

CODSALL PARISH COUNCIL

Minutes

Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 14th May 2008 at 7.00pm.

PRESENT

Councillors Mrs P Campbell (Chair)
Mrs M Barrow
Mrs V Chapman
M Ewart
Mrs E Forster
B Holland
P Kenyon
R Marshall
J Michell
Mrs C Millar
Mrs S Oatley
G Owen
L Stovin
D Walls

1. APOLOGIES

An apology for absence was received from Cllr Etheridge.

2. DECLARATIONS OF INTEREST

08/00459/COU – Cllr G Owen, who wrote a letter of objection as a Local Trader

Appeal re planning application 07/01244/FUL – Bellterre, Church road, Codsall:
Cllr Ewart, a neighbour and objector.

Appeal re 07/01389/FUL – Gables, Strawmoor Lane, Oaken- Cllr Barrow a neighbour.

3. MINUTES

The Minutes of the Planning Meetings held on the 9th and 23rd April 2008, acceptance proposed by Cllr Michell, seconded by Cllr Stovin and unanimously approved by the meeting.

4. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

Cllr Glyn Owen left the meeting table and from the public gallery addressed the meeting to explain that he was raising an objection to application 08/00459/COU – change of use to 14, Station Road, Codsall.

Councillor Owen explained that he had no objection to the Café being introduced to the village but as a Trader with premises directly opposite he could foresee the café causing additional parking problems for the village and other traders in particular. This concern centred on the possibility of customers spending considerable time in the

café and using the service roads for parking. Whilst there are difficulties from time to time the service roads are intended to be of a very short stay nature only to allow customers to drop in to the various shops along side the service road. The fear is loss of custom as a result of long stay parking in the service road, by customers of the proposed café.

Cllr Mat Ewart left the meeting table and addressed the meeting from the public gallery and summarised his objections to the planning appeal APP/C3430/A08/269483/NWF, relating to the refusal of planning application 07/01224/FUL, the proposed demolition of the existing and replacement with 8 two bedroom apartments at Bellterre, 46 Church road, Codsall.

Cllr Ewart reminded the meeting that the appellant's appeal rests around the interpretation of planning legislation, which is subjective. Cllr Ewart reminded members that the Parish Council had recommended refusal to this application within the conservation area and this had been heavily endorsed by South Staffordshire Council Regulatory Committee. Cllr Ewart reminded members that the application was to replace a well-maintained three-bedroom house within the conservation area with two apartment blocks providing 8 two-bedroom apartments and turning the garden into a car park. The proposed buildings are of considerable size and massing and would dominate the adjacent property. This over development of the site also has considerable road safety implications with access on to the narrow Church Road, which already has parking problems and road safety issues.

5. PLANNING DECISIONS

The following Planning decisions from South Staffordshire Council were received and noted.

08/00253/FUL	2-storey side and 2 nd storey rear extensions 2 Stoneleigh Gardens, Codsall.	Application withdrawn
08/00250/FUL	Construction of four wooden stables and hay store Lot 1 Hushpins Lane, Codsall	Approved
08/00256/VAR	Variation of condition 15 on permission 07/00059/COU to allow installation of three additional rooflights and study window Strawmoor Barn, Strawmoor Lane, Oaken	Approved
08/00303/FUL	Kitchen extension 2 Princes Drive, Codsall	Approved
08/00121/FUL	Conservatory Oaklea Wergs Hall Road, Codsall	Approved
08/00290/COU	Usage of first floor office for private hire co 13 Wolverhampton Road, Codsall	Approved
08/00291/COU	Change of use to land to residential garden/amenity Land Fairfield House, Whitehouse Lane, Codsall Wood	Approved

6. PLANNING APPLICATIONS

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

1. **08/00121/FUL** (Amended Plans) Conservatory
Oaklea, Wergs Hall Road, Codsall
Approval
2. **08/00432/VAR** Variation to condition 13 on permission 05/01037/FUL parking spaces. Kenmare House, Station Road, Codsall
Approval

Members raised the concerns that the public car park is again being restricted by parking from this new development and members wished their concern to be recognised, by South Staffordshire Council. New developments of this nature without attaching adequate parking is exasperating the already difficult parking situation within the village. Member's felt it was time that the District Council considered providing additional car parking for the village.

3. **08/00459/COU** New shop front and change of use from class A1 (retail) to A3 restaurants and Café
14 Station Road, Codsall
1 written objection received.
Cllr Owen took no part in this discussion.

Approval

Concern was again raised by members relating to the difficult car parking within the village and a further plea that the District Council considers providing additional car parking for the village.

4. **08/00487/FUL** 2 Storey side and rear and single storey rear extension
2 Stoneleigh Gardens, Codsall
Approval
5. **08/00489/FUL** Extension with conservatory
20 Madeira Avenue, Codsall
Approval
6. **08/00486/FUL** New tiled pitched roof over existing garden wall to form a garage car port area
Manor House Barn, Oaken Lane, Oaken
Approval
7. **08/00468/FUL** Front extension, conservatory and rear porch
The Peak, Chillington Lane, Codsall Wood
Approval
8. **08/00439/FUL** Demolition of existing building and erection of new dwelling
Pinetrees, Keepers Lane, Codsall

Approval

7. APPEALS

APP/C3430/A08/2069483/NWF

07/01244/FUL Demolition of existing Building and replacement with 8no 2 bedroom apartments at Belleterre, 46 Church Road, Codsall

Written representations must be received no latter than 19th May 2008.

Cllr Ewart took no part in this discussion.

Following a brief discussion the Clerk was asked to write to the Planning Inspectorate to raise the Parish Councils concerns and objections as outlined in the original refusal recommended by the Parish Council to the original application.

AL/91/2007/TPO 3 Alders in G1 Tree Preservation order 131/1993
47 Fairfield Drive, Codsall

Hearing date 8th May 2008 at 10.00 a.m.

No action to be taken

APP/C3430/A/08/2070919/WF

07/01389/FUL Two-storey side extension
The Gables, Strawmoor Lane, Oaken

Written representations must be received no latter than 26th May 2008.

Cllr Barrow took no part in this discussion.

No action is to be taken

Gorsty Lea Garage, Wolverhampton Road, Codsall

The Public Inquiry will be held at the Council Offices, Wolverhampton Road, Codsall, and will commence at 10 a.m. on Tuesday 1st July 2008. It is envisaged that the duration of the Inquiry will be 2 days.

The enquiry date and time was received and noted.

8. LICENSING ACT 2003 APPLICATION FOR NEW PREMISES LICENCE

Chillington Hall, Codsall Wood, WV8 1RE

The application is for the sale/supply of alcohol and regulated entertainment.

Monday to Sunday at the following times:

Regulated entertainment between the hours of 12.00 to 24.00

Sale/supply of alcohol between the hours of 11.00 to 24.00

The Parish Council raised no objections

9. **DATE OF NEXT MEETING**

Wednesday 28th May 2008 at 7.30pm

