

# CODSALL PARISH COUNCIL

## MINUTES

of

The Planning Meeting held at the  
Parish Council Chamber, Station Road, Codsall,  
on Wednesday 26<sup>th</sup> March 2008 at 7.00 p.m.

### PRESENT

Councillors Mrs P. Campbell (Chair)  
Mrs M. Barrow  
Mrs V. Chapman  
M. Ewart  
Mrs E. Forster  
B.Holland  
P. Kenyon – 8 p.m.  
Mrs S. Oatley  
G. Owen  
L.Stovin

### 1 APOLOGIES

Were received from Councillors Michell, Millar and Etheridge.

### 2 DECLARATION OF INTEREST

Application 08/00291/COU - Cllrs Holland and Oatley- neighbours

### 3 MINUTES

The minutes of the Planning Meeting held on the 26<sup>th</sup> March 2008 were received and unanimously approved and immediately signed by the Chairman.

### 4 PUBLIC PARTICIPATION

Cllrs Holland and Oatley spoke from the public gallery regarding application 08/00291/COU.

Cllr Holland advised the meeting that a planning application for the demolition of this property had previously been refused for several reasons including inadequate garden.

A subsequent planning application seeking Change of Use to remove an area of land at the rear from Green Belt to garden was also refused as conflicting with Green Belt Policy.

This latest application is seeking to remove a smaller area of land at the rear from Green Belt to Garden.

In reality this application is not acceptable for the same reason as the previous refusal, namely :

- The site is within the Green Belt.
- Contrary to the District Council's Green Belt Policy as stated in PPG2 and policy BE26.
- Detrimental to the character of the area.

Cllr Oatley endorsed Cllr Holland's comments.

## 5 PLANNING DECISIONS

**Resolved that** the following Planning Decisions from South Staffordshire Council were received and noted with considerable concern being expressed from all members on the approval of the 2 applications for Stable Blocks on Hushpins Lane, Codsall Wood.

<b>08/00032/FUL</b>	4 Stables and storeroom Lot 6, Hushpins Lane, Codsall Wood,	<b>Approved</b>
<b>08/00086/FUL</b>	Stables, tack room and feed storage Lot 5, Hushpins Lane, Codsall Wood	<b>Approved</b>
<b>08/00080/FUL</b>	New stable block, access road, and timber fencing area Land off County Lane, Codsall Wood	<b>Refused</b>

The Clerk circulated copies of the Planning Officers recommendations for the 2 approved Stable Blocks, which had been forwarded by Mrs Sarah Poxon Development Control Manager.

Following lengthy discussion the following proposal was made by Councillor Holland, seconded by Councillor Ewart and unanimously agreed by the meeting:

That The Clerk be requested to write to the South Staffordshire Council to seek the following information and guidance;

- To The Head of Planning and Strategic Services, to seek the reason why these applications were apparently approved under delegated powers by the Planning Officers, when strong objections had been lodged by the Parish Council and residents.
- To The Chairman of the Regulatory Committee, to invite his attendance to a future Parish Council Meeting, to explain when delegated powers can be used and why the strong objections raised by The Parish Council and residents are not apparently passed to the Regulatory Committee.
- To The Chief Executive of South Staffordshire Council, to advise that The Parish Council is minded to make a formal complaint against The Development Control Manager, and seek his advise on the correct procedure.

## 6 PLANNING APPLICATIONS

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

**08/00291/COU** Change of use of land at rear to residential garden/amenity land.  
Fairfield House, Whitehouse Lane, Codsall Wood

**Cllrs Holland and Oatley took no part in discussion or vote.**

**Refusal:**

- **Inappropriate use of Green Belt without any special reason.**
- **Contrary to Local Authority Green Belt Policy.**
- **Detrimental to character of the area.**

**08/00303/FUL** Kitchen Extension  
2 Princess Drive, Codsall  
**Approval**

**08/00290/COU** Usage to first floor for private hire company  
13 Wolverhampton Road, Codsall  
**Refusal**

- **Inadequate parking.**
- **In conflict with residential area.**
- **Extended hours of operation will cause nuisance to local residents.**
- **Increased noise, disturbance and possibly smells.**

**08/000256/VAR** Variation of condition 15 on permission 07/00059/COU to allow installation of three additional roof-lights south elevation  
Strawmoor Barn, Strawmoor Lane, Oaken

**Approval, subject to no objections from neighbours.**

Councillor Kenyon joined the meeting.

## 7. STAFFORDSHIRE COUNTY COUNCIL

Codsall Middle School – LEA Governor vacancy nomination requested.  
Cllr Chapman volunteered to be nominated.

## 8. SOUTH STAFFORDSHIRE COUNCIL Making a Positive Contribution

Nomination to attend Young People Locality Board.  
Cllr Holland volunteered to act as Parish Council representative, subject to clarifying terms of reference and being satisfied that there is no conflict with the Codsall & Bilbrook Youth Action Group.

**9. A JOINT CORE STRATEGY FOR THE BLACK COUNTRY**

Notice of Public Consultation on Preferred Options 17<sup>th</sup> March to 28<sup>th</sup> April 2008.

Cllr Stovin recommended that careful attention is given to this document as subtle changes could adversely effect Codsall and South Staffordshire particularly in relation to the i54 development, which has inadequate road access. This could result in a clamour for a Western Orbital Motorway, which in turn would trigger other road development and undoubtedly development at Half-Penny Green Airport.

Cllr Stovin suggested members attend one of the several presentations in Wolverhampton and the Black Country and ask leading questions. Members agreed to bring this item back to the next meeting to consider an appropriate response.

- 10. To Consider** and approve purchase of engraved, Staffordshire Crystal Chalice and Presentation Box for Twinning Presentation at approx. cost of £140+ V.A.T.

Unanimously approved, by the meeting. The Clerk advised that Bilbrook P.C. will probably join us and halve the cost.

- 11. Invitation to** 10<sup>th</sup> Anniversary Twinning Reception 4 p.m. Saturday 24<sup>th</sup> May at Codsall Village Hall. Please advise the clerk A.S.A.P.

Councillors Stovin, Barrow, Chapman, Kenyon, Forster, Campbell, Mitchell and Oatley agreed to attend.

Additionally, request for members to attend the exhibition from 11a.m. 24<sup>th</sup> May at Codsall Village Hall.

Members agreed to visit during the day.

- 12. STAFFORDSHIRE COUNTY COUNCIL**

Advice of Temporary Road Traffic Regulation Order – Whitehouse Lane, Codsall Wood, 28<sup>th</sup> April to 2<sup>nd</sup> May approx.

Received and noted, but members were concerned as to the accuracy of the information as the road names do not match the area.

The Clerk will check with County Council.

## **CONFIDENTIAL**

### **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

In pursuance of the powers contained in Section 1 of the above Act I move that the press and public be now excluded from the meeting on the grounds that the business about to be transacted is of a confidential nature and that publicity will be prejudicial to the public interest

**DATE OF NEXT MEETING**

**Wednesday 9<sup>th</sup> April 2008 at 7.30pm**

