

# CODSALL PARISH COUNCIL MINUTES

Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 13<sup>th</sup> March 2019 at 7.00 PM.

Seven members of the public present

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

In the absence of the Chairman Cllr Spencer, the Vice-Chairman Councillor Holland acted as Chairman during the meeting.

## 1. APOLOGIES

Apologies of absence were received and accepted from Councillors Cain, Loftus, Spencer and Walls.

## 2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

There were no declarations of interest received and no written requests for dispensation.

However, all District Councillors present wished it to be recorded that their views were a preliminary view and one that may change when they hear all the evidence at the District Council's Planning Committee.

## 3. MINUTES

**Resolved** that Minutes of the Planning Meeting held on the 27<sup>th</sup> February 2019 be approved and signed as a true record.

## 4. PUBLIC PARTICIPATION

A member of the public wished to express their considerable concern over the plan. The resident then went on to say that although the design being looked at tonight is reasonable, it is only an illustrative and subjective, this could be significantly altered. There were only 50 houses originally in the Site Allocation Document, the outline plans have increased the number of houses by 30%. The resident then went on to say how is the infrastructure and the local roads going to cope. There have been accidents on Keepers Lane, Hawthorne Lane, Suckling Green Road and Heath House Road all because they are very narrow.

## 5. PLANNING DECISIONS

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

**18/00845/FUL** Demolition of existing dwelling and erection of 2no. detached dwellings  
Kilmichael, Wergs Hall Road, Codsall  
**Approve subject to conditions**

- 18/01011/FUL** Proposed demolition of existing garage/store and erection of replacement garage/workshop  
31 Oaken Lanes, Codsall  
**Approve subject to conditions**
- 19/00014/FUL** First floor, double storey side and single storey rear extensions, conversion of garage  
15 The Paddock, Codsall  
**Approve subject to conditions**

#### 5.1 **APPEAL DECISION by the Planning Inspectorate**

Appeal Ref: APP/C3430/W/18/3213215

6 Lansdowne Avenue, Codsall,

The development proposed was to construct one 2 bed house with access drive.

**Appeal dismissed** on the following grounds: the development is a backland site; the effect of the proposal on the character and appearance of the local area and is contract to Policy EQ11 of SSDC's Core Strategy Development Plan and contrary to the Village Design Guide Supplementary Planning Guidance 2009.

#### 6. **PLANNING APPLICATIONS**

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

- 19/00088/FUL** 2 storey front extension  
23 Suckling Green Lane, Codsall, WV8 2BL  
**Approval**
- 19/00090/FUL** Single and double storey rear extensions, new porch, elevational alterations (cladding and rendering)  
36 Suckling Green Lane, Codsall, WV8 2BP  
**Approval**
- 19/00109/FUL** Single storey rear extension  
10 Arps Road, Codsall, WV8 1SH  
**Approval**
- 19/00113/OUT** Outline planning application for the development of up to 65 dwellings with all matters reserved other than access  
Land at Keepers Lane, Codsall  
(1 Email of rejection received from a resident and 1 letter of rejection received from a resident)

Councillors raised concerns about the loss of important trees, congestion on to the local roads especially Suckling Green Road, and access off Suckling Green Lane.

The Chairman thought that in his view it was difficult to look at this plan in isolation without consideration to the remaining safeguarded development area of site 406 as well as safeguarded land named 419 in the Site Allocation Document (SAD), 419 is adjacent to site 406.

Cllr Holland then went on to say that the number of homes that will be built on sites 406 and 419 will have an impact on the village and there has been no inclusion of infrastructure issues within the Infrastructure Delivery Plan such as addressing issues of parking; with the addition of hundreds of new houses it will result in problems associated with an increase in residents wishing to use the local railway station and parking.

Council Holland thought that a planning facility for park and ride facilities into the village should be considered. In addition to comments of access point, infrastructure, and S106 monies. Councillor Holland felt that consideration of this site in isolation is folly.

Cllr Michell advised the meeting that we have to look at the application in isolation, the time to have made changes/objections to this site and site 419 were within the consultation for the Local Plan & SAD. The next Local Plan is being consulted upon presently and it is important to make objections or recommendations at this stage. SSDC's new infrastructure plan is being worked on, this will provide an opportunity for us to put points forward.

Councillor Barrow thought that the site had been done sympathetically and plans for houses within the safeguarded land will be built.

Cllr Morrison asked is this plan definitely is going to happen, is it already a done deal?

Cllr Barrow asked the meeting should we publicise this development as we have with the proposed development in Oaken. The meeting was advised that flyers had been done and confirmation that residents in Oaken Park had received them.

**Resolved Recommendation for Approval** subject to:

- Protection of existing trees
- Access improvements onto Suckling Green Lane
- General infrastructure improvements
- Marker for S106

**7. DATE OF NEXT MEETING**  
**Wednesday 27<sup>th</sup> March 2019**

[Meeting closed 7.31pm]