

CODSALL PARISH COUNCIL

Parishes of Codsall, Oaken and Codsall Wood

Maxine Baker
Clerk to the Council

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Parish Council Offices
Station Road
Codsall
Staffs. WV8 1BY

17th February 2021

Dear Councillor

Planning Meeting Wednesday 24th February 2021

You are hereby summoned to attend the above meeting of Codsall Parish Council to be held remotely by Zoom in accordance with Covid-19 2020 regulations. **Meeting to commence at 7.00pm.**

Agenda and Minutes are enclosed.

Code of Conduct Dispersations

A councillor may only speak about business in which they have an interest in if they have been granted a dispensation by their council. A request for a dispensation has to be made in writing to the clerk and to be granted by decision of the council, so it must form an item of business on the agenda for the meeting.

Yours sincerely

A handwritten signature in blue ink that reads 'M Baker'.

Maxine Baker
Clerk to the Parish Council

CODSALL PARISH COUNCIL

AGENDA

Planning Meeting to be held remotely by Zoom in accordance with Covid-19
2020 regulations on Wednesday 24th February at 7.00 PM

Councillors Review of Plans Online Prior to the Meeting.

7.00 p.m. Formal Commencement of Meeting.

1. **APOLOGIES**

To receive apologies for absence

2. **DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**

To receive any declarations of interest and written requests for dispensation.

3. **MINUTES**

To approve the Minutes of the Planning Meeting held on the 10th February 2021.

4. **PUBLIC PARTICIPATION**

Limited to 2 minutes per speaker and 15 minutes overall.

5. **PLANNING DECISIONS**

To receive the following Planning Decisions from South Staffordshire Council:

19/000691/TREE_T TPO 23/1966. Area A3 – Remove a Pine Tree
Berwyn, Mill Lane, Codsall, WV8 1EG
Approval subject to conditions

20/000478/TTREE TPO 218/2005. Group G1. 1 Scots Pine – reduce height by about 25
percent to same as 2 adjacent Pines/ 1 Silver Birch – crown
reduction of 25 percent
14 Wayside Acres, Codsall, WV8 2BS
Refusal

20/01011/TTREE TPO 34/1969 - Lime. Re-pollard
24 Wolverhampton Road, Codsall, WV8 1PJ
Approval

20/01033/FUL 20 foot long Steel Shipping Container stored on unused section of
car park painted Laurel Green to store excess furniture to comply
with Covid-19 regulations. No power connected to container
(retrospective)
The Pendrell Arms, Wood Road, Codsall Wood, WV8 1QR
Approval subject to conditions

20/01139/COU Change of use of part of building. Granted permission by 19/00489/FUL to create café. No structural changes
Land Off Wergs Hall Road, Codsall, WV8 2HH
Approval subject to conditions

21/00015/FUL Demolition of existing conservatory and construction of single storey rear/side extension
104 Wood Road, Codsall, WV8 1DW
Approval subject to conditions

6. PLANNING APPLICATIONS

To receive the following Planning Applications from South Staffordshire Council:

20/00862/FUL Amended Plans – proposed front and rear extensions and detached garage
The Old School House, Church Lane, Codsall, WV8 1EF

21/00100/FUL Proposed single and double storey rear extensions and detached garage
40 Elliotts Lane, Codsall, WV8 1PG

21/00117/FUL Second storey side extension plus canopy to front elevation
43 Chapel Lane, Codsall, WV8 2EJ

7. DATE OF NEXT MEETING

Wednesday 10th March 2021

CODSALL PARISH COUNCIL MINUTES

Planning Meeting held remotely by Zoom in accordance with Covid-19
2020 regulations on Wednesday 10th February 2021 at 7.00 PM

Present: Parish Councillors: Mrs V Chapman (Chairman), M Adams, Mrs S Adams, Mrs K Ewart, B Holland, T Jeavons, S Jenkinson, N Loftus & P Wright; **Parish & District Councillor:** Mrs M Barrow & J Michell **Parish & County Councillor:** B Spencer

1. APOLOGIES

None

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Declaration of interest received from Councillor Spencer: agenda item 6 – as a member of SSDC’s Planning Committee.

There were no written requests for dispensation received.

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the 27th of January 2021 be approved and signed as a true record.

4. PUBLIC PARTICIPATION

None

[Cllr J Michell arrived 7.05pm]

Cllr Chapman proposed planning application 21/00068/REM to be moved to the end of the meeting. **Resolved** approval.

