MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON THE 11TH JANUARY 2023 AT 7.00 PM AT 95 HIGH STREET, KINVER

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Present: Councillors:, H Williams (Chairman), Mrs C Allen (Vice Chairman), JK Hall (Ex-Officio), E Simons, K Slade, G Sisley, S Anderson, P Wooddisse and Ms E Lord.

Also in attendance Clerk Mrs J Cree.

1. APOLOGIES FOR ABSENCE

To accept an apology of absence from Councillor K Hosell.

2. TO RECORD MEMBERS DECLARATIONS OF PECUNIARY INTEREST

Cllr P Wooddisse declare a pecuniary interest in relation to planning application 22/01189/VAR and 22/01188/LUE and took no part in the debate or discussion on these applications.

3. TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON THE 14TH DECEMBER 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.

1. TO NOTE ANY ENFORCEMENT / CORRESPONDANCE MATTERS RECEIVED

An enforcement matter on a property in Kinver was sent in to Planning Enforcement in October, it was acknowledged with receipt of a request for further information, which was sent in. When this was chased in January the Planning Authority had no record. The copy emails were sent to Enforcement to show it had been reported, however the work to the property is nearly complete as its 3 months on. It was agreed to send a letter to the Chief Executive David Heywood and ask for this to be investigated fully.

5. PLANNING APPLICATIONS

22/01149/TTREE Holland House, Lawnswood Road, Lawnswood

 Dismantle and remove beech

**It was agreed if the tree is diseased it should be felled, provided that a substantial tree in an agreed safe location is planted.**

22/01135/FUL Herons Reach Ashwood Lower Lane Ashwood

 Erection of detached dwelling, erection of single/two storey front, side and rear extensions to existing dwelling and demolition of existing swimming pool/office building with attached woodstore, and greenhouse.

**Recommend refusal on the grounds that this site is adjoining an ancient monument site (Roman fort), therefore this application should have a Heritage Statement and this is an overdevelopment in the Greenbelt and canal conservation area.**

22/01177/LBC Whittington Inn Kidderminster Road Whittington

22/01176/FUL The intent is to allow the installation of this external cold storage to the rear of the property, for the needs of the business. This external unit will be accessed from the kitchen via, an opening/void formed by removing a window and parts of the kitchen wall. This option will provide a more effective and sustainable solution oppose to the use of multiple single units.

**Recommend Approval**

22/01189/VAR 2 Hyde Cottages The Hyde

22/01188/LUE The continued retention of Condition 2., agricultural occupancy, previously imposed upon Planning Permission 6887/15734 can no longer be justified because:

(1) it fails requisite tests for conditions prescribed by the NPPF and this is fatal to it;

(2) it fails to serve a useful or effective planning purpose;

(3) its removal will not cause significant or demonstrable harm; whereas

(4) its continued retention places unjustifiable burdens upon the applicants;

In development plan and decision making terms, these are material considerations of sufficient weight to allow a decision other than entirely in accordance with the LDP.

**It appears to be a lawful proposition and we have no objection.**

It would be useful to get some guidance / information on these type of applications from CPRE, Cllr S Anderson agreed to try to find some.

6. PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL

The Planning decisions are set out as appendix 1 to these minutes were noted.

1. TO DISCUSS ANY FURTHER ACTION REQUIRED FOR THE NEIGHBOURHOOD PLAN

No further updates at this time, and awaiting a date to start the consultation from SSDC.

1. TO RECEIVE APPEAL NOTIFICATIONS AND DECISIONS

The decision for 10 Castle Street, Kinver, for a detached carport and storage has been received and the appeal has been dismissed

9. ITEMS FOR FUTURE AGENDA

To be with Clerk by the 31st January 2023.

1. DATE OF NEXT MEETING

The date of the next meeting is the 8th February 2023 at 7.00pm.

1. 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 11th January 2023

22/01025/LUP 21 Foster Crescent Kinver App.

Proposal to increase the height of the front lounge window by 22cm, from 104cm to 126cm

22/00956/FUL 12 Foster Crescent Kinver App. Rec App.

Single storey rear extension

22/00942/FUL 6 James Street Kinver App. Rec App.

Single storey rear extension with conservatory

22/00783/FUL Friars Gorse Lawnswood Drive Lawnswood App. Rec App.

 Proposed single storey rear extension, side dormer enlargement, front wall and gate

22/00993/FUL 7 County Lane Iverley Ref. Rec App.

 Roof alteration and loft conversion

22/00897/LUE 59 Huntsmans Drive Kinver App. Comments

Use of the first floor and part of the ground floor of the detached garage building constructed pursuant to planning approval 05/00143 as separate self contained living accommodation which is in breach of Condition 4 of the aforementioned approval, tenants having been in occupation of the space continuously for in excess of 10 years.

02/01/23