

**CODSALL PARISH COUNCIL  
MINUTES**

**Planning Meeting to be held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 28<sup>th</sup> February 2018 at 7.00 PM.**

**Present: Parish & District Councillors:** Mrs M Barrow (Chairman) J Michell,  
**Parish Councillors:** N Caine, Mrs V Chapman, B Holland, T Jeavons, S Jenkinson, I  
Kenyon, N Loftus, Mrs A Morrison, R Spencer, D Walls, P Wright

**1. APOLOGIES**

Apologies for absence were received and accepted from Councillors  
Mrs K Ewart and Mrs C Millar

**2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**

Declarations of interest were received from Councillors: Spencer  
18/00086/FUL – Known to the applicant. Non-pecuniary interest received  
from Councillors: Barrow, Chapman, Jenkinson, Holland, Kenyon, and Loftus –  
item 7.2 - members of Codsall Community Group, organisers of the Codsall  
Summer Show.

There were no written requests for dispensation.

**3. MINUTES**

Resolved that the Minutes of the Planning Meeting held on the 14<sup>th</sup> February  
2018 be approved and signed as a true record.

**4. PUBLIC PARTICIPATION**

None

**5. PLANNING DECISIONS**

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

**17/01082/FUL**            Garden Shed  
Chartley, Whitehouse Lane, Codsall Wood  
**Refused**

**17/01141/TREE**        Re-pollard Lime and reduce Holly to hedge height  
(approx. 8ft)  
37 and 39 Oaken Lanes, Codsall  
Defer decision to South Staffordshire Council's  
Arboricultural Officer  
**Approved**

**18/00032/ADV**        Two fascia signs and one projecting sign  
HSBC Bank Plc, 72 Wolverhampton Rod, Codsall  
**Approved**

## 6. PLANNING APPLICATIONS

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

[Councillor Spencer left the chambers for the following discussion]

**18/00086/FUL** Ground floor rear orangery extension  
53 Princes Gardens, Codsall  
**Approval**

[Councillor Spencer returned to the chambers]

**18/00109/FUL** First floor side and ground floor rear extensions  
11 Cranford Crescent, Codsall  
**Approval**

**18/00116/FUL** Single and double storey rear extensions, elevational alterations (amended to 17/00326/FUL include bay window and roof lantern to utility)  
39 Station Road, Codsall, WV8 1BY  
**Approval subject to the requirement of obscure glass to be used in windows overlooking neighbouring properties**

## 7. CORRESPONDENCE

**7.1 Housing Need – Oaken** - the housing mix for the site on Shop Lane was considered, (original site draft circulated to members).

Lesley Birch from the Housing Association and Jen Lawton from SSDC were in attendance to answer Councillors questions.

The Chairman, Cllr Barrow advised the meeting that the Council had originally thought bungalows would be the most suitable housing; however, following the Parish Housing survey – it was evident that a demand for housing for first time buyers was needed and there was a shortage of 2-bedroom homes.

Ms Lawton advised that sites are better with a housing mix and not just one type of homes such as all 2-bedroom houses.

Members raised concerns for the area as a suitable location for the elderly because of the lack of public transport. However, Cllr Barrow thought that it is a misnomer to say that when you retire you have no car.

Councillor Michell said that living in Oaken a car is essential as it is approximately a mile to a mile and a half to the nearest school; the pavement is only on part of Holly Bush Lane and street lighting is poor.

Councillors asked if the waste disposal lorry would be able to drive in and out of the site?

Cllr Kenyon thought 6 - 2 bed homes but the mix was about right in the example provided.

Cllr Wright questioned what the small green space was left for?

Cllr Loftus thought the example was a good mix, if enough room was left for cars.

Ms Birch advised the meeting that under guidance from Home England, the houses would have to be sold in accordance to the open market value, but in order to keep them as affordable housing, the lowest share of 25% would be offered.

She then went on to explain that the scheme would allow for part buy, part rent, but buyers would only be able to buy up to an 80% share.

