

Public Document Pack



Committee and Date

Housing Supervisory Board

5th November 2020

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 11 June 2020

In the THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

2.00 - 3.22 pm

Responsible Officer: Julie Fildes

Email: Julie.Fildes@Shropshire.gov.uk Tel: 01743 257713

Present

Councillor

Councillors Mark Jones, Pauline Dee, Rob Gittins, Vince Hunt, Simon Jones, Heather Kidd, Cecilia Motley, Tony Parsons and Keith Roberts

39 Apologies for Absence and Substitutions

No apologies for absence were received.

40 Disclosable Pecuniary Interests

None were declared.

41 Minutes of the Meeting Held on 23rd January 2020

RESOLVED: that subject to Councillor Pauline Dee being added to the list of apologies, the minutes of the meeting held on 23rd January 2020 be approved as a true record and signed by the Chairman.

42 Public Question Time

There were no public questions.

43 Member Question Time

No Member questions were received.

44 Cornovii Developments Ltd Sites Update Report

Members received the report of the Director of Place which gave an update from Cornovii Developments Limited [CDL] on the company's progress since the last meeting of the Board.

The Director of Place informed Members that the report covered the progress made on bring forward the first wave of development by Cornovii Developments Limited [CDL]. Members noted that 97 new units, 62 units for sale, 35 units of affordable dwellings including 12 bungalows to meet unmet need had been planned. The Frith

Close site was due to commence development at the end of 2020 with the other two sites commencing 2021.

The Director of Place introduced Harpreet Rayet, Lead Director of CDL, who gave further details of the progress achieved on each site.

He advised that the Firth Close site had recently submitted the planning application with positive feedback received. Members noted that there were a number of technical issues were being resolved. Overall, the urban design principles, density and property designs had received positive feedback from the local community and planning officers. Further consultation with the community would be undertaken regarding traffic management issues and build methods relating to the site once the planning application had received approval. It was anticipated that the full planning application would be before the Planning Committee in the next few months, and following statutory Judicial Review, the grant of planning permission was anticipated for September or October 2020.

In response to a Member's question, the Lead Director of CDL agreed that the development would be a mixture of affordable housing, shared ownership and open market properties with no differences in appearance of the properties. He agreed with the Member's comments on the importance of supporting connectivity between green spaces and local amenities. He noted that during the Covid-19 crisis the importance of green spaces and gardens had been highlighted which supported the decision not to over develop the site.

Members heard that the Ellesmere Warf site had been brought forward following work with the Council's Asset Management Officers. Constraints had been identified due to the number of surveys which were still required. The outcomes of these surveys would then influence the final layout of the scheme. Emphasis was put on the need for the design to be sympathetic to the local area, taking into account in the local facilities, such as the canal, with a mix of housing to meet local need. It was anticipated that the final layout would be completed by July, at which point the consultation process with the Town Council and local community would be initiated, with the aim to submit the Planning Application shortly after.

In response to a Member's query on the challenging nature of the site, the Lead Director of CDL confirmed that the site was a challenging one and had identified other issues such as tree protection orders, the location of a culvert running under the site, an Easement, and an area of contamination. It was anticipated that these issues could be resolved. The Director of CDL confirmed that an area of green space would be fenced off and the trees already in the area would deter unauthorised use of this feature.

Members noted that the final application for the Overton Road, Ifton Heath site had been submitted for approval by the Planning Committee. All surveys had been completed and the site had a density of below thirty homes per hectare, in line with the requirements for a development in a rural area. The site was a mix of two, three and four bedroom dwellings including a number of bungalows, incorporating existing areas of green space which were problematic to develop due to the topography. The outcome of the Planning Application was expected for September with the statutory

Judicial Review period running until November. Commencement of work on site was anticipated for early in the new year. At a Members request, the Lead Director of CDL outlined the potential topographical issues referred to, which comprised of a substantial slope and an area of environmental interest. It was anticipated that this area would remain as green local space and would become a feature of the site. Further slopes on the site were also pointed out which would also become features of the site open to the public.

The Lead Director of CDL introduced Lucy Heath who had recently joined Cornovii Developments Ltd as a Business Manager, Simon Hodgetts who had also recently joined the company as a Development Project Manager and Lindsay Truman also as a Development Project Manager.

RESOLVED: that the report of the Director of Place be noted.

45 Exclusion of the Press and Public

RESOLVED: that in accordance with the provisions of Schedule 12A of the Local Government Act 1972, and paragraph 10.4(3) of the Council’s Access to Information Procedure Rules, the press and public be excluded during consideration of the following item.

46 Cornovii Developments Limited - Update Report (Pages 5 - 20)

Members received a presentation from the Lead Director of Cornovii Developments Limited [presentation attached to the signed minutes.]

RESOLVED: that the report be noted.

Signed (Chairman)

Date:

This page is intentionally left blank

By virtue of paragraph(s) 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank