

CODSALL PARISH COUNCIL

MINUTES

of

**Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 9th January 2008 at 7.30pm.**

PRESENT

Councillors Mrs P Campbell (Chair)
Mrs M Barrow
M Ewart
E Forster
B Holland
P Kenyon
R Marshall
J Michell
G Owen
L Stovin

1. APOLOGIES

Apologies were received from Cllrs Millar, Oatley, Walls and Chapman

2. DECLARATIONS OF INTEREST

07/01345/COU – Cllr Holland declared an interest, he is a near neighbour and wishes to exercise his right to speak from the public gallery on this item.

3. MINUTES

The Minutes of the Planning Meeting held on the 12th December 2007, were received and unanimously approved.

Matters Arising

Cllr Ewart expressed surprise that the decision relating to the Bellterre application, following the site meeting, would appear to indicate the Planning Officers and the Developer came to an agreement relating to the repositioning of the very old water pump, should the application be approved. Cllr Ewart questioned the authenticity of this agreement as many members of the public had raised concern about the old water pump and any repositioning Cllr Ewart felt should also be placed before the public to allow comments and observations to be made.

Cllr Ewart also expressed his concern for the future of Codsall should this type of development and backland development be aloud as this will radically change the village and the environment that the majority of the residents of Codsall wish to preserve.

Cllr Marshall gave a brief response to the comment relating to the possible repositioning of the water pump at Bellterre, believing as this application was

not approved there is no detriment to the village and he further believed that if the application had been approved sufficient safeguards would have been in built to ensure that all the interested parties would have been contacted prior to re-siting .

4. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

Application 07/01299/FUL. Demolition of existing houses and outbuildings and construction of 25 no 1 and 2 bed C2 use apartments and communal lounge/admin area, 48 – 44 Wolverhampton Road, Codsall.

Dr Ted Morgan agreed to act as spokesmen for the large number of residents present this evening, Dr Morgan lives adjacent to the proposed development at Dyfed on Histons Hill where he and his family have lived since the 1960's. Dr Morgan stated that there has been a considerable objection to this development. This proposed development will demolish three attractive homes to be replaced by a very large three storey residential home for the elderly which will dominate all local properties. Dr Morgan believed that the size and scale of the proposed development is totally out of keeping with this residential area and will dominate the local properties as well as being in conflict with the character with the area. Dr Morgan also stated that there were serious traffic implications as this proposed development is on a major road junction with its access very close to the traffic lights. This junction already suffers major problems particularly during the morning and evening rush hour and the egress from this new development particularly vehicles wishing to turn right from the property will only make the traffic problem considerably worse. Road safety will be jeopardised and the safety of pedestrians coming past and crossing at this major junction. Dr Morgan reminded the meeting that this is a major crossing for school children attending the three schools within the vicinity, Codsall Community High School, the Middle School, and St Christopher's.

The development will destroy the current gardens of the existing three properties changing them to a car park with increased noise, nuisance and security implications for near neighbours. Dr Morgan also stated that garden grabbing of this nature if allowed by this type of development will become endemic throughout Codsall and will completely change the character and desirability of Codsall. Dr Morgan believed that the developers have not purchased the buildings that are proposed to be demolished and this application is submitted on a speculative basis. Codsall is already very well served with provision for the elderly with he believes some of the residential homes having vacancies and it could be argued that there is already an over provision for the elderly in Codsall.

Dr Morgan stated that he has not spoken to anyone within Codsall who is in favour of this development and in fact everyone appears to be strongly opposed. Dr Morgan thanked the Chairman for allowing him to speak.

Several other members of the public also spoke briefly raising the following issues – the development is for 25 apartments but only providing parking spaces for 12 including 3 disabled bays. This is viewed to be totally inadequate and will cause over spill parking onto an extremely busy road and could cause obstruction to neighbouring properties.

- Aesthetically this large and dominating building will further detract from the area, Histons Hill already has three telephone masts all of which raised considerable objections from the residents of Codsall and this proposed building will add to the destruction of the village.

A comment was made that the traffic survey included within the application would appear to have been taken place during July when the schools were closed and therefore did not give a true reflection of the vehicle density as seen for the major part of the year.

The road survey did not take account of the i54 development which will undoubtedly have a considerable impact and increase the traffic and flow through Codsall and this major crossroads in particular.

