

CODSALL PARISH COUNCIL

MINUTES

Planning Meeting held remotely by Zoom in accordance with Covid-19
2020 regulations on Wednesday 10th February 2021 at 7.00 PM

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

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 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 27th of January 2021 be approved and signed as a true record.

4. PUBLIC PARTICIPATION

None

[Cllr J Michell arrived 7.05pm]

Cllr Chapman proposed planning application 21/00068/REM to be moved to the end of the meeting. **Resolved** approval.

5. PLANNING DECISIONS

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

20/00680/TTREE TPO 31/1968 Area A2. Cut back all overhanging branches to the rear boundary line of property
Land behind 37a Wood Road, Codsall, WV8 1DN
Approval subject to conditions

20/00708/TREE Section 211 Conservation Area Notification. Remove 2 spruce trees
63 Church Road, Codsall, WV8 1EN
Approval subject to conditions

20/00732/TREE	Section 211 Conservation Area Notification. Remove an Ash 65 Station Road, Codsall, WV8 1BY Approval subject to conditions
20/00866/FUL	Front two storey extension and changing conservatory at rear into a family room 16 Birches Road, Codsall, WV8 2TW Approval subject to conditions
20/01062/FUL	Proposed single and double storey rear extensions and detached garage 40 Elliotts Lane, Codsall, WV8 1PG Approval subject to conditions
20/01102/FUL	Proposed home office 1 Brereton Close, Codsall, WV8 1FE Approval subject to conditions
20/01109/FUL	Creation of rear facing dormer roof structure over existing attic bedroom to increase unusable floor area plus provide en- suit shower room Mountfield, Histons Hill, Codsall, WV8 2ER Approval subject to conditions
20/01134/FUL	Front extension to bay window plus new canopy roof 3 Fairfield Drive, Codsall, WV8 2AB Approval subject to conditions

[Cllr Spencer took no part during Planning Application discussions]

6. PLANNING APPLICATIONS

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

21/00056/TTREE	TPO 47/1981, T13 Holly (tree 19202 on application form) Remove Park House, Wood Road, Codsall Wood, WV8 1QR Refusal unless S. Staffs arboriculturist officer deems the tree to be a danger.
21/00066/FUL	Proposed single storey rear extension, new porch canopy and entrance detail, roof to be re-tiled and replacement windows 1 Chestnut Close, Codsall, WV8 2EZ Approval

Development of 65 dwellings and associated infrastructure (Reserved Matters of outline consent 19/00113/OUT); and the discharge of conditions 2 (Reserved Matters details), 3 (approved drawings compliance), 4 (housing mix), 5 (drainage), 8 (bird and bat box details), 9 (barn owl survey), 10 (Tree Protection Measures), 11 (hard and soft landscaping), 12 (lighting scheme), 13 (boundary treatment), 14 (drainage), 16 (Arboricultural Method Statement) and 21 (maximum of 65 dwellings) of outline consent 19/00113/OUT.

Land at Keepers Lane, Codsall

Cllr Barrow said we have to have houses in Codsall, at the moment it is a ribbon development, only 65 houses. It will be a nice site but concerned with the road coming out on to Suckling Green Lane on the bend in the road. There is a good mix and design of houses within the plan although they lack character features.

Cllr Chapman said there is an issue with the lack of parking on the Watery Lane development, we cannot stop how many cars people have, will there be enough parking space on this housing site.

Cllr Ewart thought there were a lot of house variations, some are simple, but all have the same style of front door, will they look shabby over the years? The design features should the Parish Council have a say in what they look like.

Cllr Holland said we are only seeing part of the picture here. It is not really workable, there is no provision for infrastructure.

Cllr Jenkinson asked about open spaces and the increased volume of traffic on Suckling Green Lane.

How are we going to improve the infrastructure?

Resolved that the following recommendations be made:

- **Concerns due to Problems/issue with access to and from the site as a result to an increase in traffic and the road layout of Suckling Green Road and Keepers Lane**
- **Building designs features should be added to some of the dwellings, they lack character features that Codsall have.**
- **Concerns with the number of allotted parking spaces not being sufficient, which will cause issues latter on.**

21/00070/FUL

This planning application seeks householder consent to extend and refurbish the following dwelling by demolishing the existing garage and hallway and add the following: 2 no. Storey rear extension (that does not extend more than 3.0m depth). A storey and half side extension to the property's south west elevation. 2 no. Storey side extension to the property's north east elevation. Add 2 no. Projecting gables to the principal elevation that extends by 3.5m and 0.4m respectively. Finally, an open sided porch cover is proposed to the main entrance.

The Meadows, Middle Lane, WV8 2BE

Approval

21/00082/FUL

Single storey rear and side extension
34 Arps Road, Codsall, WV8 1SQ

Approval

7. DATE OF NEXT MEETING
Wednesday 24th February 2021

[Meeting closed 7.34pm]