



WOMBOURNE PARISH COUNCIL

Minutes of the PLANNING AND DEVELOPMENT COMMITTEE MEETING

held on **Monday 1st July 2024**

at 6.15pm to 6.55pm and 7.40pm to 8.13pm

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

Present -

Councillors: Mark Evans, Ed Hughes (Chairman), Vince Merrick, Alan Peace, Martin Perry

Non-Committee Councillor(s): Dan Kinsey BEM (arrived 6.19pm) and Mary Roberts (arrived 6.18pm)

Absent without apologies: Andy Clay

Clerk: Rachael Wright

Members of the public: None

07/24 – Apologies

Apologies were received from Councillors Barry Bond MBE, Jan Evans and Matt Powell.

08/24 – Declarations of Interest

Councillor Ed Hughes declared an interest in application 24/00532/FULHH as it was a neighbouring property to his. He left the room whilst this application was discussed.

09/24 – Appointment of Vice-Chairman

Councillor Martin Perry proposed Councillor Matt Powell be appointed Vice-Chairman for 2024/2025. Councillor Mark Evans seconded this proposal and all members were in favour.

It was **RESOLVED** that Councillor Matt Powell be Vice-Chairman for 2024/2025.

10/24 – Approval of last Committee Meeting Minutes from 15th April 2024

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

11/24 – Matters arising from the meeting of 15th April 2024

05/24 – Councillor Mark Evans informed members there were no updates in relation to the Local Plan at present.

12/24 – To agree responses to the following planning applications:

Reference	Location (as given by South Staffordshire Council)	Proposal (as given by South Staffordshire Council)	Response
24/00477/FULM	Land to the North of Poolhouse Road	Full planning application for the construction of 123 dwellings, vehicular accesses from Pool House Road, blue and green infrastructure, ground remodelling and ancillary infrastructure	<p>Wombourne Parish Council acknowledge this site is Safeguarded land and therefore has already been removed from the Greenbelt. However, they do not wish to see this development brought forward prior to adoption of the Local Plan.</p> <p>There are several site-specific concerns in relation to this site, firstly - traffic congestion.</p> <p>To solve this issue, Wombourne Parish Council would like to see a traffic control system in place, for example, traffic lights and filter lane on Bridgnorth Road turning onto Poolhouse Road.</p> <p>Improving public transport in this area would alleviate some of the traffic issues.</p> <p>At present there are no footpaths, street lighting or bus services in this area meaning elderly and disabled people in particular are disadvantaged.</p> <p>Wombourne Parish Council have been informed by residents in Hellier Drive that there was significant rock face damage spilling into gardens as a result of HGV traffic (traffic vibrations) along Poolhouse Road. This is a major concern and would require further investigation to ensure construction traffic for this estate does not impact the houses in Hellier Drive further.</p> <p>Flooding is also a concern and is a regular occurrence in Poolhouse Road. Therefore, whilst Severn Trent may have plans to deal with the infrastructure issues relating to flooding, rainfall is only going to increase as more homes are built. This needs to be investigated and resolved as part of this development.</p> <p>If this development goes ahead, the Parish Council would like to see the following as a minimum requirement:</p> <ol style="list-style-type: none"> 1. The speed limit reduced along Poolhouse Road from 40mph to 30mph 2. Footpaths alongside the development site on Poolhouse Road (there currently aren't any on the side of the site being developed, only on the opposite side of the site) 3. Provision for a crossing point from one side of the road to the other 4. Resolution to the flooding that continuously occurs on the road close to the proposed attenuation pond 5. Improved street lighting along Poolhouse Road 6. A new feasibility study conducted with a view to implementing a bus service for the estate to encourage sustainable travel

