

# MINUTES

## EXTRAORDINARY MEETING

Council Meeting held in the Parish Chambers,  
Station Road, Codsall

Wednesday 31<sup>st</sup> October 2018, at 7.00 pm

Two members of the public present.

**PRESENT: Parish & County Councillor:** B Spencer (Chairman);

**Parish Councillors:** N Caine, Mrs V Chapman, Mrs K Ewart, B Holland, T Jeavons, S Jenkinson (late), I Kenyon, Mrs C Millar and D Walls; **Parish & District Councillor:** Mrs M Barrow (late)

1 **Apologies**

Apologies for absence were received and accepted from Councillors Loftus, Morrison and Wright.

2 **Public participation**

None

3 **Declarations of interest and written requests for dispensation.**

None

4 **Local Plan** – a detailed discussion was undertaken by the council to formulate a Parish response to the Local Plan Consultation – October 18, consideration was given to providing a response to the following:

*[Cllr. Barrow arrived]*

### **4.1 HOUSING -**

#### **The number of new homes:**

Councillors were mindful to approve just the Districts Objectively Assessed Need (OAN) but were concerned that as South Staffordshire is part of a wider housing market area known as the Greater Birmingham Housing Market Area (GBHMA) there is a Duty to Cooperate, in order to meet the shortfall within the GBHMA.

Councillors were unanimous in their opinion that option B would be their preferred choice - [Option B - to meet the Districts OAN of 5,130 homes plus 1900 towards the GBHMA shortfall]. Councillors felt that in Option C, the shortfall was too large a proportion on top of the Districts own OAN to accommodate successfully, fearing this would lead onto future problems in accommodating land for housing in South Staffordshire.

**Resolved** to put forward a recommendation for the number of new homes as option B - which will meet the Districts OAN of 5,130 homes plus 1900 towards the shortfall.

### **Where should the Houses go:**

Councillors thought the new hierarchy principle to be flawed as too much emphasis is being placed on locations having access to a railway station, and there appears that little consideration has been given in acknowledging existing issues caused by railway users due to the lack of parking facilities. Councillors are also aware that railway users are already having an adverse affect on Codsall and that no realistic long -term remedy is in place to accommodate parking for additional users.

Councillors also felt Codsall's local through roads are inadequate, with majority of the roads connecting to the motorway network being of single carriageway and congested.

Councillors then considered the merits of each option put forward by SSDC for where the houses should go.

Councillors felt that options A & B with majority of new housing being located in Tier 1 settlements under the Settlement Hierarchy criteria. (Tier 1 settlements are Codsall, Bilbrook, Cheslyn Hay, Great Wyrley and Penkridge) would cause major infrastructure issues. Codsall's infrastructure is already inadequate and would not be able to accommodate thousands of additional homes to those already allocated within the SAD document, neither would our schools or doctors surgeries, both are already at capacity. Councillors felt that options C, D & F would also put too much pressure on the existing infrastructure of Codsall without a major overhaul which would put the character of the village under risk; options A, B, C D & F also does not take into account any long term planning requirement – Councillors felt that there is a finite amount you can or should keep expanding the village(s).

Councillors also would not wish to see Codsall becoming a town joined on to Wolverhampton, therefore Councillors feel that it is also important to retain the Greenbelt barrier.

Councillors **resolved** to put a recommendation that their preferred option for where the houses should go, was option E - a new settlement on land at Dunston Estate, Dunston.

Councillors agreed that a new village settlement could have the right infrastructure put in place. Dunston already has easy access to trunk roads such the A449, which is a major road link to the M54 and M6, with a railway line close by.

Developments of over 500 homes would qualify for a school, doctors and shops.

## **What Type of houses should be built:**

### **Mix**

Councillors felt that with a new settlement it would be important to have a mix of housing to reflect the demographic. **Resolved** an integrated balance of differing types and size of houses enabling a cohesive community to form.

Councillors felt that a full mix should be agreed earlier through the Local Plan, and not at the planning application stage, in order to help ensure that an integrated balance of houses are built.

### **Specialist housing -**

Councillors **resolved** that more specialist homes were needed, homes for the disabled and sheltered housing, enabling complete care provision with more flexibility to cater for all needs.

### **Affordable Housing –**

Councillors felt that SSDC continue with the approach of 20% - 40% equally split between social rent and shared ownership.

