



WOMBOURNE PARISH COUNCIL

Minutes of the PLANNING AND DEVELOPMENT COMMITTEE MEETING

held on **Monday 15th April 2024** at 7.15pm

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

Present -

Councillors: Mike Davies (Chairman), Mark Evans, Dan Kinsey BEM (Vice-Chairman), Vince Merrick, Alan Peace, Matt Powell, Ian Sadler

Non-Committee Councillor(s): Mary Roberts

Absent without apologies: Andy Clay

Clerk: Rachael Wright

Members of the public: One resident from Apse Close

01/24 – Apologies

Apologies were received from Councillor Ed Hughes.

02/24 – Declarations of Interest

Councillor Mark Evans noted he was Chairman of the Planning Committee at South Staffordshire Council and therefore he would refrain from getting involved in any discussions during the meeting.

Councillor Mike Davies noted he was the agent in respect of planning application 24/00299/FULHH.

03/24 – Approval of last Committee Meeting Minutes from 12th June 2023

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

04/24 – Matters arising from the meeting of 12th June 2023

None.

05/24 – Local Plan

The Chairman informed members that a revised document had been published and a consultation would take place between 18th April and 31st May 2024 where residents are invited to comment on the soundness of the plan. Councillor Mark Evans agreed to make enquiries as to when the Parish Council would receive documentation they could share with residents.

06/24 – To agree responses to the following planning applications:

| Reference | Location (as given by South Staffordshire Council) | Proposal (as given by South Staffordshire Council) | Response |
|---------------|--|--|--|
| 24/00241/FULM | Land on the west side of Orton Lane, Orton Lane, Wombourne | Full planning application for the erection of 32 dwellings, a new access from Orton Lane, landscaping and other associated works | <p>This proposed development site is part of the new Local Plan proposal and hasn't yet been officially designated for development. Should the Council lean towards accepting the plans, we urge that they be integrated into the Local Plan rather than pursued independently.</p> <p>We advocate for refining the development to address our current concerns:</p> <ul style="list-style-type: none"> - We align with Staffordshire Police's observations regarding lighting, pavements, and site access. We prefer to avoid direct access onto public pathways and suggest rear gardens facing the railway walk. - The inclusion of a mini substation and pumping station in the plans is noted. We propose these be situated within the site, facing or backing the proposed new residences, rather than existing ones. - Diversifying the housing mix, including incorporating bungalows, is desirable. - Addressing the unequal distribution of green spaces per property, ensuring a fair allocation of greenery for each home. - Mitigating potential privacy issues arising from larger homes overlooking existing bungalows. - We oppose the proposed access road designated for future development due to feasibility concerns. <p>Additional traffic surveys are warranted, given concerns raised by a recent informal survey carried out by one of our own Parish Councillors indicating significant traffic volume, speeding and overtaking along the route from Wombourne village centre.</p> <p>Regarding S106 funding from this development, we recommend prioritising local infrastructure, particularly addressing the state of the road, including the collapsing drainage/subsidence/</p> |

| | | | |
|----------------|--|---|---|
| | | | potholes in Orton Lane, which will no doubt be exacerbated by the development. Allocating funds for recreational facilities as part of any S106 agreement would also benefit residents. |
| 24/00291/TREE | St Benedict Biscop Church, Church Road, Wombourne, WV5 9EZ | Wombourne Conservation Area. T1 and T2 Lawson Cypress - dismantle and remove. T3 Laurel cut back branches by up to 1.5m and reduce height by up to 1.2m | No objections, however, we are concerned about the timing of this application and the impact in relation to work during nesting season. If this work is agreed now, we would like assurance from the Arboricultural Officer that the work will be closely monitored and will not impact local wildlife. |
| 24/00306/TREE | 4 Chartwell Drive, Wombourne, WV5 0BN | 09/00242/TPO. Silver Birch - Crown lift by up to 4m to give clearance from ground level. Reduce lateral branch away from street light by up to 3m | No objections, however, we are concerned about the timing of this application and the impact in relation to work during nesting season. If this work is agreed now, we would like assurance from the Arboricultural Officer that the work will be closely monitored and will not impact local wildlife. |
| 24/00307/TREE | The Vicarage, School Road, Wombourne, WV5 9ED | TPO 46/1972. T1 Tree of Heaven - Sever ivy growth and reduce lowest limbs by up to 2m | No objections, however, we are concerned about the timing of this application and the impact in relation to work during nesting season. If this work is agreed now, we would like assurance from the Arboricultural Officer that the work will be closely monitored and will not impact local wildlife. |
| 24/00308/TREE | The Vicarage, 26 School Road, Wombourne, WV5 9ED | Wombourne Conservation Area. T2 Holly - sever ivy growth. T4, T5, T6, T7 Cut back sucker growth around the base of the stem | No objections, however, we are concerned about the timing of this application and the impact in relation to work during nesting season. If this work is agreed now, we would like assurance from the Arboricultural Officer that the work will be closely monitored and will not impact local wildlife. |
| 24/00299/FULHH | 22 Chequers Avenue, Wombourne, WV5 9BE | Single storey rear extension and conversion of garage to provide accommodation for elderly parents | NOTE: Councillor Mike Davies left the room during this discussion. No objections |
| 24/00265/FULHH | 13 Greenfields Road, Wombourne, WV5 0HP | 2 storey front and side extension with rear dormer and internal alterations | No objections, however, we would like to draw the Planning Officer's attention to the fact that work has already commenced at this property. |

The meeting closed at 7.40pm.

Signed:

Dated: