

# CODSALL PARISH COUNCIL

## MINUTES

Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 26<sup>th</sup> June 2019 at 7.00 PM.

One member of the public was present.

**Present: Parish Councillors:** B Holland (Chairman), M Adams, Mrs S Adams, T Jeavons, S Jenkinson, K Ewart, I Kenyon, P Wright; **Parish & District Councillor:** Mrs M Barrow

### 1. APOLOGIES

Apologies for absence were received and accepted from Cllrs Carpenter, Chapman, Loftus, Mitchell and Spencer.

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

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

### 3. MINUTES

**Resolved** that the Minutes of the Planning Meeting held on the 12<sup>th</sup> June 2019 be approved and signed as a true record.

### 4. PUBLIC PARTICIPATION

A resident of Birches Road advised the meeting that residents of the north end of Birches Road had received details of the proposed traffic regulation order, although he himself is not entirely in agreement, but despite this wished to thank Cllr Spencer for his efforts. The resident then said that even though the car park has been opened, there are some die hard commuters who still insist on parking on Birches Road.

The resident then raised his concerns with the recent opening of Subway and the degeneration of litter as a result. The resident said he is already witnessing discarded yellow top bottles which are distinctive to the Subway brand, therefore, could the council force the shop to clean up?

The resident went onto to advise that he had not seen the street sweeper for a while and weeds are growing in the gutters.

Councillor Barrow advised the resident that Street Scene team is on a rota for the whole of South Staffordshire and she is aware that they have had a shortage of drivers, but this issue is now resolved, so we will soon see the team back around the village.

## 5. PLANNING DECISIONS

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

- 19/00150/FUL** Two detached bungalows at the rear of detached bungalow (no. 57) and extension of access drive 57 Oaken Lanes, Codsall, WV8 2AW  
**Refused**
- 19/00169/OUT** Demolition of existing domestic store, erection of 1no. 3 bed, 1no. 4 bed and 1no. 5 bed dormer bungalows, re-use of existing field access The Poplars, Strawmoor Lane, Oaken, WV8 2HY  
**Approved subject to conditions**
- 19/00208/FUL** Retention of construction site hoardings on a temporary basis 1 Oaktree Rise, Codsall, WV8 1DP  
**Refused**
- 19/00235/TREE\_T** Tree Preservation Order 23/1966 Area A3. Remove 2 Scots Pines and reduce length of 1 branch on each of 2 other Scots Pines to fell Pine Ridge, Mill Lane, Codsall, WV8 1EG  
**Split decision**  
**Refused for the removal of the westernmost Scots Pine (T1)**  
**Approved for the removal of the Scots Pine (T2) and for the pruning of the Pines T3 and T4**
- 19/00306/FUL** Front and side extensions and alterations, loft conversion, erection of detached garage Copperbank, Oaken Lane, Oaken, WV8 2BE  
**Refused**
- 19/00317/FUL** Rear single storey extension (sunroom/orangery) 17 Gorsty Hayes, Codsall, WV8 1PY  
**Approved subject to conditions**
- 19/00324/FUL** Proposed rear ground floor extensions and covered way canopy and new roof lights to front and rear elevations. Conversion of existing ground floor utility/store to utility and study use The Stables, Palmers Cross Farm, Codsall Road, Codsall, WV6 9QG  
**Approved subject to conditions**

