

# CODSALL PARISH COUNCIL MINUTES

Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 8<sup>th</sup> September 2021 at 7.00 PM.

Two members of public present

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

**Parish & District Councillor:** Mrs M Barrow

**Parish & County Councillor:** B Spencer

## 1. APOLOGIES

Apologies for absence received from Councillors: Loftus & Michell.

## 2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Declarations of interest received from Cllr Chapman – 21/00821/FUL – near neighbour. Cllr Macey – 21/00725/FUL – near neighbour. Cllr Barrow – premises licence – member of licensing committee.

## 3. MINUTES

**Resolved** that the Minutes of the Planning Meeting held on the 28<sup>th</sup> July 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.**

**21/00413/TTREE** TPO 33/1970. Oak, reduce crown on property side of tree by 3 metres

47 Suckling Green Lane, Codsall, WV8 2BT

**Refusal**

**21/00539/FUL** Proposed single storey side and rear extension

20 The Paddock, Codsall, WV8 2BN

**Approval subject to conditions**

**21/00567/FUL**

Demolition of store and construction of new goods inwards store. Extension of main garden centre to create additional retail space

Codsall & Wergs Garden Centre, WV8 2HJ

**Approval subject to conditions**

**21/00568/FUL**

Construction of a single storey oak framed orangery

March Cottage, Oaken Lane, Oaken, WV8 2BD

**Approval subject to conditions**

<b>21/00591/FUL</b>	Proposed single storey side extension plus alterations to existing garage and new porch 56 Sandy Lane, Codsall, WV8 1EN <b>Approval subject to conditions</b>
<b>21/00598/LUP</b>	Single storey rear extension 2 Bushell Close, Codsall, WV8 1FJ <b>Certify certificate of lawfulness</b>
<b>21/00602/FUL</b>	Erection of 1 no. 3 bed dormer bungalow, associated site works, clearance and removal of trees Wergs Farm House, Popes Lane, Tettenhall, WV6 8TX <b>Approval subject to conditions</b>
<b>21/00608/FUL</b>	Two storey extension 22 Princes Drive, Codsall, WV8 2DJ <b>Approval subject to conditions</b>
<b>21/00626/FUL</b>	Removal of rear conservatory and fire damaged roof and replacement of new roof to form a dormer bungalow. Conversion of garage to form a kitchen. Replacement front porch extension 189 Birches Road, Codsall, WV8 2JW <b>Approval subject to conditions</b>
<b>21/00638/TREE</b>	Section 211 Conservation Area Notification. Beech – reduce crown by 50% and crown lift to 3.5m above ground level 43 Station Road, Codsall, WV8 1BY <b>Approval subject to conditions</b>
<b>21/00665/FUL</b>	1. Demolition of existing flat roofed garage and replacement with new pitched roof garage, single storey link extension with bedroom accommodation over. 2. Single storey rear extension 3. Single storey side bay window off existing lounge The Orchard, Histon Hill, WV8 2EY <b>Approval subject to conditions</b>
<b>21/00694/S106</b>	Discharge the S106 obligation imposed under application 03/00871/COU 11 Sandy Lane, Codsall, WV8 1EN <b>Approval to discharge of S106 obligation</b>
<b>21/00725/FUL</b>	Construction of a new access into a field located off Oaken Lanes. Includes the part demolition of a stone boundary wall and hedge and replacement in a new position aligning with the proposed new road access Land adjacent to The Manor House, Oaken Lane, WV8 2BD <b>Application withdrawn</b>

**21/00728/FUL** Single storey rear extension and loft conversion with front dormer  
8 Oaktree Rise, Codsall, WV8 1DP  
**Approval, planning permission not required**

**PREMISES LICENCE**

Application for a minor variation to a premises licence or club premises certificate under the Licensing Act 2003.

Minor alteration to store layout. These alterations will not have an adverse effect on the promotions of the licensing objectives

Co-operative Group Food Ltd, 74-76 Wolverhampton Road, Codsall, WV8 1PE

**Received and noted.**

**6. PLANNING APPLICATIONS**

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

**21/00798/FUL** Rear double storey extension over existing single storey, single storey front extension  
56 Oaken Park, Codsall, WV8 2BW  
**Approval**

**21/00813/FUL** Two storey side and single storey rear extension with associated internal alterations  
33 Suckling Green Lane, Codsall, WV8 2BP  
**Approval**

**21/00818/FUL** Change of use from a retail unit into a community day nursery. The unit currently has A1 shop use, proposed change to E (f) use for a nursery setting. Adding window film to a height of 5m from ground level on all publicly accessible windows. Adding a secure fence and fire gate between the new retail unit and the existing building (gap shown on proposed elevations shaded green) to create an outdoor play space for children attending the nursery  
Council Offices, Wolverhampton Road, WV8 1PX  
**Refusal on the following grounds:**

- **Councillors do not feel the children's nursery is conducive in its setting**
- **Concerns with the external play area on children's health due to proximity of the car park and busy Wolverhampton road with traffic queueing at the traffic lights**
- **Concerns with restrictive size of the proposed outside play area**
- **Councillors felt that the submitted plans lacked detail**

**21/00821/FUL**

Proposed rear extensions including new front boundary wall and gates

Palma Lodge, Mill Lane, Codsall, WV8 1EG

**Refusal to the following grounds:**

- **Conflict with the character of the conservation area.**
- **The Parish Council suggest the existing Hedgerow to be retained, need to be in-keeping with the existing conservation area instead of a fence/wall/railings around the dwelling and proposed new gate.**

[Cllr Chapman returned to the chambers]

**21/00917/FUL**

Rear 1st floor and part two storey side extension and new open porch entrance

55 Suckling Green Lane, Codsall, WV8 2BT

**Approval**

**7. DATE OF NEXT MEETING**

**Wednesday 22nd September 2021**