

**Minutes of the Extraordinary Meeting of Churchill and Blakedown Parish Council held on Wednesday, 29<sup>th</sup> August 2012, at 6.30 pm, in the Pavilion, Blakedown Sports Centre**

**PRESENT** Cllr P A Dearden (Chairman)  
Cllr Ms S E Fowler  
Cllr Mrs P V Hayward  
Cllr J W Long  
Cllr R J Shade

In attendance: Mark Kowalski, Planning Manager, Barratt Homes Ltd  
Richard Miller, Senior Land Manager, Barratt Homes Ltd  
Roger Gurney, Clerk to the Parish Council

**177/12 CHAIRMAN'S REMARKS**

The Chairman formally welcomed Councillors and members of the public for attending the meeting. He explained that the purpose of this meeting was to discuss the present position of the planning application on the former Nurseries site in Belbroughton Road and to see if there is any common ground for changes to be made at this stage, which would meet the aspirations of the Parish Council.

**178/12 APOLOGIES FOR ABSENCE**

These were received and accepted from Cllr Mrs Cartwright and Cllr Pitt.

**179/12 DECLARATIONS OF INTEREST**

Cllr Shade declared an Other Interest in Item 4, minute no. 180/12.

**ADJOURNMENT FOR PUBLIC COMMENT**

*(Five members of the public were in attendance. Several matters relating to the current layout of the Nurseries site were raised, including the increase in density from the original layout; layout details; traffic speeds along Belbroughton Road; inadequacy of parking arrangements on the layout and on Belbroughton Road; lack of liaison with residents; and lack of discussion with the Parish Council by both Barratts, WCC highways and WFDC. These were responded to by Mark Kowalski).*

**180/12 APPLICATION no. WF/12/0114 -.CHANGE OF USE FROM GARDEN CENTRE/NURSERIES WITH SHOP AND OFFICE ACCOMMODATION TO RESIDENTIAL USE WITH 42 DWELLINGS COMPRISING 7 BUNGALOWS, 33 HOUSES AND 3 FLATS, AND PARKING, BLAKEDOWN NURSERIES SITE, BELBROUGHTON ROAD, BLAKEDOWN**

The Chairman invited Mark Kowalski and Richard Miller to join in the discussion on this planning application. He explained to the meeting that the Parish Council has a major concern with the terms "affordable housing" and "local need housing", as well as the interpretation of the social housing element on the current layout for this site. This is based on a housing need survey carried out in April 2010, which is now considered to be in need of updating; this is currently being undertaken by WFDC on behalf of the PC, and forms are requested to be returned by 15<sup>th</sup> September, so that the results of the

analysis are available by the end of September.

The PC is aware that the current application was deferred for the WFDC Committee members to make a site visit, and for the application to be considered again at the Planning Committee on 11<sup>th</sup> September.

The PC has concerns that 19 affordable dwellings may not be justifiable, but Mark Kowalski said that this is required by WFDC. The PC suggested that under the WFDC Exceptions policy there could be housing for “local needs”. The provision of some private “local link housing” (LLH) and suggestions how this could be operated were made, possibly including the PC taking over the freehold of these properties. Barratts have indicated where 6 such LLH could be located and, subject to legal opinion, could enter into an agreement with the PC. Parish Councillors could foresee problems if properties were just for rent and this is why the need for the updated housing needs survey to be available before the decision is taken by WFDC.

Mark Kowalski confirmed that Barratts would press for a decision on 11<sup>th</sup> September. An approval would be dependent on to the S.106 Agreement being concluded, and this would give time for possible amendment to meet the results of the housing needs survey. It was pointed out that, if the result of the housing needs survey showed that there was a lesser need than currently shown, then the PC could support additional housing for sale. Members of the PC commented that they still had concerns with the density, access and some house types on the planning application, as well as the interpretation of “local need”.

Mark Kowalski felt that Barratts would be unable to concede any delay on the application on 11<sup>th</sup> September, although this suggestion would be put to their Board meeting on 3<sup>rd</sup> September.

(Mr Kowalski and Mr Miller were thanked for attending and he left the meeting at this time).

**After further discussion it was agreed that the PC continues to object to this application at the WFDC Planning Committee meeting on 14<sup>th</sup> September, on the grounds of:**

- 1. Density**
- 2. Lack of open market bungalows for downsizing and too many affordable dwellings**
- 3. Too many one bedroom dwellings**
- 4. Grouping of social housing is unsatisfactory**
- 5. Lack of “local link housing to meet local needs**
- 6. Impact on traffic flows on Belbroughton Road**
- 7. Non compliance with, nor recognition of, the Churchill and Blakedown Parish Plan**

#### **181/12 DATE OF NEXT MEETING**

The next Meeting of the Parish Council will be held on Wednesday, 19th September 2012, in the Pavilion, Blakedown Sports Centre.

The meeting closed at 9.45 pm.

Dated this 19th day of September 2012

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Chairman