Also in attendance Clerk Miss J Cree and Cllr S Anderson.

1. APOLOGIES FOR ABSENCE

To accept an apology of absence from Councillor P Wooddise.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

Cllr S Anderson declared an interest in relation to the Planning Application for the White Harte Caravan Park, and took no part in the discussion or debate on this item.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 13<sup>TH</sup> APRIL 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

An up to date list was circulated to members of the Council.

The Clerk shared an email from SSDC re the S106 related to funds from Lowestone Court. The Clerk to clarify if this is the correct planning application or is it relating to the Hyde Lane Development.

An Enforcement application has been submitted by the Council re 2 properties on Hunters Ride, as the grounds have been cleared. To discuss further at the next planning meeting.

5. PLANNING APPLICATIONS

22/00392/FUL      7 Cedar Gardens, Kinver  
Alterations to kitchen and garage to form enlarged kitchen and new shower room.

**We note the application should complying with Building Regulations, and bricks matching the existing property. We note the application is lacking in detail and planning information and we believe it should not have been validated.**

22/00424/COU      41 High Street, Kinver  
Conversion of 2 retail units on the ground floor, sewing room and 5 offices and one self contained apartment on the second floor.

**Recommend Approval subject to complying with building regulations**

22/00364/TREE      Edgecliffe House, Foley Street, Kinver  
Remove a fir, Holly Palm and Cherry

**Recommend refusal on the grounds that the trees being removed would change the street scene. If this application is approved we would want to see substantial trees being replanted with native specimens.**

22/00407/TREE 2 White Harte Caravan Park, Kinver  
Dismantle and remove cypress tree

**Recommend Refusal as there is no detail or grounds for removal and the application lacks any detail.**

22/00381/FUL The Mile Flat House, Greensforge  
2 temporary caravans to be sited for 3 years for houses to be built.

**Recommend Approval subject to 1 caravan being allowed on the site for a maximum of 24 months.**

22/00355/FUL 8 Norton Road, Norton  
Single storey extension to rear of house to extend kitchen and diner / living room and single storey extension to front entrance and porch.

**Recommend Approval**

21/01290/FUL Former British Legion, Kinver  
Completion of demolition of derelict former social club construction of new residential apartment block.

**Recommend Refusal due to the concerns over the area flooding, as this has been flooded in recent times up to the proposed access to the site, which the Council has photographic / video evidence of this. We would ask that this application is called in by the District Councillors to discuss at the Committee.**

**If the application is approved then the whole of the road should be brought up to an adoptable standard and deal with the flooding issues due to the small culvert. Acoustic mitigation would be required for the development due to the closeness of the Edward Marsh Centre, playing fields (cricket, football etc) and parking. The Management company should have be held accountable to keep the culvert clear. Rain water harvesting for the roof should be also included if approved.**

22/00461/TTREE 22 Forest Drive Kinver  
Tree Preservation Order 7/1961. T1, Castanea spp. (Sweet Chestnut) - Crown Reduction by up to 2.5 metres, Crown Lift by up to 5 metres. T2, Castanea spp. (Sweet Chestnut) - Crown Lift by up to 5 metres. T3, Castanea spp. (Sweet Chestnut) - Reduce to 8 metre 'Habitat' stem. T4, Castanea spp. (Sweet Chestnut) - Dismantle and remove. T5, Castanea spp. (Sweet Chestnut) - Crown Reduction by up to 2.5 metres, Crown Lift by up to 5 metres. T6, Castanea spp. (Sweet Chestnut) - Reduce stems over neighbouring property by up to 2.5 metres. T8, Larix spp. (Larch) - Dismantle and remove. T9, Quercis spp. (Oak) - Reduce crown back to livewood

**We note there are 2 trees proposed for removal, we have concerns these should not be removed unless there is a specific issue. The other items we have no issue with but we refer the final decision to the Arboricultural Officer.**

22/00434/VAR Kings Lodge Bridgnorth Road Stourton  
Application Reference Number: 18/00375/FUL Date of Decision: 22/08/2018  
Condition Number(s): 2 & 3 Conditions(s) Removal: Applicant wishes to change the external appearance of the house from that previously approved.  
2. The development shall be carried out in accordance with the approved drawings: Project no. 17-110-5 & 6A received on 01/05/2018 and drawings

22065/002 received on 21/04/2022. 3. Condition 3 to be deleted as materials are stated on drawing 22065/002.

