

CODSALL PARISH COUNCIL

MINUTES

Council Meeting held in the Parish Chambers,
Station Road, Codsall
on Wednesday 11th July 2018 at 7.00pm. following Planning

Seven members of the public present. PCSO L Jones was present

PRESENT: Parish Councillors: B Holland (Chairman) Mrs V Chapman, T Jeavons, Mrs C Millar, D Walls; **Parish & District Councillors:** Mrs M Barrow

1. APOLOGIES

Apologies for absence were received and accepted from Councillors N Caine, Mrs K Ewart, S Jenkinson, I Kenyon, Mrs A Morrison & B Spencer

2. DECLARATION OF INTEREST AND REQUESTS FOR DISPENSATION

Declarations of interest were received from Councillors: Chapman – 6.3 near neighbour. Walls item 6.3- is a member of the Churchyard Committee.

3. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

A resident who has lived in Oaken for 32 years commented on their experience of those who live in social housing and how they depend on existing infrastructure and amenities to function on a day to day basis and a lot of these people struggled financially and couldn't afford a car, which is essential to live in Oaken as there is no public transport. Young mothers need the opportunity to socialise with others as do older residents, social isolation and loneliness is detrimental to mental and physical wellbeing. SSHA has not considered a true representation of what life would be like for any residents of the proposed development. People requiring social housing may find themselves forced to accept a home in an unsuitable area without facilities or a car to use. The Lanes from Oaken are narrow and dangerous, and requested help from the police who said there was nowhere safe to stand with their monitoring equipment. It is time we worked together to provide social housing in appropriate areas with facilities to support them, and not just to accept offers from SSHA who appear to be profiting by building randomly in inappropriate areas. Every child is entitled to a safe journey to school, people before profit.

Another resident added that it appears discussions have taken place with the developers, and the Parish Council and the indication from those minutes in their view suggest the Council is in principal in favour, and would like the Councillors to reconsider their stance on this. The support of the Council is needed to enable the site to be taken out of Green Belt, and their decision is fundamental to the approval of the scheme. Oaken is not suitable, there is no transport, lack of footpath, fast moving traffic, street parking hazards, and can be difficult to get out of the village during the Winter months. The proposed development will exacerbate these problems, Holybush Hill is narrow and unsuitable for any increase in traffic. This Council supported a housing survey, the question were designed to lead to the answer wanted by

the association. If properties had been subject to right to buy legislation a request can be defeated if they are particularly suitable for the elderly, unless there is no shop or public transport close by, the same regulations do not apply to Planning.

Another resident added that the proposed development on Green Belt land is subject to Green Belt exemption rule, which requires 3 principle criteria to be met, which includes a recent housing needs survey and parish support. This survey which has been undertaken in his view is potentially flawed and will be challenged in court if it is used as the basis to prove the need for additional social housing in Oaken. At a meeting on 10th July, attended by 30 Oaken residents, 60% of those did not receive the survey. The questionnaire was misleading as it only referred to Codsall and not Oaken or Codsall Parish, people have assumed it only related to Codsall. We accept that there is a need for social housing in Staffordshire, but should be in established villages like Codsall where there is access to shops, public transport and schools are available. There are a number of planning appeals where inspectors have upheld planning refusals where it has been identified that such schemes are not suitable, there not being access or shops etc. There are 2 large housing schemes planned for Codsall, which should provide social/affordable housing with access to facilities. The proposed development of 11 houses in Oaken will take the number of social houses to 27, which will be 28% of the total development and disproportionate for the size of Oaken, and is more than 3 times the national average of 8.3%.

The exception rule was to allow existing family members to remain in their local community. Any requirement for housing should be met by the existing provision which is already over the national average, and there are not many families with children who would want to remain in the village. When a Housing Association cannot fill the properties with villagers, then they will be filled with people from outside the area. It can take years to get used to the way of life in a hamlet when every journey requires the use of a car.

Another resident asked, why has there been a complete lack of communication regarding the proposal to any of the residents most affected? Why was this not included in the SAD plans?

The evidence to support the need for homes in Oaken in my view is flawed for the following reasons: the author is not impartial, being paid by SSHA, have they used him before? How many times has he declined to find a need for additional housing? The response was 17%, with the majority of responses coming from Codsall residents, not an accurate result. Question one on the survey asked "would you support a small development of affordable housing in the Parish if there was a proven need"? 413 said yes and 147 said no. If the question had of read "would you support a proportionally large development in Oaken"? the result would be very different. The only reason SSHA want to build in Oaken is because they own the land.

