

# **CODSALL PARISH COUNCIL MINUTES**

**Planning Meeting held in the Parish Council  
Chamber,**

**Station Road, Codsall on Wednesday 11<sup>th</sup> November 2009 at 7.00pm.**

## **PRESENT**

**Parish Councillors** M Ewart (Chairman), Mrs M Barrow, Mrs V Chapman, Mrs E Forster, B Holland, Mrs C Millar, D Walls, **District Councillor** Mrs P Campbell, Mrs S Oatley and **County Councillor** R Marshall.

## **1. APOLOGIES**

**Apologies** for absence were received from Councillors Owen, Stovin, Etheridge, Kenyon and Michell

## **2. DECLARATIONS OF INTEREST**

**09/00752/COU** – Cllr Chapman -Neighbour

**09/00618/FUL**

**09/00773/FUL** — Cllrs Campbell, Oatley and Marshall all declared interest  
**09/00752/COU** under predetermination.

## **3. MINUTES**

The Minutes of the Planning Meeting held on the 14th October 2009 were unanimously approved and immediately signed by the Chairman.

## **4. PUBLIC PARTICIPATION**

**Limited to 2 minutes per speaker and 15 minutes overall.**

There were no comments from members of the public present.

## **5. PLANNING DECISIONS**

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

<b>09/00609/FUL</b>	Rear single storey extension 2 Warwick Drive, Codsall	<b>Approved</b>
<b>09/00619/COU</b>	Change of use of land to be included with residential curtilage Mimosa Lodge, Histons Hill, Codsall	<b>Approved</b>
<b>09/00557/FUL</b>	Conservatory 10 Parkes Avenue, Codsall	<b>Approved</b>
<b>09/00610/FUL</b>	Garden store Fairfields, Oaken Lane, Oaken	<b>Approved</b>
<b>09/00584/COU</b>	Change from offices to tattoo parlour	

	106A Wolverhampton Road, Codsall	<b>Approved</b>
<b>09/00565/FUL</b>	First floor side extension Atlantis, Heath House Lane, Codsall	<b>Approved</b>
<b>09/00571/FUL</b>	Two-storey side and rear extensions 41 Birches Park Road, Codsall	<b>Approved</b>
<b>09/00602/FUL</b>	Rear two storey extension and storm porch 56 Bakers Gardens, Codsall	<b>Approved</b>
<b>09/00357/COU</b>	Change of use to dog training business Lot 6 Hushpins Lane, Codsall Wood	<b>Approved</b>
<b>09/00536/FUL</b>	Conservatory 12A Wayside Acres, Codsall	<b>Approved</b>
<b>09/00532/FUL</b>	Erection of stable block comprising of 3 stables, 1 hay store Lot 4b Hushpins Lane, Codsall Wood	<b>Approved</b>
<b>09/00418/FUL</b>	New stable block and access gate Plot 7 County Lane, Codsall Wood	<b>Approved</b>
<b>09/00514/REM</b>	Detached bungalow and separate double garage 35 Station Road, Codsall	<b>Refused</b>
<b>09/00530/FUL</b>	Three-storey four bedroom dwelling Danypark Cottage, Whitehouse Lane,	<b>Refused</b>
<b>09/00570/ADV</b>	Installation of two non illuminated post signs 1 Wood Road, Codsall	<b>Refused</b>
<b>09/00653/FUL</b>	Two-storey extension 6 Nursery Gardens, Codsall	<b>Withdrawn</b>

**Cllr Val Chapman**, expressed her concern that yet again the Parish Council views and those of local residents are being ignored by South Staffordshire Council's Planners. Cllr Chapman reiterated a view expressed several times by other councillors, that there appears little point in any Parish Council in South Staffordshire holding a planning meeting and making recommendations on planning applications.

## **6. PLANNING APPLICATIONS**

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

The chairman proposed that applications 09/00751/FUL and 09/00773/FUL be considered together and this was agreed by the meeting.

There was a lengthy discussion on these applications regarding the problems already seen from the number of stable developments in this area, as

anticipated by Codsall Parish Council when the first of this series of applications was received.

**Members have asked if the District Council will advise the appropriate minimum acreage for the keeping of horses on this type of establishment as it is felt it that there must be a national minimum standard and it may be that these applications and others may in contravention to this standard.**

**09/00751/FUL**           Erection of 4 stables with hay storage  
Lot 3 Hushpins Lane, Codsall Wood

**09/00773/FUL**           Construction of three stables and hay store  
Lot 3, Hushpins Lane, Codsall Wood

Councillor Holland proposed that **Refusal** be recommended to both of these applications for exactly the same reasons as earlier similar applications in this area. Unanimously endorsed by the meeting.

**The Parish Council had previously expressed its severe concern at the possible number of stable developments in a very small area and these concerns are already being seen with parking on the roadways causing severe problems and caravans being parked in various stable areas.**

**The Parish Council again wishes to endorse its earlier objection and recommendation as stated below:**

**The site is within the Green Belt and the proposed development as set out in Planning Policy Guidance Note 2 and the adopted Local Plan. The development is therefore harmful to the Green Belt, contrary to policy GB1 of the adopted Local Plan**

**The proposed development would be an unnecessary visual intrusion into the Green Belt and would be prejudicial to the openness, character and amenity of this part of the Green Belt, contrary to the policies set out in PPG2 (Green Belts) and policy BE26 of the adopted Local Plan.**

**No special reasons have been advanced on agricultural or other grounds to justify a departure from the normal policy of restricting development in this Green Belt area.**

**Councillors Campbell, Marshall and Oatley took no involvement in the discussion or decision on grounds of predetermination.**

**09/00618/FUL**

Temporary consent (3 years) to retain chalet building Southdown Farm, Whitehouse Lane, Codsall Wood.

Following a lengthy discussion the following recommendation was made by Councillor Holland, seconded by Councillor Barrow.

That Approval be recommended for three years only as a temporary structure, but the Parish Council wish it to be recorded that it did not wish to see this become a permanent structure at any stage of the future as this was contrary to the local planning authorities green belt policy.

**A vote was taken**

<b>in favour of the recommendation</b>	<b>7</b>
<b>against</b>	<b>0</b>
<b>Abstentions on grounds of predetermination</b>	<b>3</b>

**Councillors Cambell, Oatley and Marshall took no involvement in the discussion or decision on grounds of predetermination.**

**09/00779/FUL**

Conservatory  
45 Keepers Lane, Codsall  
**Approval**

**09/00752/COU**

Conversion of barns into three two-bedroom dwellings (retrospective)  
Moors Farm, Whitehouse Lane, Codsall Wood  
**Approval**

**Councillors Campbell, Oatley and Marshall took no involvement in the discussion or decision on grounds of predetermination.**

**Councillor Chapman took no part in the discussion or decision having previously declared an interest as a neighbour.**

- 8. DATE OF NEXT MEETING**  
**Wednesday 25<sup>th</sup> November at 7.30pm**