

Present: Councillors: Mrs C Allen (Chairman), JK Hall (Vice Chairman), Miss V Webb, G Sisley, P Wooddisse and S Anderson.

County Councillor Mrs V Wilson was also in attendance.

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs E Simons and H Rogers due to other commitments.

2. DECLARATIONS OF PECUNIARY INTEREST

None were declared.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 23<sup>rd</sup> October 2019 were approved and signed as a true record of the proceedings of that meeting.

4. MATTERS ARISING FROM PREVIOUS MINUTES

It was noted that the Burgesses development has been fenced off and Lesley Birch from the Housing Association is coming to talk to members in January.

5. PLANNING APPLICATIONS

19/00752/FUL 2 Prestwood Road Stourton  
First floor and ground floor side and front extension, car port

**Recommend Approval**

19/00749/LBC 12 Foley Street Kinver  
Internal works including waterproofing / tanking damp proof system to include new plasterboard walls. Blue brick floor section of cellar to be lowered 100mm, original blue bricks to be reinstated. Installation of log burning stove and associated flue liner. Remove kitchen ceiling. Create opening in wall between current sitting room and kitchen with associated steel and plasterwork. Associated electrical and plumbing work with relocation of kitchen. Remove door under stairs to cellar and a section of pine panelling. Replace with small section of glass balustrade. Clad over brick staircase leading up to ground floor hall with timber treads and risers to make suitable to daily use, with damp proof system beneath. Replacement boiler and associated pipework. Create new bathroom in small bedroom. Remove ceiling to master bedroom.

**Recommend Approval subject to complying with all listed building regulations and the Conservation Officer approving the works.**

19/00753/FUL The Poplars 33 Wolverhampton Road Prestwood  
New development of two storey detached house and demolition of existing garage structure.

**Recommend Approval**

19/00754/FUL Hunters Ride Lawnswood  
Increase of eaves height and reduction of roof pitch and extension to front to form full two-storey development with single-storey rear extension.

**If this property is in the Greenbelt, then the proposed development should comply with Greenbelt Regulations**

19/00828/TREE\_T - Coylumbridge Hunters Ride Lawnswood  
38/1979. T83. Silver Birch - Fell. G29. 2 Sweet Chestnuts (neighbouring property, Suzorma) - cut back overhanging branches to previous pruning points.

**Recommend Refusal for the felling of the silver birch tree unless it is dead or diseased, no objection to the pruning of the sweet chestnut trees.**

19/00829/TREE\_T - 41 Church View Gardens Kinver  
19/1965 Area A15. Remove a Pine tree

**Recommend Refusal as the tree should remain unless it is unsafe.**

19/00758/FUL Foley Fane, Ashwood Lower Lane, Ashwood  
Conversion of detached garage to form a granny annexe

**Recommend Approval subject to complying with Greenbelt regulations and the site being subject to a S106 and remaining as 1 unit.**

19/00402/OUT Edgecliffe House, Foley Street, Kinver  
1 no residential dwelling

**Recommend Approval subject to:-**

**The access being off Foley Street only  
The qty of dwellings for the site is set as a maximum of 1 dwelling.  
The building should not be more than 1 storey high from Foley Street  
This development would have an impact on the street scene, so the development should be sympathetic to the area, particularly as it is near a Grade II listed building in the Conservation area.  
The Conservation Officer should approve the final design of the building when the reserved matters application is submitted.**

19/00680/FUL Beaufort House, Hunters Ride, Lawnswood  
Carport

**Recommend Approval**

19/00810/FUL 9 Meddins Close, Kinver  
Proposed single storey front, side and rear extensions and detached garage

**Recommend Approval**

19/00732/OUT The House on the Hill, 21 Compton Road, Kinver  
New dwelling to the front of existing dwelling

**Recommend Refusal on the grounds that:-**

**As there are TPO trees on the site, these should not be removed for a dwelling to be built on the site  
The access way is not suitable for any further development  
This would be an overdevelopment of the site  
If the application is approved then a maximum limit of 1 property on this site should be applied to the application.**

19/00844/TREE Danesford Gardens, High Street, Kinver  
Reduce height of Lawson Cypress

**Refer to S Does**

19/00794/LUE 7 Round Hill Farm Cottages, Whittington Hall Lane, Kinver  
The siting of an ancillary caravan

**We have concerns that the land that the caravan is located upon may be agricultural land as opposed to garden land, this should be clarified before the application goes any further. Due to the size of the caravan and the small area of land it is sited on this is an overdevelopment of the site.**

**If this application is approved then a time limit must be set for the caravan to be removed from the site, not sited indefinitely.**

19/00825/COU Fox Inn, 458 Bridgnorth Road, Stourton  
Change of use of woodland (part) extending existing car park

**Recommend Approval but if possible replacement trees should be replanted in suitable locations.**

19/00709/FUL Kinver High School, Enville Road, Kinver  
Demolition of existing sports hall and construction of 4 new court sports hall with ancillary accommodation, re configuring of external courts, car parking and reinstatement of former sports hall site

**We note the application, but we have concerns over the impact of moving the location of the sports hall to its proposed location, due to the impact of the visibility of such a large building both nearer the road and also the view from Kinver Edge.**

**The sports facilities should be made available to all of the community and parking spaces should not be lost but increased if necessary.**

## **6 PLANNING DECISIONS REACHED BY SOUTH STAFFORDSHIRE DISTRICT COUNCIL**

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

## **7. ENFORCEMENT MATTERS**

Updated register attached as appendix 2 to these minutes. Members reviewed the outstanding item list, the Clerk agreed to update items that were not a priority. Each member agreed to pick 3 items for the next meeting, with a view to passing these to the District Councillors and ask them to arrange a meeting with Enforcement to try to get them progressed / updated information.

