

CODSALL PARISH COUNCIL

MINUTES

Planning Meeting held remotely by Zoom in accordance with Covid-19
2020 regulations on Wednesday 14th October 2020 at 7.00 PM

One member of the public present

Present: Parish Councillors: Mrs V Chapman (Chairman), M Adams, Mrs S Adams,
Mrs K Ewart, B Holland, T Jeavons, I Kenyon, N Loftus, S Jenkinson & P Wright;
Parish & District Councillor: Mrs M Barrow & J Michell;
Parish & County Councillor: B Spencer

1. APOLOGIES

Apologies for absence were received and accepted from Cllr Morrison.

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.

There were no written requests for dispensation received.

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the 23rd September 2020 be approved and signed as a true record.

4. PUBLIC PARTICIPATION

A resident attended the meeting wished to speak with regards to planning application no. 20/00810/FUL. The resident wished to voice their concerns that the property in question has approximately 40 tiles missing from the roof and feels that if they are not replaced the building could fall into a state of disrepair.

The resident advised the meeting that the owner of the property has put in a planning application to build a two storey dwelling which is not in keeping with other properties in the lane and will dominate the neighbouring properties. They also advised that there are inaccuracies in the submitted plans, such as the back-door entrance. Trees would also need to be removed from the site.

5. PLANNING DECISIONS

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

20/00499/FUL Single storey rear extension, construction of new car port and access driveway
New House Farm, Gunstone Lane, Codsall, WV8 1EL
Approval subject to conditions

20/00616/FUL Erection of single side and rear extension and porch with front canopy
20 Broadway, Codsall, WV8 2EL

20/00622/FUL Single storey extension rear of existing garage and kitchen to form new utility, WC and enlarged sun room and new part pitched roof over
Approval Subject to conditions

20/00674/FUL Single storey rear extension
10 Sandy Lane, Codsall, WV8 1EJ
Approval subject to conditions

20/00688/FUL Single storey flat roofed extension infill section
57 Church Road, Codsall, WV8 1EH
Approval subject to conditions

6. **PLANNING APPLICATIONS**

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

20/00732/TREE Section 211 Conservation area notification.
Remove Ash
65 Station Road, Codsall, WV8 1BY
Councillors would like to defer the recommendation on this application to South Staffordshire Council's Arboricultural Officer

20/00746/FUL Replacement of existing French-doors and window with new powder coated aluminium bi-fold doors
Woodhall Barn, 2 The Paddocks, Hushpins Lane, Codsall, WV8 1RN
Approval

20/00810/FUL Proposed demolition of existing bungalow and erection of new 3 bed dwelling
85 Birches Road, Codsall, WV8 2JJ
Refusal on the following grounds:

- **Over development**
- **Excessive bulk and scale**
- **Incompatible with the design of existing buildings**
- **Insufficient garden or amenity land**
- **Dominating nearby buildings**
- **Poor relationship with adjoining buildings**
- **Visually damaging in landscape or in the setting**
- **Conflict with the character of the area**
- **Conflict with pattern of development**
- **Conflict with Structure Plan, Local Plan or UDP polices**

Councillors also proposed that the Codsall District Councillors speak to the Planning department Enforcement Officer at South Staffordshire Council to see if an order could be placed on the property to prevent it becoming in a poor state of repair.

20/00848/TTREE TPO 26/1977. T1 Oak – crown lift. A1.,3 Sycamores – remove. TPO 33/1970. T1 Silver Birch – remove a branch
1 Chapel Lane, Codsall, WV8 2EH
Councillors would like to defer the recommendation on this application to South Staffordshire Council's Arboricultural Officer

7. CORRESPONDANCE

7.1 Changes to the Planning System White Paper - consultation – copies of the presentation slides from the Zoom meeting held by South Staffordshire District Council (SSDC) were circulated.

A formal response by the Parish to the consultation was considered. Cllr Ewart advised that quite a few Councillors tuned in to the Zoom meeting. Some of the planning changes sounded good, others were worrying, such as garden snatching

Cllr. Holland thought the presentation and summary were done very well by SSDC, and he we would concur and support some of SSDC's concerns. Areas where he felt duly concerned was in the proposed decision-making process and the methodology on numbers and type of housing needed for areas. Cllr Holland advised that he had the most concern on how councils would get the infrastructure monies for infrastructure works. Councillor Holland went on to inform members that District Council would have to put in a bid to try to get the required infrastructure money after they have already borrowed the monies for the works to be undertaken. This may result in no clear targeted infrastructure work; Neighbourhood Plans and Parish Councils are critical to the parish to identifying the required infrastructure. Councillor Holland also raised his concerns that Unitary Councils will take the process out of the local forum.

A question from members was put to the District Councillors asking if they think the Parish Council could see a copy of SSDC's response. Cllr Barrow said that District Councillors did request this and there should be a copy on South Staffordshire District Council's website. Cllr Michell said the response was confidential until the response was submitted and thinks it will be now available to view.

Cllr Spencer said there must be a public document, part of changes in the planning process is for local people to have a say on design, therefore we should make sure they do have their say.

Cllr Holland advised that if a fully technical report is not provided this will be bypassed.

Cllr Michell expressed concerns about social housing requirements increasing the housing by 50% without little thought or data. It was confusing on the number of housing on the Green Belt, this did not seem a high priority on the District Council's agenda. Land banking is also worrying.

Resolved that the Clerk to collates the Councillors thoughts from this evenings meeting and together with on South Staffordshire District Councils response formulate a draft response for circulation to members before submission.

8. DATE OF NEXT MEETING

Wednesday 28th October 2020

[Meeting closed 7.25pm]