

CODSALL PARISH COUNCIL MINUTES

Planning Meeting held remotely by Zoom in accordance with Covid-19
2020 regulations on Wednesday 28th April 2021 at 7.00 PM

Present: Parish Councillors Mrs V Chapman (Chairman), Mrs S Adams, M Adams,
K Ewart, T Jeavons, S Jenkinson, N Loftus, P Wright; **Parish & District Councillors**
Mrs M Barrow and J Michel

1. APOLOGIES

Apologies for absence were received and accepted from Cllr Holland and Spencer.

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Declaration of interest received from Cllr Michell – item 6, 21/00372/TREE - the applicant.

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the 24th March 2021 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.

20/00330/FUL

Retention of existing stable building as storage, erection of new 8 bay stable block, tack room and stores.

Division of land into paddocks, ancillary boundary treatments

Coppice Lane Stables, Coppice Lane, The Wergs

Approval subject to conditions

21/00014/TTREE

TPO 33/1970. G6. T1 Pine – reduce branches growing towards house by 4. T2 Pine – reduce branches growing towards house by 3

32 Lansdowne Avenue, Codsall, WV8 2EN

Tree works approval

- 21/00100/FUL** Proposed single storey and double rear extensions and detached garage
40 Elliotts Lane, Codsall, WV8 1PG
Refusal
- 21/00117/FUL** Second Storey side extension plus canopy to front elevation
43 Chapel Lane, Codsall, WV8 2EJ
Application approved with conditions
- 21/00126/FUL** Two storey side bedroom extension and single storey rear kitchen extension and remodel to existing layout
1 Ravenhill Drive, Codsall, WV8 1BA
Approval subject to conditions
- 21/0147/FUL** 2 storey side extension to link dwelling to garage
Woodlands, Whitehouse Lane, Codsall Wood, WV8 1QS
Approval subject to conditions

APPEAL DECISION by the Planning Inspectorate

APP/C3430/W/15/3039163

Land Adjacent to Holyhead Road, Wergs, Codsall

14/00838/FUL

Construction of a new crematorium with associated car parking, memorial gardens and access off Holyhead Road.

Appeal allowed

[Cllr Michell arrive 7.07pm]

6. PLANNING APPLICATIONS

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

- 21/00068/REM** Development of 65 dwellings and associated infrastructure (reserved matter 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/OU
Land at Keepers Lane, Codsall.

Cllr Chapman raised concerns with the loss of Green Belt, netting of hedgerows, wildlife boxes, traffic hazards and the need for a traffic island, is the infrastructure going to be considered.

Cllr Barrow also raised the issue of traffic being a hazard.

Cllr Jenkinson agreed increased traffic being a hazard around keepers Lane and Suckling Green Lane, it is a busy road. On the proposed development site there are pools and woodland in the area.

Cllr. Chapman asked Cllr Barrow if flooding will affect Oaken Park.

Cllr Barrow said that a dam had been built at the bottom of the field and it has solved the issue. Cllr Barrow went on to ask in there will be any S106 money.

Councillors would like to raise/express their concerns for this application on the following points:

- Loss of Green Belt
- Concerns of impact on the infrastructure to the village of Codsall
- The ecological impact with regard to the rich meadow site
- To raise concerns with Miller Homes in regard to the netting of existing hedgerows preventing wildlife entering
- We regard a traffic hazard on Suckling Green Land and Keepers Lane which is very narrow and near to the flat island at Bilbrook Station, both very narrow and weight restrictions. Councillors believe a large traffic island is required.
- Wildlife area concerns for badgers and other wildlife. Whilst Codsall Parish Council understands the following are being put in: 5 Bat boxes; 3 Sparrow; 4 Swift and 3 Woodcote boxes, we ask the question on whether this be enough to encourage and protect the wildlife?
- The land for the proposed site for new homes currently soaks up water preventing neighbouring properties from flooding, eg. Oaken Park. Will neighbouring properties still be protected from flooding?
- The Parish Council request S106 money for this development to go towards improvement to the village of Codsall. How much would be offered under S106?

21/00212/TTREE

TPO 6/1960, W4. Wellingtonias at side of property – crown thin by up to 25 percent and crown lift to 5 metres above ground level

4 Fairfield Drive, Codsall, WV8 2AG

Councillors would like to defer the recommendation on this application to South Staffordshire Council's Arboricultural Officer

- 21/00266/TTREE** TPO 1/1956 W1. Prune an Oak tree
Allscott, Suckiling Green lane, Codsall, WV8 2BL
Councillors would like to defer the recommendation on this application to South Staffordshire Council's Arboricultural Officer
- 21/00282/TREE** Section 211 Conservation Area. Remove 2 Leylandi and prune 1 Beech and 2 Yew
The Mill House, Mill Lane, Codsall, WV8 1EG
Councillors would like to defer the recommendation on this application to South Staffordshire Council's Arboricultural Officer
- 21/00287/FUL** Proposed extension and alterations
26 The Paddocks, Codsall, WV8 2BN
Approval
- 21/00305/FUL** Alterations to existing garden room (formerly a garage and utility), new pitched roof and carport
38 Princes Drove, Codsall, WV8 2DH
Approval
- 21/00320/FUL** Front gable roof and rear first floor extension
1 Ashley Gardens, Codsall, WV8 1AX
Approval

[Cllr Michell left the room during the following discussion]

- 21/00372/TREE** Section 211 Conservation Area. Remove 1 Conifer and 1 Yew
Charlesfield, Oaken lane, Oaken, WV8 2BD
Councillors would like to defer the recommendation on this application to South Staffordshire Council's Arboricultural Officer

[Cllr Michell returned to the meeting]

7. DATE OF NEXT MEETING
Wednesday 12th May 2021

[Meeting closed 7.23pm]

