

Present: Councillors: Mrs C Allen (Chairman), G Sisley, S Anderson, Mrs E Lord, E Simons, M Smith, P Wooddisse and Miss V Webb.

1. APOLOGIES FOR ABSENCE

Councillor JK Hall (Vice Chairman) sent his 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 16TH DECEMBER 2020

The minutes of the meeting held on 16TH December 2020 were approved and signed as a true record of the proceedings of that meeting.

4. TO NOTE ANY ENFORCEMENT MATTERS RECEIVED

It was noted that the spoil from the building works of 177 Enville Road has been banked on the edge of the footpath from Edgeview Walk to the Enville Road. This has been reported to the Housing Association and the District Council and an update requested.

We have received an update on the issues on Enforcement on Bridgehouse, Prestwood.

5. PLANNING APPLICATIONS

20/01124/FUL Kinver Con Club
Proposed raised decking area

Recommend Refusal on the grounds that there is already a decking located on the site that is partly raised, we cannot see a reason to raise this decking further as it will have an impact on the aesthetics and noise pollution in this area.

20/01106/FUL 20 Redwood Road, Kinver
Side garage. Front porch extension

Recommend Approval

21/00032/OUT 27 Bridgnorth Road, Stourton
The construction of a detached bungalow, garage and associated works

Recommend Approval subject to the outline planning permission, ensuring this site is for 1 bungalow, has adequate parking, EV charging points and is constructed using Eco friendly methods (preferably a Zero carbon build)

21/00026/FUL The House on the Hill, 21 Compton Road, Kinver
The construction of a sunroom, first floor extension and below ground garage and minor works to the existing house.

Recommend Refusal on the grounds that there is insufficient information relating to the TPO trees, if any are to be removed or cut back to allow the development to take place. There is no Heritage statement included in the documentation, when it directly impacts an undesignated heritage asset of Kinver Rock Houses. The application should not be considered until the correct information is received.

21/00027/FUL

Stourbridge Lodge, Wolverhampton Road, Stourton
Construction of single storey rear extension and double garage

Recommend Refusal on the grounds that the 2017 application for extended this property and works to the garage was refused by the District Council but appears to have been built regardless without planning approval. Both the house and garage have been developed further and the plan submitted does not match what is on the site at present. It appears that there is living accommodation above the garage and it is a gross overdevelopment of the site and Greenbelt Regulations.

20/00477/COU

Wagatails Doggy Day Care, Mile Flat
Change of use of football pitch to stay and play walking area for dog owners (rest of site is designated for dog day care business)

Recommend Approval subject to suitable screening of the area

21/0003/FUL

Land to Rear of Donegal, Lawnswood
Erection of detached dwelling

Recommend Approval

21/01162/FUL

Beech House, Lawnswood
Extensions and alterations

Recommend Approval

20/00901/FUL

31 Stone Lane, Kinver
Expand original plans to first storey to the outbuilding as construction continues to provide home office with toilet/wc at first floor.

For the original application the Parish Council recommended refusal on this application, however the application has been approved again by the District Council.

20/00804/FUL

Halfcot Farm, Wolverhampton Road, Stourton
Change of use from approved cycle store to 1 bed maisonette.

Recommend Approval

20/00835/FUL

18 Stone Lane, Kinver
2 no detached dwellings.

Recommend Approval

20/00800/FUL

The Heathlands Lodge, Enville Road, Kinver
Demolition of existing outbuildings, reprovion of gardener's stores / workshop and provision of new home.

