

**CODSALL PARISH COUNCIL
MINUTES**

Planning Meeting held in the Parish Council Chamber,
Station Road, Codsall on Wednesday 25th October 2017 at 7.00 PM.

A presentation on the Housing Needs Survey Report by representatives from The Housing Plus Group Ltd and South Staffordshire District Council. Refer to notes at end of the Minutes.

Present: Parish & District Councillor: Mrs M Barrow (Chairman)

Parish Councillors: N. Caine, Mrs V Chapman, B Holland, T Jeavons, I Kenyon, Mrs A Morrison, B Spencer, P Wright

Four members of the public were present.

1. APOLOGIES

Apologies for absence were received and accepted from Councillors Mrs K Ewart, S Jenkinson, N Loftus and Mrs C Millar.

2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

None

(7.45pm Cllr Caine left)

3. MINUTES

Resolved that the Minutes of the Planning Meeting held on the Wednesday 11th October 2017 be approved and signed as a true record.

(7.47pm Cllr Caine returned)

4. PUBLIC PARTICIPATION

None

5. PLANNING DECISIONS

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

17/00717/TREE Conservation area - remove 2 Hollies
High Lea, Oaken Lane, Oaken WV8 2BD
Approved

17/00753/FUL Proposed Change of Use from A2 (bank) to A1
(retail)/A3 (cafe/restaurant) and proposed new
aluminium framed glazed shop frontages/entrance
doors
72 Wolverhampton Road, Codsall WV8 1PE
Approved

6. PLANNING APPLICATIONS

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

- 17/00836/FUL** Retention of timber carport (retrospective)
Deferred from the Planning Meeting of 11th October 2017
Summer Leys, Strawmoor Lane, Oaken WV8 2HY
Cllr Mrs V Chapman to call it in.
Refusal on the following grounds:
- **Conflict with the pattern of development**
 - **Poor relationship with adjoining buildings**
 - **Visually damaging in the landscape or in the setting**
- 17/00866/FUL** Single storey side extension and porch
68 Moatbrook Avenue, Codsall WV8 1DH
Approval
- 17/00874/FUL** Single storey side extension
Lawnside Cottage, Strawmoor Lane, Oaken WV8 2HY
Approval
- 17/00879/FUL** First floor bedroom suite extension over existing garage
27 Lansdowne Avenue, Codsall WV8 2EN
Approval
- 17/00882/FUL** Demolish existing extension to side and build new single storey
22 Princes Gardens, Codsall WV8 2DH
Approval
- 17/00892/TREE_T** Tree Preservation Order 131/1993. Group G1 - reduce the height of the Willow by at least 50% also crown lift and pollard 3 Alders
44 Fairfield Drive, Codsall WV8 2AE
To defer decision to South Staffordshire Council's Arboricultural Officer.
- 17/00894/FUL** Provision of a new water booster station on land off Moatbrook Lane, and the installation of site fencing and new site gate
Severn Trent Water Limited, Junction of Wood Road and Moatbrook Lane, Codsall
Approval subject to suitable landscaping

17/00896/FUL New side garage wall, raised flat roof with roof lantern, new front porch and rear elevation changes
10 Stoneleigh Gardens, Codsall WV8 1AR

Approval

(8.10pm Cllr Spencer left)

17/00898/TEL The installation of a 16m high slimline lattice mast with 6 no. antennas (overall height of installation is 19m), a single 0.3m transmission dish, 3 no. ground based equipment cabinets and minor ancillary works including a fenced compound

(Update to letter received Minutes 10th May 2017 – item 10.7)

Telephone Exchange, Histons Hill, Codsall WV8 1AA

Approval

17/00908/TREE_T Tree Preservation Order 47/1981. 2 Limes - reduce the length of selective branches by up to 2m and prune around the BT pole plus cables to give a 1m clearance
Communal Area, The Limes, Codsall Wood

To defer decision to South Staffordshire Council's Arboricultural Officer.

17/00909/TREE_T Tree Preservation Order 33/1969. T57 Oak overall crown reduction of up to 3m
12 Lansdowne Avenue, Codsall WV8 2EN

To defer decision to South Staffordshire Council's Arboricultural Officer.

(8.10pm Cllr Spencer returned)

7. CORRESPONDENCE

7.1 Affordable Housing Need Survey in Codsall Parish [Update to Minutes 6.2 – 12th April 2017 and 7.2 - 14th December 2016] – the Housing Needs Survey Report was **received and considered.**

In response to the earlier presentation, Cllrs raised their concerns that there is no provision for bungalows. A representative from The Housing Plus Group Ltd will provide additional information, for example, age of responders. The Clerk drew Cllrs attention to the Report's conclusions, which they were been asked to consider. Cllrs unable to consider without this additional information from The Housing Plus Group Ltd.

