

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 13<sup>th</sup> JULY 2022 AT 7.00 PM AT 95 HIGH STREET, KINVER

Present: Councillors: H Williams (Chairman), Mrs C Allen (Vice Chairman), P Wooddisse, K Slade, S Anderson and G Sisley.

Also in attendance Clerk Miss J Cree.

1. APOLOGIES FOR ABSENCE

To accept apologies of absence from Councillors JK Hall (Ex-Officio), Ms E Lord, E Simons, K Hosell.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 15<sup>th</sup> JUNE 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 / CORRESPONDANCE MATTERS RECEIVED

No further update on the S106 related to funds from Lowestone Court.

Update on the shipping containers from Enforcement.

5. PLANNING APPLICATIONS

22/00549/FUL Park Ridge Comber Grove Kinver  
Erection of detached double garage with store within roof space, to rear of existing property.

**Recommend Approval subject to the garage having a S106 on it so the site remains as one and it cannot in the future be sold as a separate dwelling.**

22/00567/TTREE Beaufort House Hunters Ride Lawnswood Staffordshire DY7 5QN  
TPO No. 38/1979: T1 and T2, Betula spp. (Silver Birch)- Dismantle and remove.

**This application was referred to the Arboricultural Officer and we would request if trees are allowed to be removed suitable replacement trees should be planted.**

22/00606/TTREE Whiteoaks 5 Rockmount Gardens Brockleys Walk Kinver  
TPO No. 7/1961: Acer spp. (Sycamore) - Dismantle and remove

**This application was referred to the Arboricultural Officer and we would request if trees are allowed to be removed suitable replacement trees should be planted.**

22/00580/LBC Whittington Inn Kidderminster Road Whittington  
22/00579/FUL Engineering operation for the removal of existing septic tank and installation of a new replacement sewage treatment plant and grease trap

**Recommend Approval subject to the public right of way that runs directly through the site is not blocked or obstructed whilst the works take place or when it is completed.**

22/00623/TTREE Severn Trent Mill Lane Kinver  
Tree Preservation Order 7/1961 - Sambucus spp. (Elder) and Tilia spp. (Lime) - Crown reduction by up to 5 meters back to fence line

**No Objection subject to the Arboricultural Officer is satisfied with the application. We would like to see further trees being planted in this area.**

22/00530/FUL 2 Broadacres Close Prestwood  
The Application seeks retrospective consent for the use of green belt land for agricultural purposes and to retain structures ( shed, greenhouse, fruit cage, cold frame) that have been inadvertently erected without planning permission.

**Recommend Refusal as this is Greenbelt land that is being used for a garden, and the proposal is does not constitute an agricultural area.**

22/00609/FUL The Roe Deer Lawnswood Road Lawnswood  
Proposed conversion of disused walled garden into overflow car park area

**The application should have a biodiversity report for the walled garden, to see what species of flora and fauna live in this area before any decision is made to change the area to a car park. If the application is approved the wall should be retained and balance between how it is now and the proposed car park should be made.**

22/00626/FUL Farthingale Norton Road Iverley  
First floor rear extension

**Recommend Approval**

22/00629/TTREE Land at the rear of the Copse, The Oval, Prestwood.  
Tree Preservation Order 77/1985 - Tilia spp. (Lime) - Dismantle and remove

**This application was referred to the Arboricultural Officer and we would request if trees are allowed to be removed suitable replacement trees should be planted.**

22/00637/TREE 74 High street, Kinver  
Kinver Conservation Area: Trees 1, 2 and 3, Acer spp. (Sycamore) x 3 - Dismantle and remove.  
Tree group, Cupressus spp. (Leyland Cypress) - Dismantle and Remove

**This application was referred to the Arboricultural Officer and we would request if trees are allowed to be removed suitable replacement trees should be planted.**

22/00646/LUE Stourbridge Lodge, Wolverhampton Rd, Prestwood  
Certificate of lawfulness for existing development of a self contained residential unit.

**Recommend Refusal, as this development was built without planning permission in the greenbelt. During construction it was reported to the Enforcement team at SSDC and no action was taken when reported back in 2018, and a site visit took place at that time by Lucy Macdonald (as per the applicants planning statement). It was asked to have this application called in to ascertain why the development was allowed to carry on without permission and reach the stage that it is now wanting to be formally allowed to remain.**

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 20<sup>TH</sup> June and 4<sup>th</sup> July 2022 minutes are attached as appendix 2 to these minutes. Consultation for regulation 14 will start on the 23<sup>rd</sup> August and runs till the 4<sup>th</sup> October 22.

