

CODSALL PARISH COUNCIL MINUTES

**Planning Meeting to be held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 22nd October 2008 at 7.00pm.**

PRESENT

District Councillors J Michell (Chair), Mrs P Campbell, R Marshall, Parish Councillors Mrs V Chapman, R Etheridge, Mrs E Forster, P Kenyon, C Millar, G Owen, D Walls

1. APOLOGIES

Apologies for absence were received from Cllrs M Barrow, S Oatley, B Holland, L Stovin

2. DECLARATIONS OF INTEREST

08/01014/OUT Councillor Chapman – a friend.

3. MINUTES

The Minutes of the Planning Meeting held on the 8th October 2008 were received and unanimously approved and immediately signed by the Chairman.

4. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

There were approximately 12 members of public present this evening, all to raise objections to planning application 08/01014/OUT, demolition of Fairfield House, Whitehouse Lane, Codsall and the erection of three detached houses with garages.

The Chairman invited a spokesman for the residents one Gentleman spoke on behalf of the residents advising that this house which is approximately 5 years old is seeking permission to demolish the existing house and build three separate detached dwellings. In the supporting evidence with the application it is stated that ‘the existing dwelling although a modern construction represents an inefficient and unsustainable use of land in this otherwise more densely developed area. Due to a change in family circumstances the property is now too large and uneconomic to be sustained into the future’. Residents believe that this having only fairly recently been approved by the planning authority is a gross misrepresentation and do not believe that the planning authority would have approved the original single dwelling if this were the case.

Residents opposing this development believe that it is over development of the site, out of character with the area, the infrastructure is insufficient, this is a very narrow country lane with inadequate sewers, with regular flooding during heavy rainstorms of even the newly built properties. There is already considerable parking in this narrow lane and the increase usage of vehicles from these proposed properties will make the situation even more dangerous. The access to the proposed properties appears inadequate and dangerous onto this narrow lane. Residents are also concerned that the loss of existing gardens to tarmac or hard standing will further exacerbate the flooding problem. Residents also believe that this is an inappropriate development within the greenbelt, the green belt running immediately behind these properties on this side of Whitehouse lane.

Another resident spoke supporting everything that had been said but gave a tabulated number of reasons why this application should be refused namely:

- Inappropriate development in Green Belt
- over development
- excessive bulk or scale
- spoiling natural or existing contours
- incompatible with the design of existing buildings
- loss of important trees, hedges or other vegetation
- failure to meet council's access and on-site turning standards
- public sewers inadequate
- risk of flooding or creation of flood risk
- overlooking adjoining properties
- generating noise, disturbance, smells, pollution
- unsociable hours of operation
- conflict with the pattern of development
- conflict with the character of the area
- environmental damage caused by vehicles
- inconvenience for pedestrians
- prejudice highway safety
- losing historic street pattern

It was further stated that whilst there was some lighting in this narrow country lane it was very inadequate and with no pavements it is already dangerous for pedestrians and would be further exacerbated by the increasing number of vehicles should additional properties be erected.

Residents also wished the councillors to know that the official notices relating to the proposed application had been illegally removed from the site.

Mr Stephen Skinner advised the meeting that the Keep Codsall Clean weekend was being organised on Saturday and Sunday 15th and 16th of November meeting at 10.30a.m on each day by the Singing Lady, Flappers. Councillors and all residents are welcome to participate. The Clerk advised that posters had been produced and currently were being distributed round the shops and offices and notice boards and the local newspapers will be asked to advertise the event.

5. PLANNING DECISIONS

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

| | | |
|---------------------|--|-----------------|
| 08/00870/FUL | First floor front extension over existing kitchen, widen existing rear dormer and canopy to front 3 Ashley Gardens, Codsall | Approved |
| 08/00867/FUL | Rear single storey extension 20 Keepers Lane, Codsall | Approved |
| 08/00897/FUL | Alterations to access on Histons Hill S Staffs Council Offices, Codsall | Approved |

6. PLANNING APPLICATIONS

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

08/01014/OUT Demolition of existing house and garage and erection of three detached houses with garages

Fairfield House, Whitehouse Lane, Codsall Wood

1 letter of objection received

Councillor Chapman who declared an interest left the Chamber while this item was considered.

Following a lengthy discussion **refusal** was recommended by Councillor Marshall, seconded by Councillor Walls, a vote was taken

| | | |
|-----------------------------|----------|----------|
| In favour of refusal | 8 | |
| Against refusal | 0 | |
| Abstentions | | 1 |

The following reasons were cited for refusal:

- Inappropriate development in Green Belt
- over development
- excessive bulk or scale
- loss of important trees, hedges or other vegetation
- failure to meet council's access and on-site turning standards
- public sewers inadequate
- risk of flooding or creation of flood risk
- conflict with the pattern of development
- conflict with the character of the area
- environmental damage caused by vehicles
- prejudice highway safety

08/01030/OHL Installation of low voltage line, terminal pole and stay wires on existing 11kv overhead line.

Strawmoor Farm, Strawmoor Lane, Oaken

Approval recommended by Councillor Michell, seconded by Councillor Kenyon, a vote was taken

| | | |
|------------------------------|----------|----------|
| In favour of approval | 9 | |
| Against | | 0 |
| Abstentions | | 1 |

08/01048/FUL Alterations to existing flat roof dormers

44 Princess Gardens, Codsall

Approval recommended by Councillor Walls, seconded by Councillor Chapman, a vote was taken

| | | |
|------------------------------|----------|----------|
| In favour of approval | 9 | |
| Against | | 0 |
| Abstentions | | 1 |

7. SOUTH STAFFORDSHIRE SPORTS COUNCIL

Inter Parish Games Presentation Evening

Received and noted

8. SSCVA – CAN MEETING

Thursday 6th November at Trinity Methodist Church, Codsall 10.00am – 12.30pm

Received and noted

9. DATE OF NEXT MEETING

Wednesday 12th November at 7.30pm