**Resolved** affordable should be agreed earlier through the Local Plan, and not at the planning application stage to help ensure that an integrated balance of houses are built

### **Rural exception Sites –**

Councillors felt that It is important that Parish Council's continue to have a say on local plans for affordable housing and as a whole Parish Council's do recognise there is a need for affordable houses.

**Resolved** that the Parish Council would resist any decision to cut out Parish Councils from the decision process which would be contrary to the localism bill which would not be acceptable, therefore with regards to the Rural Exception Sites the existing Local Plan policy should be retained.

### **Self and custom housebuilding –**

The Parish council is sympathetic to self build as long as it meets building regulations and within the framework of the local plan. **Resolved** that some land should be set aside for this purpose.

### **Gypsies, Travellers & Travelling Show people**

Councillors feel that South Staffordshire has already its fair share of traveller sites and in fact already over provide sites per capita of population. Sites presently appear to be limited to one family therefore, causing conflict with the idea of a public site. Parish Councillors **resolved** that SSDC should explore asking other councils to provide new pitches, under the duty to cooperate

## 4.2. Employment and the Local Economy -

### How much employment land do we need:

Option A, B and C were considered.

**Resolved** option B - protect our existing employment land as it may be needed in the future. SSDC have acknowledged that the District has more than enough employment land already, therefore there is no necessity to increase employment land, however, Councillors acknowledge that employment opportunities are important for the wealth of the District.

### Where should employment land be located:

Councillors considered options A, B, C and/or D. Councillors **resolved** a recommendation of option D – if new settlement housing sites come forward, provide additional employment land as part of these new developments.

### Village centres and shopping:

Councillors considered options A, B and C. **Resolved** recommendation of option C – as part of a new settlement scheme, provide additional retail outlets as part of the new scheme.

### Rural employment and Tourism:

Councillors said that they would support additional, limited business growth, providing that a good business case can be made and is within employment land.

Councillors said that they would support and encourage the growth of tourism in more rural areas if appropriate and agreed to, by the Parish Council's concerned and also if the scheme would not adversely impact the area.

## 4.3. Infrastructure:

The current infrastructure of Codsall is inadequate, In Staffordshire County Council's view it has been under invested over the years, majority of our local streets are narrow, and the roads are in a terrible state, however, a new development could have the right infrastructure put in place to accommodate future housing.

**Resolved** to support a Community Infrastructure Levy (CIL).

## 4.4. Greenbelt:

The Parish Council wish to support and protect Greenbelt and would support a policy in the Local Plan going forward to protect the Greenbelt. Councillors would like SSDC to update the guide to provide extra details on how SSDC will apply the policy.

#### 4.5. Natural Environment:

Councillors would like to see the Local Plan enhance the natural environment and encourage opportunities to increase open spaces within the District, with consultation with Parish Councils. **Resolved** that land should also be set aside within the new settlement scheme to be used for open space and formal and informal play.

#### 4.6. Other topics

- Community safety. Councillors would like to see a change to how this is measured, as it is inappropriate and out of date now. A quarter of residents feel unsafe in their homes. Emphasis should be given to quality of life.
- Issues relating to parking needs to be addressed.
- Continue to support the Parish Council on: Children's play areas, historic, environment and conservation area.
- We need a robust and capable planning authority for the building of new homes or village. Councillors would like to see a clear policy on Tandem development and not for each planning application to be viewed on its merits.
- New homes should all be energy efficient.
- Wolverhampton Halfpenny Green Airport - SSDC should retain its present approach to Wolverhampton Halfpenny Green Airport where restrictions are in place as to what aircraft can be flown. Wolverhampton Halfpenny Green Airport should continue its role of serving Business and General Aviation and desist any move for Wolverhampton Halfpenny Green Airport becoming an expansion to the region's primary passenger airports.

5. **Public meeting** - consideration was given regarding time, location, and publicising the Public meeting.  
**Resolved:** that the Public Meeting to be scheduled for Monday 19<sup>th</sup> November at 7.00pm at the Village Hall.  
A leaflet-drop by Councillors to advise residents of the meeting, also some leaflets left at the Co-op and put up on the notice boards. Councillor Holland would draft a letter to the District Council for all District Councillors to attend.
6. **Any other matters** - consideration was given to other matters arising regarding the Local Plan Consultation:  
**Resolved** that a petition would be available for attendees to sign to say that they did not want Codsall Parish to be classed as a tier 1 settlement. The Clerk would produce a power point presentation and organise a display board for the entrance of the Village Hall.  
During the Public Meeting, time will be set aside after the presentation for a question and answer session.