



Appeal Decision

Site visit made on 27 January 2026

by **B Astley-Serougi BA(Hons) LLM MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 February 2026

Appeal Ref: APP/C3430/W/25/3374710

Codsall Village Hall, Wolverhampton Road, Codsall WV8 1PL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Jayne Kelly of Codsall Dramatic Society against the decision of South Staffordshire District Council.
 - The application Ref is 25/00098/FUL.
 - The development proposed is storage container on Codsall Village Hall car park (sited adjacent to existing container).
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Decision

1. The appeal is allowed and planning permission is granted for storage container on Codsall Village Hall car park (sited adjacent to existing container) at Codsall Village Hall, Wolverhampton Road, Codsall WV8 1PL in accordance with the terms of the application, Ref 25/00098/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos '20FT SINGLE-TRIP NEW CONTAINER' specification (received 02/02/2025), plan entitled 'Codsall Village Hall Container' (Proposed Block Plan) (amended plan received 01/04/2025) and Location Plan - Planning Portal Ref: PP-13463378v1 dated 02/02/2025.
 - 3) The external materials of the storage container hereby permitted shall be painted green to match those used in the existing storage container adjacent to the appeal site.
 - 4) Prior to the first use of the storage container details showing the existing hedgerow situated on the southeast and southwest boundaries of the application site, and its future maintenance at a minimum height above ground level (specified in metres) measured from the Wolverhampton Road shall be submitted to and approved in writing by the local planning authority. The details shall be maintained in accordance with the approved details for the lifetime of the development. If any of the hedge line is cut down or dies, it shall be replaced with a hedge in accordance with the approved details within the next available planting season and shall be maintained to the satisfaction of the local planning authority.
 - 5) The development hereby permitted shall be used for storage purposes only and for no other purpose.

Preliminary Matters

2. I have used the description in the decision notice as I consider it describes the development more accurately, but in doing this I have nonetheless had full regard in my reasoning to the description on the application form.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

4. The appeal site is currently the village hall car park. There is an existing steel container located to the front of the car park which is bordered by mature hedgerow. There have been three other storage containers approved on the appeal site, however two of them are behind the village hall. Due to the location behind the village hall of two of these containers, it limits any effect on the character and appearance of the surrounding area.
5. Nevertheless, the appeal scheme would result in the siting of a steel storage container on the village hall car park adjacent to an existing storage container. Given the presence of an existing storage container, the proposed container would be read in conjunction with it. Consequently, to my mind, it would not result in an incongruous addition given the existing built form.
6. Moreover, the mature hedgerow provides a significant border and contains the appeal site. Whilst I acknowledge that the proposed container would not be in the corner like the existing container, it would nevertheless still benefit from the enclosure provided by the mature hedgerow. Accordingly, it would prevent the storage container from being overly prominent when viewed from Wolverhampton Road.
7. Additionally, the proposed container would be painted in a dark green colour similar to that of the existing container adjacent to the proposed siting of the appeal scheme. This would also result in the container assimilating with the mature boundary treatment and thus would not result in a prominent addition.
8. Whilst I acknowledge the overall residential area surrounding the appeal site, it remains that the appeal site is part of a wider car park. Consequently, on balance, the appeal scheme would not, in my planning judgement, result in an unacceptable proliferation of metal storage containers.
9. The appellant has highlighted that they would accept a condition to erect a circa 2.4m high fence around both of the containers. However, in my planning judgement, given the proposed siting of the appeal scheme, the proposed colour of the storage container as well as the boundary hedgerow, a fence would not be necessary to make the development acceptable in planning terms.
10. Given all of the above, the appeal scheme would comply with Core Policy 4 and Policy EQ11 of the South Staffordshire Council Core Strategy 2012 insofar as they seek to ensure that developments respect local character.
11. It is for the same reasons that the proposal would accord with the aims of the South Staffordshire Design Guide 2018.

Conditions

12. The Council has provided suggested conditions which I have considered against the National Planning Policy Framework (the Framework), and advice contained in the Planning Practice Guidance. I have amended the wording of the suggested conditions for clarity and to ensure accordance with the tests set out in paragraph 57 of the Framework.
13. In addition to the standard time limit condition (1). I have attached a condition specifying the approved plans to provide certainty (2).
14. Additionally, a condition requiring the external materials of the storage container to match the existing container adjacent to the appeal site as well as a condition requiring the submission of the maintenance of the hedgerow are necessary to prevent the erosion of the character and appearance of the surrounding area (3 and 4).
15. Given the scale and nature of the appeal scheme, in my planning judgement it is not necessary for conditions 3 and 4 to take the form of pre-commencement conditions to make the appeal scheme acceptable in planning terms.
16. I have imposed a condition relating to the use of the container for storage for clarity (5).
17. Finally, I have not imposed a condition requiring the submission of details for a landscaping scheme because the need for this condition to make the development acceptable in planning terms has not been adequately demonstrated.

Conclusion

18. The material considerations do not indicate that a decision should be made other than in accordance with the development plan. For the reasons given above the appeal should be allowed.

B Astley-Serougi

INSPECTOR