

CODSALL PARISH COUNCIL MINUTES

**Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 10th December 2008 at 7.00pm.**

PRESENT

District Councillors J Michell (Chair), Mrs P Campbell, R Marshall, **County Councillors** Mrs S Oatley, **Parish Councillors** Mrs M Barrow, R Etheridge, M Ewart, Mrs E Forster, Mrs C Millar, G Owen and D Walls

1. APOLOGIES

Apologies were received from Cllrs Kenyon, Holland and Chapman

2. DECLARATIONS OF INTEREST

Cllr Millar regarding consultation on tree conservation area work AL62/208/CA this is Councillors Millar's trees.

District and Parish Councillors Mrs S Oatley and Mrs P Campbell wish to record the following statement:

As a member of South Staffordshire Council we will consider any Planning Applications at District level taking into account all relevant evidence and representations at that tier and at District Level and will declare an interest arising from membership of this Parish Council when expressing a view on any relevant matters.

3. MINUTES

The Minutes of the Planning Meeting held on the 12th November 2008 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. MEMBERS CODE OF CONDUCT – PREDISPOSITION

The Chairman asked the Clerk to advise members of his understanding of the District Councillors position relating to predisposition. The Clerk advised that his understanding was exactly in line with Monitoring Officers understanding in that District Councillors who are also Parish Councillors can participate in decisions at the Parish Council but if those items/topics are then subsequently discussed at a District Council the District/Parish Councillors who have participated at Parish Council level must attend the District Council with an open mind and not have predetermined their decision. They should also advise the District Council through declaration of interest that they had been involved in the decision recorded by the Parish Council.

The Clerk advised all members that it should not be necessary for District Council members to absent themselves or abstain from the decision making process at the Parish Council.

The three District Councillors present all confirmed that they had discussed the matter with the Monitoring Officer and endorsed the Clerks view. However all were in agreement that when speaking at the Parish Council or endorsing decisions they should not do it in such a manner that the decision made in the Parish Council Chamber is binding on them when attending the District Council. District Council members will take every care not to mislead the public in this respect.

All members endorsed the difficulty being faced by our District Councillors and reiterated the concern that Parish Council's recommendations on 'Refusal of Planning Applications' are not automatically referred to the Regulatory Committee and that it is down to a District Councillor to actually call for the Planning Application to be referred to the Regulatory Committee.

6. PLANNING DECISIONS

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

08/00971/FUL	Ground floor rear and side extension and front porch 62 Chapel Lane, Codsall	Approved
08/00947/FUL	Single storey side and rear extension inc utility room 8 Parkes Avenue, Codsall	Approved
08/00991/FUL	Side extension 10 the Paddock, Codsall	Approved
08/00810/FUL	3 storey dwelling and double garage Land adjacent to Danypark Cottage, Codsall Wood	Refused
08/00958/COU	20m x 40m riding menage with post and rail fence and extension to rear of stables Lot 2 Hushpins Lane, Codsall Wood	Refused

7. PLANNING APPLICATIONS

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

08/01120/FUL	Conservatory 81 Wood Road, Codsall	Approval
08/01137/FUL	Two storey side extension 16 Queens Gardens, Codsall	Approval
08/01130/FUL	Alterations, single and 2 storey extension to farm house replacement garage Hushpins Farm, Hushpins Lane, Codsall Wood	

A vote was taken in favour of approval

7 in favour of approval
0 Against
4 Abstentions

08/1083/FUL Single storey rear extension
77 Wood Road, Codsall
Approval

08/01151/COU 20m x 40m Menage with post and rail fence
Lot 2 Hushpins Lane, Codsall Wood
Unanimous Refusal on the following grounds:

The Parish Council had previously expressed its severe concern at the possible number of stable developments in a very small area and these concerns are already being seen with parking on the roadways causing severe problems and caravans being parked in various stable areas.

The Parish Council again wishes to endorse its earlier objection and recommendation as stated below:

The site is within the Green Belt and the proposed development as set out in Planning Policy Guidance Note 2 and the adopted Local Plan. The development is therefore harmful to the Green Belt, contrary to policy GB1 of the adopted Local Plan

The proposed development would be an unnecessary visual intrusion into the Green Belt and would be prejudicial to the openness, character and amenity of this part of the Green Belt, contrary to the policies set out in PPG2 (Green Belts) and policy BE26 of the adopted Local Plan.

No special reasons have been advanced on agricultural or other grounds to justify a departure from the normal policy of restricting development in this Green Belt area.

Consultation to carry out works to trees in conservation area
AL/62/2008/CA 2 Hollies on frontage – reduce crowns by 20%, Pine on southern boundary side – Remove.
The Mill House, Mill Lane, Codsall

No comments were made

- 8. DATE OF NEXT MEETING**
Wednesday 14th January at 7.30pm