

CODSALL PARISH COUNCIL

MINUTES

Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 26th October 2016 at 7.00 PM.

PRESENT: Parish Councillors B Holland (Chairman), N Caine, Mrs K Ewart, T Jeavons, Shane Jenkinson, I Kenyon, N Loftus, Mrs C Millar, P Wright, **Parish & District Councillor** Mrs M Barrow, **Parish & County Councillor** R Marshall

Notes of the presentation from Jennifer Lawton and Lesley Birch - representatives from South Staffordshire Council (SSC) and South Staffordshire Housing Association (SSHA) are attached.

Formal Commencement of Meeting following presentation.

1. APOLOGIES

Apologies for absence were received and accepted from Cllrs B Spencer, Mrs A Morrison, J Michell and Mrs V Chapman

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Councillor Marshall – Planning Application 16/00495/REM and Cllr Mrs M Barrow a non-pecuniary interest in Planning Application 16/00937/FUL

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the 12th October 2016 be signed as a true record.

4. PUBLIC PARTICIPATION

None.

5. PLANNING DECISIONS

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

16/00434/TREE Conservation area, silver birch (T1) Fell sycamore (T7) crown lift. G2 and G3 crown lift trees. G4 fell 7 poor and ivy covered trees.
Durham House, 73 Station Road, Codsall
Approved

16/00436/ADV Illuminated light box sign and small round sign at front elevation oblong non-illuminated at rear.
We Got Beef, The Square, Codsall
Approved on revised design with conditions

16/00495/REM Reserved matters consent for appearance, landscaping, layout and scale. MAJOR DEVELOPMENT
Land West Of Watery Lane and North of Sandy Lane, Codsall
Approved with conditions

- 16/00580/TREE** TPO Tree Works - Crown lift Oak Tree
49, Oaken Park, Codsall
Approved
- 16/00724/FUL** Proposed replacement garages to western boundary
The Stockings, Hushpins Lane, Codsall Wood
Refused
- 16/00825/FUL** Second storey rear extension and internal
modifications
8 Blythe Gardens, Codsall
Approved

The Chairman Councillor Brian Holland advised members that totally revised drawings had been submitted on Planning Application 16/00436/ADV, but there had been no opportunity for the Parish Council to review its previous recommendations or make comments on the amended plans. The meeting **resolved** that the Clerk writes to South Staffordshire Council Planning to the procedure for revised drawings and whether consultees should be given further opportunity to make comments.

Councillor Mrs Megan Barrow advised members that Planning Application 16/00495/REM was passed at District Council there were no amendments to an additional access from Watery Lane or the proposed housing facing Sandy Lane despite concerns raised regarding potential parking problems on Sandy Lane.

6. PLANNING APPLICATIONS

Resolved that the following recommendations be made South Staffordshire Council:

- 16/00896/TREE** TPO – 70/1983 T7 Oak & T8 Sycamore – Cut back
branches for the two trees by at least 10metres from
the roof and building to insure safety of the occupants.
3 South View Close, Codsall
**No objections subject to approval by South
Staffordshire Council’s Arboriculturalist**
- 16/00908/VAR** Variation to condition 4 (11/00325/COU). Closing times
to 11.00pm. Opening Times from 11am, to include
Sundays and Bank Holidays
Papa Johns Pizza, 102 Wolverhampton Road, Codsall
No objections

[Cllr Barrow took no part in the following discussion]

- 16/00937/FUL** Side and rear dormer extensions to roof, rear single storey extension to connect to existing garage, conversion of existing garage to utility and shower room, new garage to front
57 Birches Road, Codsall
- Refusal on the following grounds:**
- **Spoiling Natural or existing contours**
 - **Incompatible with the design of existing buildings**
 - **Conflict with the pattern of development**
 - **Poor relationship with adjoining buildings**
 - **Visually damaging in the landscape**
 - **Conflict with the Character of the area**

7. CORRESPONDENCE

- 7.1 Planning Application 16/00411/FUL** an email dated 16th October from a resident regarding alleged breaches to Planning Permission 16/00411/FUL was received and considered. **Resolved** that a letter requesting that the original Planning Application is enforced is sent to South Staffordshire Council
- 7.2 B.T. Notification of the removal of Phone Kiosks** – a copy of notification and location plan sent to SSC of the removal of the phone boxes situated:
- i. near Codsall Community High School, Elliotts Lane &
 - ii. off Wood Road/ Moatbrook Avenue, Codsall was **received and noted**

8. DATE OF NEXT MEETING
Wednesday 9th November 2016

[8.03pm meeting closed]

Notes of the presentation from Jennifer Lawton and Lesley Birch - representatives from South Staffordshire Council (SSC) and South Staffordshire Housing Association (SSHA).

Jennifer Lawton and Lesley Birch introduced themselves and advised the meeting that they were here this evening to discuss if Councillors would consider a small development within Oaken of 100% affordable housing, the development would be allowed under the Rural Exception Site. The proposed location is land by the old nursery.

For the development to go ahead it must be assessed that there is a need and therefore a Housing Survey would need be conducted and hence we are here tonight to ask if the Parish Council would support a Housing Survey of the village to be conducted; the cost of which would be met by the Housing Association.

Councillor Ewart raised her concerns that a Housing Survey conducted at Pattingham, split Pattingham and she had no wish to see this happen in Codsall, this view was supported by other Councillors.

Councillor Jenkinson said that the site would be unsuitable for the elderly because of the distance to the shops and affordable housing is required by the young as they cannot afford to live in Oaken.

The Chairman, Councillor Holland thought that any survey carried out would distort the reality, and questioned whether further affordable housing would be needed within the Parish after the Watery Lane Development where 40% of the 180 homes will be affordable housing.

Councillors also raised concerns that in previous developments the affordable houses were not given to local residents. Lesley Birch assured the meeting that the homes would only be allocated to people who have a connection to Codsall.

Councillors thought that Oaken should have a say before the whole village is consulted, Jennifer Lawton said she clarify with David Pattison, South Staffordshire Council's legal advisor if this would be possible.

Councillors said if a survey were to be carried out could the Parish Council have an input on the survey.

Councillors also needed to know how many homes were proposed for the site.

Lesley Birch agreed to submit to the Parish Council possible plan and drawings.

Jennifer Lawton and Lesley Birch agreed to bring further information to the Parish Council.