

CODSALL PARISH COUNCIL

MINUTES

Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 27th February 2019 at 7.00 PM.

Three members of the public present

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

Parish Councillors: N Caine, Mrs V Chapman, Mrs K Ewart, B Holland, T Jeavons, S Jenkinson, I Kenyon, N Loftus, Mrs C Millar, Mrs A Morrison, D Walls and P Wright;

Parish & District Councillors: Mrs M Barrow

1. APOLOGIES

None

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Declaration of interest received from Cllr. Spencer, 19/00079/VAR – County Representative for Severn Trent Water

3. MINUTES

The Planning Meeting held on the 13th February 2019 were approved and signed as a true record.

4. PUBLIC PARTICIPATION

A resident of Oaken came to update on the proposed plans to build houses on The Paddock at Oaken. The resident said he had a telephone call from Lesley Birch form South Staffs Housing Association to say that the proposed plan for housing in Oaken will be displayed at Codsall Village Hall on Friday 22nd February 2019, and also that he was the only one to have received a telephone call. South Staffs Housing Association said that they have Codsall Parish Council approval for the development at an exploratory meeting. Oaken feel marginalised. At a previous meeting the resident had attended he said that the Parish Council had not given approval and that they would arrange a meeting in future to discuss the proposed development, the resident is not very happy with it all. The resident went on to say that at South Staffs Council for Rural Exception Sites, the criteria states that Parish Council approval is required, and the Housing Association believe that the Parish Council has already given approval for the development. Oaken is not a suitable place for Social Housing, there are no shops etc.

Cllr. Spencer has advised that concerns over the way this has been handled, the Parish Council has not received the plans as yet so it is not down as an agenda item for consideration. Another resident went on to say the villagers are disussed with the short notice to go and view the proposed plans at the Village Hall. The Planning exception rule states three items must be agreed before the development can move forward. These are as follows: Survey to prove the need; Parish Council have to support it; South Staffs Council have to support it. In 2016 the Parish Council raised concerns, in 2017 discussions took place with South Staffs Housing Association. If the residents of Oaken had been aware of the development sooner things could have happened, an Asset of Community Value application could have been submitted.

Cllr. Spencer said the Parish Council will look at how the process could be improved, the residents will be involved with discussion around the development and their concerns will be noted.

5. PLANNING DECISIONS

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

18/00878/AGRRES Conversion of existing barns to residential – 5 dwellings
Brookside Farm, Codsall Road, Codsall

Grant of prior approval

Approval has been granted for the conversion of use from agricultural to residential accommodation only.

This is different to a planning application and has been submitted under the rules stipulated in the General Permitted Development Order.

New Premises License Application

A new premises license for 'Love and Liquor', 103 The Square, Codsall has been granted.

6. PLANNING APPLICATIONS

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

18/01022/FUL Demolition of existing outbuilding and construction of garage

The Manor House, Oaken Lane, Codsall, WV8 2BD

Refusal on the following grounds:

- **Inappropriate development in Green Belt**
- **Harm to the landscape of National Park or Area of Outstanding Natural Beauty/National Scenic Area**
- **Conflict with character of conservation area**
- **Dominating nearby buildings**
- **Poor relationship with adjoining buildings**
- **Visually damaging in the landscape or in the setting**
- **Conflict with the character of the area**

19/00050/OUT Outline application for the erection of Dormer Bungalow to the rear of 94 Wood Road, accessed off Moatbrook Lane. Previous application granted 03/00428/FUL (approval by Codsall Parish Council)
94 Wood Road, Codsall, WV8 1DW

Approval

[Cllr. Spencer took no part in the discussion]

19/00079/VAR Variation of 17/00894/FUL. The layout of the site has been redesigned to ensure there is no built form proposed within the easement of the high pressure gas main. It is now proposed to relocate the booster station kiosk and associated turning and parking area to the south eastern half of the site. Bollards will be installed to prevent vehicles from inadvertently driving onto the high pressure gas main easement area, thereby keeping vehicle movements to the proposed parking/turning area. Due to the relocation of the kiosk, the position of the proposed gateway has been moved slightly further to the north west
Severn Trent Water Ltd, Off Wood Road and
Moatbrook Lane, Codsall
Approval

19/00094/FUL An extension of the existing stable block at 14% floorspace increase. A livestock building to enable the business diversification into livestock (and allow for the storage of plants). One more stable block to be added to the existing block of 3
New Pastures, Hushpins Lane, Codsall Wood,
WV8 1RN
Refusal on the following grounds:

- **Visually damaging in the landscape or in the setting**
- **Road system inadequate**
- **Prejudice highway safety**

19/00095/TREE_T Tree Preservation Order 33/1969. T133 Beech (T1) Crown reduce by approx.. 3-4m to provide adequate clearance from the house and reduce shading. T132 Yew (T2) Crown reduce by up to 2m and lift over driveway to provide adequate clearance and reduce shading.
The Ferns, Histons Hill, Codsall, WV8 2EY
Approval of tree works subject to the recommendation by the Council's Arboricultural Officer

7. CORRESPONDENCE

7.1 Open Spaces – Tree Works - consideration was given for the following works:

i. Chapel Lane Playing Fields - removal of the dia ringed marked branch as photographs provided; the felling of several dead elms plus 1 live elm which is showing signs of dieback; purchase and planting of replacement 1 no Crab Apple to be planted in the location shown on the photograph. (Crab Apple is a native tree which will provide onsite tree diversification and provides an important source of early pollen); sever all ivy on site - at a cost of £575.00. **Resolved** approval.

7.1.2 ii. Wheel Field - cut back branches encroaching over roof of house in Wilkes Road; cut self set ash (several) in the hedge that do not have the space to mature to the level of the hedge, so new growth can be managed as part of the hedge; cut self-set Ash adjacent to sub station; supply and plant 4 replacement Beech trees 18-21cm girth – triple staked; supply and plant 2 replacement Rowan 16-18 cm girth double staked, supply and plant replacement English Oak 18-20cm girth, triple staked; prune orchard trees - at a cost of £2360.00. **Resolved** approval. The Clerk to look in to galvanised fencing to go round the 4 replacement Beech trees, and to purchase if not extortionate.

7.1.3 iii. Singing Lady Gardens – removal of deadwood from trees within the Singing Lady Gardens; cut back branches growing towards lamp post - at a cost of £380.00. **Resolved** approval. Cll. Walls has had crown reducing in the past resulting in excess growth, it now requires crown thinning as it has multiple heads. Approval for the Clerk to arrange tree works.

8. DATE OF NEXT MEETING
Wednesday 13th March 2019

[Meeting closed 7.36pm]