			<ol style="list-style-type: none"> 7. Investigations into construction traffic impacting homes in Hellier Drive (no construction traffic to be using Bratch Common Road) 8. Fencing to the estate, which is sympathetic to what is currently in place (white fencing) to keep an element of history to the site 9. Adequate ecology assessments completed 10. Adequate street lighting on the estate 11. S106 funding to improve the road system leading onto Poolhouse Road from Bridgnorth Road including a filter lane and/or traffic lights 12. The most aesthetically pleasing homes to be front facing towards the road on Poolhouse Road 13. Homes that are sympathetically designed to one another as well as their neighbours (homes already in situ) 14. In relation to affordable housing, we would like to see those homes offered initially to Wombourne residents 15. A larger plot for allotments (bringing them down at least to the proposed pathway) <p>Specifically in relation to the proposed allotments, the Parish Council would like to see the following minimum requirements, should the intention be that the developer hands the allotments over to them in the future:</p> <ol style="list-style-type: none"> 1. Design and Layout: <ul style="list-style-type: none"> • A detailed plan of the allotment area including plot sizes, pathways and communal areas • Adequate spacing and layout to ensure accessibility and ease of maintenance 2. Infrastructure and Facilities: <ul style="list-style-type: none"> • Secure fencing around the allotment area (including the car park) to prevent unauthorised access and anti-social behaviour • A reliable water supply system, including taps across the site and rainwater harvesting systems • Proper drainage systems to prevent waterlogging • Storage facilities, such as sheds or lockers for tools and equipment • A large shed with a CCTV system fitted to it for Parish Council use onsite • Composting areas for organic waste management 3. Soil Quality and Preparation: <ul style="list-style-type: none"> • High-quality topsoil with appropriate nutrients to ensure good growing conditions • Initial soil testing and treatment to remove any contaminants 4. Accessibility and Safety: <ul style="list-style-type: none"> • Accessible pathways for all users, including those with disabilities • Adequate lighting for safety and security, especially during early mornings or late afternoons • Clear signage and information boards
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24/00513/FULHH	28 Kirkstone Crescent	Single storey side extension	No objections
24/00460/FULHH	12 Cannon Road	Single storey rear kitchen extension and alterations to existing kitchen	No objections
24/00535/FULHH	16 Orton Lane	Proposed first floor side extension	No objections
24/00529/FULHH	10 Furnace Close	Two-storey side / rear and single storey rear extensions	We would like the Planning Officer to consider whether this is overdevelopment. Would they like to see a smaller extension? Is there sufficient space for the 3 parking spaces that have been proposed?
24/00532/FULHH	Bramble Cottage, Penn Croft Lane	Proposed single storey rear extension	<p>Object.</p> <p>The comments we made previously regarding application 23/01018/FUL still stand as follows:</p> <p>The present application seems to be reverting to the original one (18/00975/FUL 18 102 03 PROPOSALS), which in itself was changed.</p> <p>As permission was granted originally with conditions attached, have those conditions been met? i.e. provision for bats, swallows and the external finish?</p> <p>Certainly, the building as it stands does not blend in with others in the locality and GB1 applies. We would request that the Planning Officer pays close attention to this.</p>

24/00521/FUL	Land to the rear of Kildonan, 12-14 Maypole Street	Proposed 2 x two bedroom detached bungalows	<p>We have no overall objections to this, however, we would request the following:</p> <ol style="list-style-type: none"> 1. We would like to see an enhanced ecology report with at least one visit to site 2. We would like to see an enhanced traffic management plan for this development. The access to site is down a narrow driveway and there are historical features in the surrounding area, such as a large monkey puzzle tree, that we do not wish to see harmed during this development. If deliveries are not made to the site itself, but dropped off roadside, this is going to cause significant gridlock around the village and its one-way system which is also a bus route. We would like to see close attention paid to this
24/00194/FULHH (APPEAL)	30 Bridgnorth Road	Boundary wall with pillars and timber gates to driveway (retrospective)	<p>The acceptable height of a wall facing the highway is 1 metre, which would be acceptable and nobody is likely to object to.</p> <p>However, the need for a planning application here demonstrates this is beyond what would ordinarily be deemed acceptable.</p> <p>This is against the accepted standard and undermines the street scene. We would, therefore, recommend objection to this.</p>
Street Trading Consent Application	Across South Staffordshire (Brickbridge Playing Fields and Bratch Park, Wombourne)	New mobile trader	<p>The Parish Council has reviewed the recent application for street trading and has decided to reject it, based on several key considerations.</p> <p>Firstly, our area already has well-established street traders, specifically ice cream vans, providing similar services. Introducing another vendor would not be beneficial to the existing trade environment.</p> <p>Secondly, the applicant did not approach the Parish Council to seek permission to sell items from our parks. This is a fundamental requirement that has been overlooked.</p> <p>Furthermore, we lack information about the applicant's experience in this field. We are unaware of his track record and there is no evidence that he is DBS checked, which raises concerns about the safety and reliability of his operations.</p> <p>Additionally, the applicant's plan to buy ice creams on the morning of the sale and his ability to handle the necessary volume capacity is questionable. This approach does not instil confidence in his preparedness or ability to maintain a consistent and safe service.</p> <p>For all these reasons, we have decided to reject the application.</p>

The meeting closed at 8.13pm.

Signed: Dated: