



## **WOMBOURNE PARISH COUNCIL**

### **Minutes of the PLANNING AND DEVELOPMENT COMMITTEE MEETING**

held on **Monday 18th July 2022** at 7.00pm.

This meeting was held in the Council Chamber, Civic Centre, Gravel Hill, Wombourne, WV5 9HA.

#### **Present -**

Councillors: Jan Evans, Mark Evans (Chairman), Dan Kinsey (Vice-Chairman), Vince Merrick, Alan Peace, Martin Perry, Mary Roberts, Daisy Tait.

Non-Committee Councillor(s): John Pike

Clerk: Rachael Wright

Members of public: 43 in attendance

Councillor Mark Evans opened the meeting and welcomed the members of public present. He explained that the Councillors on the Planning and Development Committee were elected Members of Wombourne Parish Council who receive no salary or expenses.

He also explained that the Parish Council are consultees in the planning process, and South Staffordshire Council are the decision makers. He agreed for members of the public to listen to the discussion that would take place with regards to planning application 22/00630/FUL and then he would allow a representative to speak on behalf of the group.

#### **16/22 – Apologies**

Apologies were received from Councillors Elizabeth Keeling and Claire McIlvenna.

#### **17/22 – Declarations of Interest**

None.

#### **18/22 – Appointment of Vice-Chairman for 2022/2023**

Councillor Martin Perry nominated Councillor Dan Kinsey to be Vice-Chairman. Councillor Vince Merrick seconded the proposal, and all Members were in favour.

It was **RESOLVED** that Councillor Dan Kinsey be elected Vice-Chairman for 2022/2023.

Councillor Mark Evans thanked Councillor Alan Peace for the hard work, integrity and honesty shown in his time as Chairman of the Committee and thanked him for his ongoing support on the Committee.

#### **19/22 – Approval of last Committee Meeting Minutes from 14<sup>th</sup> March 2022**

Members approved the minutes as being a true record of the meeting.

## 20/22 – Matters arising from the meeting of 14<sup>th</sup> March 2022

None.

### 21/22 – To consider responses to the following planning application:

Councillor Dan Kinsey set out reasons for the objection of planning application 22/00630/FUL, which included the fact it was unacceptable development in the Green Belt, the fact that South Staffordshire Council are seeking to address the lack of sites for travellers in the Local Plan, access to and from the site, and the social isolation of the site especially for children. He also raised concerns with access to the site, especially for HGV's which are already an issue in that area, as well as the removal of hedgerow.

Councillors Alan Peace, Mary Roberts, Vince Merrick, and Martin Perry all supported the comments made by Councillor Dan Kinsey, especially around the narrow lane, blind bend, encroachment onto Green Belt, HGVs, and social isolation.

Councillor Mark Evans explained he and Councillor Dan Kinsey were due to meet planning officers at South Staffordshire Council the following day to discuss the application further, but assured residents present that an objection would be put forward on the basis of the comments made.

He allowed 2 residents to speak, with the first gentleman explaining he accepts that everything is subject to Civil Law and if the planning application is approved residents will have to accept it, but he felt that the site was not fit for purpose, especially when there is provision for sites set out in the Local Plan. The second gentleman informed everyone he represented Finchfield Hockey Club and wanted to ensure that the description of the land was accurate. He informed everyone the proposed site was land adjacent to Finchfield Hockey Club leased to Beacon Cricket Club. He said there had been several planning applications for the site in the past which had all been refused.

All 43 members of the public left before Members moved onto 22/00586/FUL.

Reference	Location (as given by South Staffordshire Council)	Ward	Proposal (as given by South Staffordshire Council)	Wombourne Parish Council's response
22/00630/FUL	Land opposite Finchfield Cricket Club, Trysull Road, Trysull	North	Mixed use application for the stationing of caravans for residential use, with a dayroom and ancillary hardstanding in association with existing stables and paddock for the keeping of horses	Wombourne Parish Council objects to this application for the following reasons: Unacceptable development in the Green Belt (GB1). There have been 5 applications on this land since 2016, a 4-bed bungalow (2016 refused); stables/shelter (2017 retrospectively approved); 2 bed dwelling for equestrian workers (2018 refused); demolition of stables & erection of replacement block (2019 retrospectively refused). The main reason for refusal of

				<p>these applications was 'Proposed development would be an unnecessary visual intrusion into the Green Belt &amp; would be prejudicial to the openness, character and amenity of this part of the Green Belt, contrary to the policies GB1 &amp; EQ4 of the adopted Core Strategy'. There is a suggestion in support of this application that South Staffordshire Council have not made enough provision for traveller sites within the District. While this point has merit, South Staffordshire District Council are seeking to address this shortfall in a sustainable way via their new local plan. This approach is much more appropriate.</p> <p>The site itself is accessed via a narrow lane, where there are no pavements and a blind bend. The site is not suitable for the potential volume of traffic that would be created if this application were agreed. There is already a known issue with HGVs in this area, this site is bookended by two narrow bridges, and narrow lanes which are subject to weight restrictions.</p> <p>The application gives the impression that the site is already used for residential use, this is not the case, and a change of use would have to be sought if the District Council are minded to approve the application. Given the location of the site, social isolation needs to be considered, particularly around any children based here. As mentioned above, there are no pavements around the site making walking to/from any location a danger.</p>
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				<p>There are also concerns around the removal of hedgerow to create a new access point to the site, and the proposal for planting trees, which is on land owned by the Hockey Club.</p> <p>The application references a hardstanding area on the site and suggests it has been there for some time. This is not the case.</p> <p>We should also address the incorrect description of the land. The proposal is on land adjacent to Finchfield Hockey Club which is leased to Beacon Cricket Club.</p>
22/00586/FUL	3 Springhill Park, Lower Penn	North	Proposed extensions to dwelling	<p>Objection. This is clearly over development, which is not in keeping with the street scene. We are concerned over the proposal that the property have 6 en suite bedrooms, thus making this a multi occupant property (is this the correct application type?). Springhill Park is a fairly narrow road which could not accommodate parking on the road which would no doubt be required if the application were approved. Any development at this location should be subject to the retention of the mature trees on site. In addition, we have concerns over the roof lights and the potential for overlooking. If this application is approved, there should be a condition that these are frosted to mitigate the impact on neighbours.</p>
22/00552/FUL	25 Showell Lane, Lower Penn	North	Proposed first floor side extension	<p>Objection. This development is not in keeping with the street scene, it is too sheer in its size and looks too urban.</p>
22/00635/FUL	47 Wombourne Park, Wombourne	South East	Proposed single storey extension to rear and two storey extension to side	<p>No objection, however, as an observation, vehicles from this property already park on the corner of the road, the increase in the property size would suggest an increase in</p>

				the number of occupants and thus the increased need for parking which should be addressed if the application is approved.
22/00662/FUL	7 Blakeley Heath Drive, Wombourne	South East	Proposed 1 x 2 bed detached bungalow	Objection. This application has been previously refused, and the grounds for refusal have not been dealt with and therefore remain.
22/00655/FUL	43 Forge Valley Way, Wombourne	South West	Erection of 2.45m high concrete post and panel screen fence	Objection. The materials proposed are not in keeping with the street scene. Can the planning officer confirm who owns the land?

**The meeting closed at 7.54pm.**

**Signed:** .....

**Dated:** .....