**Recommend Refusal as the original application should stand and no conditions should be discharged.**

22/00382/TTREE Dreycott Hunters Rise

Remove and dismantle sweet chestnut

**Recommend Approval as the tree is diseased, a replacement tree should be replanted of a substantial size and native species.**

22/00441/FUL Herons Reach Stables, Ashwood

Change of use for land to include equestrian sales with new building to replace existing. All as indicated in the drawing

**Recommend Approval subject to complying with the Canal Conservation regulations and no issues relating to heritage i.e the Roman Forte.**

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 meetings held on the 4<sup>TH</sup> and 27<sup>th</sup> April 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

None were received.

9. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 6<sup>th</sup> June 2022.

10. DATE OF NEXT MEETING

The date of the next meeting is the 15<sup>th</sup> June 2022 at 7.00pm.

11. 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 11<sup>th</sup> May 2022

22/00217/LUP	10 Hawthorne Way Kinver Proposed rear dormer to roof	App.	
22/00133/LUE	Mile Flat House Mile Flat Greensforge Use of the land as a residential garden. The erection of a raised fish pond, toilet building and childrens play area under permitted development rights.	App.	
22/00143/FUL	3 Lockside Drive Kinver Single storey rear extension	App.	
22/00255/FUL	Sherwood House Astles Rock Walk Kinver Single-storey first floor rear extension to form additional living space	App.	Rec App.
22/00333/FUL	72 Enville Road Kinver Single storey rear infill extension.	App.	Rec App.

02/05/2022

**MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON MONDAY 4<sup>TH</sup> APRIL 2022 AT 7pm**

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Present: Councillors Mrs C Allen, G Sisley, E Simons, K Hosell and Ms E Lord.

1. To receive apologies for absence.

District Councillor Mrs L Hingley and Miss E Stokes, Mrs L Roche and Miss A Roche sent their apologies.

2. To receive the minutes from the meeting held on the 21<sup>ST</sup> March 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. Screening document: check current version for submission to KPC and SSDC

An updated screening document has been circulated with updated policies.

The main screening document amendments / comments:-

Page 5 portrait of the village parish, strategy for sustainable development – 4<sup>th</sup> line down – population figures? New figures should be out shortly to add these in as and when we can.

Early evidence Hill Fort and Roman Camp? Change the words to Greensforge Hill Fort.

Page 6 – Kinver Village - aggravated by Covid Pandemic not epidemic..

Page 7 – Community – GP Surgery – Add comment has been problems recent times. Add date for comments and a caveat to this affect.

- public transport – bus service limitations ? needs to be kept an eye as this may change in September.

Additional Photos may be requested from Dave McGirr.

Page 52 the map is missing.

Cllr E Simons to check the areas on Conservation.

Potters Cross junction – island ? A lot of people turn into White Hill, and this is a major issue as cars are on the wrong side of the road.

Page 45 highlighted - when does this get resolved? Needs to be removed

Page 35 - needs looking at, resolved with the new policy.

Page 41 – Footer ref no 2? Cllr E Simons to remove.

Individual site maps to be added.

The Policies Document amendments / comments:-

Living and working – blank page – title page

Community facilities – Assets of community value, interpretations.

Natural Environment – maps are same as screening document. – item 6 Stourbridge? Add Enville / neighbouring settlements? keeping separation of areas.. Habitat maps need to be clarified and the NT will provide any maps supporting the Heathland, Heathland is the main topic and add the others in, Hannah to have a look at the wording.

Items 4, 5 and 6 Cllr E Simons is ok with.

Cllr E Simons left at this point left at 7.55pm.

Cllr K Hossell agreed to help with the layout of the screening document.

4. Website: Review for updates required

Documents need to be added onto the website and the members of the steering group updated.

5. Potter's Cross: possible options, and evidence required

Discussed above.

6. Aob

None were reported.

Meeting closed at 8.15pm

**MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON WEDNESDAY 27<sup>TH</sup> APRIL 2022 AT 6pm**

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Present: Councillors Mrs C Allen, G Sisley, E Simons, K Hosell and Ms E Lord.

7. To receive apologies for absence.

District Councillor Mrs L Hingley and Miss E Stokes, Mrs L Roche and Miss A Roche sent their apologies.

8. To receive the minutes from the meeting held on the 4<sup>TH</sup> April 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.

9. Progress with Screening version submitted to SSDC

10. Completion of documentation for Reg 14 consultation:

- Final Neighbourhood Plan version
- Local Green Spaces designation
- Heritage document
- Biodiversity document
- Community engagement document

11. AOB

12. Date of next meeting – 9<sup>th</sup> May 2022

Meeting Closed at