

**CODSALL PARISH COUNCIL  
MINUTES**

**Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 10<sup>th</sup> February 2010 at 7.00pm.**

**PRESENT**

**Parish Councillors** M Ewart (Chair), Mrs V Chapman, Mrs E Forster, B Holland,  
P Kenyon, G Owen, L Stovin, D Walls, **District Councillors** Mrs P Campbell, J Michell,

**1. APOLOGIES**

**Apologies** for absence were received from Councillor Oatley.

**2. DECLARATIONS OF INTEREST**

**Application 10/0041/FUL** – Cllr Holland – neighbour.

**3. MINUTES**

**The Minutes** of the Planning Meeting held on the 20th January 2010, approval proposed by Cllr Campbell, seconded by Cllr Stovin, unanimously approved and immediately signed by the Chairman.

**4. PUBLIC PARTICIPATION**

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

**Mr Brian Holland** spoke from the Public Gallery and outlined his concerns on planning application 10/00041/FUL, The Safrans, Whitehouse Lane, Codsall Wood, for the demolition of a bungalow and erection of 3 detached dwellings, the property immediately adjacent to his own.

Mr Holland expressed his concern at the height of the proposed buildings particularly plots 1 & 2 which in his opinion should be reduced by 2 metres, with plot 3 reduced by a least 1 metre.

As shown in the application these proposed dwellings are far to dominate in this location.

Mr Holland also advised the dormer style windows on plot 3 overlook the existing adjacent property, Southfield, looking into their main living room.

Mr Holland also pointed out inaccuracies in the planning documentation, Design and Access;

Refers to 2 access points, there are 3 shown on the plans.

Refers to the Urban area, it is Rural.

Access to plot 3 adjacent to Public House Car Park – it is not a Car Park but Mr Hollands garden!

Whilst there is no relevance to the planning process, part of the development access road is on Mr Hollands land and he has received no approach from anyone in this respect.

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Mr Gavin Williamson sought permission from the Chairman to introduce himself to the meeting.

Mr Williamson advised that he had been selected as the Parliamentary Candidate for the Conservative Party to contest the South Staffordshire Parliamentary Ward at the forthcoming General Election.

Mr Williamson advised that he is spending a lot of time in the area getting to know not only the topographic but more importantly the residents and their concerns and the history of the various villages and the inter action with the Black Country and densely populated urban area.

Mr Williamson recognised the important role of Parish Councils and the unpaid role of councillors and their dedication to their community. Should he be elected he undertook to listen and represent all his constituents and will welcome their views and do all in his powers to support. Mr Williamson looks forward to working closely with constituents, councils, police, schools and representative bodies.

## 5. PLANNING DECISIONS

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

<b>09/00618/FUL</b>	Temporary consent 3years to retain chalet building Southdown Farm, Whitehouse Lane, Codsall Wood	<b>Refused</b>
<b>09/00752/COU</b>	Conversion of barns into three two-bedroom dwellings Moors Farm, Whitehouse Lane, Codsall Wood	<b>Approved</b>
<b>09/00859/FUL</b>	Two storey extension and loft conversion 23 Elliotts Lane, Codsall	<b>Approved</b>
<b>09/00813/FUL</b>	Proposed single storey side and rear extension to dwelling 5 Queens Gardens, Codsall	<b>Approved</b>
<b>09/00847/FUL</b>	Rear two storey extension 72 Chapel Lane, Codsall	<b>Approved</b>
<b>09/00804/FUL</b>	Two-storey extension 6 Nursery Gardens, Codsall	<b>Approved</b>
<b>09/00907/FUL</b>	Single storey side facing extension replacing existing extension & infilling existing covered car port 34 Moatbrook Lane, Codsall	<b>Approved</b>

<b>09/00854/FUL</b>	Internal alterations, single and two storey extensions and replacement detached garage Hushpins Farm, Hushpins Lane, Codsall Wood	<b>Approved</b>
<b>09/00869/FUL</b>	First floor side extension and boundary wall (resubmission of 09/00734/FUL) 90 Ravenhill Drive, Codsall	<b>Approved</b>
<b>09/00867/LBC</b>	Installation of two Smartcard Validators and one Pertis ticket machine on platforms The Station, Chapel Lane, Codsall	<b>Approved</b>
<b>09/00879/FUL</b>	Construction of two-storey rear extension and formation of new access drive Oaken Lawn Riding School, Oaken Lawn, Kingswood	<b>Refused</b>

## 6. PLANNING APPLICATIONS

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

**10/00052/VAR** Variation of condition 2 on 09/00306/COU to permit sale of cold food at lunchtimes, between 12.00 and 14.00  
6 Station Road, Codsall  
**APPROVAL**

**10/00041/FUL** Demolition of existing bungalow and erection of 3 detached dwellings  
The Safrans, Whitehouse Lane, Codsall Wood  
**Cllr Holland left the chamber during discussion and decision on this application:**  
**REFUSAL**

Following lengthy discussion **refusal** was proposed by Cllr Chapman, seconded by Cllr Owen and unanimously agreed by the meeting, on the following grounds:

**Over development**  
**Excessive bulk or scale**  
**Incompatible with the design of existing buildings**  
**Loss of important trees, hedges or other vegetation**  
**Insufficient parking spaces**  
**Public sewers inadequate**  
**Overlooking adjoining properties**  
**Dominating nearby buildings**  
**Poor relationship with adjoining buildings**  
**Conflict with the character of the area**  
**Road system is inadequate**  
**Prejudice highway safety**

**Cllrs further requested the Clerk to highlight the concern relating to the height of the proposed buildings, the 3 very close proposed access drives, and the dominance of the proposed buildings in this rural location. Concern was again expressed that the recent new builds and this proposed development is exasperating the already dangerous narrow country lane for all road users and in particular, pedestrians and cyclists.**

- 10/00046/ADV** Installation of one fascia and one informative sign to replace existing signage  
74 Wolverhampton Road, Codsall  
**APPROVAL**
- 09/00827/TEM** Siting of temporary caravan  
The Peak, Chillington Lane, Codsall Wood  
**APPROVAL** subject to time limit being specified.
- 10/00012/FUL** Single storey front extension and alterations to garage roof  
8 Ashley Gardens, Codsall  
**REFUSAL** Insufficient detail in the application to make an informed decision.  
Proposed by Cllr Stovin, seconded by Cllr Holland and unanimously agreed by the meeting.
- 10/00056/FUL** Replacement garage with first floor bedroom suite over  
29 Princes Drive, Codsall.  
**APPROVAL**

**7. DATE OF NEXT MEETING**  
**Wednesday 24<sup>th</sup> February**