



## **WOMBOURNE PARISH COUNCIL**

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

held on **Monday 15<sup>th</sup> November 2021** at 7pm.

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

#### **Present -**

Councillors: Mark Evans, Dan Kinsey (Vice-Chairman), Claire McIlvenna, Vince Merrick, Martin Perry, John Pike, Mary Roberts, Ken Upton.

Non-Committee Councillors – Daisy Tait

Clerk: Rachael Wright

Member of the public: 45 members of the public

Councillor Dan Kinsey chaired the meeting and welcomed Members and members of the public, noting it was great to see so many residents interested in the work of the Parish Council. He apologised for IT issues, which meant Councillors were reviewing the plans on a laptop instead of on the projector as planned.

#### **18/21 – Apologies**

Apologies were received from Councillors Elizabeth Keeling and Alan Peace.

#### **19/21 – Declarations of Interest**

None.

#### **20/21 – Approval of last Committee Meeting Minutes from 25<sup>th</sup> October 2021**

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

#### **21/21 – Matters arising from the meeting of 25<sup>th</sup> October 2021**

It was noted Members would continue to work on a set of standard of responses to new housing developments to ensure that they are sustainable.

#### **22/21 – Local Plan**

Councillor Dan Kinsey reminded members of the public that the Parish Council are only ever a consultee in planning matters, and therefore are not responsible for making any decisions on it. He noted we had one response to make to the consultation and reminded members of the public that they must submit their own responses in writing to South Staffordshire Council no later than 5pm on Monday 13<sup>th</sup> December 2021, to ensure they would be considered. Comments made on Facebook pages, or to our local MP would not be taken into consideration, they had to be sent to South Staffordshire Council. He also reminded both Members and members of the public that the District Council are set policy by Government and there is frustration on their

part that they have to comply. When the current Government was elected, they pledged to provide 300,000 new homes, and the District Council have been told to get on with making that reality.

Members reviewed each site in turn, starting with:

#### **285, 459 and 562/415 – Land off Poolhouse Road**

It was noted that this land was safeguarded, so was no longer classed as Green Belt. The issues around these particular sites were flooding, infrastructure (particularly the road network as it is already a busy stretch of road), as well as the obvious concerns around places in our GP surgeries and schools.

Members noted that it may be a good location for allotments and were keen to see what the Planning Officers had to say on that point.

Street lighting was also raised as a concern, as it is very dark along that stretch of road, and there is currently no pavement.

#### **416 – Land off Orton Lane**

Members noted this was another piece of land which was safeguarded and therefore removed from Green Belt. It was agreed the issues around traffic and stretch on GP surgeries and schools also applied here.

#### **463 and 284 – Land off Billy Buns Lane and Gilbert Lane**

Members agreed this was true Green Belt land, and as the entrance into the village it was a focal point when driving in, you would lose the village feeling if this land were built on. It was also noted that there could be possible encroachment of boundary if buildings went right up to the A449. Members agreed that the road junctions off these areas could not cope at present, so would really struggle with additional pressure on them. It was impossible to increase the size of the roads around the village centre which would undoubtedly be busier if these sites were developed. There are also concerns in relation to children walking to school from these locations as there is little in the way of footpaths currently, as well as the historical interest in the farm on proposed land 284 which dates back to 1700's, but is not a listed building. Members also noted that flooding off Gilbert Lane was of considerable concern, in February 2019 ten cars got stuck in one incident of flooding. Members agreed to put a call out on social media for pictorial evidence of flooding and other issues which could be used in their response to the consultation.

#### **286- Land off Sytch Lane**

Members noted this was a modest development of 16 homes, and all the issues around infrastructure apply here too. The other concern is that the Himley Plantation site is nearing completion and thinking longer term if this site goes ahead and the land around the Himley Plantation site is put forward in the future, it could create one large housing estate, without any break in sites.

#### **General concerns**

General concerns were noted as the comparison between the number of homes being proposed in Wombourne, compared to other villages in South Staffordshire, with Members noting development should be spread evenly, and a line needed to be drawn somewhere, otherwise development will simply just continue in Wombourne. Members agreed to write to GP's, schools, dentists and the local Policing team in order to put factual information about their availability to accommodate additional residents in the village in their response to the consultation, as well as a call for photographic evidence.

Members agreed the basis of their response should be to select the best sites for development, noting that some sites in Wombourne were already safeguarded, and they should ask the District Council to seek brown field land wherever possible and this will mean re-considering the site of Copart. There should also be some

challenge put forward in respect of the housing numbers required to support Birmingham and the Black Country, who, according to Andy Street have enough brown field land of their own to develop.

Councillor Mary Roberts proposed a working group be set up to go through feedback and formulate a response to bring back to the Committee for approval, Councillor John Pike seconded the proposal and all Members were in favour.

Councillor Dan Kinsey reminded members of the public of the session being held on Wednesday by South Staffordshire Council, which was an opportunity for residents to hear from the authors of the local plan, and a chance to ask questions of the planners in order to formulate their responses to the consultation.

42 members of the public left the meeting.

**23/21 – Electoral Review**

Members agreed the proposed changes made it simpler for residents to understand which Ward they would be in, and since the number of Parish Councillors was not changing, there was no objection to it.

Councillor Vince Merrick proposed responding to accept and adopt the recommended changes, Councillor Martin Perry seconded the proposal, and all Members were in favour.

**24/21 – To consider responses to the following planning applications:**

**a) 21/01129/FUL – Penn Furlong, Stourbridge Road**

This is overdevelopment, we have reservations with regards to the proposed site and the way it sits on the landscape.

**b) 21/01119/FUL – 3 Anacapri, Lloyd Hill**

No objections. What is the impact to the rear neighbouring property?

**c) 21/01058/FUL – Land adjacent to Bearnett House**

Objection – this undermines the presence of the existing grade 2 listed building which is historic to Wombourne. It is within a substantive amount of trees, with no provision for a rear garden and a balcony overlooking neighbours.

**d) 21/01167/FUL – 34 Showell Lane**

What is the percentage increase of this development? It appears to be inappropriate and over development, and is certainly not in keeping with the street scene.

**The meeting closed at 8.54pm.**

**Signed:** .....

**Dated:** .....