Cllr Holland expressed for clarity that the houses would always fall under green belt exclusion therefore no extensions to the houses would be allowed.

Cllr Holland then advised that he thought the bungalows could be a staging post for the elderly, enabling downsizing and putting family homes back on the market. However, he raised his concern that 2 beds, 4-person accommodation, could prove problematic for families with two children of the opposite sex, as they would require bedrooms of their own as they got older. Families could find themselves stuck in unsuitable housing; there should be some 3-bedroom houses.

Councillor Barrow advised that 2 bed properties would have a lower property price, better for starter homes; they enable homebuyers to get their foot on the property ladder.

Councillor Morrison thought that the mix in the example was right.

Cllr Jenkinson would welcome the development as the cost to buy in the village prohibits first time buyers and there is nowhere else for starter homes.

Ms Birch confirmed to the meeting that the criteria for being offered one of the houses would be to already live in the parish or have a connection to the parish.

Cllr Michell said he was disappointed with the Site Allocation Document. Housing is required, however he felt that a better mix would include 3-bedroom homes. Cllr Michel then went on to say that in his view Oaken should not be a dormitory for older people; Oaken needs families moving in which would be a better mix for the village. Starter homes today are also brought by people in their 40's who already have children.

Historically, there was a development of bungalows for the elderly – but the elderly do not want to live in them, there is no parking available and they are not suitable for younger people. Bungalows for the elderly might work within Codsall.

Some Councillors raised their concerns that there would be nowhere for children to play in Oaken if families moved in.

Following further discussion, the Chairman, Councillor Barrow, proposed a shared housing mix of 4 - 2 bed bungalows and 8 - 2-bedroom houses, to meet the requirements of the Housing Survey, this was seconded by Cllr Chapman.

Ms Lawton advised that the Policy would be part shared ownership and part social rent. The let homes would be kept for people of the parish for perpetuity.

Cllr Michell requested an amendment to the proposal to include 2, 3-bedroom houses, this was seconded by Cllr Loftus.

A vote was taken for acceptance of the amendment: 3 for; 8 against; 2 abstentions.

A vote was taken for the original proposal 8, 2-bedroom houses, and 4, 2 bed bungalows a mix of shared ownership and rent: for 10; against 3.

**Resolved** to recommend to the housing Association 8, 2-bedroom houses, and 4, 2 bed bungalows a mix of shared ownership and rent for the proposed development in Shop Lane, Oaken.

The meeting then confirmed that the Housing Association would return to a future meeting of the council with a new draft of the proposed development and issues raised such as street lighting, pavement improvements criteria would be discussed in greater detail.

[ Councillors Holland, Loftus, Barrow, Kenyon, Jenkinson left the room during the following discussion. Vice Chairman Councillor Spencer took the Chair for the discussion]

**7.2 Codsall Summer Show** - an email dated 13<sup>th</sup> February from Codsall Community Group was received and consideration given to their request for use of the Wheel Field to hold the Summer Show.

Acting Chairman Cllr Spencer advised the meeting that a couple of complaints was received by the Parish following last year and it would be remiss of the council to dismiss the complaints without asking the organisers to give consideration to those issues.

Cllr Caine – insight is a gift but perhaps in view of last year we could suggest setting up to start after 8am.

All Councillors felt that the Summer Show was a success and benefited the village.

**Resolved** permission for Codsall Community Group use of the Wheel Field to hold the Summer Show, but Codsall Community Group should try to mitigate the issues raised last year.

[Councillors Holland, Loftus, Barrow, Kenyon, Jenkinson returned to the Chamber. Councillor Barrow took position back as Chairman]

**7.3 Modifications to the Site Allocations Document** – Letter and report dated 7<sup>th</sup> February 2018 was **received and noted**. Consultation period ends 21st March 2018.

**8. DATE OF NEXT MEETING**  
**Wednesday 14<sup>th</sup> March 2018**

[meeting closed 8.30pm]