8. TO RECEIVE APPEAL NOTIFICATIONS AND DECISIONS

None were received.

9. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 3<sup>rd</sup> August 2022.

10. DATE OF NEXT MEETING

The date of the next meeting is the 10<sup>th</sup> August 2022 and 1<sup>st</sup> September 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 13<sup>th</sup> July 2022

22/00500/LUP	7 Larch Close Kinver Single storey extension at the rear of the property with pitched roof and 2 velux windows	App.	N/A
22/00424/COU	41 High Street Kinver Conversion to two retail units on the ground floor, sewing room and five offices on the first floor and one self-contained apartment on the second floor.	App.	Rec App.
22/00480/LHSHLD	52 Huntsmans Drive Kinver Single storey rear kitchen extension with facing brickwork walls, tiled pitched roof and upvc windows and doors to match the existing property.	App.	N/A
22/00410/LHSHLD	Beam Ends Prestwood Drive Stourton Demolition of conservatory and building a extension. Extension is 6.35m wide, 8m long and diagonally joining to both sides. On the rear of L shaped house.	App.	N/A
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.	Ref.	Rec Ref.
22/00381/FUL	Mile Flat House Mile Flat Greensforge Temporary caravan/mobile home '2 year consent' to accommodate owners living accommodation while the demolition of the existing dwelling and a replacement new dwelling is being constructed under - 21/01190/FUL.	App.	Rec App.
22/00458/FUL	Cookley Lane Stables Cookley Lane Kinver Storage building for hay, bedding, machinery and equipment	App.	Rec App.
22/00457/FUL	10 Castle Street Kinver Proposed detached car port and storage	Ref.	Rec App.
22/00460/FUL	23 Chantry Road New Wood Demolish conservatory and rebuild as single storey rear extension.	App.	Rec App.

27/6

**Notes of the informal meeting - KINVER NEIGHBOURHOOD PLANNING STEERING GROUP OF MONDAY 20<sup>TH</sup> JUNE 2022 AT 7pm held by Zoom**

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Present: Councillors Mrs C Allen, K Hosell, and G Spruce, D McGirr

1. To receive apologies for absence.

Councillors Ms E Lord, District Councillor Mrs L Hingley, E Simons, G Sisley, Mrs L Roche and Miss A Roche sent their apologies.

We held an informal meeting to see how we are all getting on:-

2. Update on Reg 14 consultation Preparation

The Chairman gave an update to members on the current position of the plan and the next stages.

Consultation of the plan is 6 weeks and is expected to be launched 23<sup>rd</sup> August until 4<sup>th</sup> October. The plan will be circulated following the meeting.

- Location list for hard copies; and for posters KH/GSP

KH has contacted the following places for hard copies of the plan for the public to read: KSCA; Library; Con Club; Ashwood nursery and the council offices. He is waiting for written confirmation back.

Greg sent round a specimen of the possible poster. He looked at what other NP's had done for reg 14. We decided it should say Kinver Parish NP. Ideas of places for the posters are doctors, library, dentist, KSCA, PC Office, Tennis Clubs, Rugby Club, tearoom at Stourton, posters / pubs in shops, Constitution Club, etc. Poster locations should cover Lawnswood, Iverley, Ashwood and Stourton. Noticeboards also to have a copy of the poster. Parish Council offices to hold extra printed copies to give out on request.

- Dates/venues for Steering Group popup events CA/ SA

CA has spoken to the KSCA, they are happy for us to come any Saturday in September when the tea rooms are open.

Stourton Village Hall, (identify events and check they are happy – CA still to speak to John Fallon  
2 market events, in August and September. (Confirm with SA) -

- Liaison with CA news, and preparation of article GSP/KH

Greg has spoken to Julie Rogers, who claimed she didn't know anything about this.

Greg was thinking of putting a copy of the poster on the front page and a 200 word article inside. Julie wants to put other adverts around our centre spread.

Closing date for the article is 20<sup>th</sup> July.

- Feasibility of targeted Facebook advertising KH/GS – not discussed this time.

Cllr K Hosell and G Spruce to look at a campaign. The Facebook posts need to be posted via Kinver online to be shared.

- Text for: Press release, posters, emails KH – Working on them

Hannah Barter has prepared a draft to help prepare for the releases documents to be aligned. – these have been referred to for the posters and literature.

