

## CODSALL PARISH COUNCIL

### MINUTES

Planning Meeting held remotely by Zoom in accordance with Covid-19  
2020 regulations on Wednesday 10<sup>th</sup> June 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, Mrs A Morrison, & P Wright; **Parish & District Councillor:** Mrs M Barrow & J Michell  
**Parish & County Councillor:** B Spencer

Three members of the public present

#### 1. APOLOGIES

None

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

Declaration of interest received from Councillor Spencer: agenda item 6 – as a member of SSSC's Planning Committee. Planning application 20/00401/FUL, the Chairman proposes as the applicant is a fellow Parish Councillor and the Parish Council is only a consultee we make no recommendation, but defer the decision to the arbiter. Councillors unanimously approved. **Resolved** the Council makes no comment on this application.

#### 3. MINUTES

**Resolved** that the Minutes of the Planning Meeting held on the 11<sup>th</sup> March 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.**

**19/00113/OUT** Outline planning application for development of up to 65 dwellings  
Land at Keepers Lane, Codsall  
**Approval**

**19/00607/FUL** Conversion of redundant building to 1no. 2 bed bungalow, demolition of single storey rear extension, single storey front extension  
Land Adjacent to Leighton Pool, Chillington Lane, Codsall Wood  
**Approval subject to conditions**

**19/00609/FUL** Erection of dormer bungalow  
Wergs Farm House, Popes Lane, W-ton, WV6 8TX  
**Refusal**

<b>19/00852/FUL</b>	Erection of hand car wash Codsall & Wergs Garden Centre Ltd, Wergs Hall Road, Codsall, WV8 2HJ <b>Approval subject to conditions</b>
<b>19/00928/FUL</b>	Conversion of part of existing garage and single storey extension to link the dwelling and converted garage 18 Sherborne Gardens, Codsall, WV8 1BN <b>Approval subject to conditions</b>
<b>19/00981/TREE</b>	To carry out works to trees in conservation area 5 New Cottages, Oaken Lane, Oaken, WV8 2BD <b>Approval</b>
<b>20/00001/FUL</b>	Erection of 3no. Stables and tack room Charlesfield, Oaken Lanes, Oaken, WV8 2BD <b>Approval subject to conditions</b>
more and light	<b>20/00024/VAR</b> Amend condition 4 of 19/00757/FUL to allow days for retail to include Tuesday, Wednesday Thursday, 1am – 2pm. Also to allow the sale of refreshments to customs already at the site via existing retail building <b>Approval subject to conditions</b>
<b>20/00037/TREE_T</b>	Sycamore – crown lift 12 Red Rock Drive, Codsall, WV8 2EU <b>Refusal</b>
<b>20/00045/FUL</b>	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 <b>Approval subject to conditions</b>
<b>20/00060/FUL</b>	Partial conversion of garage to kitchen – roof height to be increased <b>Approval subject to conditions</b>
<b>20/00068/FUL</b>	Retrospective approval of garage conversion 1 The Drive, Codsall, WV8 2EB <b>Approval subject to conditions</b>
<b>20/00069/TREE_T</b>	To carry out tree works 56 Wood Road, Codsall, WV8 1DN <b>Approval</b>
<b>20/00089/FUL</b>	Proposed new bedroom and ensuite over existing single storey side elevation Bell House, Strawmoor Lane, Oaken, WV8 2HY <b>Application approved with conditions</b>

