

**CODSALL PARISH COUNCIL
MINUTES**

**of the Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 9th April 2008 at 7.00pm.**

PRESENT

Councillors Mrs P Campbell (Chair)
Mrs V Chapman
R Etheridge
M Ewart
Mrs E Forster
B Holland
R Marshall
Mrs C Millar
G Owen
D Walls
Mrs S Oatley (Arrived at 8.30)

1. APOLOGIES

Apologies were received from Councillors Barrow, Stovin, Oatley, Kenyon and Michell

2. DECLARATIONS OF INTEREST

08/00366/FUL - Cllrs Campbell and Oatley - Friend

3. MINUTES

The Minutes of the Planning Meeting held on the 26th March 2008 were received and unanimously approved and immediately signed by the Chairman.

4. PUBLIC PARTICIPATION

None.

5. PLANNING DECISIONS

Resolved that the following Planning Decisions from South Staffordshire Council were received and noted.

08/00107/FUL	Replacement Garage, Kitchen extension, loft conversion inc dormer windows 21 Sandy Lane, Codsall	Approved
---------------------	--	-----------------

08/00072/REN	Renewal of permission 05/00167- outline permission for dwelling The Safrans, Whithouse Lane, Codsall Wood	Approved
---------------------	---	-----------------

08/00007/FUL Four stables and tack shed
Lot 2 Hushpins Lane, Codsall Wood **Approved**

08/00060/FUL Single storey rear extension
1 Lansdowne Avenue, Codsall **Approved**

08/00099/FUL Two storey extension
Manor House Cottage, Oaken Lane, Oaken **Approved**

08/00132/FUL Two storey side and rear extension
15 Belvide Gardens, Codsall **Approved**

08/00166/FUL Single storey rear extension
15 Fairfield Drive, Codsall **Approved**

07/01377/FUL Two storey front extension, single storey rear extension
26 Belvide Gardens, Codsall **Approved**

08/00161/FUL Detached garage and balcony to first floor rear
11 Sandy Lane, Codsall **Refused**

Cllr Oatley joined the meeting but took no part in any decisions on planning applications.

6. PLANNING APPLICATIONS

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

08/00326/FUL Two storey extension with replacement double garage and stores
Ivy Cottage, Newport Road, Kingswood
Approval

08/00312/FUL 2 double field shelters/hay stores
Land at Hushpins Lane, Codsall Wood
Refusal

The Parish Council is concerned at the potential scale of the combined development of this area of Hushpins Lane and the impact this will have on the environment and infrastructure of the area, particularly in view of the restricted width of this country lane. The Parish Council requests that the Regulatory Committee consider the development of the whole site before approving any individual applications. Given the scale of the proposed development the Parish Council believes that this is an inappropriate use of Green belt land.

8/00206/COU Add use classD1 to existing B1 class
Codsall Ex Servicemen's Sports & Social Club
Refusal
Members are concerned at the possible implications; as this development is in the middle of a residential area. Members requested that the Regulatory Committee convene a site meeting before reaching a decision.

Cllr Holland took the Chair.

08/00366/FUL New entrance door
Classic Hair & Beauty, Wolverhampton Rd, Codsall
Approval

**Cllrs Oatley and Campbell took no part in the discussion or vote
Cllr Campbell resumed as Chairman**

08/00367/FUL Two storey side extension and detached garage
25 Oaken Lanes, Codsall
Approval

Cllr Etheridge took no part in the discussion or vote

08/00382/FUL First floor side extension
17 Histons Drive, Codsall
Approval

08/00388/REN Renewal of permission 03/00672/FUL two storey side extension
20, Fairfield Drive, Codsall
Approval

7. **To meet** District Councillor Brian Cox, Chairman Regulatory Committee, and Mrs Sarah Poxon, Development Control Manager, to discuss concerns over ‘Delegated Powers’ and development in the ‘Green Belt’.

Cllr Cox and Mrs Poxon were welcomed to the meeting by the Chairman.

Cllr Cox asked for forbearance whilst he gave his presentation which he hoped would highlight the strict procedures carried out by the District Council and answer the concerns raised by the Parish Council.

Cllr Cox outlined in detail the Rules of Delegation, stating that the District Council has not yet attained the government target of 90% of planning applications to be dealt with under Delegated Powers.

Cllr Cox and Mrs Poxon, then outlined the Planning Application procedure from receipt to decision including the procedure where the District Council Ward member is notified where the Planning Officer is considering ‘Refusal’ and where any strong planning objections are received from members of the public, Parish Council and other concerned parties.

The Ward member then has a prescribed time to respond and if appropriate, ask for the application to be submitted to the Regulatory Committee for consideration. Without a response from the Ward member the application will be dealt with under delegated powers.

Several councillors, supported by all other members, expressed their concern that under the current procedure it was possible that the Parish Council and local residents views will be ignored unless the Ward Member is prepared to ‘Call in’ an application to Regulatory Committee. Members expressed the view that the Parish Council was wasting its time and resources holding Planning Meetings.

Cllr Cox did however assure members that resident and Parish Council’s views were considered by the Planning Officers and it did help focus their appraisal before coming to a decision. All comments are recorded and held on file for any future enquiry or appeal.

Cllr Cox then focused on the applications which have raised the current concerns. Cllr Cox is satisfied that all of the procedures were correctly followed, the Planning Officer concerned had notified the Ward member. The Ward member after discussion with the Planning Officer did not consider it appropriate to 'Call In' the applications to regulatory Committee and the decisions were therefore made under delegated powers.

Cllr Cox and Mrs Poxon did receive several requests and suggestions from the Parish Council for amendments to procedure to insure Parish Council and residents views are made known to the Regulatory Committee before a decision under delegated powers is made. The District Council however appears satisfied with its procedures and amendments are unlikely.

The Chairman thanked Cllr Cox and Mrs Poxon for their attendance, presentation and explanations.

Following their departure many members expressed their concern that District Councillors, who may not be aware of the concerns and strength of feeling within the community, could ignore the views of the Parish Council and residents and not 'Call In' contentious applications.

Cllr Chapman wished to formally record her disappointment that the Ward Member did not 'Call In' the two Planning Applications that are now the cause of current concern.

Discussions then took place on there being 'No Appeal' to any approved Planning Application. It was recognised that this is National Legislation and not simply Local Planning Policy.

Cllr Chapman seconded by Cllr Etheridge proposed that: the Parish Council write to Sir Patrick Cormack requesting that he investigates the possibility of the introduction of an appeal procedure for approved Planning Applications (planning consents) which are contrary to the views of the Parish Council and local residents.

The resolution was unanimously approved by the meeting.

8. DATE OF NEXT MEETING
Wednesday 23rd April at 7.30pm