The resident stated the Cllr. Bob Spencer said that many people in Oaken welcomed the development, but at the meeting on 10th July attended by 30 residents there was no support for this.

Another resident added that all the people who attended the meeting on 10th July were completely in the dark about this before the meeting. They were surprised to hear that this has been under discussion with the developers over the past two years and was possibly on the verge of approval, this project has gone under the radar. The resident added that the first he knew of this was when site testing started. The resident was told by the developer that “whatever you do this is going ahead because the Council and Parish Council want it to happen, it’s a done deal”. Does the Council not feel it has a duty and responsibility to talk to residents of Oaken who will be directly affected, and why kept in the dark? In the chronology of the Parish Council meetings it says “Councillors thought that Oaken should have a say before the whole of the village is consulted”. Jennifer Lawton from South Staffs Council said that she would need to clarify this with the legal advisor. Oaken residents were not informed and didn’t have a say. It’s clear that they didn’t want residents to “rock the boat”. The Housing Survey is spurious, the questions were too broad in which to reach a specific conclusion and a poor response rate. Question to the Clerk of the Council, to obtain further information from the survey on how many residents from Oaken responded. Residents ask that the Parish Council not to bow to pressure from central government to press ahead regardless, but to find a site which better suits the needs of people they are trying to help.

Residents of tonight’s meeting were would like the support of the Parish council in refusing the development of 11 homes by SSHA in Oaken.

It was asked that a community consultation takes place involving local people.

4. **MINUTES**

Resolved that the Minutes of the meeting held on Wednesday 13th June 2018 be approved and signed as a true record.

5. **POLICE REPORT**

5.1 **Crime and anti-social behaviour figures for Locality 4 8th June – 9th July 2018**

Burglary residential 0, Burglary business/commercial 3, Theft of Motor Vehicles 0, Theft from Motor Vehicles 1, Robbery 0, Violence against the person 6, Drugs 1, Criminal Damage 1, Theft other 0, ASB 14.

Received and noted

5.2 **Successful warrant** – an email from PCSO Louise Jones on the successful warrant in June at an address on the Wheel estate was **received and noted**

Cllr Chapman mentioned about anti-social behaviour of one vulnerable person who was drunk at a recent event, Cllr Chapman feels that we do not seem to have back-up support, and has put forward a complaint.

6. URGENT CORRESPONDENCE AND DISCUSSION TOPICS

- 6.1 Parking issues on Birches Road** – letters from residents and also a petition for the need to implement traffic regulations near to Bilbrook station were **received and considered.**

There is sympathy with the people who live along Birches Road. Highways Safer Neighbourhood Panel. Mindful to support residents, to try to get some action.

- 6.2 Proposed housing development at Oaken - Affordable Housing Need in Parish of Codsall** – letters from residents of Oaken, concerned about the proposed new development on the Paddock, Shop Lane, Oaken were **received and considered.**

Cllr Holland outlined that the Parish Council were approached by the Housing Association. South Staffordshire Housing Association own the site, therefore any application they submit will fall within the Affordable Housing and Rural Exception Site framework which has different planning rules.

The Parish Council were advised that the proposed houses will always remain with the Housing Association in perpetuity. Houses will be designed for social, under Green Belt exception, the same as Swindon. The Parish Council are under a lot of pressure with the site allocation requirement to build a lot more homes. We needed to establish the housing needs requirement of the Parish; this was commissioned. This Parish Council has made no formal decision and residents will be given the opportunity to have their say during the planning process. Members have already raised during discussions most of the concerns that residents of Oaken have raised this evening.

[Cllrs Walls and Chapman left the room]

- 6.3 Proposed churchyard extension and parking** – an email from a resident concerned about parking problems along Church Lane and the additional problems this could bring with the proposed churchyard extension was **received and considered.**

Cllrs felt that this will be a difficult balance as there is a need for expansion, but find a way to manage the parking.

[Cllrs Walls and Chapman returned]

- 6.4 Oaken Drive Field – Car Park** - minutes dated 3rd July 2018 from the Car Park Committee, Clerks Report, and Budget Report were **received and noted.**

- 6.5 Vehicle Activated Speed Sign – Dam Mill** – [update to agenda item 7.2 on 28th March 2018] - confirmation that the Parish Council was successful in its application for funding of £3244 from Staffordshire Safer Roads Partnership for the purchase of a Vehicle Activated Sign on the bend of Birches Road at Dam Mill was **received and noted.**

7. ACCOUNTS

- 7.1 **Resolved** that a report on Council Finances for year to 30th June 2018 be approved.
- 7.2 **Resolved** that the schedule of payments to 11th July 2018 be approved.
- 7.3 Confirmation by the Chairman of the authorisation of the Clerks time sheet.
Matter of report.
- 7.4 1st Quarter Budget 2018/19 Review, Clerks report, Income and Expenditure Account and Balance Sheet up to 30th June 2018 were received.
Resolved acceptance of the presented reports.

