

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

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

Also in attendance: Clerk Miss J Cree.

1. APOLOGIES FOR ABSENCE

To accept an apology of absence from Councillors K Slade and E Simons.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

No declarations were recorded.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 16<sup>th</sup> MARCH 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

None were received. The issue relating to the shipping containers on the Spar Co-Op. SSDC have written to the land-owner and an outcome is awaited.

5. PLANNING APPLICATIONS

22/00085/FUL Land at Broadacres Close, Prestwood  
Proposed 2 number detached bungalows

**Recommend Approval subject to the access being improved and widened and this should be approved by Highways. Any trees that are removed should be replaced with substantial specimens.**

22/00255/FUL Sherwood House, Astles Rock, Kinver  
Single storey first floor rear extension to form additional living space.

**Recommend Approval subject to the narrow access being maintained at all times for public access via cars or walkers when building supplies / workers are accessing the site. We would request the applicant submits a delivery schedule / plan.**

22/00276/FUL 59 White Hill, Kinver  
Double storey side extension. Single storey front and rear extension with a new front porch. New dormer, new windows and internal layout to suit.

**Recommend Approval**

22/00333/FUL 72 Enville Road, Kinver  
Single storey rear infill extension

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

22/00283/FUL land adjacent to 26 Dark Lane, Kinver  
2 year temporary consent to site a caravan for the use of the applicant whilst the dwelling is constructed.

**Recommend Refusal as we would not accept 2 years for the temporary caravan however, provided that we would accept 12 months with the option to renew it at the end of that time. We also have concerns the foul water disposal system needs to be confirmed. Confirmation that the hedge remains for the life of the site and should not be removed when the development is completed.**

**We would request that this important hedgerow is officially protected.**

22/00306/TTREE Tinkers Cottage, Lawnswood  
Crown thin 3 x chestnut trees

**Recommend Approval subject to the work not being undertaken during the nesting season.**

22/00344/FUL Hill Fields House, Prestwood  
Proposed front extension

**Recommend Approval subject to complying with Greenbelt regulations as this is the second application in recent months (22/00172/FUL) and this should be taken into consideration before a decision is made.**

22/00358/FUL Mile Flat House, Mile Flat  
Retrospective Planning application for demolition of stable / store building, constructed in brickwork, used to store motor vehicles and boat storage and replaced with an entertainment bar

**Recommend approval subject to the area / structure only being used for Leisure Purposes and a section 106 should be put in place to this effect.**

22/00337/FUL Land at Hunters Ride, Lawnswood  
The amended design of the development approved under planning application 21/00003/FUL for a new dwelling.

**Recommend Approval subject to no additional trees from the previous plans to be removed, if they are additional trees should be planted in their place.**

22/00370/FUL The Old Surgery, High Street, Kinver  
Conversion of front room into garage and reinstatement of an original doorway with associated internal works. Removal of existing redundant steel stair at rear of property and replacement of existing rear window with a single door to allow utility access via the garage to the rear garden.

**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 any parking spaces is unacceptable when they are already at a premium in the village.

**We would request that this application is not decided by the Officers and a decision should be made by the full regulatory committee.**

**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 21<sup>st</sup> February and 7<sup>th</sup> March 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**

The appeal for Cookley Stables has been dismissed.

**9. CORRESPONDENCE RELATING TO THE WHITE HARTE FLATS**

The information received from SSDC was circulated to members and noted.

**10. ITEMS FOR FUTURE AGENDA**

To be with Clerk by the 2<sup>nd</sup> May 2022.

**11. DATE OF NEXT MEETING**

The date of the next meeting is the 11<sup>th</sup> May 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 13<sup>th</sup> April 2022

22/00027/LUP	Kingsford House Kingsford Lane Kinver	Ref	No comments.
	Proposed ancillary building to replace wooden stable block		
22/00019/VAR	Hill House Cookley Lane Kinver	App.	Comments
	Application Reference Number: 10/00684/FUL Date of Decision: 13/01/2011. Condition Number No 3: The request is for the condition to be removed to reinstate permitted development rights.		
21/01285/VAR	Stag Meadow High Street Kinver	App.	Rec App.
	Variation of Condition Number 4 of 18/00983/VAR to extend the temporary siting of a storage container for 2 years.		
22/00210/LUP	68 Meddins Lane Kinver	App.	No comments.
	Convert an existing office into a utility room, adding plumbing and an external door.		
22/00094/FUL	39 High Street Kinver	App.	Rec App.
22/00095/LBC	Demolition of timber lean-to and garage. Single storey kitchen extension		
22/00172/FUL	Hillfields House Prestwood Drive Stourton	App.	Rec App.
	Proposed two storey rear extension		
21/01163/FUL	Edge View Nursing Home Comber Road Kinver	App.	Rec App.
	Single storey, 3 bedroom, wheelchair accessible accommodation block		
21/00992/FUL	The Barn White Hill Kinver	App.	Rec App.
	Proposed Oak Framed Gazebo Extension		
22/00132/TTREE	Fair View, Dark Lane, Kinver	App.	Rec Ref
	Fell pine trees		

28/3/2022

**MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF KINVER PARISH COUNCIL HELD ON MONDAY 21<sup>st</sup> MARCH 2022 AT 7pm**

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Present: Councillors Mrs C Allen, G Sisley, E Simons and E Lord and District Councillor Mrs L Hingley; P Jones for item on Potter's Cross; Mrs H Barter (consultant).