5. PLANNING DECISIONS

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

20/00680/TTREE TPO 31/1968 Area A2. Cut back all overhanging branches to the rear boundary line of property
Land behind 37a Wood Road, Codsall, WV8 1DN
Approval subject to conditions

20/00708/TREE Section 211 Conservation Area Notification. Remove 2 spruce trees
63 Church Road, Codsall, WV8 1EN
Approval subject to conditions

- 20/00732/TREE** Section 211 Conservation Area Notification. Remove an Ash
65 Station Road, Codsall, WV8 1BY
Approval subject to conditions
- 20/00866/FUL** Front two storey extension and changing conservatory at rear
into a family room
16 Birches Road, Codsall, WV8 2TW
Approval subject to conditions
- 20/01062/FUL** Proposed single and double storey rear extensions and
detached garage
40 Elliotts Lane, Codsall, WV8 1PG
Approval subject to conditions
- 20/01102/FUL** Proposed home office
1 Brereton Close, Codsall, WV8 1FE
Approval subject to conditions
- 20/01109/FUL** Creation of rear facing dormer roof structure over existing
attic bedroom to increase unusable floor area plus provide en-
suit shower room
Mountfield, Histons Hill, Codsall, WV8 2ER
Approval subject to conditions
- 20/01134/FUL** Front extension to bay window plus new canopy roof
3 Fairfield Drive, Codsall, WV8 2AB
Approval subject to conditions

[Cllr Spencer took no part during Planning Application discussions]

6. PLANNING APPLICATIONS

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

- 21/00056/TTREE** TPO 47/1981, T13 Holly (tree 19202 on application form)
Remove
Park House, Wood Road, Codsall Wood, WV8 1QR
Refusal unless S. Staffs arboriculturist officer deems the tree to be a danger.
- 21/00066/FUL** Proposed single storey rear extension, new porch canopy and
entrance detail, roof to be re-tiled and replacement windows
1 Chestnut Close, Codsall, WV8 2EZ
Approval

21/00068/REM

Development of 65 dwellings and associated infrastructure (Reserved Matters of outline consent 19/00113/OUT); and the discharge of conditions 2 (Reserved Matters details), 3 (approved drawings compliance), 4 (housing mix), 5 (drainage), 8 (bird and bat box details), 9 (barn owl survey), 10 (Tree Protection Measures), 11 (hard and soft landscaping), 12 (lighting scheme), 13 (boundary treatment), 14 (drainage), 16 (Arboricultural Method Statement) and 21 (maximum of 65 dwellings) of outline consent 19/00113/OUT.

Land at Keepers Lane, Codsall

Cllr Barrow said we have to have houses in Codsall, at the moment it is a ribbon development, only 65 houses. It will be a nice site but concerned with the road coming out on to Suckling Green Lane on the bend in the road. There is a good mix and design of houses within the plan although they lack character features.

Cllr Chapman said there is an issue with the lack of parking on the Watery Lane development, we cannot stop how many cars people have, will there be enough parking space on this housing site.

Cllr Ewart thought there were a lot of house variations, some are simple, but all have the same style of front door, will they look shabby over the years? The design features should the Parish Council have a say in what they look like.

Cllr Holland said we are only seeing part of the picture here. It is not really workable, there is no provision for infrastructure.

Cllr Jenkinson asked about open spaces and the increased volume of traffic on Suckling Green Lane.

How are we going to improve the infrastructure?

Resolved that the following recommendations be made:

- **Concerns due to Problems/issue with access to and from the site as a result to an increase in traffic and the road layout of Suckling Green Road and Keepers Lane**
- **Building designs features should be added to some of the dwellings, they lack character features that Codsall have.**
- **Concerns with the number of allotted parking spaces not being sufficient, which will cause issues latter on.**

21/00070/FUL

This planning application seeks householder consent to extend and refurbish the following dwelling by demolishing the existing garage and hallway and add the following: 2 no. Storey rear extension (that does not extend more than 3.0m depth). A storey and half side extension to the property's south west elevation. 2 no. Storey side extension to the property's north east elevation. Add 2 no. Projecting gables to the principal elevation that extends by 3.5m and 0.4m respectively. Finally, an open sided porch cover is proposed to the main entrance.

The Meadows, Middle Lane, WV8 2BE

Approval

21/00082/FUL

Single storey rear and side extension
34 Arps Road, Codsall, WV8 1SQ

Approval

7. DATE OF NEXT MEETING
Wednesday 24th February 2021

[Meeting closed 7.34pm]