

# CODSALL PARISH COUNCIL

## MINUTES

Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 12<sup>th</sup> December 2018 at 7.00 PM.

One member of the public present

**PRESENT: Parish & County Councillor:** B Spencer (Chairman);  
**Parish Councillors:** Mrs K Ewart, T Jeavons, S Jenkinson, B Holland (late), I Kenyon,  
Mrs C Millar, D Walls, and P Wright; **Parish & District Councillors:** Mrs M Barrow,  
J Michell

### 1. APOLOGIES

Apologies for absence were received and accepted from Councillors Cain, Chapman, Loftus and Morrison.

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

None

### 3. MINUTES

**Resolved** that the Minutes of the Planning Meeting held on the 28<sup>th</sup> November 2018 be approved and signed as a true record.

### 4. PUBLIC PARTICIPATION

None

[7.05 Cllr. Holland arrived]

### 5. PLANNING DECISIONS

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

- |                        |  |
|------------------------|--|
| <b>18/00729/FUL</b>    | Permanent rural workers dwelling<br>Skylarks County Lane, Codsall Wood<br><b>Approved</b>                                |
| <b>18/00781/VAR</b>    | Removal of condition no. 6 from 09/00123/FUL –<br>agricultural occupancy<br>Brookside Farm, Codsall<br><b>Approved</b>   |
| <b>18/00787/TREE_T</b> | Tree Preservation Order 33/1969, Group G13 Fell 2<br>Beech trees<br>The Hollies, Histon Hill, Codsall<br><b>Approved</b> |
| <b>18/00908/TREE</b>   | Tree works in conservation area. Remove 1 Pine and 1<br>Sycamore.<br>6 Sandy Lane, Codsall<br><b>Approved</b>            |

### 6. PLANNING APPLICATIONS

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

- 18/00866/FUL** Single storey side extension and incorporation of existing garage space (extended) into habitable accommodation (application superseded 14.11.18)  
57 Birches Road, Codsall, WV8 2JQ  
**Approval**
- 18/00878/AGRRES** Conversion of existing barns to residential – 5 dwellings  
Brookside Farm, Codsall Road, Codsall, WV6 9QG  
**Refusal on the following grounds:**
- **Conflict with Structure Plan, Local Plan or UDP policies**
  - **Inappropriate development in Green Belt**
  - **No exceptional circumstances for building on the Green Belt**
- 18/00940/FUL** A small agricultural building  
New Pastures, Hushpins Lane, Codsall Wood,  
WV8 1RN  
**Refusal on the following grounds:**
- **Inappropriate development in Green Belt**
  - **Insufficient details provided to make a practical decision**
  - **Plan was not to scale**
- 18/00946/FUL** Single and double storey rear extensions, single storey side extensions, new porch and carport (resubmission of 18/00473/FUL to alter rear hip to gable)  
4 Wheelfield, Codsall, WV8 1PN  
**Refusal on the following grounds:**
- **Conflict with pattern of development**
  - **Dominating nearby buildings**
  - **Poor relationship with adjoining buildings**
  - **Over development**
- 18/00955/FUL** New detached garage  
1 Long Acre, Codsall, WV8 2EG  
**Approval**
- 18/00986/FUL** Proposed first floor side and two storey rear extension  
87 Moatbrook Lane, Codsall, WV8 1DS  
**Approval**
- 18/00998/TEL** MBNL 15m High HEL Phase 5 Tower on D9-root foundation upgrade and associated works  
Verge adjacent to Histons Hill, Codsall  
**Refusal on the following grounds:**
- **Visually damaging in the landscape**
  - **Dominating nearby buildings**
  - **Spoiling natural or existing contours**
  - **Excessive bulk and scale**
  - **Incongruous to the area**
  - **Introducing unnatural features**
  - **Conflict with the character of the area**

## 7. APPEAL NOTICES

The following Appeal Notices from South Staffordshire Council were **received and considered**.

**18/00333/FUL** Construction of one, 2 bed bungalow with access drive. An appeal has been made to the Secretary of State against the decision of South Staffordshire Council to refuse to grant planning permission. If you wish to make comments or modify/withdraw your previous representation this needs to be done by 31<sup>st</sup> December 2018.

6 Lansdowne Avenue, Codsall, WV8 2EN

**Received and noted**

**18/00651/TREE\_T** Tree Preservation Order 23/1966. T5 Sycamore - remove. The Council made a split decision, refusing consent for the removal of the Sycamore T5. There is no opportunity to comment on the appeal as the Planning Inspectorate cannot accept any new reports or comments.

Elm Bank, Mill Lane, Codsall, WV8 1EG

**Received and noted.**

**14/00838/FUL** Applicaton Ref: APP/C3430/W/15/3039163 Detailed planning application for the construction of a new crematorium with associated car parking, memorial gardens and access off Holyhead Road (A41), Wergs, South Staffordshire.

Land adjacent Holyhead Road, Wergs

A Public Inquiry will commence at the Council Offices in Codsall at 10am on Tuesday 15<sup>th</sup> January 2019 for 8 days.

You may attend the Public Inquiry if you wish and, at the discretion of the Inspector, take part in the discussion.

**Received and noted.**

**New Premises Licence** Application - Love and Liquor for 103 The Square, Codsall.

At the Planning Meeting 28<sup>th</sup> November 2018 the following decision by the Councillors was put forward to Licensing Officer at South Staffordshire Council. Objection over the range of activities, the size of the establishment and proximity to nearby dwellings; unsociable hours of operation; generating noise and disturbance.

Received an email back from the Licensing Officer who states the only points that an objection can be raised on are: Crime & Disorder; Public Nuisance; Public Safety; The Prevention of Children from harm. He goes on to say 'there is no evidence of this in your email from the Parish Councillors'.

**Received and noted**

**Proposed development of garages at Arps Road**

An email has been received from Housing Plus who would like outline views and comments from the Parish Councillors in regards to two proposed schemes for a small development on Arps Road and Wilkes Road.

The Councillors said that Arps Road and Wilkes Road are narrow with residents already parking on the road as there a limited number of houses that have driveways. Parking could become more difficult if parking facilities within the area is reduced.

Councillors requested the Clerk writes back to Housing Plus to state that they would not like to see parking facilities being reduced in the area.

**7. DATE OF NEXT MEETING**  
**Wednesday 9<sup>th</sup> January 2019**

[Meeting closed 7.55pm]