

CODSALL PARISH COUNCIL MINUTES

**Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 24th September 2008 at 7.00pm.**

PRESENT

District Councillors J Michell (Chair), Mrs P Campbell, R Marshall, **County Councillor** Mrs S Oatley, **Parish Councillors** Mrs M Barrow, Mrs V Chapman, M Ewart, Mrs E Forster, B Holland, P Kenyon, G Owen, D Walls, R Etheridge (Late arrival).

1. APOLOGIES

Apologies were received from Cllrs C Millar, and L Stovin.

2. DECLARATIONS OF INTEREST

To receive any declarations of interest

None

3. MINUTES

The Minutes of the Planning Meeting held on the 10th September 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.

Members of the public were present this evening to raise concerns and objections to Planning Application 08/00945/FUL, the proposed garage demolition and construction of 4 bungalows at the rear of 6 - 12 Wilkes Road, Codsall.

Mr Davies of Wilkes Road advised the meeting that he had lived on Wilkes Road for a considerable time and was very concerned at this proposed development, as among the bungalows in this immediate area there have been 3 empty for a substantial period of time, possibly upto five years. 2 of these bungalows are being used by the Fire Service for training purposes, the 3rd one the Housing Association have advised him as being retained for Social Services. Mr Davies has asked the Housing Association repeatedly for their longer term development aims in this particular area as residents are concerned that this will in due course lead to the demolition of other properties and wonders at the wisdom of developing four new properties when 3 have remained vacant for so long. The Housing Association has not provided a satisfactory response.

Mr Turner spoke on behalf of himself and his father who both live in Loveridge Close and have had garages at this proposed development for many

years. Messrs Turner's concern are for the totally inadequate parking facilities currently available in Wilkes Road and Loveridge Close which will be exacerbated should this proposed development take place. The Turners advised that there is no parking in front of their own property, there are approximately 5 parking spaces between nine houses and any visitors to Loveridge Close invariably park in front of their respective garages on this proposed development site. Mr Turner also went on to explain that these roads are extremely narrow and with difficult parking already, Emergency Services have difficulty in accessing their properties. This is further exacerbated by the difficult parking on Wilkes Road particularly on the junction with Station Road where commercial vehicles are continuously parking during the day to service the shops as well as well as numerous shoppers vehicles. The loss of the garage area is going to make life extremely difficult for residents of Wilkes Road, Loveridge Close and the immediate area.

Mr Turner was asked if many of the garages were being used, Mr Turner supported by the residents believed that 16 of the 24 garages were currently occupied with several of the garages being let for commercial purposes i.e. storage, which was contrary to the existing conditions, which have been adhered to by the tenants over the years i.e. one car and one gallon of oil only!

Mr Clark also a local resident, supported everything that had been said by other residents but also questioned the access to the proposed development which shows an access road and pavement, but if people look carefully at the site they would realise there is inadequate width for this proposal. The proposed bungalows are showing two parking spaces per bungalow and as these bungalows appear to be aimed at the elderly, pedestrian access is also essential as is access for service and emergency vehicles. It would appear that parking is to be provided for this new development at the great expense of other residents of Wilkes Road who will lose their garages and the additional parking space that this area currently provides.

Councillors asked the residents if they would support double yellow lines in this area on the presumption that the garage area is retained, either as garages or as a parking area. The residents unanimously agreed.

5. **PLANNING DECISIONS**

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

08/00806/FUL	Rear pitched dormer and velux rooflights 5 Birches Road, Codsall	Approved
08/00835/OUT	Demolition of existing dwelling and construction of 5 two-storey dwellings and detached garages. The Saffron's, Whitehouse Lane, Codsall Wood	Application withdrawn

Appeal Decision

APP/C3430/A/08/207885 Erection of Bungalow at Highlands, Histons Hill, Codsall.
Appeal Allowed

6. PLANNING APPLICATIONS

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

08/00936/FUL Installation of cash machine
14 Kenmare House, Station Road, Codsall
Approval

Planning Applications cont'd

08/00916/FUL 2 storey side with single storey rear extension
79 Oaken Park, Codsall
Approval

08/00945/FUL Demolition of lock up garages and construction of
4 Bungalows on site at rear of 6-12 Wilkes Road Codsall.
2 letters of objection received.

The Chairman invited comments from members, Councillor Marshall recommend that the meeting should **refuse** this application for the following reasons:

- **Insufficient parking**
- **Road system is inadequate**
- **Prejudice highway safety**
- **Loss of open space**

Councillor Marshall also advised that he would recommend a site visit to the Planning Authorities Regulatory Committee. All Councillors expressed their concerns at the issues raised by residents particularly the impact on parking in the area, the loss of parking for existing residents and the increased road safety implications. Concern was also raised at the proposed development of four bungalows when three in the immediate area, all owned by the Housing Association, have been empty for such a considerable length of time.

Councillor Chapman, seconded Councillor Marshalls motion and the meeting unanimously endorsed **Refusal**.

The Clerk was asked to write to the Housing Association to ascertain the reason why three bungalows have been vacant for such a long time, and also seek their longer-term development plans for this immediate area.

APPEALS

APP/C3430/A/08/2085011/WF

08/00697/FUL 2 Storey side extension and 2nd storey rear extension over existing storey

2 Stoneleigh Gardens, Codsall

Written representations must be received no later than 22nd October 2008

Received and noted.

APP/C3430/A/08/2082390/NWF

Appeal withdrawn – refusal to grant planning permission to improve access for the disabled via the existing path to the South Porch

Received and noted.

7. Presentation by Mr Mark Jenkinson, South Staffordshire Council, on his role as Community Development Officer.

Mark Jenkinson was welcomed by the Chairman, Mark in his presentation advised members of his role for the Southern part of South Staffordshire (Locality Areas). Mark has a responsibility for Codsall, Pattingham and Pattshull, Perton, Wombourne, Kinver, and also the Parish Councils. His task as Community Development Officer is very wide ranging, covering sports development, arts development, leisure events, healthy lifestyle, sports and arts grants, leisure centres, play, external grants BCP and SSRW.

Mark was asked many questions by the meeting and in particular what and how he would be concentrating on for Codsall.

Mark advised that each locality would raise the issues that they wanted developed and his role would be to offer advise, support and guidance on the way forward together with appropriate sources of external grants to bring these projects to fruition. There is no additional money being made available by South Staffs Council for additional funding other that is already in place through the Capital Grants and Loans Scheme, but Marks role will be to guide the appropriate bodies to the most appropriate source of funding and give some assistance with applications. It was stressed that Mark could not take on board application on behalf of the various bodies, Parish Council's, Voluntary Groups etc, as his time would not allow and whilst he does have administrative support there is not a large team behind him.

Mark answered numerous questions from the meeting and he was wished every success in his role but the wisdom using terminology Locality Forum was questioned as this is not understood by the majority nor is it believed that the Locality Forum Meetings will be well attended or requests forthcoming for the very reason that people do not understand what it is about.

Mark was thanked for coming along and enlightening the Parish Council but it was stressed that the District Council needs to publicise this initiative through out the area so that residents understand what it is about and how they can access this service.

The Chairman thanked Mark for his presentation and wished him well with his very demanding task, this was heartily endorsed by the meeting.

8. **DATE OF NEXT MEETING**
Wednesday 8th October at 7.30p.m.