

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Virtual Meeting [Venue Address] on Tuesday, 26 January 2021 at 18:30

Present:-

Councillor Penny Allen, Councillor Len Bates, Councillor Chris Benton, Councillor Barry Bond, Councillor Mike Boyle, Councillor Jo Chapman, Councillor Bob Cope, Councillor Brian Cox, Councillor Matt Ewart, Councillor Isabel Ford, Councillor Rita Heseltine, Councillor Lin Hingley, Councillor Diane Holmes, Councillor Janet Johnson, Councillor Michael Lawrence, Councillor Roger Lees, Councillor Dave Lockley, Councillor Terry Mason, Councillor Robert Reade, Councillor Robert Spencer, Councillor Christopher Steel

100 OFFICERS IN ATTENDANCE

Annette Roberts, Sue Frith, Manjit Dhillon, Kelly Harris, Simon Hawe (SCC)

101 MINUTES

RESOLVED: that the minutes of the Planning Committee held on 15 December 2020 be approved and signed by the Chairman

102 APOLOGIES

There were no apologies

103 DECLARATIONS OF INTEREST

Councillor L Hingley declared a non pecuniary in application 20/00621/OUT

104 DETERMINATION OF PLANNING APPLICATIONS

The Committee received the report of the Development Management Team Manager, together with information and details received after the agenda was prepared.

20/00621/OUT – LAND SOUTH OF WHITE HILL, KINVER – APPLICANT – TREBOR DEVELOPMENTS LLP – PARISH – KINVER

A statement was read out on behalf of the Monitoring Officer confirming that the Council had had regard to due process in submitting the application for approval.

Mark Wright (for Trebor Developments, the applicant) spoke in support of the application.

A statement against the application was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Fiona Holloway (on behalf of the Kinver Green Belt Action Group).

The Chairman reminded members that the site had been designated for housing in the Council's recently adopted Site Allocations Document.

Councillor L Hingley was concerned about drainage and flooding on White Hill and whether the proposed access was adequate.

The County Highways Engineer confirmed that the question of access had already been addressed and deemed to be acceptable in preparing the Site

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Allocations Document. He was comfortable that additional traffic generated would not be significant or cause any safety concerns.

Councillor Benton regretted building in green open space but could find no reason to justify refusing the application.

Councillor Lawrence accepted that there was pressure across the country for additional housing and that the Site Allocations Document had been subject to robust scrutiny in its development.

Councillor Allen said that the councillors had a duty of care to the next generation to ensure an adequate supply of affordable houses.

RESOLVED: that **APPROVAL** be delegated to the Team Manager to issue the decision on completion of a satisfactory 106 Agreement and subject to conditions contained in the Planning Officer's report and the following additional condition:

- 24. No part of any hedgerow shall be included within any residential curtilage or garden.

Reason: In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.

If by 20 April 2021, the Section 106 agreement has not been fully executed by the parties, the Chairman is to have delegated authority to agree a further short extension to allow for further execution and completion of the Agreement.

20/00738/FUL – 2 WESLEY ROAD, BILBROOK, WOLVERHAMPTON, WV8 1LW – APPLICANT – MR RICHARD CLARKE – PARISH – BILBROOK

A statement against the application was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Jonathan Stuart (neighbour).

Councillor Cope queried the size of garden/amenity area in relation to the proposed properties.

The Development Management Team Manager explained that there is planning guidance around garden space but this development uses that space in part for two car parking spaces.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/00889/COU – LEPPER HOUSE, WHITEHOUSE LANE, CODSALL WOOD, WOLVERHAMPTON WV8 1QG - APPLICANT – MISS F THOMPSON - PARISH – BREWOOD AND COVEN

Councillor D Holmes as local member supported the application.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/00890/LBC – LEPPER HOUSE, WHITEHOUSE LANE, CODSALL

WOOD, WOLVERHAMPTON WV8 1QG - APPLICANT – MISS F THOMPSON - PARISH – BREWOOD AND COVEN

Councillor D Holmes supported the application.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/00952/COU – 4 LONG LANE, SPRINGHILL, WOLVERHAMPTON, WV11 2AA – APPLICANT – SARAH ROUND – PARISH – ESSINGTON

Councillor Steele as local member raised no objections.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/01004/FUL - BAGGERIDGE COUNTRY PARK, FIR STREET, GOSPEL END, DUDLEY DY3 4HP – APPLICANT – MS WENDY SORBY – PARISH – HIMLEY

A statement in support of the application was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Wendy Sorby (applicant).

Councillor Lees as local member confirmed that his concerns about usage times and noise generated had been addressed in the conditions identified.

RESOLVED: that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

REPORT FOR URGENT BUSINESS – 19/00993/FUL LAND OFF COMMON LANE, BEDNALL

Members of the Committee had received a copy of the Report for Urgent Business asking for additional time for completion of the S106 Agreement to allow planning application 19/00993/FUL, Land off Common Lane, Bednall to be approved.

RESOLVED: that the resolution of the Planning Committee of 17 July 2020 for application 19/00993/FUL be amended so that the date for completion of the Deed of Section 106 is altered to 16 March 2021 and with an addition that if by 16 March 2021, the Section 106 Agreement has not been fully executed by all parties, the Chairman is to have delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

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MONTHLY UPDATE REPORT

The Committee received the report of the Lead Planning Services Officer informing the committee on key matters including training; changes that impact on National Policy; any recent appeal decisions; relevant planning enforcement cases (quarterly); and latest data produced by the Ministry of Housing Communities and Local Government.

RESOLVED: that the Committee note the update report.

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The Meeting ended at: 20:30

CHAIRMAN