

CODSALL PARISH COUNCIL

MINUTES

Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 25th July 2018 at 7.00 PM.

One member of the public present

PRESENT: Parish & County Councillor: B Spencer (Chairman);

Parish Councillors: N Caine, Mrs V Chapman, B Holland, T Jeavons, S Jenkinson, I Kenyon, N Loftus, Mrs C Millar, D Walls, and P Wright; **Parish & District Councillors:** Mrs M Barrow

1. APOLOGIES

Apologies for absence were received and accepted from Councillors Mrs K Ewart and B Holland

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

None

3. MINUTES

Resolved the Minutes of the Planning Meeting held on the 11th July 2018 be approved and signed as a true record.

4. PUBLIC PARTICIPATION

A resident of Oaken came to discuss the proposed development of houses at The Paddock, Shop Lane in Oaken, he said there has been a lack of communication, the first he knew of this was when site testing started, no one knew of the plans, he feels that it has not been an open and transparent, full and proper consultation needed to protect Greenbelt. Protecting the Greenbelt is what the Parish Council promised they would do as part of the election promise, but this has not been the case for Oaken. Despite what the Housing Survey says about housing needs across the Parish as a whole, there is no such need in Oaken, and yet the Parish Council have already given implied support to the project, and a judgement made before any consideration is given to the views of those who live in Oaken. There has been no meeting with Oaken residents. Tearing up the Greenbelt and building affordable houses in inappropriate inaccessible places is not the answer, it is not suitable, there are no amenities, no public transport or road access to support this plan, this will not be doing any new occupants any favours, let alone making matters more difficult for those people who already live there. If this goes ahead, Oaken would have 27 social houses in Oaken, this is well above the national average and the only green space in Oaken gone. He said residents of Oaken would like to be involved and a meeting to be arranged with the Parish Council before any formal decision to approve the plan or not.

Cllr Spencer replied that the Parish Council looked at the proposal exploratory and this was nowhere near the planning application stage.

Cllr Barrow said there was a survey to find out what housing need there was in Codsall Wood and Oaken and that they disagreed with the proposal for bungalows in Oaken, there is no planning application as yet, if it does we can then make a decision to approve or refuse, all we done was to respond to the survey needs, as with any new development there has to be a number of starter homes and social housing. The resident replied that he was told by the Housing Association this was a done deal.

Cllr Jenkinson suggested there should be a public meeting with the Parish Council and South Staffordshire Housing Association and feels that that there should have been better consultation with the residents of Oaken.

Cllr Chapman said that District Councillors cannot predetermine what happens.

Cllr Spencer added he has not seen any plans, there will be a consultation process, a meeting for all and the Parish Council will be involved, the bar is set high for this type of plan.

A minute silence was held for former Parish Councillor Tony Yates who recently passed away.

5. PLANNING DECISIONS

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

- | | |
|---------------------|---|
| 18/00400/FUL | Front, side and rear extensions to dwelling house.
Wrekin Cottage, Wood Road, Codsall,
Approved subject to conditions |
| 18/00422/FUL | Rebuild porch and new bay under existing canopy
51 Chapel Lane, Codsall
Approved subject to conditions |
| 18/00475/FUL | Single storey flat roofed rear extension replacing
existing sub-standard, to form enlarged, kitchen diner,
shower room and utility. NB normally permitted
development
8 Bromley Gardens, Codsall
Approved subject to conditions |

5.1 APPEAL DECISION by The Planning Inspectorate

Appeal ref: AAP/C3430/D/18/3197812. Charley, Whitehouse Lane, Codsall Wood, WV8 1QS. Proposed development of a garden shed. Inappropriate development - The property is in the Green Belt. The part of the garden in which the shed would be built was formerly agricultural land, but planning permission has been granted by the Council for use as a garden. A condition was imposed on the planning permission which removed permitted development rights. Consequently, planning permission is required for the shed.

