

# CODSALL PARISH COUNCIL MINUTES

Planning Meeting held in the Parish Council Chamber,  
Station Road, Codsall on Wednesday 24<sup>th</sup> April 2019 at 7.00 PM.

Members of the public present - 8.

**PRESENT: Parish & County Councillor:** B Spencer (Chairman);  
**Parish Councillors:** N Caine, Mrs K Ewart, B Holland, T Jeavons, S Jenkinson,  
Mrs C Millar, D Walls and P Wright;  
**Parish & District Councillors:** Mrs M Barrow & J Michell

## 1. APOLOGIES

Apologies of absence were received and accepted from Councillor Chapman

## 2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Declaration of interest was received from Cllr Spencer – planning application 18/00248/FUL – a non-pecuniary interest.

There were no written requests received for dispensation.

All District Councillors present wished it to be recorded that their views this evening were a preliminary view and one that may change when they hear all the evidence at the District Council's Planning Committee.

## 3. MINUTES

**Resolved** that the Minutes of the Planning Meeting held on the 10<sup>th</sup> April 2019 be approved and signed as a true record.

## 4. PUBLIC PARTICIPATION

A resident of Oaken said that he had received an email from the Chairman of the Parish Council who expressed support. Therefore, he should declare an interest in planning application 18/00248/FUL. The resident then went on to say that application 18/00248/FUL needs the support from the parish Council if it is to go ahead. This should be welcomed and embraced by the Parish Council and we need to keep the policy going. The residents of Oaken had no involvement in discussions for 2 years and feel that it was a deliberate plan to exclude residents.

Showing residents the plans a few weeks prior to this evening meeting does not constitute consultation. There is no lighting and only partial footpaths from Oaken to Codsall

In the Local Plan settlements have a hierarchy for development. Oaken is classed as tier 5, which means no development should take place.

The Rural Exception Sites are just a short cut to build on land that could not otherwise be built on. There has been no identified need, the Parish Council has pledged to protect the Green Belt we should challenge the decision. The proposed development site is the only piece of open space in Oaken.

Another resident asked for the plan to be rejected and went on to say that the development plan does not meet any of the criteria set for rural exception sites.

Oaken has three times the national average of social housing.

Another resident spoke to say that the hamlet is in the Green Belt. Three criterium need to be met for an exemption site, a clear need has to be demonstrated which there has not been.

The resident then went onto say that there is a need for social housing, but it needs to be in a suitable area. There are no shops or post office, it is unsuitable for young families to live there. The Parish Councils minutes state that the infrastructure cannot cope and is not suitable for the older generation. The only reason this is happening is that the Housing Association was offered the land. This land could have been used for allotments or as an open space for children to play. The Housing Association have other bungalows in Oaken, people leave because Oaken is an unsuitable place to live; if the proposed development was next to a railway station it would be more acceptable.

Another resident spoke to say there are two main needs identified in the Parish Survey, but fails due to size and scale and lack of infrastructure.

The Housing Needs Survey, identifies 10 houses this would exceed 10 for the area. There is no public transport for Oaken, the current adopted local plan specifies Oaken as a hamlet, and it is in the bottom category (a tier 5 settlement), due to no facilities. It is difficult to walk down the road, cars cannot pass safely, vulnerable people would be at risk or feel intimidated.

Transport links are a major concern. Not sure why the Housing Needs Survey for Codsall Parish is being used to build houses in Oaken. Oaken can be isolating and more so for poor people who need to use public transport.

If this development goes ahead what about the land where the greenhouses are situated, could that land be built on too?

## 5. PLANNING DECISIONS

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

<b>19/00172/FUL</b>	A small agricultural building (resubmission of) as it needs to be larger than the original proposal as more room needed for fuel storage and the storage of aquaponics/plant grow systems it also needs to be moved 6 metres to the south to allow room for manure trailer New Pastures, Hushpins Lane, Codsall <b>Application withdrawn</b>
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## 6. PLANNING APPLICATIONS

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

- 19/00139/FUL** The proposed demolition of existing bungalow and proposed erection of 2 no. detached 3 bed-roomed bungalows and widening of existing driveway to form private carriageway  
Dulas, Hawthorne Lane, Codsall, WV8 2DA  
**Refusal on the following grounds:**
- **Over development**
  - **Insufficient garden or amenity land**
- 19/00183/FUL** Rear and side single storey extension and continuation of existing canopy across front elevation  
6 Princes Drive, Codsall, WV8 2DJ  
**Approval**
- 19/00208/FUL** Retention of construction site hoardings on a temporary basis  
1 Oaktree Rise, Codsall, WV8 1DP  
**Refusal on the following grounds:**  
**Visually damaging in the landscape or in the setting**
- 19/00211/FUL** Two storey side and single storey rear extensions  
17 Birches Park Road, Codsall, WV8 2DT  
**Approval**
- 19/00235/TREE\_T** Tree Preservation Order 23/1966 Area A3. Remove 2 Scots Pines and reduce length of 1 branch on each of 2 other Scots Pines to fell  
Pine Ridge, Mill Lane, Codsall, WV8 1EG  
**Refusal on the following grounds:**  
**The trees are a feature in the setting and removal will conflict with the character of the area.**

