

PUBLIC QUESTIONS
CABINET 16 JANUARY 2019

Question from Mr Chris Lemon, Green Party Community Campaigner for Radbrook:

There is an increasing recognition amongst the public that lower speeds in built up areas provide benefits in terms of both a healthier and safer environment. Radbrook residents on the new development between Hanwood Road and Mytton Oak Road have been trying to find out why speed tables integral to the planning consent passed by Shropshire Council were subsequently not built. They have reported to me that there have been a number of speed related complaints made to the police already and there has been at least one accident at the junction of Red Deer Road and Bluebell Place. Residents say they cannot get any answers about why an integral part of the planning consent designed to ensure lower speeds has been left unbuilt.

Can the Council tell Radbrook residents why the Highways Authority instructed the developer not to build the speed tables?

Response:

In terms of the new development off Hanwood Road, the development is subject to a Section 38 Agreement under the Highways Act 1980, (attached) all details have been approved as part of the technical approval process, as part of the development raised plateaus have been constructed however, have not been constructed in black paving as per the planning permission granted.

The variation of the details of the construction of the road, have been agreed on site with the local highways inspector and we are satisfied that safety of all road users have not been compromised as a result of the amendments. The variation of the details have also subject to a review by the Local Government Ombudsman, and found to be acceptable.

Questions from Mr Stephen Mulloy:

1. When did Maizelands Ltd and Arringford Ltd take out leases on the property, how long were they, and how much did they pay?

Response: In Nov 2014 the solicitors acting for SWAMF (1) and (2) (the Tenant holding the long leasehold interest) made an application to assign the lease to Maizelands Ltd and Arringford Ltd.

The assignment was not completed as the Council purchased from SWAMF Nominee (1) Limited and SWAMF Nominee (2) Limited.

At the time of the planning application Maizelands Ltd and Arringford Ltd were listed on the planning application in line with the intended assignment but this subsequently didn't take place prior to the acquisition.

2. Was there a 'break clause' or similar arrangement that allowed for the lease terms to be altered by the landlord?

Response: This question is not relevant in the context of the answers provided to question 1.

3. What did the £4,160,000 pay for in detail?"

Response: This was the consideration, including stamp duty, for the purchase of the leasehold interest comprised in Shrewsbury General Market Hall, Mardol Head, Shrewsbury.

4. What is the Title Number that the Council claim holds the information requested in response to question No 3 above?

Response: Shropshire Council acquired the leasehold interest in Title number SL65209. The registered leasehold title is no longer available on the Land Registry site as the leasehold interest has merged with the reversionary estate. Title number SL173555 is the registered freehold title.