

Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Wednesday, 21 September
2022

Committee:
Place Overview Committee

Date: Thursday, 29 September 2022
Time: 2.00 pm
Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate,
Shrewsbury, Shropshire, SY2 6ND

You are requested to attend the above meeting.
The Agenda is attached.

There will be some access to the meeting room for members of the press and public but this will be limited. If you wish to attend the meeting, please email democracy@shropshire.gov.uk to check that a seat will be available for you.

Please click [here](#) to view the livestream of the meeting on the date and time stated above.

The recording of the event will also be made available shortly after the meeting on the Shropshire Council YouTube Channel: [Here](#)

Tim Collard
Assistant Director – Legal and Governance

Members of Place Overview Committee

Joyce Barrow (Chairman)	Dan Morris
Steve Davenport (Vice Chairman)	Pamela Moseley
Julian Dean	Peggy Mullock
Geoff Elner	David Vasmer
Roger Evans	Paul Wynn

Your Committee Officer is:

Sarah Townsend Committee Officer

Tel: 01743 257721

Email: sarah.townsend@shropshire.gov.uk

AGENDA

1 Apologies for Absence

2 Disclosable Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

3 Minutes of the Previous Meeting

To consider the minutes of the Place Overview Committee meeting held on 30th June 2022. (To Follow).

Contact: Sarah Townsend (Tel: 01743 257721)

4 Public Question Time

To receive any questions or petitions from the public of which notice has been given. The deadline for notification for this meeting is 5.00 p.m. on Friday, 23rd September 2022.

5 Member Question Time

To receive any questions of which Members of the Council have given notice. The deadline for notification for this meeting is 5.00 p.m. on Friday, 23rd September 2022.

6 Waste Minimisation Strategy

To scrutinise a draft waste minimisation strategy before consideration by Cabinet. (To Follow).

Contact: Steve Smith (Tel: 01743 250618)

7 Parking Strategy

To scrutinise Shropshire Council's Draft Parking Strategy and to make recommendations for change before it is considered by Cabinet. (To Follow).

Contact: Steve Smith (Tel: 01743 250618)

8 New Housing Developments Task and Finish Group Terms of Reference
(Pages 1 - 6)

To agree to set up a task and finish group to explore issues around completing housing developments. (Attached).

Contact: Danial Webb (Tel: 01743 258509)

9 River Water Quality Task and Finish Group

To agree to set up a task and finish group to identify ways to improve river water quality. (To Follow).

Contact: Danial Webb (Tel: 01743 258509)

10 Place Overview Committee Work Programme

To consider the future work programme of the Committee. (To Follow).

Contact: Danial Webb (Tel: 01743 258509)

11 Date/Time of Next Meeting of the Committee

The Committee is scheduled to next meet on Thursday, 10th November 2022 at 2.00 p.m.

**Committee and Date**

Place Overview Committee

29 September 2022

Item

Public

Proposed Terms of reference for a New Housing Developments Task and Finish Group**Responsible Officer**

Danial Webb

danial.webb@shropshire.gov.uk

01743 258509

1.0 Summary

- 1.1 This report includes a draft terms of reference and outline work programme for a proposed New Housing Developments Task and Finish Group.

2.0 Recommendations

- 2.1 Agree the draft terms of reference and work programme, subject to any amendments that the committee agrees.

3.0 Opportunities and risks

- 3.1 A failure to complete housing developments in a timely manner can result in residents living for long periods on developments with unfinished roads, incomplete landscaping and amongst building and other plant material
- 3.2 A failure to address these issues may also have an impact on the desirability of future developments.

4.0 Financial assessment

- 4.1 There are no financial considerations to this report. Any recommendations that are made to Cabinet will need to carry a full financial assessment.

