

CODSALL PARISH COUNCIL MINUTES

**Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 28th January 2009 at 7.00pm.**

PRESENT

District Councillor J Michell (Chair), **County Councillor** Mrs S Oatley, **Parish Councillors** R Etheridge, M Ewart, Mrs E Forster, B Holland, Mrs C Millar, G Owen, D Walls and Mrs V Chapman (Late).

1. APOLOGIES

Apologies were received from Cllrs Barrow, Kenyon, Campbell, Marshall and Stovin.

2. DECLARATIONS OF INTEREST

Cllrs Holland and Oatley declared their interests as neighbours to planning application 09/00030/OUT.

3. MINUTES

The Minutes of the Planning Meeting held on the 14th January 2009, were received, unanimously approved and immediately signed by the Chairman.

4. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

None

5. PLANNING DECISIONS

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

Members again discussed their concerns that a further ménage has been approved by the planning authority, again without heed to the Parish Councils and residents concerns. Residents of Hushpins Lane have advised Councillors that there are already difficulties in the lane and so far there are only a small number of plots have been converted and their worst fears are already coming to fruition.

One of the plots recently granted permission for a ménage is now apparently being used as a dog training school. Councillors have been advised that South Staffordshire District Councils Environmental Officers have been informed but they are not aware of any action being taken at the present time.

Councillor Holland proposed that the District Councillors, on the Parish Council, should be asked to invite the Chairman of the South Staffordshire District Councils Planning Regulatory Committee to visit Hushpins Lane to see the problems that are already occurring, so that he can see first hand the concerns that have been continually raised by the Parish Council and local

residents. Proposition was seconded by Councillor Etheridge and unanimously approved by the meeting.

Councillors Oatley and Michell the two District Councillors present this evening agreed to speak to the Chairman of the District Councils Planning Regulatory Committee.

08/01151/COU	20m x 40m Manège with post rail fence (partial resubmission of 08/00958COU) Lot 2 Hushpins Lane, Codsall Wood	Approved
08/01137/FUL	Two storey side extension 16 Queens Gardens, Codsall	Approved
08/01120/FUL	Conservatory 81 Wood Road, Codsall	Approved
08/01130/FUL	Alterations, single and 2 storey extension to farmhouse and replacement garage Hushpins Farm, Hushpins Lane, Codsall Wood	Refused

6. PLANNING APPLICATIONS

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

08/01240/FUL Resurface driveway in tarmac with run-off water draining to foul sewer
Littlehome, Hawthorne Lane, Codsall.
Approval subject to no objections from Severn Trent Water to the run off water draining to the foul sewer.

09/00030/OUT Construction of 3 detached dwellings and detached garage block
The Safrans Whitehouse Lane, Codsall Wood
1 letter of objection, also objecting to the timing of the consultation period

Councillors Holland and Oatley left the meeting whilst this application was being discussed.

A lengthy discussion took place and all aspects of this application were discussed.

Accordingly Councillor Ewart proposed **Refusal** to this application on the following grounds:

The Development is deemed to be tandem development.

Over development

Dominating near by buildings

Conflict with the pattern of development

Poor relationship with adjoining buildings

Conflict with the character of the area

Inconvenience for and safety of pedestrians

Road system is inadequate

Prejudicial to highways safety
A loss of historic street pattern
Loss of important trees, hedges and possible loss of tree preservation order trees
Insufficient parking spaces
Public sewers are inadequate
Risk of flooding, or increase to flood risk
Threat to the health of occupants from increased flooding and sewage overflows.

Proposal seconded by Councillor Millar and unanimously approved by the meeting.

09/00038/FUL

Two storey side extension and garage
The Gables, Strawmoor Lane, Oaken
Approval

AL/02/2009/TPO

16 Oaks, 1 Beech, and 1 Lime crown lift to 5 mtrs above ground level, thin a belt of pine trees by 15%
Trees on land bounded by Stafford Lane, Heath House Lane and A41
No objections were raised.

7. **DATE OF NEXT MEETING**
Wednesday 11th February at 7.30pm