

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 28TH JULY 2021 AT 7.00PM AT THE 95 HIGH STREET, KINVER

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

1. APOLOGIES FOR ABSENCE

To accept the apologies of absence from Councillor E Simons.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

Councillor S Anderson declared a non-pecuniary interest in relation to Planning Application 21/00653/FUL.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 7TH JULY 2021

The minutes of the meeting held on 7TH July 2021 were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT MATTERS RECEIVED

None were received. It was noted that the list of outstanding items for the Parish is being collated to be forwarded to the Enforcement Officer for comments. Clerk to Action.

It was noted that the rear of the former Spar buildings needs to be reported to the District Council to be tidied up as it is in the Conservation area. The Clerk to ask what are the options are re the site and report this issue to Enforcement.

5. PLANNING APPLICATIONS

21/00078/OUT 41 High Street, Kinver

Change of use of commercial buildings to apartments (amended plans)

Previous recommendation Recommend Refusal on the grounds that:-

There is no parking allocated for a further 5 properties on the High Street, which will potentially create 10 further cars on the existing free car park. There is an issue with insufficient parking already for existing residents and people shopping in the High Street. If this permission is granted where will you advise that these cars park?

There is no capacity on the application for the 10 bins that will be required for the 5 properties and this property is near a designated flood plain.

We also note with concern that this is losing another commercial property within the Parish.

A letter to be written to the 3 District Councillors requesting the planning application is taken at Committee.

We note our original recommendation above, where our concerns re parking are still relevant to this new application. We are encouraged by this new application as this is an improvement on the previous application. We support the mixture of commercial elements and recommend a maximum number of 3 flats in the development.

We notice bin locations have not been shown. We strongly request the bins are not allowed to be stored on the High Street as this is in the conservation area and would also be a trip hazard for pedestrians. We would also recommend the access into the building should remain where it is onto the High Street. We also note that there is a large window on the side of the building which will, if converted to a flat cause an issue with privacy on the property opposite.

21/00738/FUL Beam Ends, Prestwood Drive, Stourton
New attached single storey garage at side of house

Recommend Approval subject to the garage complying with Greenbelt regulations

21/00653/FUL Dreamcote, Birds barn Lane, Kinver
Erection of detached garage

Recommend Approval subject to the garage complying with Greenbelt regulations

21/00625/TTREE 68a Hyperion Road, Stourton
Remove a sycamore and dead willow trees

Refer a decision to the Arboricultural Officer, we note that if the tree is to be removed a native replacement tree should be re-planted

21/00686/TTREE Beech Trees, James Street, Kinver
Remove 2 cyprus trees

Refer a decision to the Arboricultural Officer, we note that if the trees are to be removed native replacement trees should be re-planted

21/00757/LBC Stourton Lock, Prestwood Road, Stourton
Lock Ladder alterations, this includes a replacement ladder and the widening of the ladder recess to the lock chamber.

Recommend Approval

21/00776/FUL 4 Foley Street Kinver
Proposed detached 4 bedroom house with integral garage

Recommend Approval and the build should be as close to carbon neutral as possible i.e effective insulation, EV points etc.

21/00775/TTREE - 6 Lawnswood Drive Lawnswood

Tree Preservation Order 37/1980 T1-T3, 3 x Castanea spp. (Sweet Chestnut)
– Fell

Refer a decision to the Arboricultural Officer, However we would recommend refusal as we can see no issue as to why these trees need to be removed we note that if the trees are to be removed native replacement trees should be re-planted

21/00739/FUL Heath Barn Kidderminster Road Whittington
Two storey-side extension to kitchen area and new roof to provide second floor accommodation to existing single-storey element

Recommend Refusal on the grounds that this is an overdevelopment of the site in the Greenbelt. It does not comply with the current Greenbelt Regulations as the building curtilage has already been substantially extended.

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

Information detailed below for the Fox Inn:-

The Appeal for The Fox Inn, 458 Bridgnorth Road, Stourton to extend the Carpark – appeal dismissed. We note that the existing car park surface needs to have remedial work undertaken. This was noted.

9. CORRESPONDENCE RECEIVED

Cllr Mrs C Allen reported that she had attended a Planning Training Session on the new White Paper. In the training session it was noted that Shipley in Yorkshire has set up a new Town Council, and they were advised that they should undertake a Neighbourhood Plan. It was noted that from the 1/8/21 the Permitted Development is being extended to allow commercial space in towns to be changed to residential. It was noted that the Parish should write to our MP expressing concerns that with the White Paper we will lose our first line of defence re planning, (CPRE may be able to help with this topic). Concern was expressed that those that cannot respond in a digital format this system is penalising them in responding, help should be made locally to support this section of the Community.

