

CODSALL PARISH COUNCIL

Minutes

Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 28th March 2012 at 7.30 PM.

PRESENT

District & Parish Councillors M Ewart (Chair), Mrs P Campbell, J Michell, **Parish Councillors**, Mrs M Barrow, Mrs V Chapman, R Etheridge, Mrs E Forster, B Holland, S Jenkinson, Mrs C Millar, **County Councillor** R Marshall

1. APOLOGIES

Apologies for absence were received from Cllr Almond, Kenyon, Stovin, Cllr Etheridge and Marshal (Late Arrival)

2. DECLARATIONS OF INTEREST

None

3. MINUTES

The Minutes of the Planning Meeting held on the 14th March 2012 were received. Approval proposed by Cllr Campbell, seconded by Cllr Barrow, unanimously approved by the meeting and immediately signed by the Chairman.

4. PUBLIC PARTICIPATION

Limited to 2 minutes per speaker and 15 minutes overall.

[] representing the Ex Service Mens Club, asked the Council what the current position was for the Wheel Field following the Public Consultation 6 months ago.

He reminded the Council that the Ex-Servicemen's Club had still not received a formal decision on the proposal put forward by the Bowling Club in July 2010.

The proposal included landscaping, none interference to dog walkers, with all expenses being met by the Bowling Club.

[] went onto say that there are constant reminders that activities and sport is beneficial for the elderly. A bowling club would fit this criteria and is supported by many Codsall residents.

The Chairman Matt Ewart advised that he did appreciate the time lapse since the consultation, but with recent changes in Parish office personnel and the soon approaching Annual Parish Meeting and Annual General Meeting, it would be unlikely that the time necessary to address the matter properly could be given within the near future. The Wheel Field however would be brought back for discussion at some future date. The Chairman advised that all the options for the Bowling Green should be looked into again.

5. PLANNING DECISIONS

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

None

6. PLANNING APPLICATIONS

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

12/00208/ADV Proposed new signage
HSBC 72 Wolverhampton Road, Codsall
Approval

12/00223/FUL Two storey side extension
Thistle Cottage, Church Lane, Codsall Wood
Approval

12/00211/COU Change of use from Offices to Clinic and consultation Room
Codsall Day Care Centre, Histons Hill, Codsall
Approval

[7.45pm Cllr Marshall joined the meeting]

7. South Staffordshire Housing Association

Ms Charlie Riley – Housing Association Presentation on ‘Provision of Affordable Housing on Rural Exception Sites’

[7.50 Cllr Etheridge joined the meeting]

A presentation was given by Grant Mitchell from South Staffordshire District Council and Ms Charlie Riley from South Staffordshire Housing Association – the presentation given can be found in Appendix 1.

The Chairman agreed that the development in Swindon, referred to in the presentation was a good example of houses built to a high quality and energy efficiency, this was concurred by Cllr Millar who had also visited the site.

The Chairman Cllr Matt Ewart asked if the Parish Council would have to fund the cost of the Housing Needs Survey and what % of responses would be considered a good return. Ms Charlie Riley advised that the cost of the Survey would be met by South Staffordshire Housing Association. A 30% return would be considered a good response.

Cllr Holland said that he was in favour of this type of scheme for villages with limited development scope. The problem is that Codsall is classed as a hub village, but there are more rural locations that are in more need of housing, these villages however are not being targeted.

Cllr Holland also asked could not the ‘Provision for Affordable Housing on Rural Exception Sites’ be combined with the South Staffordshire Local Plan, thereby identifying the needs of the whole community, which could also be included in the obligated building on Watery Lane.

Grant Mitchell advised that the Watery Lane site would have a proportion of affordable housing, but National legislation has meant in the past that the proportion of Affordable Housing has been difficult to tie into section 106 Agreement.

Cllr Michell said it could be beneficial for the Parish that the survey is undertaken in order to identify the housing needs of the elderly, as reports indicate that Codsall has an ageing population.

Cllr Michell asked if the survey could not only identify the housing needs but also tie in the needs of the community i.e. a public car park? Grant Mitchell advised that local infrastructure projects would look at the requirements of the village.

Cllr Etheridge advised the meeting that as we have seen by past infill developments, the infrastructure of services cannot cope with the additional housing. Ms Riley advised that developers would have to upgrade the surrounding service infrastructure to accommodate additional usage.

Cllr Etheridge and Cllr Marshall declared a pecuniary interest and took no further part in the discussion or decision.

Cllr Holland proposed seconded by Cllr Millar that: SSHA be requested to undertake a housing needs survey in the Parish; that the results be used to inform the Local Plan and SHLAA to meet the needs of local people by ringfencing the allocation of affordable housing using the same criteria applied through the Greenbelt Exception Scheme.

A vote was taken:

In favour 9 Abstentions 2

Mr Grant Mitchell informed the meeting that he would check the legality of s106 Agreement to the Development Plan.

8. Accordance with s85 of LGA 1972

To advise Members of a request to the Council seeking approval of absence for Cllr. Mrs. B. Fraser for the reason of ill health and to seek a decision on the request.

After discussion by members it was proposed by Cllr Michell, seconded by Cllr Campbell, in pursuance of the Local Government Act 1972 s85, this Council is requested to formally approve the reason for the failure of Councillor Betty Fraser to attend meetings of the Council due to illness, and that the matter be reviewed at the meeting of the Council on 11th April 2012.

A Vote was taken:

In favour 9 Abstentions 2

It was agreed by the meeting that a letter be sent to Cllr Fraser to establish her long term health and the ability for her to carry out the duties as a councillor, in order for a response to be received by the Council before the meeting of the 11th April.

9. South Staffordshire District Council

South Staffordshire Local Plan

Strategic Housing Land Availability Assessment and Site Allocations Call for Sites 2012

Consultation runs until 23rd April 2012

Received and noted

10. DATE OF NEXT MEETING

Wednesday 11^h April at 7.30pm

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

In pursuance of the powers contained in Section 1 of the above Act I move that the press and public be now excluded from the meeting on the grounds that the business about to be transacted is of a confidential nature and that publicity will be prejudicial to the public interest