## **8. APPEAL NOTIFICATIONS**

An appeal decision was received for a removal of a sycamore tree at Kinver House, Cottage, Church Hill, Kinver, the appeal has been dismissed.

## **9. RESPONSES FROM SSDC PLANNING**

The Chairman of the District Council's Planning Committee gave a presentation to members prior to the meeting.

## **10. NEW SPATIAL HOUSING STRATEGY CONSULTATION**

The Chairman prepared a summary of information relating to the Spatial Housing strategy, a copy is attached as appendix 3 to these minutes.

Members agreed to recommend to the Parish Council that Option G is the better option for Kinver, with a proposed housing increase of 35 dwellings. Any future dwellings in Kinver should be deducted from this total as previously with the Stone Lane development eg Mill House and the Burgesses. The infrastructure needs to be addressed for services in the Parish such as Doctors, transport etc. With regard to the proposed site of White Hill, the roads in this area need to be assessed (if this has not been completed

already) and the report produced taken into account before any development takes place in this area. In addition from appendix 5 - Historic Landscape Areas - Kinver Edge not mentioned, this is obviously an oversight and needs to be included / amended in the proposed report.

#### 11. ITEMS FOR FUTURE AGENDA

Closing date for items for the next agenda is 2<sup>nd</sup> December 2019.

#### 12. DATE OF NEXT MEETING

The date of the next meeting was noted as Wednesday 11<sup>th</sup> December 2019 at 7.00 pm.

#### 13. RECOMMENDATIONS TO THE PARISH COUNCIL

The following recommendations were put to the Parish Council that:-

- the planning recommendations as set out in agenda item 5 are sent to the District Council.
- Option G is the better option for Kinver, with a proposed housing increase of 35 dwellings. Any future dwellings in Kinver should be deducted from this total as previously with the Stone Lane development. The infrastructure needs to be addressed for services in the Parish such as Doctors, transport etc. With regard to the proposed site of White Hill, the roads in this area need to be assessed (if this has not been completed already) and the report produced taken into account before any development takes place in this area. In addition from appendix 5 - Historic Landscape Areas - Kinver Edge not mentioned, this is obviously an oversight and needs to be included / amended in the proposed report.

Application Number Description

SSDC KPC

19/00668/FUL

66 Meddins Lane Kinver

App. Rec App.

Removal of existing side garage and kitchen to be replaced with a side and rear single storey extension

4/11

Appendix 2 to the minutes of the Planning and Development Committee held on the 27<sup>th</sup> November 2019

	<b><u>Enforcement register - Live issues</u></b>			
MEETING	REF NO.	PROPERTY	DESCRIPTION	ACTION
JULY	18/00462/ENQ	Owl Roost, 4 Dunsley Hall Farm Barns, Dunsley,	Issues relating to the landscape border	
AUGUST	18/00522/UNDEV	Prestwood Drive	Siting of a caravan being used for residential	
Feb-19	19/00089/UNCOU	23 DUNSLEY ROAD, KINVER	ALLEGED RUNNING OF BUSINESS FROM RESIDENTIAL PROPERTIES	
Feb-19	19/00104/ENQ	64 BRIDGNORTH RD	REAR EXTENSION QUERY	
Feb-19	19/00114/UNCOU	8 ROUNDHILL FARM	UNAUTHORISED CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN	
Feb-19	19/00120/UNCOU	COUNTY LANE IVERLEY	ALLEGED CLEARING OF GREENBELT LAND OF TREES AND VEGETATION AND CREATION OF TARMAC ROAD	
Mar-19	19/00132/UNDEV	LYDIATES COTTAGE, BEACON LANE, KINVER	ALLEGED ERECTION OF LARGE SHED 200FT LONG AND 4M HIGH	
Mar-19	19/00140/UNCOU	THE DUTCH BARN, BEACON LANE, KINVER	ALLEGED USE OF A LAND AS DOG TRAINING	
Mar-19	19/00151/UNDEC	6 ROUND HILL FARM, WHITTINGTON HALL LANE	ALLEGED ERECTION OF CCTV TO THE FRONT AND REAR PROPERTY OVERLOOKING INTO GARDENS	
Mar-19	19/00161/UNCOU	STREET RECORD EDGE VIEW WALK	ALLEGED - RUNNING BUSINESS FROM RESIDENTIAL property	
MARCH 2019	19/00232/UNCOU	HIGHLODGE CARE HOME	STATIC CARAVAN BEING USED FOR LIVING ACCOMMODATION	
July	19/00391/ENQ	The Compa Cottage, The Compa	Alleged installation of window in roof and change of window extension from frosted glass to clear glass	