8. COUNTY COUNCILLOR'S REPORT

In the absence of Cllr Spencer there was no written report this evening.

9. CODSALL VILLAGE HALL MANAGEMENT COMMITTEE (CVHMC)

There were no minutes.

10. DISTRICT COUNCILLOR'S REPORT

A report from District Councillors.

- Cllr Megan advised the meeting that District Councillors had recently met with Kelly Golding, Assistant to the Chief Inspector Mark Ward. Kelly Golding advised that there will be a new style of police reports, they will be non specific - no addresses will be provided. Cllr Barrow went onto say that 6 new Police Offices will be coming into the area, at least 2 for Codsall & Bilbrook. Cllr Barrow said she felt that the Chief Inspector is supportive of Police Officers in our area and that he feels that outcomes are vital. It gives reassurance for the future.

11. Councillors and Clerks Written Report

The Clerks written report for June was received and noted. **Matter of report.**

12. OTHER CORRESPONDENCE

- 12.1 **Dementia Friend Workshop** – details from South Staffordshire Council offering Dementia Friend Workshops on how to help and assist people living with Dementia was **received and noted.**
- 12.2 **The Bursary Fund** – an email from VAST detailing the Bursary fund of up to £500 available to voluntary groups, charities, CIC's & social enterprises in Staffordshire & Stoke on Trent was **received and noted.**
- 12.3 **HM Revenue & Customs Employer Bulletin** – bulletin for June 2018 issue 72 was **received and noted.**
- 12.4 **Bus Service changes** – details of changes to bus services from July 2018 was **received and noted.**
- 12.5 **Staffordshire County Council news updates** – the latest updates for June 2018 were **received and noted.**
- 12.6 **Staffordshire Parish Councils Association** – bulletins dates 7th and 28th June 2018 were **received and noted.**
- 12.7 **Rural Services Network** – weekly digest for 18th and 25th June 2018 and the Rural Opportunities Bulletin for June 2018 were **received and noted.**

13. HIGHWAY ISSUES

To raise any concerns with County Council Highways

Resolved that members would advise the Clerk following the meeting.

NEXT MEETING

Wednesday 12th September 2018

BANK RECONCILIATION as at 30th June 2018

	Balances
Lloyds Bank - Current a/c	10551.86
Lloyds Bank - Instant Savings a/c	99941.30
Nationwide- Business Savings	128273.40
Petty Cash	<u>100.00</u>
	238866.56
Less Unpresented Cheques	
6957	23.01
6958	116.00
6959	100.00
	<u>239.01</u>
	239.01
	<u>Total</u>
	<u>238627.55</u>
Brought forward start of year	187588.29
Receipts for year	86383.40
Less payments for year	<u>35344.14</u>
	<u>238627.55</u>

PAYMENTS FOR APPROVAL ON 11th July 2018

<u>Cheque</u>	<u>Payable to</u>	<u>Details</u>	<u>Value</u>
DD	Talk Talk (Opal)	Internet	23.31
DD	B.T	Call Charges -Phone & Fax	106.05
		Utilities - Parish Office -	
DD	Total Gas & Power	Gas	305.71
		Utilities - Parish Office -	
DD	Total Gas & Power	Electricity	146.52
DD	Midshire	Photocopy Charges	146.06
	ACK Tree & Garden	Land maintenance -	
6956	Services	Moatbrook	105.00
		Land maintenance -	
6957	Codsall Stone & Paving	planters/repairs	23.01
	South Staffordshire District	Parish Office - planning	
6958	Council	application	116.00
		Wheelfield Fair rent deposit	
6959	G H Dobson	refund	100.00
	ACK Tree & Garden	Land maintenance -	
6960	Services	Moatbrook	105.00
6961	HM Revenue & Customs	Tax & N.I	1086.16
	Staffordshire County		
6962	Council	Superannuation	983.82
		Parish Office - report &	
BP	Amazon	publications	30.69
		Parish Office - report &	
BP	Experian	publications	29.99
BP	Amazon	Parish Office - stationery	8.79
Bacs	Wages & Salaries	Wages & Salaries	4566.54
		Total	<u>£7,882.65</u>