5. PLANNING DECISIONS

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

| | | |
|---------------------|---|-----------------|
| 07/01156/FUL | Single storey side extension 4 Eastward Glen Codsall | Approved |
| 07/01173/FUL | Proposed two storey extension 58 Birches Road Codsall | Approved |
| 07/01116/FUL | Erection of retirement bungalow The Highlands Histons Hill Codsall | Refused |
| 07/01149/FUL | Single storey rear extension and 2 storey side hall bedroom over 90 Chillington Drive Codsall | Refused |
| 07/01232/CAC | Demolish existing dwelling and replace with eight two- bedroom apartments Belletterre 46 Church Road, Codsall | Refused |
| 07/01195/VAR | Variation of condition 18 on permission 07/00345/COU Codsall Ex Servicemens Sports and Social Club | Approved |
| 07/01205/FUL | Amendments to permission 05/00902/FUL for alterations to roof door and window positions The Dower House Hollybush Lane, Oaken | Approved |
| 07/01206/LBC | Amendments to permission 05/00902/FUL for alterations to roof door and window positions The Dower House Hollybush Lane, Oaken | Approved |
| 07/01220/FUL | Single storey Air Training Corps squadron HQ Building Codsall Community High School, Codsall | Approved |
| 07/01197/FUL | Single storey extension to front & Rear 1 poplars Drive, Codsall | Approved |
| 07/01087/OUT | Demolition of Fairfield Hse & Erection of 3 Dwellings Fairfield Hse, Whitehouse Lane, Codsall Wood | Refused |

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| 07/01230/FUL | Detached Garage 105 Suckling Green Lane, Codsall | Refused |
| 07/01212/COU | Conversion of existing bldng to dwelling/annexe to existing hse Slate House, Wood Road, Codsall | Refused |
| 07/01224/FUL | Demolish existing dwelling and replace with 8 2bed apartments Belleterre 46 Church Road,Codsall | Refused |

6. PLANNING APPLICATIONS

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

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| 07/01344/FUL | Timber garden office Vine Cottage 36 – 38 Church Road, Codsall | Approval |
| 07/01299/FUL | Demolition of existing houses and outbuildings and construction of 25 no 1 and 2 bed C2 use apartments and communal lounge/admin area 48 – 44 Wolverhampton Road, Codsall | 7 Letters of objections received |

The Councillors had heard the very strong objections raised by the approximately 25 residents present. Councillors after lengthy discussion recommended **refusal** on the following grounds:

Over development
Lack of private space
Excessive bulk or scale
Incompatible with the design of existing buildings
Insufficient parking spaces
Overlooking adjoining properties
Blocking natural daylight
Generating noise, disturbance, smells and pollution
Unsociable hours of operation
Dominating the near by buildings
Conflict with the pattern of development
Poor relationship to adjoining buildings
Visually damaging in the landscape or in the setting
Conflict with the character of the area
Environmental damage caused by vehicles
Inconvenience for pedestrians
Inadequate road system
Prejudicial to highway safety

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| 07/01345/COU | Change of use to residential (Land at rear) Fairfield House, Whitehouse Lane, Codsall Wood |
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Cllr Holland withdrew from the meeting to the public gallery.

At the invitation of the Chairman, Mr Holland was invited to speak as a resident. Mr Holland stated that an application had been previously submitted for the demolition of the existing building which was only erected approximately seven years ago to be replaced by three detached houses. The current application is for change of use of the green belt land at the rear of the property to garden land. It was interesting to note that on the site plan attached to the application the proposed development of three properties is shown.

Mr Holland does not believe it is necessary or appropriate for the greenbelt to be conceded in this way and believes that this would be inappropriate use of the green belt.

Mr Holland took no part in the discussion or decision.

Following a lengthy discussion Councillor Michell proposed **Refusal on the grounds of inappropriate use of the green belt, without any special reason.** Seconded by Councillor Marshall and unanimously agreed by the meeting.

07/01316/FUL Single storey kitchen extension and two storey side extension and boundary wall with sliding gates
Histons House, Histons Hill, Codsall
Approval

07/01377/FUL Two-storey front extension, single storey rear extension and pitched roof canopy on front elevation
26 Belvide Gardens, Codsall
Following discussion **Approval** was recommended a vote was taken:
In favour of approval **5**
Against **1**
Abstentions **4**

07/01393/FUL Two storey extensions
Bramber, Histons Hill, Codsall
Refusal proposed by Cllr Holland, seconded by Cllr Ewart a vote was taken:
In Favour of refusal **7**
Against **0**
Abstentions **3**
The following grounds for refusal were agreed:
Over development
Excessive bulk and scale

Incompatible with the design of the existing buildings

07/01389/FUL Two storey side extension
The Gables Strawmoor Lane, Oaken
Councillor Barrow realised this was a near neighbour and declared an interest and took no part in the decision or vote.

Approval was recommended a vote was taken

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| In favour of approval | 7 |
| Against | 1 |
| Abstentions | 1 |

07/01392/FUL Extension
3 Keepers Lane, Codsall
Approval

08/00004/FUL Two storey and single storey rear extensions
16 Suckling Green Lane, Codsall
Refusal recommended by Cllr Holland, seconded by Cllr Michell a vote was taken:

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| Approval for refusal | 8 |
| Against | 0 |
| Abstentions | 2 |

The following reasons were given:

Over development
Excessive bulk or scale
Incompatible with the design of existing buildings

7. PLANNING APPLICATION

The following Planning Applications from Staffordshire County Council were received and noted:

SS07/22 Provision of Maxim four pencil system canopy at Birches First School, Birches Avenue.
Approval

8. DATE OF NEXT MEETING

Wednesday 23rd January 2008 at 7.30pm.