- 20/00102/FUL** Demolition of existing outbuildings and construction of 2 storey side extension and single storey garage  
18 The Paddock, Codsall, WV8 2BN  
**Application approved subject to conditions**
- 20/00106/FUL** Proposed 2 storey side extension and open front porch  
90 Chillington Drive, Codsall, WV8 1AY  
**Application approved with conditions**
- 20/00125/FUL** Single storey side and rear extension to bungalow  
86 Oaken Park, Codsall, WV8 2BW  
**Application approved subject to conditions**
- 20/00134/FUL** Side extension on top of existing single storey side extension  
78 Sandy Lane, Codsall, WV8 1EW  
**Application approved subject to conditions**
- 20/00137/FUL** Proposed side extension to form garage with games room above  
3 Wheelfield, Codsall, WV8 1PN  
**Application approved with conditions**
- 20/00138/TREE\_T** TPO //1960 – Wood W4. Removal of 3 Wellingtonias  
1 Canford Crescent, Codsall, WV8 2AF  
**Refusal for the consent to remove 3 Wellingtonias. Consent for the reduction in length of branches to 3 Wellingtonias of up to 2 metres. Crown lift the northernmost tree by removing branches up to 7 metres above ground level at the trunk, and the central tree by the removal of the 3 lowest branches on the property side of the trunk**
- 20/00146/TREE\_T** TPO 33/1970. T113 Oak – reduce height to 10m  
46 Histons Drive, Codsall, WV8 2ET  
**Refusal**
- 20/00149/FUL** Proposed single storey rear extensions  
74 Ravenhill Drive, Codsall, WV8 1BL  
**Application approved with conditions**
- 20/00150/FUL** Single storey detached garage  
10 Sandy lane, Codsall, WV8 1EJ  
**Application approved with conditions**
- 20/00168/FUL** Erection of detached three bedroom dormer bungalow  
Land to rear of 94 Wood Road, Codsall, WV8 1DW  
**Application approved subject to conditions**

- 20/00180/REM** Reserved matters dealing with the layout, scale appearance and landscaping (following outline approval 19/00336/OUT)  
Pendrell Cottage, Wood Road, Codsall Wood, WV8 1QR  
**Application approved with conditions**
- 20/00189/FUL** Two storey extension to form new front gable and single storey rear extension  
2a Lansdowne Avenue, Codsall, WV8 2EN  
**Application approved subject to conditions**
- 20/00209/TREE\_T** TPO 6/1960. W1 – remove 2 Sycamores  
7 Flemmynge Close, Codsall, WV8 2AD  
**Application approved with conditions**
- 20/00244/FUL** Proposed detached garage  
72 Suckling Green Lane, Codsall, WV8 2BY  
**Application approved with conditions**
- 20/00247/TEL** The installation of a 2m slim-line column supporting 6 no. antennas, 1 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including a GPS module and 3 no. Remote Radio Units (RDU's)  
Grass Verge adjacent to Codsall Road, Codsall  
**Refusal**
- 20/00265/FUL** Extensions to existing garage to form carport and first floor gym  
Norcott, Mill Lane, Codsall, WV8 1EG  
**Application approved with conditions**
- 20/00289/FUL** Replacement of existing French doors and window with new powder coated aluminium bi-fold doors  
Meadow View, Barn 1, The Paddocks, Hushpins Lane, Codsall Wood, WV8 1RN  
**Application approved with conditions**

## 6. PLANNING APPLICATIONS

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

- 20/00299/FUL** Extension to The Willows Care Home on the site of the former Gorsty Lea Garage, comprising 28 bedrooms, new lounge and dining areas, garden and landscaping and associated driveway and parking consisting of single, two and three storey elements  
Site of former Gorsty Lea Garage, Wolverhampton Road  
**Refusal on the following grounds:**
- **Insufficient garden or amenity land**
  - **Lack of private space**
  - **Excessive bulk and scale**
  - **Insufficient parking spaces**

- **Dominating nearby buildings**
- **Conflict with pattern of development**
- **Visually damaging in the landscape or in the setting**
- **Conflict with the character of the area**
- **Emergency vehicle access**
- **Highway issues due to the lack of parking will force cars on to local roads causing parking issues**

**20/00384/FUL** Single storey rear extension and new front porch area with mono pitch roof over existing garage  
3 Canford Crescent, Codsall, WV8 2AF  
**Approval**

**20/00401/FUL** To replace the current flat roof of an outbuilding attached to the main dwelling with a pitched tiled roof. The outbuilding measures 2.7m wide by 1.6m deep by 2.3m high  
43 Princes Gardens, Codsall, WV8 2DH  
**The Chairman proposes as the applicant is a fellow Parish Councillor and the Parish Council is only a consultee we make no recommendation, but defer the decision to the arbiter. Councillors unanimously approved. Resolved the Council makes no comment on this application.**

**7. DATE OF NEXT MEETING**  
**Wednesday 24<sup>th</sup> June 2020**

[Meeting closed 7.24pm]