1. To receive apologies for absence.

Councillor K Hosell 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 7<sup>th</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. Local Green Spaces - changes to site list following consultation; next steps

The Green Space consultation has been completed. The final list is down to 30 sites proposed for designation. Certain sites were removed because in the light of additional information it was found that they did not qualify, or existing protection was deemed sufficient to protect the amenity.

4. Policy document and interpretation

District Councillor Mrs L Hingley left at this point.

Mrs Barter will provide an updated policy document shortly, taking on board recent queries/suggestions on policies and their interpretation from the Steering Group. It was agreed that Councillor E Simons would speak to Dave Chetwyn of UVE consultants, about strengthening the policy for protecting the Burgage Plots..

The policy document, including the Green Space proposals, and the associated Background Document will go forward for Screening by South Staffordshire DC (Ed Fox) once amended/completed.

5. Screening document: progress towards submission to SSDC

The target date for submission for screening was agreed as first week of April. To achieve this, the Parish Council at its meeting on 6 April must approve the draft Policy Document for submission for Screening for SEA and HRA (i.e. Strategic environment Assessment and Habitats Regulation Assessment). This needs to be an agenda item for the PC meeting on 6<sup>th</sup> April and the draft Screening Policy Document needs to be circulated to the PC by 30<sup>th</sup> March.

The opportunity for changes to policies will be limited after submission for Screening, although there is more flexibility to modify the interpretations. Screening is expected to take about 14 weeks. The next step is Regulation 14 submission, by which time policies should be set.

Work required to complete Screening documents by 30 March:

The Policy document will contain the updated policies; brief background information about Kinver; and for each policy, brief rationale. The Background Document contains more detailed policy and factual evidence.

Councillor E Simons agreed to contribute the required text for the Historic Environment and Conservation areas policies in the Policy Document, and also to contribute additional background information, including a map of the historic extent of the burgage plots, for the Background document. He will emphasise the repeated harm of accumulated changes to the Burgage plots, which means that the Plan needs to take a hard line to stop losing any more.

Councillor E Lord and Mrs C Allen will work on both documents, and will meet with Hannah Barter on 25 March to sort out remaining details for finalising the documents.

Action:

The Clerk to ensure agenda item for KPC meeting on 6 April re Screening Submission

Councillor E Simons: Heritage and Conservation Area rationales and evidence by 29 Mar

Councillors Mrs C Allen and E Lord: Zoom call with Hannah 25 March 8 am

: Screening documents to Clerk by 30 Mar;

6. Staffs Wildlife Trust: making best use of their report

The draft report has been received, and the final copy is awaited. The mapping data is to be used in the Plan, with any data that backs up the wildlife corridors for example. The National Trust may have some useful data that could be used, as they had to collect it for the tree felling licence.

The report and maps will be of value particularly in responding to planning proposals, to avoid damage to wildlife corridors, important habitats etc.

7. AOB

The final Design Code has been received, and was seen by all as an excellent document, much improved.

*Potter's Cross junction.*

The Plan transport policy includes reference to safety and traffic issues at the junction / area of Potters Cross, and the potential aggravation of problems by new developments.

While the Plan cannot put forward road system changes as policy, it would be possible to include proposals within the non-policy section of the Plan, as an appendix. This approach has been used successfully by other Neighbourhood Plans. Discussion with Highways could inform the drafting of such a solution, and its potential take-up. Evidence would be required including traffic and accident data.

Mr P Jones joined the meeting by request. He outlined potential improvements to the Potters Cross junction, based on a mini-roundabout at the junction between Enville Road and Meddins Lane. This would slow traffic, and improve safety. Mr Jones has already discussed his thoughts with Mark Keeling of Highways. It would be nice to include the street scene in this area, as SSDC did in the High Street. This could be an ideal project for a S106 fund. Additional data on traffic flow as well as a traffic count would help to make a case. Also look at the collisions / crash data on the road. Mrs Barter will share with the group information on sourcing more detailed accident statistics which can be passed to Mr Jones.

The SG agreed that this option should be pursued in more detail, with Mr Jones' help. Since the option would be outside the Policy part of the Plan, it need not to be included until Reg 14 submission, probably late summer.

Action: Councillor E Lord and P Jones to discuss next steps .

*Allotments:* The SG considered that there was a demand for allotments as evidenced by the Consultation, and that the PC should seek to find land to provide these. It was agreed to add this to the list of desirable infrastructure in the Plan. Such provision could potentially be part of a planning condition or developer contribution.

*Light Pollution:* Councillor G Sisley stated that he was not entirely convinced of the suitability of bat lighting, having visited a site. It was agreed that the policy on minimizing light pollution should not at this stage specify types of lighting, pending further assessments.

*Grant:* The final grant claim has been submitted to Locality.

Meeting closed at 8.10pm

Date of next meeting: Monday 4 April, 7pm, at Council Offices