[Councillor Spencer left the meeting during the following discussion. Vice Chairman Councillor Holland took the Chair for the discussion]

- 19/00248/FUL** Construction of 5 houses and 5 bungalows  
Land at Shop Lane, Oaken
- Cllr. Michelle thought there is a lack of affordable housing in the Parish and that there is a need. To live in the Parish has become too expensive for most, however Cllr Michell said that his preliminary view is that Oaken is an inappropriate place for older people's bungalows because there are no buses, and better infrastructure is required. The proposed development appears to be in the wrong place, if it were not for the

rural exception site regulation, then the development would never be approved by the Planning Authority. Councillor Michell then advised the meeting that he has an open mind but is not convinced that the proposed development is in the right place.

Cllr. Jenkinson also felt that the site is not suitable, there is no adequate infrastructure, the site is on Green Belt, there are no shops, no bus route, the road floods in Shop Lane, it will bring in at least 20 more cars in Oaken, you do need a car to get anywhere. Holly Bush Lane is not paved, there are no street lights, street lights are needed as people have to walk in the road.

Cllr Cain said this is the wrong type of area to have the proposed development, it will make Oaken into a rabbit run. Cllr Caine then went on to say he felt mindful of refusing the application.

Cllr. Jeavons wondered what the development could offer the new residents; there are no shops and a car is required. Councillor Jeavons then went on to ask the meeting where do we put social houses? There is no room for them within the Parish and the Housing Association does own the land in Oaken.

Cllr. Ewart said that in her view this development is not in the right place, there are no amenities. Cllr Ewart then advised that the same issues were highlighted with the development in Codsall Wood, but permission was granted. However new residents in Codsall Wood are not staying due to the lack of amenities which become burdensome.

We should be learning from past experiences, new residents in Oaken will not settle; it will not build a cohesive community within Oaken.

Cllr. Jenkinson said if the Parish Council give approval to this application, then there is the possibility that more developments could go ahead in Oaken.

Cllr. Holland advised the meeting that the only input required by Parish Councils to meet the requirement of Rural Exception Sites is that a housing needs survey has to be undertaken.

Therefore, in order to effectively refuse the planning application, we have to say that the housing survey undertaken was flawed.

In his view, the housing needs survey was flawed, therefore it should not stand.

Cllr. Jenkinson said the proposition site is in the wrong location it is unsuitable, there is no adequate infrastructure, the land is in the Green Belt, we should note resident's concerns, and the validity of the housing needs survey for Oaken is fundamentally flawed.

A vote was taken to refuse: for 7; against 0; 3 abstentions.

Cllrs Barrow, Caine and Michell wished their names to be recorded as abstaining from the vote.

**Refusal on the following grounds:**

- **The site is not suitable due to inadequate infrastructure and is on Green Belt land.**
- **The Parish Council has concerns of the validity of the Housing Needs Survey, it appears to be fundamentally flawed.**
- **Risk of flooding or creation of flood risk.**

[Councillors Spencer returned to the Chamber Councillor Spencer took position back as Chairman]

**19/00266/FUL**

New bungalow on the land to the rear of no. 17  
Keepers Lane, Codsall  
17 Keepers Lane, Codsall, WV8 2DP

**Refusal on the following grounds**

- **Conflict with Structure Plan, Local Plan, or UDP policies**
- **Spoiling natural or existing contours**
- **Conflict with the pattern of development**
- **Poor relationship with adjoining buildings**
- **Visually damaging in the landscape or setting**
- **Conflict with the character of the area**
- **Losing historic street pattern**
- **The development is a back-land site; the effect of the proposal on the character and appearance of the local area is contrary to policy EQ11 of SSDC's Core Strategy Development Plan and contrary to the Village Design Guide Supplementary Planning Guidance 2009**

**19/00283/TREE\_T**

Tree Preservation Order 34/1969. T33 Cypress -  
remove

42 Wolverhampton Road, Codsall, WV8 1PJ

**Defer the recommendation on this application to South Staff Council's Arboriculture Officer.**

**19/00288/FUL**

Proposed single storey side and front plus second  
storey side extension

37 Princes Drive Codsall, WV8 2DJ

**Approval**

## 7. CORRESPONDENCE

**7.1 ANNUAL ACCOUNTS – Resolved** that Income & Expenditure Accounts for year-end 31<sup>st</sup> March 2019 and year end accounts be approved.

**7.2 ANNUAL AUDIT** – a letter from the Parish Council’s Internal Auditor and a report from the Clerk were considered.

The Chairman Cllr Spencer advised the meeting that as a council we should recognise the process and take seriously the issues raised by our Internal Auditor.

