

BREWOD AND COVEN PARISH COUNCIL
WITH BISHOP'S WOOD AND COVEN HEATH

MINUTES OF THE MEETING OF THE COUNCIL
HELD IN THE COUNCIL OFFICES, STAFFORD STREET, BREWOOD
ON THURSDAY, 29 AUGUST 2013 AT 7.30PM

The meeting had been called to consider planning applications received from South Staffordshire Council since the last meeting of the Council which had a Consultation closing date prior to the next scheduled meeting of the Council.

PRESENT:

M. Alden-Court, Mr R. Dakin, Mr D. Evans, Mr T. Fellows, Cllr Mrs D.M. Holmes, Mr G.E. Martin, Mr J. Pegg, Dr R.C.H. Taylor, Mrs L. Tomkins, Mr M. Webb MBE, Mr P. Webster.

APOLOGIES:

Mr A. Ball (personal), Mrs J. Carr (personal), Mrs J. Jeffries (holiday), Mr P. Smith (personal).

IN ATTENDANCE:

Cllr M. Hampson.

DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION:

There were no declarations of interest and no requests for dispensation as required under the Code of Conduct adopted in compliance with the Localism Act 2011.

CRIME AND DISORDER ACT:

Section 17 of the Crime and Disorder Act, 1998 places a duty on local authorities to consider the crime and disorder implications when exercising its functions and to do all that it reasonably can to prevent crime and disorder in its area. Unless otherwise stated it was not considered that the resolutions moved herein would have any adverse impact for the purposes of the Crime and Disorder Act.

157. **PUBLIC PARTICIPATION**

Mr P. Westwood, Horsebrook Lane, Brewood provided details of issues concerning the application to develop 8 dwellings in Horsebrook Lane that had still not been addressed by the new application:

- The development was in the Green Belt and he could still see no special reasons to warrant such development at the proposed location.
- A length of hedge and the hedge to the corner of Barn Lane would be removed. This fulfilled the Defra definition of 'ancient hedge' as protected by law.
- The provision of a footpath in front of the new development would lead to the path being used as a passing place by lorries – Mr Westwood circulated 3 photos he intended to submit to South Staffordshire Council illustrating the traffic hazard from the Barnfield Sandbeds lay-by.
- Drainage was a recurrent problem at this location with water pooling when it rained.
- The casual reference in the application to repairing the hedge suggested it was seen as an insignificant matter; it actually hosted at least three different species.

- The style of dwellings proposed was of no use to the younger members of the village and were not what Brewood required.

Mr C. Whitehouse, Four Petals Properties spoke on the key points of the application for 8 dwellings in Horsebrook Lane, Brewood to the effect an immediate need for housing had been identified but the development of housing in the District currently being pursued by South Staffordshire Council was disproportionate and currently being challenged. The immediate need over-rode any Green Belt issues and that small developments should be pursued and off-set against the quota for 65 dwellings which would have little impact on the village as opposed to one large development with a much greater impact. The hedge had ecological value. The road had been widened. The new path that was proposed was to Highways specification and met sustainability requirements by providing pedestrian access in to Brewood. The area was required to have low density development which would exclude an affordable housing high density development. A legal statement had been included with regard to the need for developments of less than 10 dwellings to be off-set against the village quota.

Mr S. Reynolds, Brewood spoke on his concern that a development in Horsebrook Lane would encourage even more traffic to pass through the centre of the Brewood via Bargate Lane and Shop Lane, neither of which had pavements, meeting traffic going to and from St Dominic's School and also in time increased traffic from Crestwood Park and Deansfield Road to the new Drs Surgery proposed on Kiddemore Green Road. Mr Reynolds believed it made more sense to develop to the south of the village providing easier access to the Wolverhampton conurbation.

Mr P. Mullard, Horsebrook Lane also briefly reported on the suitability of other sites within Brewood over Horsebrook Lane.

It was resolved that Standing Orders be extended to allow Members to ask questions of Mr Whitehouse.

Cllr Hampson reminded Members that the current legal challenge had specifically been made with regard Great Wyrley. Mr Whitehouse stated that it was their belief that they could not be held to account for any policy document that had not yet been adopted or consulted on and as such the development should be off-set against the Brewood quota. M. Alden-Court sought clarification of the special circumstances claimed and why there were no two bedroom developments. Mr Whitehouse repeated the details above. Mr D. Evans provided details of the number of three and four bedroom dwellings that were already for sale in Brewood.

158. PLANNING REPORT:

The Council received the Planning Report from the Chairman Dr R. Taylor, in the absence of the Head of Planning, Mrs J. Jeffries, and considered the planning applications received.

There being no further business, the meeting closed at 8.20pm.

..... Chairman