## 1. **Spatial Housing Strategy & Infrastructure Delivery**

2. This is the second stage of consultation on our review of the Local Plan for South Staffordshire. Its focus is on housing growth in the district, looking at broad locations for growth and the infrastructure benefits that will be delivered as a consequence. Sites will come later, once our overall strategy has been agreed.
3. We have undertaken new Green Belt and Landscape Studies, and now have 7 new Spatial Housing Options which are designed to consider key housing issues facing the district.
4. We also considered if development should be located in villages with **the highest affordability issues**, or where there were higher levels of local need.
5. We believe Option G will meet our housing numbers, making a contribution (under our legal Duty to Cooperate) to the wider unmet housing need and also take account of the impact of development on current infrastructure and what opportunities there are for new and improved infrastructure.
6. We are continuing with an approach which proposes to meet our own housing needs and to test whether we can provide up to 4,000 new homes for the Black Country and wider region. This currently means our housing target is 8,845 over the Plan period 2018 – 2037. To help keep the amount of land we need to find to a minimum, we are proposing that land that already has planning permission, or is being built out post 2018, or is allocated in our SAD should reduce that overall figure. We also propose to bring forward all of the Safeguarded (non-Green Belt) land in our current Local Plan first, before we look for additional sites. This will reduce the number of new homes we need to find further still.

The existing Local Plan documents date from 2012 and 2018. Some of the allocations and policies from these documents will be carried forward into the new Local Plan. Whilst the new Local Plan is being developed the existing documents will still be used as the basis for determining planning applications. Once the new Local Plan is adopted it will replace the existing Local Plan

7. The Council's housing need is 254 dwellings per annum for the remainder of the plan period (i.e. from 1 April 2019 onwards). There were also 273 dwellings completed between 1 April 2018 and 31 March 2019.
8. Please note that Spatial Housing Options have been primarily led by the strategic approach they are seeking to achieve (e.g. addressing local affordability issues, giving first consideration to land well-served by public transport etc.)

## 9. **National Planning Policy and Guidance**

10. Where relevant, the policies of the National Planning Policy Framework 2019 (the NPPF) have informed the preparation of each Spatial Option. In particular, regard has been had to:

1. [prioritising the release of Green Belt which is previously developed or well-served by public transport \(para 138\)](#)
2. [considering the implications for sustainable development for channelling development past the Green Belt \(para 138\)](#)
3. [supporting housing developments that reflect local needs \(para 77\)](#)
4. [locating housing where it will enhance or maintain the vitality of rural communities, allowing villages to grow and thrive where this will support local services \(para 78\)](#)
5. [focusing significant development on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes, whilst recognising that sustainable transport solutions will vary between urban and rural areas \(para 103\)](#)
6. [directing growth towards areas with the least environmental or amenity value \(para 171\)](#)
7. [giving great weight to the conservation and enhancement of Areas of Outstanding Natural Beauty \(para 172\)](#)

11. The Greater Birmingham Housing Market Area (GBHMA) Strategic Growth Study undertook a high level analysis of potential locations for new settlements within the district, as part of its examination of the potential for

new large-scale strategic sites within the GBHMA. To this end, the study identified two areas of search for a new settlement of 10,000 dwellings or more within South Staffordshire:

- [Around Dunston](#)
- [Between Wolverhampton and Penkridge](#)

12. Given the requirements of the national policy and the areas of search identified in the GBHMA Strategic Growth Study, the Council is only giving further consideration to accommodating growth in potential new settlement options (i.e a 'garden village') within the A449 corridor. This recognises the presence of a significant transport corridor in this broad location and the fact that both areas of search considered in the GBHMA Strategic Growth Study were within this area.

Housing Option G	<b>Infrastructure-led development with a garden village area of search beyond the plan period</b> Housing focused in: <ul style="list-style-type: none"><li>• Tier 1 to 4 Villages (60%)</li><li>• Urban extensions and rural villages (40%)</li></ul>
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13. South Staffordshire is currently awaiting the outcome of an application submitted to the Secretary of State for a nationally significant employment site known as West Midlands Interchange, which could see a 297 hectare employment site come forward within the district. The Secretary of State's decision on this application is anticipated in early 2020 and is outside of the control of the Council.

14. The majority of the district's new employment site suggestions are in the Green Belt and require further assessment in Stage 2 of the district's Economic Development Needs Assessment (EDNA). The extent of the Black Country shortfall that relates to South Staffordshire and the planning inspectorate's decision on West Midlands Interchange will clearly be fundamental for determining any future distribution of employment growth in the district. Therefore, given these uncertainties and the need to show that exceptional circumstances exist to release further Green Belt for employment, the Council is deferring the consideration of new employment growth in the District until the next stage of consultation on the Local Plan Review.

15. Kinver has a population of 7,281 with 1,043 0 to 16 year olds. 6% of district's total of 0 to 16 year olds.

16. [From appendix 5 - Historic Landscape Areas - Kinver Edge not mentioned?](#)