The Chairman then went onto to say that he personally feels that the council should work through the letter; risk assess and address the issues raised within the letter and any other issues that are raised following the risk assessment.

The Chairman then went on to say that page three of the Internal Auditors letter talks about learning lessons and that the Internal Auditors view of disbanding committees may not prevent a similar problem arising again in the future. Some mistakes have been made, but it is not about proportioning blame to a group or individuals, the incident arose from trying to install equipment for the benefit of the community

The Chairman proposed that the Parish Council follow the Internal Auditors advise and engage a suitably experienced person to carry out a short and limited review of the Governance and Accountability of CPC committees. this was seconded by Cllr Millar.

Cllr. Michell asked how much it would cost and went on to say that he could not see the urgency, it should be brought back to a future meeting of the council.

Cllr. Ewart advised that the Parish Councils Internal Auditors are competent people, they have felt strongly enough to write, and it is their job to advise us of any issues, in order that we can address those issues.

Cllr Caine informed the meeting that the author of the letter is held in high regard within the county and he is one of only three who Staffordshire Police turn to if there are issues to be addressed.

A vote was taken on the Chairman’s proposal to follow the Internal Auditors advise and engage a suitably experienced person to carry out a short and limited review of the Governance and Accountability of CPC committees

A vote was taken: for 9; Against 1; Abstentions 1.

**Resolved** to engage a suitably experienced person to carry out a short and limited review of the Governance and Accountability of CPC committees.

The Chairman then proposed approval to the Internal Auditors recommendation that Staffordshire Parish Council's Association be approached to deliver a session of councillor training to be held in the Parish Council Chambers on matters of live ordering and contract procedure, this was seconded by Cllr Jeavons.

A vote was taken: For 9; Against 0; Abstentions 2.

**Resolved** approval for Staffordshire Parish Council's Association to be approached to deliver a session of councillor training to be held in the Parish Council Chambers on matters of live ordering and contract procedure following councillors' new term of office.

The Chairman advised that no action was required to adopt a Safeguarding Policy and to appoint a proper safeguarding officer as this had already been undertaken by the Council at the meeting held on 10<sup>th</sup> April 2019.

**Resolved** to formally accept responsibility of the MUGA.

**Resolved** to note items listed as 1-4 in the Auditors letter.

- 7.3** The Annual Return for year-end 31<sup>st</sup> March 2019 was **received and approved.**
- 7.4** A 'no' declaration on item 3 page 4 of the Annual Governance Statement 2018/19 was **received and approved.**
- 7.5** **Resolved** that the Annual Governance statement be approved in line with item 7.4 and **authorisation** given for the Chairman of the Meeting and the Responsible Financial Officer to immediately sign the document.
- 7.6** **Resolved** the accounting statements be **approved** and **authorisation** for the Chairman of the Meeting to immediately sign the document
- 7.7** **Risk Assessment Schedule 2018** – the schedule was received.  
The Chairman advised the meeting that we should carry out the risk assessment following the review of committees as suggested by the Internal Auditor which could lead to preventative actions within the revised Risk assessment that will form the basis of considering committees at a future meeting of the council.  
**Resolved** the Risk Assessment to be brought back to a future meeting of the council following the review of committees.
- 7.8** **Wheel Field - Wild Flower Meadow** - *[the decision taken at the meeting of the 10<sup>th</sup> April - item 6.2.5 was invalid as the number of votes cast did not tally to the number of councillor's present].*  
Consideration was given for a section of the Wheelfield between the wall entrance and the orchard to be treated and sown with general annual meadow mix. Size of area of 2m X 20m at an approximate cost of £200 for treating the grass and sowing and approximate cost for an annual cut and collect of £50.

Cllr Walls advised that many areas are allocating sections of open space for wildflowers we should do our bit to encourage wildlife. Cllr Walls proposed approval of a section 2mx20m of ground to be prepared, planted with annual meadow mix and an annual cut and collect, seconded by Councillor Millar.

A vote was taken: for 9; against 0; abstentions 2.

**Resolved** approval for a section 2mx20m of ground to be prepared, planted with annual meadow mix and an annual cut and collect at an approx. cost of £250.00

- 7.9 Summer School Holiday Provision** – 2 options provided by SSDC for Summer 2019 School Holiday provision were considered.

**Resolved** that the Parish Council would not contribute towards the Summer Holiday Provision for Summer 2019.

- 7.10 Watery Lane Allotment Association** – an invitation letter to Councillors to attend the judging of the Green Flag Community award on Tuesday 21<sup>st</sup> May 2019. Anyone wishing to attend please inform the Clerk. **Matter of report.**

- 8. DATE OF NEXT MEETING**  
**Wednesday 15<sup>th</sup> May 2019**

[Meeting closed 8.38pm]