5.0 Report

- 5.1 At a recent meeting of the Place Overview Committee, Cllr Julia Dean used the members' questions slot of the meeting to raise concerns about poor workmanship and incomplete public realm works on a recently built housing development in Radbrook, Shrewsbury. Concerns included:
- Low quality work inside properties, such as doors not fitting door frames
 - Communal open space left unplanted or not being landscaped

- Roads and pavements left unfinished
- Raised metalworks
- Plant and equipment left on site for long periods

5.2 During a discussion that followed the question, members learned that the issues in Radbrook had manifested elsewhere in Shropshire. It also learned that Shropshire Council may have policy options that could minimise or mitigate these issues in future developments. It therefore agreed to set up a task and finish group, under the auspices of the Place Overview Committee.

5.3 Draft terms of reference and work programme for this group are attached as appendix 1.

<p>List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)</p>
--

<p>None</p>

<p>Cabinet Member (Portfolio Holder)</p>

<p>The Portfolio Holder for Digital, Data & Insight and Built Housing</p>

<p>Local Member</p>

<p>All</p>

<p>Appendices</p>

<p>Appendix 1: Draft terms of reference and work programme for the New Housing Developments Task and Finish Group</p>

Appendix 1

New Housing Developments task and finish group Terms of reference and work programme

Introduction

At a recent meeting of the Place Overview Committee, Cllr Julia Dean used the members' questions slot of the meeting to raise concerns about poor workmanship and incomplete public realm works on a recently built housing development in Radbrook, Shrewsbury. Concerns included:

- Low quality work inside properties, such as doors not fitting door frames
- Communal open space left unplanted or not being landscaped
- Roads and pavements left unfinished
- Raised metalworks
- Plant and equipment left on site for long periods.

During a discussion that followed the question, members learned that the issues in Radbrook had manifested elsewhere in Shropshire. It also learned that Shropshire Council may have policy options that could minimise or mitigate these issues in future developments. It therefore agreed to set up a task and finish group, under the auspices of the Place Overview Committee.

Objectives

The objective of the task and finish group are to:

- Understand the specific issues that residents and builders of a newly completed housing development might face, and where responsibility for those issues sits.
- Examine the policy and legislative framework that results in these challenges for residents, housing developers, and the local authority.
- Research the extent to which these issues may exist with Shropshire and
- Make policy recommendations that will ensure that housing developments are completed fully and at pace.

Resources required

- Legislation and policy around
 - House completions
 - Highways building and adoption
 - Open space management and adoption
 - Freehold and leasehold purchase
- Planning law and policy
- Current, recently-completed and planned developments in Shropshire
- Interviews or meetings with:
 - Housing developers

- Building control officers
 - Planning officers and management
- Interviews with residents of recently-completed developments
 - Site visits

Programme of work

Dates are subject to availability of participants

Activity	Meeting	Participants	Outcome	Date
Agree terms of reference	Pre-meeting	Danial Webb Task and finish group members	The group agrees to a common purpose and the work it will do to meet that purpose.	By 31 September
Policy and legislative briefing	Briefing and online discussion	Danial Webb Tracy Darke	Group members understand: <ul style="list-style-type: none"> • The extent of housing development in Shropshire, including: <ul style="list-style-type: none"> ○ Number of completions ○ Number of developments by size ○ Size/structure of housebuilding market • the policy and regulatory framework in which local authorities and housing developers operate to complete housing developments 	By 31 October
Site visits to housing developments	Pre-meeting	Danial Webb Planning officers	Group members have a first-hand understanding from residents of the challenges that they face.	October
Snagging and building control	Meeting 1	Tracy Darke Mark Wooton Miranda Garrard A housing developer	Group members understand: <ul style="list-style-type: none"> • The building control market • The role of building bonds • Consumer law and awareness 	November
Open plans and highways	Meeting 2	Danial Webb Tracy Darke Mark Wooton	Group members scrutinise the process by which: <ul style="list-style-type: none"> • How roads on new developments get built • How the local authority adopts newly built roads • How open spaces are managed or adopted 	December

		Jeremy Shingler (Shingler Homes)	<ul style="list-style-type: none"> The barriers to this happening quickly 	
Recommendations and reporting	Post-meeting	Danial Webb Task and finish group	Group members <ul style="list-style-type: none"> identify the main issues to the successful completion of housing estates agree recommendations, where necessary 	January 2023