Recommend Approval

- 20/01100/FUL Broadfields, Sugarloaf Lane, Iverley
Proposed single storey infill to rear of property.
- Recommend Approval subject to complying with Greenbelt Regulations**
- 20/01110/FUL 15 Hampton Grove, Kinver
New pitched roofs and minor internal alterations
- This application has already been approved by the District Council**
- 21/00017/TREE Birch Hollow, 1 Vicarage Drive, Kinver
Remove 2 conifers and poplar tree and 10% thin 3 silver birch trees
- We have concerns over the removal of the Poplar Tree and 10% thinning of the Silver Birch Trees, we would suggest that perhaps remove one of the Silver Birch rather than thin the trees. We have no objection to removing of the Conifer trees.**
- 20/01096/TREE Fairmead, Wollaston Road, New Wood
Remove a sycamore and crown lift a sweet chestnut
- No Objection**
- 20/01148/TREE 7 Hampton Grove, Kinver
Reduce length of 2 branches overhanging no 12 Beech Close
- No comment on this application**
- 20/01147/TREE 4 Wicket Lane, Prestwood
Remove a silver birch
- Recommend Refusal as there is no justification for removing the tree.**
- 20/01146/TREE 25 Foster Street, Kinver
Prune oak tree
- No Objection**
- 20/00846/FUL The Glens Sugarloaf Lane Iverley
Extensions and alterations to existing dwelling.
- Recommend Approval subject to complying with Greenbelt rules**
- 21/00041/FUL Hillfields House Prestwood Drive Stourton
Proposed front and rear extension
- Recommend Approval subject to complying with Greenbelt rules**
- 21/0005/FUL Harts Tree Services, Wood Yard, Wolverhampton Road, Prestwood
Proposed unit for machinery of size of 60m sq and unit for timber drying of size 108m sq
- Recommend Approval subject to Steve Does being satisfied with the location of the units.**
- 20/01136/FUL The Old Church , Church Hill,
Work required due to collapse of sandstone cliff edge on Mill Lane

We would like the application to be held until the Conservation Officer has had a look at the application in detail to ensure the best options are considered for repairing the collapsing cliff. We would like to stress the correct solution is imperative as this is the main entrance into the Conservation area. The correct materials will be required to ensure a sympathetic scheme is implemented and detailed plans submitted to protect the caves beneath.

Councillor Mrs C Allen will contact the officer dealing with this application, and the Clerk will write to the applicant to ask if they would like to discuss any options with Councillor E Simons

21/00054/FUL

136 Enville Road, Kinver

Proposed front dormer window and internal alterations for wc to loft bedroom

Recommend Approval

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 1 to these minutes were noted. An appeal notification was received as detailed below:-

Appeal APP/C3430/C/20/3262819, Rose Meadow Farm, Prestwood

Alleged breach – without Planning Permission the use of the land for the stationing of caravans for residential purposes for 2 gypsy pitches, together with the formation of additional hard standing and utility / dayrooms ancillary to that use. This was 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. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 16th February

9. DATE OF NEXT MEETING

The date of the next meetings:-

Planning Committee 24th February 2021

N Plan 28th January 2021

10. 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.

Appendix 1 to the minutes of the Planning and Development Committee held on the 27th January 2021
20/00990/FUL 27 Castle Street Kinver App. Rec App
Single storey rear extension

20/00945/FUL 67 White Hill Kinver App. Rec App.
Proposed rear ground floor kitchen /dining and living room extension. Conversion of roof space to provide additional accommodation.

20/00788/FUL 18 Hillboro Rise Kinver App. Rec Ref.
Construction of a detached bungalow

20/00847/VAR Kinver High School Enville Road Kinver App. Rec App.

Variation of Condition 10 of Approval 19/00709/FUL. The condition requires the construction and setting out of all sports pitches to be complete before the construction of the new sports hall. This is not logistically possible as some of the pitches are within the site compound of the sports hall. Variation to - 10. Prior to the commencement of development a detailed programme of works relating to the reorganisation of the sports pitches and courts (including floodlighting) in accordance with Sport England's Natural Turf for Sport Design Guidance shall be submitted for consideration by the Local Planning Authority (following consultation with Sport England). The works as detailed in the submitted programme shall only be implemented as approved and must be complete within 3 months of the completion of the new sports hall hereby approved on the existing sports pitches and courts (Overall Site Drawing Plan drawing number 903 Rev A).

