

# CODSALL PARISH COUNCIL

## MINUTES

Planning Meeting held remotely by Zoom in accordance with Covid-19  
2020 regulations on Wednesday 28<sup>th</sup> October 2020 at 7.00 PM

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

**1. APOLOGIES**

Apologies for absence were received and accepted from Cllrs Barrow, Jenkinson, Mitchell & Morrison.

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

None

**3. MINUTES**

**Resolved** that the Minutes of the Planning Meeting held on the 14<sup>th</sup> October 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**

- |                        |   |
|------------------------|---|
| <b>19/00831/FUL</b>    | Proposed erection of new single detached dwelling with associated external works<br>Oaktree Rise, Codsall<br><b>Refusal</b>   |
| <b>20/00513/TREE_T</b> | T30 Yew – Reduce height by approximately 3, and reduce sides accordingly<br><b>Approval subject to conditions</b>   |
| <b>20/00585/FUL</b>    | 2 storey side and rear extension with single storey rear extension<br>14 Birches Park Road, Codsall, WV8 2DT<br><b>Approval subject to conditions</b>   |
| <b>20/00707/FUL</b>    | Single storey rear wrap around extension<br>106 Wood Road, Codsall, WV8 1DW<br><b>Approval subject to conditions</b>  |
| <b>20/00530/FUL</b>    | Demolition of existing buildings and conversion of remaining buildings with minor extensions and erection of car port. Associated garden areas with foul treatment plant and drainage filed<br>New House Farm, Gunstone Lane, Codsall, WV8 1EL<br><b>Approval subject to conditions</b> |

## 6. PLANNING APPLICATIONS

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

**20/00350/FUL** Amended plans – proposed single storey “living kitchen” area at the rear of the property and 2 en-suite bedrooms at first floor level above existing garage and utility at ground floor level  
26 Suckling Green Lane, Codsall, WV8 2BL

**Approval**

**Councillors raised concerns on of the scale of the extension and the impact this may have on the neighbours**

**20/00790/VAR** The condition proposed to be varied is condition 2 which lists the approved plans

The Bungalow, Popes Lane, Tettenhall, WV6 8TX

1. The ridge line has been lowered by 25
2. The roof truss degree has been amended from 27.5 degrees to 22.5 degrees
- 3 The front bay windows are full height rather than cantilevered
- 4 The total floor area has slightly increased from 186.88m<sup>2</sup> to 189.5m<sup>2</sup>
- 5 Elevation amendments

**Approval**

**20/00794/OUT**

1. Change of use of existing building (half of agricultural building 19/00094/FUL) to retail (same as other half)
2. Change of use of existing building 13/00825/FUL to storage (as is currently used)
3. Replacement of equestrian buildings 08/00007/FUL. 08/00958/COU, 18/01045/FUL (stable) and stables extension and 18/00940/FUL with a bungalow  
New Pastures, Hushpins Lane, Codsall Wood, WV8 1RN

**Refusal to item 1 on the following grounds:**

- **should remain as an agricultural building which is a suitable development in Green Belt in accordance to NPPF Guidance**

**Approval to item 2**

**Refusal to item 3 on the following grounds:**

- **Inappropriate development in the Green Belt**
- **Conflict with Structure Plan, Local Plan or UDP policies**
- **Contrary to government planning policy guidance**
- **Not complying with council’s informal policy guidance**
- **Prejudice comprehensive development of an area**
- **Not enough exceptional personal circumstances to build on the Green Belt**

**7. APPEAL NOTICES**

The following Appeal Notice from South Staffordshire Council was **received and noted**

Application ref. 19/00609/FUL – Wergs Farm House, Popes Lane, Tettenhall, WV6 8TX

Appeal Reference no. APP/C3430/W/20/3258620 - Appeal date 12.10.20

An appeal has been made to the Secretary of State against the decision of South Staffordshire Council to refuse to grant planning permission for the erection of a dormer bungalow.

The appeal will be determined on the basis of written representation.

If you wish to make comments, or modify/withdraw your previous representation you can do so on line at:

<http://acp.planninginspectorate.gov.uk> or send comments to:

Natalie Durose, The Planning Inspectorate, Zone 3C Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN

All representations must be received by 16<sup>th</sup> November 2020.

**8. DATE OF NEXT MEETING**

**Wednesday 11<sup>th</sup> November 2020**

[Meeting closed 7.15pm]