

CODSALL PARISH COUNCIL MINUTES

**Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 14th January 2009 at 7.00pm.**

PRESENT

District Councillor J Michell (Chair), Mrs P Campbell, and R Marshall, **County Councillors** Mrs S Oatley, **Parish Councillors** Mrs M Barrow, Mrs V Chapman, M Ewart, Mrs E Forster, P Kenyon, Mrs C Millar, G Owen, L Stovin, D Walls.

1. APOLOGIES

Apologies were received from Cllr Holland.

2. DECLARATIONS OF INTEREST

Cllr Stovin 08/01223/COU – Applicant is a client

3. MINUTES

The Minutes of the Planning Meeting held on the 10th December 2008 were received, unanimously approved and immediately signed by the Chairman.

4. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

Cllr Roger Etheridge refused to join the meeting in protest at the planning authority's refusal to recognise Parish Council objections to planning applications in that these objections are not automatically referred to the regulatory committee for consideration.

5. PLANNING DECISIONS

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

08/00945/FUL	Demolition of lock up garage and construction of 4 bungalows Rear of 6-12 Wilkes Road, Codsall	Approved
08/01046/COU	Manège Lot 1 Hushpins Lane, Codsall Wood	Approved
08/01048/FUL	Alterations to existing flat roof dormers 44 Princess Gardens, Codsall	Withdrawn
08/01014/OUT	Demolition of existing house and garage and erection of three detached houses with garages Fairfield House, Whitehouse Lane, Codsall Wood	Refused
08/01075/FUL	Two storey side and rear extension 63 Chillington drive, Codsall	Refused

APPEAL DECISIONS

APP/C3430/A/08/2085011/WF

2 Storey Side extension and 2 storey rear extension over existing single storey

2 Stoneleigh Gardens, Codsall

Appeal Dismissed

6. PLANNING APPLICATIONS

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

08/01172/FUL

Side bedroom extension
12A Wayside Acres, Codsall

Approval

08/01137/FUL

Two storey side extension (Amended plans)
16 Queens Gardens, Codsall

Approval – Subject to no objections from neighbours.

08/01223/COU

Change of use from A1 to A2
24 Station Road, Codsall

Councillor Stovin left the meeting during discussion of the application

Following a lengthy discussion regarding the impact of this business in the heart of the village Cllr Chapman proposed **Refusal** on the following grounds:

- Insufficient parking spaces
- Generating noise and disturbance
- Unsociable hours of operation
- Threat to viability and vitality of village centre
- Better alternative sites available

Cllr Chapman further proposed that should the Planning Authority give consent to this application that conditions limiting hours of operation to 9a.m. to 6p.m. Weekdays and Saturdays and 11a.m. to 4p.m. Sundays & Bank Holidays be applied.

Seconded by Cllr Owen and unanimously agreed by the meeting.

Members requested that their major concerns be recorded namely that the use of this location for this type of business in the centre of the village will not only remove the potential for a traditional village business, but could attract antisocial behaviour to the centre of the village. This together with the extended evening opening hours will make life untenable for the residents in the flats above the village centre shops. The Parish Council, Police and Traders have over several years reduced the antisocial behaviour problems in the village centre which currently allows all residents to access the village centre in the evenings safely and without fear. Members do not wish to see the introduction of any

activity, which could reduce the vitality of the village. Concern was also expressed at the impact on car parking in the village, which is currently a major problem.

08/01231/FUL

Smoking shelter
The Station Chapel Lane, Codsall

Approval

Cllr Stovin advised that he had spoken with the Conservation Officer who had been consulted regarding the design and location of the shelter which met his requirements.

08/01224/FUL

Demolition of existing building and erection of new dwelling
Pinetrees, Keepers Lane, Codsall

A vote was taken in favour of Approval

11 In favour of approval

0 Against

2 Abstentions

08/01239/FUL

Garage Extension
5 Long Acre, Codsall

Approval

09/00002/OHL

Installation of additional pole mounted transformer on existing
11kv overhead line
Crossfields, Oaken Lane, Oaken

Approval

APPEALS

APP/C3430/A/08/2092100/NWF

08/00958/COU

20m x 40m Manège with post and rail fence and extension to
rear of stables

Lot 2 Hushpins Lane, Codsall

The Clerk was asked to write to the Planning Inspectorate to advise of the Parish Councils objections to this and all other current stable proposals in this location.

7.

DATE OF NEXT MEETING

Wednesday 28th January at 7.30pm