20/00956/FUL Kinver Constitutional Club 119 High Street Kinver App. Rec App.
Smoking shelter (re-submission)

11/1/21

Appendix 2 to the minutes of the Planning and Development Committee held on the 16th December 2020
Present: Councillors Mrs C Allen, S Anderson, Mrs E Lord, G Sisley, E Simons, P Wooddisse , Miss V Webb, M Smith and Mrs A Becke and Mrs Carol Fisher

Also in attendance Mrs L Kirkwell, Miss J S Cree and Mrs M Fullwood

Nplan meeting held on 12th January 2021 at 7.00pm via zoom.

1. Site Allocations: To decide whether we go ahead, and if so, determine first actions.

Members discussed the Site Allocations and whether to include it into the N Plan. Members agreed that if time scales are comparable for the N plan to be published topic should be included

It was agreed that the Clerk contact the District Council to ask for their timetable for consultation and report back this information, if the 2 do not coincide with dates, then to look at setting up a working party as part of the Planning Committee to make recommendations of sites and be more inclusive with the SAD process.

Action: Clerk to Contact SSSDC

2. Design Code. To decide whether we go ahead, and if so, determine first action

It was agreed a design code would be required and this would not be an additional cost to the Plan, the Clerk with Mrs E Lord and Mrs C Allen to complete an additional application form where we have sourced the NPlan grant and they will allocate ACOM to help with the design code.

Action: Clerk, Mrs C Allen and Mrs E Lord to apply for additional help

3. Housing Needs Survey: To decide whether we go ahead, and if so, determine first actions.
It was agreed that a Housing needs survey is imperative for the N Plan, and for the Council to be effective on making representations of what we would like to see in developments within the Parish.

Action: Clerk to contact the Housing Association and SSSDC to see what help is available.

4. Updates on progress and agree next actions.

- a. Issues and Objectives document/ questionnaire

It was agreed that members look at other Parish Issues and objectives, and forward questions to Councillors Mrs E Lord and S Anderson, to collate a questionnaire and Councillor M Smith kindly agreed to help put the questionnaire together. The questionnaire will have a summary document to explain what a plan is, and then be followed by the questions. This will also be on the website for completion.

Mrs Kirkwell reminded members that questions should have a purpose and not be misleading in making those completing it, think the plan can do something it can't. Also comment boxes are useful.

Action: Councillor Mrs E Lord, S Anderson and M Smith (and all members) to look at questions.

- b. Website

Website is up and running, the Clerk has put a link from the Parish website to the N Plan site on the main home page. Andy Calloway (or Cllr E Simons) has agreed to publicise the site on Kinver online.

5. AOB

Councillor Miss V Webb reported that there is a county boundary review in 2023, Kinver is unlikely to be affected.

Meeting closed at 8.00pm

Date of next meeting TBC

Meeting notes for the Neighbourhood Plan Steering Group for Kinver Parish held on the 9th December at 6pm. Via Zoom software.

Present: Councillors Mrs C Allen, P Wooddisse, Mrs E Lord, G Sisley, M Smith, Miss V Webb and E Simons

Apologies: Mrs C Fisher

1. Discuss possibility of further community members of the steering group

It was agreed to invite Mrs Anne Becke onto the steering group.

Action E Lord to add contact details to website.

2. To approve version 2 of the draft objectives document / To agree to forward draft objectives document to Louise for comment

It was agreed to send the draft prepared by Councillor S Anderson to Louise Kirkwell to look through and make suggestions before it progresses to the next stage.

It was agreed to invite Louise to the Village to have a look at the area, which will help with understanding the area.

Action E Lord to send document and invite Louise to the Parish.

3. To commence scoping a public questionnaire based on the objectives document

It was agreed to look at questionnaires that are liked from other Parishes and prepare lists of potential questions, from this to look at the layout and how to word the questions to obtain the best responses. Councillor Mr M Smith agreed to help put this element of the questionnaire together.

Action: All members to look at questions and M Smith to review layouts of questions.

4. To discuss alternative housing sites and a proposal to include this in our work plan

This to be referred to Louise for further advice, to include how to work with SSDC with their Climate change policies / strategies.

Action: E Lord to raise with Louise.

5. To discuss the inclusion of a design code in our work plan

It was agreed to apply for the technical grant for this element of the project.

Action: E Lord.

6. Date / time of next meeting TBC