

# CODSALL PARISH COUNCIL

## MINUTES

Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 24<sup>th</sup> July 2019 at 7.00 PM.

**Present: Parish Councillors:** B Holland (Chairman), M Adams, Mrs S Adams, L Carpenter, T Jeavons, B Spencer, P Wright;

### 1. APOLOGIES

Apologies for absence were received and accepted from Councillors Barrow, Chapman, Ewart, Jenkinson, Kenyon and Loftus.

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

None

### 3. MINUTES

**Resolved** that the Minutes of the Planning Meeting held on the 10<sup>th</sup> July 2019 be approved and signed as a true record.

### 4. PUBLIC PARTICIPATION

None

### 5. PLANNING DECISIONS

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

**19/00139/FUL** The proposed demolition of existing bungalow and proposed erection of 2 no. detached 3 bed-roomed bungalows and widening of existing driveway to form private carriageway  
Dulas, Hawthorne Lane, Codsall, WV8 2DA  
**Approved subject to conditions**

**19/00352/FUL** Single storey side and rear extensions  
85 Birches Road, Codsall, WV8 2JJ  
**Approved subject to conditions**

[Cllr Spencer arrived 7.07pm]

### 6. PLANNING APPLICATIONS

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

**19/00377/FUL** Retention of temporary dwelling and septic tank, with upgrade to static caravan, use of agricultural building approved under permission 18/00940/FUL for equestrian purposes, and use of part of buildings approved under permission 13/00825/FUL, 16/00425/FUL and 19/00094/FUL for the sale of plants and trees (retail use)  
New Pastures, Hushpins Lane, Codsall, 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 policies set out in policy EQ11 of the adopted Core Strategy.**

**19/00484/LUE**

**Certificate of Lawfulness**

Existing buildings (no.1 metal shed and no. 2 timber stables) in use as domestic storage only, no other use classes

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

**The Councillors are unaware of the considerations regarding the lawfulness of the proposed development.**

**19/00489/FUL**

Proposed erection of building to accommodate ticket office, store, office and shelter in association with existing fishery enterprise

Land Off Wergs Hall Road, Codsall, WV8 2HH

**Refusal on the following grounds:**

- **The proposed building is far too large for the purpose intended**
- **The building should be of a smaller design and in keeping with the surroundings**
- **Excessive bulk or scale.**

**19/00507/FUL**

Proposed single storey side extension with roof lights, main roof altered to gable end style roof to accommodate new loft conversion and new dormer windows to front and rear of dwelling

34 Elliotts Lane, Codsall, WV8 1PG

**Refusal on the following grounds:**

- **Over development**
- **Excessive bulk or scale**
- **Conflict with pattern of development**
- **Visually damaging in the landscape or in the setting.**

- 19/00528/FUL** Proposed new open entrance porch  
Lawnside Cottage, Strawmoor Lane, Oaken, WV8 2HY  
**Approval**
- 19/00537/FUL** Demolition of existing ground floor store. First floor rear extension to existing bungalow domestic dwelling  
Somerford, Hawthorne Lane, Codsall, WV8 2DA  
**Parish Council Members expressed concerns that this planning application is not in keeping with the character of the area and in conflict with pattern of development.**

## 7. CORRESPONDENCE

- 7.1 Open Spaces – Fence Repairs** – a memo from the Clerk dated 15<sup>th</sup> July 2019 listing a schedule of works for fence repairs/replacements was considered.
- 7.1.2 Village Hall Playing Area** – costs excluding VAT £442.50.  
**Resolved approval.**
- 7.1.3 Moatbrook Nature Reserve** – costs excluding VAT £472.00.  
**Resolved approval.**
- 7.1.4 Chapel Lane Playing Field** – costs excluding VAT £116.00.  
**Resolved approval.**
- 7.2 War Memorial Phase 1** – a Clerks memo dated 16<sup>th</sup> July 2019 making safe and stabilising the sand stone wall surrounding the war memorial garden. Works include replacing missing stone, cleaning all and repairing where necessary. Costing no more than £8,488 excluding VAT was considered.  
**Resolved** that the Clerk obtains additional quotations and authority be delegated to the Clerk in consultation with the Chairman and Vice Chairman to accept a quotation to carry out works of upto a maximum cost of £8488 excluding VAT.

## 8. DATE OF NEXT MEETING Wednesday 11<sup>th</sup> September 2019

[Meeting closed 7.34pm]