Appeal dismissed

6. PLANNING APPLICATIONS

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

18/00544/FUL

Erection of 29 residential units including access, parking and private amenity space
Codsall Adult Training Centre, Histons Hill, Codsall, WV8 1AA

Access to and from this site is a problem with traffic at the lights, Council Offices and blind spot over the railway.

Cllr Millar asked if there was any other access point.

Cllr Barrow said she once worked at this site and there was an access point from Arps Road, a walk way, there has since been disabled bungalows built and this has been blocked off.

Cllr Caine suggested a pedestrian access point by plot 21 and 22.

The 'Keep Clear' sign marked on Histons Hill road would need to be retained. Cllr. Cain suggested that hedges be retained, and if not already, that TPO's put on trees. There is a lack of parking for this build and over development.

Cllr. Jenkinson said there should only 20 houses maximum, more parking bays as there could be too many cars plus visitors, Cllr Jenkinson also added and has seen the problems in Shifnal and Penkridge with lots of houses and not much parking and the problems this causes.

Cllr Walls said access was not easy and there will be a continuous flow of traffic to and from the housing development.

Can the allyway be improved from Arps Road, could this be looked at as a S106? Cllr Chapman said with a predicted 400 cars at South Staffs Council, parking and access would be a potential problem and we need to have a conversation with Mr Patterson SSDC's Legal Director. Cllr Morrison added that there is additional parking spaces at Trinity Church if Council Offices carpark is full. Cllr Jenkinson asked what are we getting out of S106 for infrastructure. We need something back. Cllr Caine suggested that construction should only take place Monday to Saturday 8.30am to 5.30pm, no construction on Sunday, bank holidays or public mourning and parking of construction vehicles on site only. Cllr Chapman suggested that the District Councillors have a conversation with Dave Patterson about this, SSDC carpark, the infrastructure of Codsall, it is a worry with all the cars and the safety of the children. Cllr Caine added that there should be no access from drives and gardens of houses along

Wolverhampton Road. Cllr Spencer said we can call it in later if needed. All the Councillors were unanimous in rejecting this development.

Refusal on the following grounds:

- **Over development**
- **Inconvenience for pedestrians**
- **Road system is inadequate**
- **Prejudice highway safety**

Certificate of Lawfulness

18/00578/LUE

Certificate of Lawfulness for the existing small side extension to the property

66 Moatbrook Avenue, Codsall, WV8 1DH

NB. Councillors are being consulted on whether they have evidence that the applicant has had the side extension less than 10 years at 66 Moatbrook Avenue

Councillors are not aware that the small side extension has been built within the last ten year

7. APPEAL NOTICES

The following Appeal Notice from South Staffordshire Council was **received and noted**

14/00838/FUL

Detailed planning application for the construction of a new crematorium with associated car parking, memorial gardens and access off Holuhead Road (A41), Wergs, South Staffordshire.

If you wish to make further comments, or modify/withdraw your previous representation you made on this application, you must make this request by 17th August 2018.

Cllr Caine said there are crematoriums at Telford, Bushbury, Walsall, Stafford and Lichfield, over four years it is shown there is a need for a crematorium in South Staffordshire. Eventually house will be built by the golf club, this land is precious and don't want house built and must not let the trees go. Cllr Walls added we are losing Greenbelt fast, originally this land was grade 1 agricultural land, but not now. Cllr Jenkinson said 10 years ago someone applied for a housing development. Cllr Caine said this is nice land and has been enhanced and does not want to see houses there, would rather see houses on the Perton side. If there was a crematorium this would stop houses being built. Cllr Spencer asked do the Parish Council support the crematorium? The Parish Council does support the application 16/01138/FUL for a crematorium, this was seconded by Cllr Kenyon. A vote was cast, 10 for and 2 against.

8. DATE OF NEXT MEETING

Wednesday 12th September 2018

[Meeting closed 7.50pm]