

# CODSALL PARISH COUNCIL

## MINUTES

Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 26<sup>th</sup> February 2020 at 7.00 PM.

**Present: Parish Councillors:** B Holland (Chairman), M Adams, Mrs S Adams,  
Mrs V Chapman, Mrs K Ewart, T Jeavons, S Jenkinson, N Loftus & P Wright;

**Parish & District Councillor:** Mrs M Barrow & J Michell

**Parish & County Councillor:** B Spencer

### 1. APOLOGIES

Apologies for absence was received and accepted from Councillor Carpenter.

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

Declaration of interest received from Councillor Spencer: agenda item 6 – as a member of SSDC's Planning Committee.

### 3. MINUTES

**Resolved** that the Minutes of the Planning Meeting held on the 12<sup>th</sup> February 2020 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.**

#### 19/00841/FUL

New access to 'Crossfields' from Strawmoor Lane  
Crossfields, Oaken Lane, Oaken, WV8 2LD

**Approved subject to conditions**

#### 19/00871/REM

This application seeks permission for all the reserved  
matters, effectively applying for full planning  
permission

Land Adjacent Tudor House, Histons Hill, Codsall,  
WV8 2HA

**Approved subject to conditions**

#### 19/00918/FUL

Erection of double garage partially sunken into front  
lawn area. Screening planting and new hard surfacing  
Copperbank, Middle Lane, Oaken, WV8 2BE

**Approved subject to conditions**

#### 19/00951/FUL

The erection of an oak framed 2 bay garage with home  
office above clad in oak boarding with a reclaimed blue  
clay tiled roof

March Cottage, Oaken Lane, Oaken, WV8 2BD

**Approved subject to conditions**

#### 19/00987/FUL

Erection of single storey rear extension and two-storey  
side extension

20 Broadway, Codsall, WV8 2EL

**Approved subject to conditions**

*[Cllr Spencer left the Chambers 7.05pm]*

## 6. PLANNING APPLICATIONS

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

- 20/00024/VAR** Amend condition 4 of 19/00757/FUL to allow more days for retail to include Tuesday, Wednesday and Thursday 11am – 2pm. Also, to allow the sale of light refreshments to customers already at the site via existing retail buildings  
New Pastures, hushpins Lane, Codsall Wood, WV8 1RN  
**Refusal on the following grounds:**
- **Concerns over access and the additional traffic on an unsuitable road as a result of increased opening days and plans to sell refreshments**
  - **No further development or expansion of the retail business on an already over developed site which is on Green Belt land**
  - **Codsall Parish Council feels that the business justification has not been fully justified to counter act the harm to the Green Belt and the proposed plan is outside designated employment land in South Staffordshire**
  - **Information on plans proposed are inadequate so unable to make a more considered decision**
- 20/00045/FUL** Proposed 2 storey extension to the left hand side of the existing property, single storey to the rear and a porch to the front  
30 Princes Drive, Codsall, WV8 2DJ  
**Approval**
- 20/00060/FUL** Partial conversion of garage to kitchen – roof height to be increased  
3 The Paddock, Codsall, WV8 2BN  
**Approval**
- 20/00068/FUL** Retrospective approval of garage conversion  
1 The Drive, Codsall, WV8 2EB  
**Approval**
- 20/00138/TREE-T** TPO 6/1960, wood W4. Remove 3 Wellingtonias  
1 Cranford Crescent, Codsall, WV8 2AF  
**Refusal, trees need to be preserved**

*[Cllr Spencer returned 7.18pm]*

## 7. CORRESPONDANCE

**7.1 Highways developments on Station Road** – an email dated 19<sup>th</sup> February 2020 from Cllr Bob Spencer regarding a meeting with County's Liaison Officer for Amey and the Train Infrastructure Officer about proposed plans around Codsall Train Station and carpark was considered.

Cllr Spencer informed the council of the plans presented to him and Cllr Barrow at a meeting on 18<sup>th</sup> February 2020. The County Liaison Officer for Amey and the Train Infrastructure Officer presented their proposed plans to develop the site around Codsall train station. There would be two phases, the initial stage is a re-engineering of the island and adjacent structures immediately outside the station, which would see cobbled sets, a new footpath and two curtesy crossing either side of the bridge and supported road markings, this will hopefully address the issues of cars parked on Station Road. The second phase would be to connect the new footpath to our carpark by providing a hard surface walkway along the track that is already there and join the existing footpath on the adjacent private land, it will have a spur off to the carpark, the walkway will be disability compliant, and also access to the field including a new kissing gate and the possibility of lighting along the floor of the footpath. £160,000 investment been made available for this, but a decision needs to be made by the end of this financial year. Phase one would be done during March and phase two would be April/May. The hardcore path would cost around £40,000, this would be the answer to issues we have with people having to walk on the carpark driveway, we should give consideration to the proposed.

Cllr Barrow said that a disabled lady had parked on the carpark to walk her dog and needed help to get over the grass hump to get in to the field, a path would solve this problem.

*Cllr Chapman arrived 7.37pm]*

Cllr Holland preferred if the path just went to the carpark and not extend beyond that.

Cllr Spencer said that this is not County money it is transport money and we should accept the offer for the whole of the walkway

Cllr Holland proposed we accept the offer of a path but only to the carpark, it was not seconded. Cllr Holland went on to ask if there is money available to maintain the path, a one off commuted sum.

Cllr Spencer said he would talk to the Liaison Officer about options of who would maintain it. Should the Parish Council take it, or see if a commuted sum of money would be available to cover future maintenance.

Cllr Holland said we should maintain it ourselves or see if they are willing to give a commuted sum.

Cllr Holland then proposed we accept the offer to put a walkway to run from the kissing gate, behind the carpark and join to the existing footpath on the adjacent private land with spur off to the carpark, it was seconded by Cllr Jeavons. A vote was taken; for 11; against 1 (Cllr Holland); no abstentions.

**Resolved** Cllr Spencer would speak to the Liaison Officer to accept their proposal for a footpath to the carpark. He would also discuss separately if they are willing to give the Parish Council a one off commuted sum of money for future maintenance of the pathway.

**7.2 Chillington Estate – Traffic Regulations Order Proposal** – an email dated 20<sup>th</sup> February for the proposal of parking restrictions to the roads around the Chillington Estate was considered. Cllr Spencer said people do not want yellow lines everywhere, they are an inconvenience, also met with residents on the Chillington estate and had a lot of feedback regarding the parking issues, a particular problem around the school, Walton Gardens to have zig zag lines, more people use this entrance in to the school, even though the main entrance is on Belvide Gardens. **Resolved** the Council support the proposal for traffic regulations on the Chillington Estate. The Clerk to write a letter of support.

**8. DATE OF NEXT MEETING**  
**Wednesday 11<sup>th</sup> March 2020**

[Meeting closed 7.50pm]