

CODSALL PARISH COUNCIL MINUTES

Full Council Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 22nd June 2016 at 7.00 PM.

Two members of the public were present.

PRESENT: Parish & District Councillors: Mrs M Barrow (Chairman), J Michell,
Parish Councillors: Mrs V Chapman, T Jeavons, I Kenyon, N Loftus, Mrs A Morrison,
B Spencer, P Wright, **Parish & County Councillor:** R Marshall.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs Holland,
Mrs C Millar, N Caine and S Jenkinson

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

All District Councillors present wished it to be recorded that their views were
a preliminary view and one that may change when they hear all the evidence
at the District Council's Planning Committee.

Cllrs Marshall and Jeavons declared a non-pecuniary interest in item 6.6.

There were no written requests received for dispensation.

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the 8th June 2016 be
signed as a true record.

4. PUBLIC PARTICIPATION

A resident wished to raise flooding concerns regarding Planning Application
16/00495/REM

Another resident wished to raise the following concerns regarding
Planning Application 16/00495/REM:

- Parking on Sandy Lane and the affect that the new development will
have on this issue with access being made onto Sandy Lane
- That the Traffic Survey was carried out over half term school break
- Resulting increase in traffic from the development based on the
number of homes proposed onto an already strained road
infrastructure

Following permission from the Chairman, Cllr Chapman advised members of
the Public that the Parish Council had been advised by South Staffordshire
District Council that the Parish Council could not make any further comments
at this stage regarding flooding and highway matters relating to application
16/00495/REM as they had been dealt with and approved by South
Staffordshire Council within the outlying planning permission. The Parish
Council at this evenings meeting can only comment on matters relating to
appearance, landscaping, layout and scale.

5. PLANNING DECISIONS

The following Planning Decisions from South Staffordshire Council were **received and noted**:

- 16/00341/FUL** Proposed single storey rear extension
26, Fairfield Drive, Codsall, WV8 2AE
Approved
- 16/00342/FUL** Demolition of existing garage and new 2 storey
extension, also additional 30M2 kitchen extension to
rear of property
21, Fairfield Drive, Codsall, WV8 2AE
Approved
- 16/00347/FUL** Front extensions to dwelling, extension to rear patio,
roof lights to rear and new automatic vehicular
entrance gates and pedestrian gate
Approved

6. PLANNING APPLICATIONS

Resolved that the following recommendations be made to South Staffordshire Council:

- 16/00467/FUL** Re-submission of approved planning application-
14/00732/FUL amendments – a) first floor side
window, b) orangery/sun room (replace
conservatory).
Chartley, Whitehouse Lane, Codsall Wood
Approval
- 16/00302/FUL** New fascia sign and extract grille.
Greggs, 18 Station Road, Codsall
Approval
- 16/00303/ADV** New internal fascia sign and window graphics.
Greggs, 18 Station Road, Codsall
Approval
- 16/00436/ADV** Illuminated light box sign and small round sign at front
elevation oblong non-illuminated at rear.
We Got Beef, The Square, Codsall
Refusal on the following grounds:
- **Impact on Conservation Area and Heritage**
 - **Damage to historical or architectural value of Listed Building, grade II**
 - **Conflict with character of the area**
 - **Does not comply with The Planning (listed Buildings and Conservation Areas) Act 1990 in preserving or enhancing the character or appearance of that area**

- **Proposed signage is too large**
- **Internally Illuminated signs on the exterior of buildings are not normally considered to be appropriate in a Conservation Area**
- **Conflicts with South Staffordshire Council's adopted guidance on shop fronts and signage**

16/00437/FUL

Stables and lean – to for equestrian use, tack room, feed room and hay store.

Lot 3A, Husphins Lane, Codsall Wood

Refusal on the following grounds:

- **Visually damaging in the landscape**
- **Road system is inadequate**

16/00495/REM

Reserved matters consent for appearance, landscaping, layout and scale. MAJOR DEVELOPMENT Land West Of Watery Lane and North of Sandy Lane, Codsall

A residents letter of objection has been received

The Clerk advised that she had been informed by a Planning Officer of South Staffordshire Councils Planning Authority that the Parish Council can only comment on: appearance, landscaping, layout and scale and that there would be no access onto Sandy Lane from the development.

The Parish Council **resolved refusal** of the submitted plans on the following grounds:

Appearance:

- Housing design presented is not in keeping to the surrounding area and does not reflect the character of Codsall either in style or brick colour
- The poor architectural design of the houses presented have little cohesion with the character of Codsall
- Building designs lack any original features or character resulting in poor cohesion with Codsall
- Colour choice of brick work requires variety
- Does not provide housing for the over 55's
- Too high a density of housing especially plots 9, 10, 11,12, 13 & 14
- The density of the houses has sacrificed good design
- Plots 9,10, 11,12, 13 & 14 overlook properties on Sandy Lane

Landscaping:

- Health & Safety concerns regarding the natural pools in respect of:
 - Pools are accessible and their close proximity to communal space could be a hazard to children
 - Pools could become stagnant and odoriferous especially during warm weather
 - a possible breeding ground for mosquitoes and germs resulting in health issues
 - Changing water levels of the pools could mean that the surrounding edges of the pools will become unsightly
- No cycle paths have been included within the landscape design

Layout:

- Density of houses is too high especially plots 9, 10, 11,12, 13 & 14

Scale:

- As layout, the density of houses is too high especially plots 9, 10, 11,12, 13 & 14

Resolved that Cllr Michell would try to organise a meeting early next week with the Planning Authority/Officer and the Parish Council's Planning Committee made up of Councillors who are able to attend (not less than 5 Councillors); the Planning Committee are given delegated powers to attend with the intention of raising residents concerns regarding flooding, highway issues, access, infrastructure, inter alia and that the Planning Committee can agree to, and advise the Clerk, before the consultation deadline of the 28th June any additional comments which in their opinion requires inclusion within the Parish Council's consultees comments.

16/00499/FUL

Sitting of temporary rural workers dwelling
Erection of general – purpose agricultural building
Wild Wood, County Lane, Codsall Wood,

Refusal on the following grounds:

- **Inappropriate development within the greenbelt**
- **Exceptional circumstances cited were not great enough to warrant building on the Greenbelt**

- 7. Automatic Enrolment Duties – Declaration of Compliance –** acknowledgement that the Parish Council has completed its Declaration of Compliance with the Pension Regulator under the Pensions Act 2008 was received.

The details submitted within the declaration were reviewed and consideration was given of acceptance without change.

Councillor Marshal queried that within the form, the box that stated 'Relationship to employer' was answered 'Company Secretary'.

The Clerk informed members that that section of the form consisted of a selection box and there was no selection choice of Parish Clerk or RFO.

The Clerk advised Councillors that she had contacted the Pensions Regulator by phone and they advised that "Company Secretary" was the 'best fit' and the Clerks proper job title could be typed in manually later within the form; this was duly done. The Clerk was also advised by the Pension Regulator that the selection of "Relationship to employer" would have no consequential outcome.

Members **resolved** **acceptance** of the Declaration of Compliance as submitted, without change.

- 8. DATE OF NEXT MEETING**
Wednesday 13th July 2016

[9.00pm meeting closed]