



<u>Committee and Date</u> Bayston Hill Local Joint Committee  15th November 2016  7:00 p.m.
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<u>Item No</u>  <b>5</b>  Public
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**NOTES THE MEETING HELD ON TUESDAY 24 NOVEMBER 2015  
AT BAYSTON HILL METHODIST CHURCH HALL, BAYSTON HILL  
(7.00 – 9.00 p.m.)**

**Responsible  
Officer**

Lucy Roberts

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**Committee Members Present:**

Shropshire Council

Ted Clarke

Bayston Hill Parish Council

Alan Parkhurst

Fred Jones

Paul Breeze

Keith Keele

**Shropshire Council Officers present:**

Lucy Roberts, Community Enablement Officer

David Fairclough, Community Enablement Officer

Ian Kilby

Chris Edwards

Rawden Parlson

There were approximately 100 people present at the meeting.

**1. Election of Chair**

Cllr Ted Clarke was nominated as Chair of the LJC for the next 12 months by Alan Parkhurst and this was Seconded by Cllr Paul Breeze.

**RESOLVED:** That Cllr Ted Clarke be elected as Chair of the LJC for the ensuing year.

**2. Election of Vice Chair**

Cllr Alan Parkhurst was nominated for Vice Chair by Paul Breeze and this was duly seconded by Ted Clarke.

**RESOLVED:** That Cllr Alan Parkhurst be elected as Vice-Chair of the LJC for the ensuing year.

**3. Apologies and Substitutions**

Apologies were received from Cllr Jane Mackenzie, Shropshire Council.

**4. Disclosable Pecuniary Interests**

None.

**5. Notes**

**RESOLVED:** That the notes of the meeting held on 30 September 2014 be confirmed and signed by the Chairman as a correct record.

**6. Key Current Policing Issues – PACT (Partners and Communities Together)**

Information was shared on awareness of Credit Card Fraud Scams.

**7. Wider Planning and Development Situation for Bayston Hill**

Ian Kilby, Planning Services Manager, Shropshire Council

Ian Kilby talked to residents about planning and developments across the County and the Core Strategy looking to create 27,500 homes in the County by 2026.

9,500 homes have been built since so far, with 1,155 developed in 14/15. The average age for house purchases is between 30-40 yrs. of age and over 60% of housing has been developed on previously developed or Brownfield sites.

The provision of employment land has not so successful due to the economic down turn.

A large number of applications are being refused due to locations not being sustainable.

Renewable energy inclusion in developments should be promoted.

#### SAMDev - Site Allocation Management of Development

The Inspectors report has now been provided. Shropshire's SAMDev is shown to be 'sound' and supports the strategy for development in Shropshire.

The information can be found on the Shropshire Council Website.

<http://shropshire.gov.uk/media/1840387/SAMDev-Plan-Inspectors-Report.pdf>

No extra sites were added and no sites were deleted.

Significant weight can be given to the plan due to the five year land supply currently being fulfilled. As a result more appeals are being seen; last year there were 70, this year 120. Recently appeals are being received every week.

For Bayston Hill, development for 15 dwellings on Hanely Lane was granted in January, 5 off Gorse Lane were refused, 39 off Pulley Lane were refused and another 3 off Hanley lane were refused.

A question was raised about the difficulty of getting in and out of the village; how much of this is taken into account for developments.

Shropshire Council looks at technical evidence, there is a finite capacity and whether alternative solutions could be found e.g. In Shifnal, development is paying for road improvements – similar activity could happen elsewhere. Highways would advise on this and comment on each application.

Cllrs Keele and Clarke pointed out that the Parish Council had been continuing to liaise with Highways England (responsible for the A49) about the entrance to the Village off the A49 at Lyth Hill and this is being looked into.

Residents raised concerns around having a 3 member Ward and having two members, Cllrs Clarke and Tandy sitting on the Planning Committee, and Cllr Mackenzie as a Substitute.

This was seen to disadvantage Bayston Hill in planning terms as they would have to step aside when voting on issues related to Bayston Hill. Cllr Clarke agreed with the stance of the residents and there had been a campaign against having a 3 member ward when it was proposed by the Boundary commission. There could be changes in the future that may alter the composition but it was pointed out that 2 applications for Bayston Hill had been refused against officer advice due to statements from other ward

Councillors, the Parish Council and others, which was positive despite the apparent disadvantage.

If people would like to raise concerns about this they can contact Clare Porter, Head of Legal and Democratic Services for Shropshire Council.

A question was asked about whether applications are recommended by Officers and then voted on by the Committee; 94% of applications are decided upon via delegated officer powers.

## **8. Progress Update on the former Oakland School Site and Glebeland Development.**

Update provided by Chris Edwards, (Area Commissioner Shropshire Council) Chair of the Oakland Glebeland Steering Group.

Progress has been moving slowly due mainly to the complex nature of the project and the number of Stakeholders involved;

Shropshire Council, The Diocese of Litchfield, Christ Church, the Parish, York House and the Scouts and Guides.

The proposed development over the two sites (Former Oakland school site and the Diocese of Litchfield owned Glebefield) will potentially look to create around 51 housing units, a Community Hub building including flexible library space and Parish Office, play area and green space density proposed above the recommended percentage for developments. Negotiations have been taking place around finances leading on to an indicative plan.

The financial details need to ultimately need to stack up and a developer found.

Currently the Secretary of State approval is still being waited upon to release the former school site (Approval now granted Sept 2016). Going forward a Cabinet report will be produced outlining the proposed development of the former Oakland site and wider development. This is envisaged for early 2016 and if approved an Outline planning application will then be submitted (this could potentially be around June/July). This will give a 21 day timeframe for comments as part of the planning process.

