

**CODSALL PARISH COUNCIL
MINUTES**

**Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 22nd May 2019 at 7.00 PM.**

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

Parish Councillors: M Adams, Mrs S Adams, L Carpenter, Mrs V Chapman, T Jeavons, S Jenkinson, I Kenyon, B Spencer, P Wright;

Parish & District Councillors: J Michell

1. APOLOGIES

Apologies for absence were received and accepted from Councillors Barrow, Ewart and Morrison

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

None

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the 15th May 2019 be signed as a true record.

4. PUBLIC PARTICIPATION

None

5. PLANNING DECISIONS

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

19/00056/FUL Demolition of existing 2 storey dwelling and construction of replacement bungalow
42 Keepers Lane, Codsall
Approval subject to conditions

19/00168/FUL Demolition of existing ground floor store, and first floor rear extension to existing bungalow domestic dwelling. (Alterat18/00767/FUL)
Somersford, Hawthorne Lane, Codsall
Approval subject to conditions

19/00201/FUL Single storey rear extension, re-modelled front porch and conversion of garage
11 Keepers Lane, Codsall
Approval subject to conditions

19/00205/FUL Single storey front extension
29 Wood Road, Codsall
Approval subject to conditions

19/00191/FUL Proposed side and rear single storey extension together with new bay window
29 Ravenhill Drive, Codsall
Approval subject to conditions

5.1 APPREAL DECISION by the Planning Inspectorate

Appeal Ref: APP/TPO/C3430/7063

Elm Bank, Mill Lane, Codsall, WV8 1EG

Proposed work - to fell 1 no. Sycamore Tree (T5)

The appeal was dismissed. The loss of this sycamore tree would result in significant harm being caused to the character and appearance of the area. Insufficient justification has been provided to fell the tree.

Appeal dismissed

6. PLANNING APPLICATIONS

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

19/00328/FUL Side extension to form new bedroom, ensuit and dressing area
The Meadows, Middle Lane, Oaken, WV8 2BE
Approval

19/00336/OUT Outline planning application for the erection of a single open market residential dwelling
Pendrell Cottage, Wood Road, Codsall Wood, WV8 1QR

Refusal on the following grounds:

- **Conflict with Structure Plan, Local Plan or UDP policies**
- **Inappropriate development in the Green Belt; no exceptional circumstances cited**

19/00352/FUL Single storey side and rear extensions
85 Birches Road, Codsall, WV8 2JJ
Approval

19/00377/FUL

Change of use of part of an existing building to equestrian, part of 2no existing buildings to P/T retail and retention of temporary dwelling/septic tank as permanent with upgrade to a park home/static with the appearance of an agricultural or equestrian building

New Pastures, Hshpins Lane, Codsall Wood, WV8 1RN

Refusal on the following grounds:

- **Conflict with Structure Plan, Local Plan, or UDP policies**
- **Inappropriate development, not adequate for a dwelling**
- **The site is within the Green Belt and the proposed development is considered to be inappropriate development as set out in policy GB1 of the adopted Core Strategy. The development is therefore harmful to the Green Belt, contrary to policy GB1 of the adopted Core Strategy**
- **The Parish Council has considered the reasons advanced, but does not consider that these reasons constitute the very special circumstances required to justify development in the Green Belt**
- **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 polices set out in policy EQ11 of the adopted Core Strategy**

19/00382/FUL

Single storey side and rear extension to bungalow
86 Oaken Park, Codsall, WV8 2BW

Approval

The Councillors raised concerns that Parish Council decisions are not in line with the planning authorities. Cllr Spencer agreed to see if Staffordshire District Council would agree for Councillors to tag on to training sessions provided for planning department staff.

The Clerk advised the meeting of a recent email received from Barlaston Parish Council asking if other Parishes would wish to attend and agree to share costs in a planning training day that they were hosting.

Resolved if any Councillor was interested in attending to advise Clerk.

7. CORRESPONDENCE

7.1 Nominations for Co-optees to Standards and Resources Committee
- a letter from South Staffs District Council for a proposed nominee from the Parish Council was considered.

Resolved that Cllr Holland be nominated for consideration for the Standards and Resources Committee.

7.2 Codsall & Bilbrook Twinning Assoc – Anniversary Gift – Village Sign -
an email from Staffordshire County Highways notifying the Parish Council that the twinning sign is unsuitable to be positioned near the highway, because the sign is similar to a chevron sign with direction arrows, therefore the sign has to be sited in a non-highway area was received considered.

Resolved that this is a matter for the Twinning Association to discuss an alternative place for the sign to sited.

8. DATE OF NEXT MEETING

Wednesday 12th June 2019

[Meeting closed 7.38pm]