

CODSALL PARISH COUNCIL MINUTES

Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 26th May 2021 at 7.00 PM.

Present: Parish Councillors: Mrs K Ewart (Chairman), M Adams, Mrs S Adams, R Hillback, T Jeavons, S Jenkinson, C Macey & P Wright;

Parish & District Councillor: Mrs M Barrow & J Michell

1. APOLOGIES

Apologies of absence received from Cllrs: Chapman, Holland, Loftus & Spencer

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Declarations of interest received from Cllr Barrow – item 6 – 21/00446/FUL – Committee Member.

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the 12th May 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.**

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|-----------------------|--|
| 21/00068/REM | 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
Approval subject to conditions |
| 21/00240/TTREE | TPO 57/1973, A1. Crown reduce 2 Silver Birches by up to 2 metres
Medina House, Mill Lane, Codsall, WV8 1QH
Tree works approval |
| 21/00320/FUL | Front gable roof and rear first floor extension
1 Ashely Gardens, Codsall, WV8 1AX
Approval subject to conditions |

6. PLANNING APPLICATIONS

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

21/00377/FUL Erection of single storey extension. Extension to be used as hall and a w.c at the rear of the extension. Two windows on the side of extension, one in the hall and one in the w.c. Pitched roof to mirror existing roof on the house
11 Gorsty Hayes, Codsall, WV8 1PY
Approval

[Cllr Barrow left the room]

21/00446/FUL Install an air source heat pump system for the main hall. This will comprise of 3 external units and 3 internal fan units
Codsall Village Hall, W-ton Road, WV8 1PW
Approval

[Cllr Barrow returned to the meeting]

21/00476/FUL First floor rear extension (amendments to 18/00628/FUL)
Tamar, Strawmoor Lane, Oaken, WV8 2HY
Approval

21/00478/FUL Proposed pitched roof to garage
69 Oaken Lanes, Codsall, WV8 2AW
Approval

21/00479/FUL Front bay window
16 Sherborne Gardens, Codsall, WV8 1BN
Approval

21/00488/FUL Proposed two storey side extension and single storey front and porch extension
5 Birches Avenue, Codsall, WV8 2JG
Approval

21/00495/FUL Proposed single storey rear and first floor side extensions
26 Fairfield Drive, Codsall, WV8 2AE
Approval

21/00506/TTREE TPO 33/1970, A5, remove a Horse Chestnut
6 Pine Walk, Codsall, WV8 2HB
Councillors would like to defer the recommendation on this application to South Staffordshire Council's Arboricultural Officer

7. APPEAL NOTICE

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

Enforcement Appeal Notification - 17/00373/UNDEV

Summer Leys, Strawmoor Lane, Oaken, WV8 2HY

Appeal Ref: APP/C3430/C/21/3270628

An appeal has been made to the Secretary of State against an enforcement notice issued by South Staffordshire District Council on 11th February 2021.

The enforcement notice was issued for the following reasons:

- (i) The unauthorised development has not been substantially completed for four years and is not time immune from enforcement action.
- (ii) The Council determine that the carport is development under section 55 of the Town and Country planning Act 1990 due to its size, attachment and degree of permanency.
- (iii) Planning permission has been refused for the carport and a planning appeal dismissed.
- (iv) The site is within the Green Belt and the development is inappropriate development within the Green Belt contrary to Policy GB1 of the adopted Core Strategy. The development is therefore harmful to the Green Belt, of the adopted Core Strategy and no reasons have been given to outweigh that harm.
- (v) The development is an incongruous and disruptive feature in the street scene and harmful to its rhythm and character, contrary to Policy EQ11 of the adopted Core Strategy.

The enforcement notice requires the following steps to be taken:

- (i) Remove the unauthorised carport from the area outlined in blue on the attached plan; and
- (ii) Remove from the Land all materials arising from compliance with step (i) above.

The appellant has appealed against the notice on the following grounds:

Ground (b) – that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

Ground (c) – that there has not been a breach of planning control.

The appeal will be determined on the basis of written representations. If you wish to make comments you can do so at:

<https://www.gov.uk/government/organisations/planning-inspectorate>.

All representations must be received by 9th June 2021.

8. CORRESPONDANCE

Reopening High Streets Safely/Welcome Back Funding – details of SSDC initiative for Parish bids for high street funding was considered. **Resolved** the Clerk to apply for funding for four Cherry Blossom Trees and seasonal perennial planting suitable for the location in front of the shops of the square.

9. DATE OF NEXT MEETING

Wednesday 9th June 2021

[Meeting closed 7.29pm]