

CODSALL PARISH COUNCIL

Minutes of Planning Meeting held in the Parish Council Chamber, Station Road, Codsall on Wednesday 13th February 2008 at 7.30pm.

Present
Councillors Mrs P. Campbell Chair
J.Michell
Mrs S. Oatley
Mrs M. Barrow
M.Ewart
Mrs C.Millar
B.Holland
P.Kenyon
G.Owen
Mrs E.Forster
D.Walls

Before commencing the meeting Cllr Pat Campbell requested everyone to stand in a minutes silence in memory of former councillor Dennis Bramall who had recently passed away. Denis had been a Parish Councillor for many years, a former Parish Council Chairman and had also been a long serving councillor on Seisdon District Council and subsequent South Staffs Council and former Chairman. Condolences were extended to his wife and family.

1. APOLOGIES

Cllrs V.Chapman, R.Etheridge, R.Marshall and L.Stovin.

2. DECLARATIONS OF INTEREST

08/00072/REN - Cllrs Holland and Oatley - Neighbours

3. MINUTES

The Minutes of the Planning Meeting held on the 23rd January 2008 were unanimously approved and immediately signed by the chairman.

4. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

**Applications 08/00007/FUL, 08/00080/FUL,08/00086/FUL
Stables Hushpins Lane/County Lane**

Mr M.Colley spoke on behalf of the residents of Hushpins Lane attending the meeting this evening. Mr Colley explained that following the sale of a farm recently the land has been broken up into lots and approx. 50 acres of this land could be split to provide in the region of 42 to 50 separate stable blocks with attaching tack rooms and stores. Each lot will require separate access and hard standing for vehicles. Residents are concerned that development of this scale will have a major detrimental impact on this area. Not only to the landscape, but to the safety of local residents, cyclists and ramblers who use this very narrow lane. The lane is a national cycle route. Should up to 50 stable blocks be approved the impact of traffic on this lane and other small feeder lanes in the area will be profound. Cllrs are asked to consider the impact of 50 vehicles with trailers regularly accessing these sites and the difficulty in manoeuvring in a narrow lane. To further consider the impact on the landscape of up to 50 separate Stable blocks with several cars parked at each.

These applications this evening are the tip of the iceberg, residents respectfully request that they be considered as part of the whole potential site and not as individual applications. To also consider the over all impact on the area and the longer term risks should change of use be granted to this land from its current usage as farm land.

5. PLANNING DECISIONS

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

07/01311/COU	Change of use from residential to offices 106A Wolverhampton Rd, Codsall	Approval
SS07/22	Maxim four pencil system canopy Birches First School, Birches Avn, Codsall	Approval
07/01270/FUL	Two storey side extension 16, Elliots Lane, Codsall	Refusal
07/01299/FUL	Demolition of existing houses and outbuildings & construction of 25 one and two bed C2 use apartments and communal lounge/admin area 44-48 Wolverhampton Road, Codsall	Withdrawn

6. PLANNING APPLICATIONS

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

Members unanimously agreed to consider applications 08/0000/FUL, 08/00080/FUL and 08/0086/FUL together.

08/00007/FUL	Four stables and tack shed Lot 2 Hushpins Lane, Codsall Wood – Refusal see below
08/00080/FUL	New stable block, access road, and timber fenced training area Land off County Lane, Codsall Wood – Refusal see below
08/00086/FUL	Stables, tack room and feed storage Lot 5, Hushpins Lane, Codsall Wood – Refusal see below

One letter of objection received.

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. 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.

Proposed by Cllr Holland seconded by Cllr Oatley and unanimously agreed by the meeting.

08/00107/FUL	Replacement Garage, Kitchen extn, Loft conversion inc dormer windows, new first floor window at rear. 21, Sandy Lane, Codsall Approval subject to no objection from neighbours Proposed by Cllr Holland seconded by Cll Ewart and unanimously approved by the meeting.
08/00099/FUL	Two storey extension Manor House Cottage, Oaken Lane, Oaken Approval
08/00121/FUL	Conservatory Oaklea, Wergs Hall Road, Codsall Approval subject to no objection from neighbours
08/00060/FUL	Single storey rear extension 1 Lansdowne Avenue, Codsall Approval
08/00132/FUL	2 Storey side and rear extension

15 Belvide Gardens, Codsall
Approval

08/00072/REN Renewal of permission 05/00167 – outline permission
for dwelling
The Safrans, Whitehouse Lane, Codsall Wood
Approval

Cllrs Holland and Oatley took no part in this discussion.

7.a South Staffs Council

To consider and comment, if appropriate, on 'Validation of Planning Applications – Consultation on Proposal Local List.'

No comments were considered appropriate.

7. b Staffordshire County Council

Request for comments on '1APP Application forms and Local List of Validation Criteria'.

No comments were considered appropriate.

8. Staffordshire County Council

Informal request for comments on proposed improvements to A41/A464 road junction at Kingswood.

Members were pleased to see the proposed improvements to this junction which has seen several accidents in recent years.

9. DATE OF NEXT MEETING

Wednesday 27th February 2008 at 7.30pm.