- Contact list for emails JC/MF

Email access to [info@kinvernplan.co.uk](mailto:info@kinvernplan.co.uk) by clerk to be sorted – and postage addresses to be prepared. Cllr Mrs C Allen to ask Hannah if the owners of potential Greenspaces for designation need to be written to to inform them of the consultation (which will have the revised maps); if so, JC/MF to compile the address/email list. – Yes we need to email land owners too.

4. Update on Reg 14 documents

- Neighbourhood Plan EL/KH (and DM)
- Background document EL (DM)

The above 2 documents are nearly completed, Cllr Ms E Lord to send all members a copy of the up to date documents. Cllr K Hosell and G Spruce will review for presentation/ amendments.

- Green Space : Site forms and documentation CA – Work in progress. Dave back from holiday now and will start taking the extra pictures for LGS.

Cllr Mrs C Allen is saving the documents and will upload them to Cllr Ms E lord when she returns from holiday. The record of consultation and decisions is also being prepared. Brindley Heath School queried the area of the greenspace to ensure it did not cover the site of the proposed rebuild. Cllrs Mrs C Allen and Ms E Lord will go and speak to the Junior school in early July. The High School have stated that County indicate that green space designation is not needed for school grounds. Cllr Mrs C Allen to acknowledge the High School's response. Brindley meeting set for 6<sup>th</sup> July 2pm.

5. SSDC screen has ended. All OK. A comment was made about flooding areas, so Eunice has written to Hannah about putting a policy in for that.

7. AOB.

None were reported.

8. Date of next meeting

4th July 2022 at 7.00pm council offices.

Meeting closed at 7.40pm

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

Present: Councillors Mrs C Allen, G Sisley, K Hosell, Ms E Lord, District Councillor Mrs L Hingley and G Spruce.

1. To receive apologies for absence.

Councillors E Simons, D McGirr and Miss A Roche and Mrs L Roche sent their apologies.

To receive the minutes from the meeting held on the 20<sup>th</sup> June 2022

2. 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. Action items for Regulation 14 consultation

Greg Spruce reported that he had spoken to the editor of the News-sheet and sent her a copy of the draft poster and text, with a confirmation of the pop up events and where copies are available to read / collect. A copy to be circulated to all members.

The events will be on the Market days in August and September. KSCA Tea room on a Saturday twice when its not a market day. Stourton Village Hall?.

Members as follows 23<sup>rd</sup> August – 4<sup>th</sup> October 2022:-

Mr G Spruce possibly 27<sup>th</sup> August 2022 - Kinver Market.

Cllr G Sisley 27<sup>th</sup> August 2022 – Kinver Market.

Cllr Mrs L Hingley 3<sup>rd</sup> September 2022 – KSCA.

Cllr Ms E Lord 3<sup>rd</sup> September 2022 – KSCA.

Cllr Mrs L Hingley 10<sup>th</sup> September 2022 – KSCA.

10<sup>th</sup> September 2022 – 1 required – KSCA.

Cllr Mrs C Allen 17<sup>th</sup> September 2022 – KSCA.

17<sup>th</sup> September 2022 – 1 required – KSCA.

Cllr Ms E Lord 24<sup>th</sup> September 2022 – Kinver Market.

Cllr Mrs C Allen 24<sup>th</sup> September 2022 – Kinver Market.

1<sup>st</sup> October 2022 – 2 required – KSCA.

Banners required – Kinver Parish and Kinver Nplan one as well, to be funded from the Nplan budget. Cost spent to date to be reviewed for the next meeting.

Cllrs K Hosell and Ms E Lord to finalise the changes to the document following the screening.

Cllr D McGirr has provided some great photos which have been added to the Greenspaces documents.

Further photographs have been added to the main document by Cllrs Mrs C Allen and Ms E Lord.

The land owners need to be written to and the email list of contacts re the Regulation 14 consultation.

A few complaints from areas identified as green space land, owners has been received stating that they do not wish to be included in the Greenspace designation. The consultant had said a detailed discussion should not take place with individual landowners. Cllr Ms E Lord to check how the group should proceed forward to keep good relations with the land owners and organise a zoom meeting with the consultant and other members of the group.

It was agreed that the Chairman responds to the email circulated by Cllr D McGirr.

4. AOB.

5. Date of next meeting 18<sup>th</sup> July 2022 via zoom.