## 6. PLANNING APPLICATIONS

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

- 19/00266/FUL** New bungalow on the land to the rear of no. 17 Keepers Lane (amended plans)  
17 Keepers Lane, Codsall, WV8 2DP  
**Refusal** on the following grounds:
- **Conflict with Structure Plan, Local Plan, and/or UDP policies**
  - **Spoiling natural or existing contours**
  - **Conflict with the pattern of development**
  - **Poor relationship with adjoining buildings**
  - **Visually damaging in the landscape or setting**
  - **Conflict with the character of the area**
  - **Losing historic street pattern**
  - **The development is a back-land site; the effect of the proposal on the character and appearance of the local area is contrary to policy EQ11 of SSDC's Core Strategy Development Plan and contrary to the Village Design Guide Supplementary Planning Guidance 2009**
- 19/00425/FUL** Proposed single storey rear extension and new pitched roof to garage  
46 Suckling Green lane, Codsall, WV8 2BT  
**Approval**
- 19/00434/FUL** Demolition of existing 2 storey dwelling and construction of replacement bungalow  
42 Keepers Lane, Codsall, WV8 2DP  
**Approval**
- 19/00448/AGRRES** Barn 2 is proposed to be subdivided into 2 storey dwellings, 1 x 4 bed and 1 x 3 bed  
Brookside Farm, Codsall Road, Codsall, WV6 9QG  
**Approval subject to the development adhering to Planning Policies on Barn Conversions**
- 19/00453/FUL** Single storey extension to side of property  
35 Stretton Gardens, Codsall, WV8 1AL  
**Approval**

- 19/00466/FUL** Application for the construction of storage building to serve the Ledene Golf Centre  
The Ledene Golf Centre, Woodhall Farm, Wood Road, Codsall Wood, WV8 1QR  
**Approval subject to the height of the proposed storage building being no higher than the existing buildings on the driving range.**

## 7. CORRESPONDENCE

- 7.1 County Council Highways** – the meeting considered approval to partial match funding the County Councillors one off highway budget for improvements on Church Road pavement.

The Chairman raised concerns if we did this the once, then we will be expected to contribute monies towards the upkeep of the highways on a regular basis.

The Clerk advised that the County Councillor's enhanced budget is a one-off fund for this year, there is also restrictions on what the budget can be used for; general repairs such as potholes cannot be undertaken with the grant money.

Cllr Jenkinson asked how much is required and how many metres of pavement would our contribution do and does the Parish Council have the budget to do it.

Councillors then raised their concerns on:

- how much of the pavement could be repaired with our contribution?
- would the problems arise again if the underlining problems causing the damage was not addressed?
- do we have the budget, would we not be able to do some of our projects because we have spent the money on this?
- how much of Church Road is County Council able to do without our contribution.
- Cllr Spencer to provide more details on how many metres of pavement per £ contribution could be achieved.

The Chairman advised that this should have been raised sooner however as the works are already being undertaken, we need to decide tonight as it would cost more if the highway team had to come back.

Cllr Barrow advised the Chairman that Cllr Spencer was not aware until recently, that works were going to start.

The Clerk advised the meeting that the Parish Council had set aside in its 2019/20 budget £9,000.00 to contribute towards service shortfall of principle councils.

- Councillor Jenkinson then suggested that as the Parish Council had put money aside for this purpose, we make contribution.

The meeting felt that if the Parish Council contributed £3,000.00 then at least a third more of the pavement could be repaired.

**Resolved** that the Clerk is given authority to assess if the Parish Council would get value for money and that at least a third more of the pavement could be undertaken if the Parish Council contributed £3,000.00 and if we would get value for money, then the clerk be authorised to make a payment to Staffordshire County Highways of £3,000.00 for our contribution to further works on Church Road, Codsall being undertaken.

- 7.2 Proposed Parking Restrictions** - an email from Staffordshire County Council regarding consultation on proposed parking restrictions to Chillington Drive, Walton Gardens, Stretton Gardens, Belvide Gardens, to improve parking around St Nicholas C of E First School and to Birches Road, Parkes Avenue, Kynaston Crescent, to improve parking around Bilbrook Train Station was received and considered.

**Resolved** that the Clerk makes a response to the consultation stating that the Parish Council is mindful to support the proposals in conjunction with the wishes of the residents that are affected by the proposed parking restrictions.

**8. DATE OF NEXT MEETING**  
**Wednesday 10<sup>th</sup> July 2019**

[Meeting closed 7.45pm]