District and Parish Council's should work together with regard to Planning Applications.

10. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 11th August 2021

11. DATE OF NEXT MEETING

The date of the next meetings:-

Planning Committee Wednesday 18th August 2021 7.00pm
N Plan Monday 16th August 2021

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 28th July 2021

21/00523/FUL	Rangiora Comber Road Kinver Rear Extension and Side extension	App.	Rec App
21/00472/VAR 19/00777/FUL	The Paddocks, Mile Flat Removal of condition 9		Comments
18/00190/COND	4 Foley Street, Kinver Discharge conditions 3 – 7	App.	
21/00556/FUL	37a Jenks Avenue, Kinver 2 storey side extension and single storey rear extension	App.	Rec App.
21/00520/FUL	The Firs, Hyde Lane, Kinver App. Demolition of existing garage and provision of new 2 storey extension Proposed demolition and rebuild of existing rear utility extension New detached timber framed garage/carport		
21/00550/COU	The Sports Ground Mile Flat Greensforge Retrospective application for change of use of land adjacent to the existing building for an additional use as an authorised dog day care centre for exercising dogs, with associated external works. The use of the building and the land edged in red will remain as a mixed use for doggy day care and a sport use [D2].	App.	Rec App.
21/00511/FUL	Kinver Constitutional Club 119 High Street Kinver Reduce height of existing raised decking area to max 150mm above ground/patio level. Timber pergola to same area.	App.	Comments
21/00548/LUP	7 Foley Street Kinver Replace bay window at front with bi-fold doors giving access to existing balcony. Replace balcony railing with glass balustrade.	App.	

14/7/21

MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON MONDAY 28th JUNE 2021 AT 7.00PM VIA ZOOM SOFTWARE

Present: Councillor Mrs C Allen, E Simons, G Sisley, E Lord, Miss Emily Stokes, Miss Alexandra Roche

Also in attendance Miss J S Cree

1. To receive apologies for absence.

Councillor P Wooddisse, District Councillor Mrs L Hingley and Mrs M Fullwood, Mrs Dew, Mrs Ann Becke and Miss F Holloway sent their apologies.

2. To receive the minutes from the meeting held on the 14th June 2021
The minutes of the meeting of the Neighborhood Plan Steering Group held on the 14th June 2021, having been circulated previously, were approved as a true record of the proceedings.

3. To receive an update on the next grant phase application and agree action
The grant application was agreed as appendix 1 is to be submitted as soon as possible for the maximum of £8000.

Action: Clerk

4. To discuss community engagement and agree next steps, (school/college ages (simplified approaches), young adults, businesses)
Miss Alexandra Roche will prepare a spreadsheet with the details of organisations and how we may be able to interact with them, such as talking to Play Groups etc.. Guides / similar groups could look at information for badges.

Action: Alexandra Roche.

Business – Councillor Geoff Sisley has been talking to the businesses , and is trying to get the businesses to liaise together. Geoff will liaise with Kinver Online - Andy Calloway and discuss further.

Action: Geoff Sisley

5. Next Steps: how to start working up Draft Proposals.

Now that the questionnaire is ending, we need to start creating proposals. It was suggested that looking at recent NDPs, could provide ideas on types of policy and how best to write them to make them effective. Suggested sites include: Alderley Edge (<https://www.alderleynp.com/>); Biddulph, which Hannah 2 2/6/21 was involved in (<https://biddulph.co.uk/wp-content/uploads/2020/11/BiddulphNeighbourhood-Development-Plan-2020-FINAL.pdf>).

Action: All members

6. Building the evidence and document base:

Councillor Eunice Lord suggested setting up a central location (on Dropbox or other cloud facility) to hold documents and evidence as we build the Plan.

Action: Eunice Lord

7. Liaison SSDC re Next Steps

To build the Evidence Base, we will need to request disclosures from SSDC. Discussions need to take place with the requirements for a list of required

documents from the various Councils / organisations, members to give Councillor Eunice Lord the details to collate.

Action: All members

8. Any Other Business

We need to invite the consultant to a zoom meeting in the next couple of weeks, Councillor Eunice Lord will liaise with the Consultant on what we need to prepare for the meeting. Possible dates of the 17th or 24th July.

Action: Eunice Lord

9. Date of next meeting Monday 12th July 2021

Meeting closed 8.30pm