Questions were asked about the Community Stakeholder group and the need for it to be brought back; this was originally set up for the work around what the community wanted to see as part of a 'Community facility' and could be brought back as part of the continuing work on the Hub. And, about the 'transparency' of the Steering group as the most recent meeting notes had not been published on the Parish Website; this would be followed up, notes uploaded shortly.

Another question was asked about the playing field status of the Glebefield; the resident, through his own research said he had found a decision that had granted it playing field status in 1949 and previous applications had

said applications should be mindful of this access. The resident said he had requested information on the status and it had not been forthcoming.

It was also asked how many applications have been made by Shropshire Council and how many had been approved in which they had a vested interest.

Concern was raised about the Library site and what was happening to it; Rawden Parslow would cover this in the next agenda item.

Another concern was raised about the capacity of the Primary school (Oakmeadow), could it accommodate new pupils generated by the new development?

Education say that the current primary school has capacity to accommodate primary school children from new developments. The County standard calculation is based on 18 Primary pupils per 100 houses therefore if the site held 50 houses, the authority estimate it would produce 9 primary school aged children.

Andy Goldsmith, representing the Scouts and the Guides said that they had been given reassurances that they can stay at their current HQ if they wish or if they didn't and the wider site was developed, the Parish Council have offered land by the Pavilion next to the Stanley Parker Playing pitches. This is being looked into, as well as the amount of funding that would be needed for a new headquarters.

The current parking issues along Glebe Road were raised, residents wondered whether the development would create greater issues. There is car parking provision included in the plans so it would be hoped that that it would help alleviate matters.

A resident was concerned that the open space could be colonised by the new residents as their own space. Michael Watney said that the steering group had worked really hard to make sure that the open space and play area would be for all residents.

Mature trees around the site are being protected by Tree Protection Orders (TPOs).

A request was made to whether the new Car parking area for the church would be more secure and whether it could be screened off.

Provision for Health Care was also asked about – what provision was being made to make sure there is capacity at the GP practice if there is new development.

There is a Capital funding programme and strategic review for Shropshire in which the Clinical Commissioning Group have been looking at how best to provide services for the expanding south of Shrewsbury area. Conversations have been had with the local Practice manager and various options are being looked at.

## 9. **Library Service Changes**

Rawden Parslow, Library Area Manager, Shropshire Council shared information about changes to the Library service and future vision for Bayston Hill.

Rawden spoke to residents about the changes happening within the library service. Currently they are in year two of a three year saving plan. 1.1 Million in savings has to be made from the budget across the whole county. Previously it had been hoped that Bayston Hill Library could be a 'lift and shift' from the current site to the potential new community hub development. Over time, due to changes to service and budgets any 'lift and shift' would need to have cost savings associated with it. An approach being taken by Shropshire Council is to move towards a Locality Commissioning and partnership model for delivery of library services in small and medium library branches.

Responsibility for day to day running of the libraries is taken on by local stakeholders, Town and Parish Councils, local community organisations – currently Highley and Craven Arms Libraries are being run by the community on a day to day basis. Work is also taking place in Shifnal and Brosely for the Town council's to undertake the running of their libraries and in Albrighton, the Parish Council is to move their Parish office into the library.

Partners negotiate a Service level agreement (SLA) for Shropshire Council to pay for the service on the ground. There would still be support for library stock, equipment and librarian support.

Bayston Hill Library falls within the scope of the small/medium branch and Bayston Hill Parish council have offered to support any of the ongoing work. Discussions will take place to investigate this further in the future especially with the possible move to a new Community Hub. There are time scales associated with the potential new development but Bayston Hill library is in a good position as the community is keen and supportive to the creation of the Hub.

Questions were asked by residents:

### **What are the options if the new build community hub didn't happen?**

If the development of the new build library site did not take place, the library could stay where is and partner organisations could support it. Repairs haven't been done due to the possible move.

### **Would current library stay open until the new development?**

The library service are taking the long term view on the Community hub development and realise that it will take time to deliver so the library would be kept open but the opening hours may need to be looked at.

Statistics from the library: 20,600 visits, 56,000 minutes of computer time, 807 active borrowers. 9<sup>th</sup> busiest branch out of 22 branches in Shropshire.

Wi-Fi is being installed in all libraries including Bayston Hill so that facility will be available.

**Who will fund the library building?**

There would be a Shropshire Council funding agreement. Work is ongoing.

A call was made for library 'friends' to come forward. Anyone interested in being part of future work around the libraries, please come forward.

**10. Public Question Time and Identification of Future Agenda Items**

Q - Night time street lighting, can some be switched on as there have been thefts in area. Glebe Road partially in darkness.

Request could be made to Street lighting to get the night time lighting switched on dusk to dawn via Bronze level Tasking if evidence can be provided to show there has been an increase in crime in the area.

Q- Why are some lights on and some switched off?

Some are maintained by Shropshire Council which are switched off at midnight until dawn and 220 are maintained by the Parish Council which remain on all night because the Parish Council chose not to switch off. Bayston Hill Parish Council are investing in new LED energy saving lighting which are cheaper to run and maintain longer term.

Q – Why does Christchurch need another vicarage when there is an existing one?

Q – Is there any more information on the use of the land off Yew tree Drive for Community use?

**11. Date of Next Meeting**

To be confirmed in due course

**Signed.....Chairman**

**Date.....**