Resolved to await additional information from The Housing Plus Group Ltd.

**8. DATE OF NEXT MEETING
Wednesday 8th November 2017**

(Meeting closed 8.15pm)

A presentation on the Housing Needs Survey Report by representatives from The Housing Plus Group Ltd and South Staffordshire District Council.

Mr John Lancaster introduced himself as the consultant Rural Housing Enabler, who has analysed the survey responses and submitted the summary report. He advised the meeting that he would give a summary of the main points of the Housing Needs Survey Report and then a Question and Answer session at the end of the presentation.

He advised that housing is a debated national issue and the survey had been done at the right time. Of all households in Codsall which had received the survey, 564 (17%) were returned, which he considered a good base to make a decision on. Of those responded, 74% would support a small development been built. All comments from the respondees have been included in the report.

Codsall has two issues, an ageing population wishing to downsize and younger people leaving the Parish as they are outpriced. Open market housing is still out of the reach of a lot of people. Codsall is a 'contented' community, where a lot of people have been resident in the Parish a long time, therefore there is little movement in the market. A large number of 'empty nesters' who live in large multi bedroom properties, who wish to downsize but do not want to leave the Parish. They are not considered to have a 'housing need', as they have a place to live, but could require ground floor or specially adapted accommodation in the future.

The survey identified and recommended the need for 44 housing association homes for local people, it is proposed 16 shared ownership and 28 rented. It was noted there has been a rise of private sector renting in the Parish, rents are generally 50% more than Housing Association.

The survey identified a demand for smaller units. There is a mis-match of stock being built/available 3-4 bedroom rather than 1-2 bedroom.

Mr Lancaster stated that of those that responded, 15 households were on the Housing Register, although there is a further 52 households (living in the Parish) on the Register that did not respond.

There followed a question and answer session, where Mr Lancaster, Lesley Birch and Jen Sutton answered the queries of the Cllrs.

Cllr Jeavons enquired about the shared ownership percentage. Mr Lancaster advised that the lowest equity is 25% and rent paid on the remainder. As financial situation improves, the equity can be increased in increments up to 80%. The applicants have to have a local connection, need an income of £25K to £30K. The house can be sold as a shared ownership property so long as the buyer has a local connection. Otherwise, the Housing Association will buy it back at market rate. Cllr Kenyon asked if the rent goes down when more equity is purchased and this was confirmed.

Cllr Holland raised the issue of Shop Lane potential development and he recognised it is not a private sector request to build bungalows and he feels the report also does not address this. Cllr Holland outlined the discussion at the Main meeting on Wednesday 11th October, where Cllrs proposed SAD should be abandoned and a new 'village' similar to Perton is built. Mr Lancaster responded that the grants available from Local Authority's for Housing Association's to build has declined. Shop Lane would need to be subsidised, and would require the Parish Council and the Local Authority to make this decision.

Cllr Holland voiced the concern that the infrastructure cannot cope. Cllr Barrow also voiced concerns that Shop Lane was not suitable for an older population as it is 'off the beaten track'.

Cllr Barrow asked Mr Lancaster to clarify what is happening regarding the development at Shop Lane. John Lancaster advised just building a small number of properties at Shop Lane will not meet all the needs identified from the survey.

Cllr Caine queried if the footpath and lighting on Hollybush Lane could be improved under S106 agreement. Cllr Holland also queried S106, he feels any development built that the infrastructure needs also need to be met. Jen Sutton clarified that S106 workings out is based on 40% greenfield and 60% land worked, and 100% on exempt state.

Lesley Birch advised the draft of 12 properties on Shop Lane outlined to Cllrs earlier in the year would address both over 55s and first time buyer's needs. Cllr Holland outlined the Swindon development which has affordable housing, 1-2 beds and infrastructure. Lesley Birch advised bungalows can be specifically adapted. Cllr Barrow raised concern that Shop Lane might not be appropriate due to infrastructure. Cllr Morrision advised a resident had approached her with the issue of the lack of public transport in Oaken.

Cllr Holland advised that the Cllrs will be discussing the report later in the meeting and will be revisiting original thoughts. Mr Lancaster suggested that the age profile could be looked at from the survey findings and he will report back to the Council.