

**Committee and Date**

The Five Perry Parishes
Local Joint Committee

7th of October 2015

7pm

Item

4

FIVE PERRY PARISHES LOCAL JOINT COMMITTEE

**NOTES OF THE MEETING HELD ON 8th JULY 2015 AT 7.00PM,
WEST FELTON METHODIST HALL, WEST FELTON**

PRESENT:**Members of the Committee, Parish Councillors, Clerks and Parish Plan Steering Group Representatives:**

Nicholas Bardsley	Shropshire Council (Ruyton and Baschurch Division)
Steve Charmley	Shropshire Council (Whittington Division)
David Curtis	West Felton Parish Council LJC representative
Patricia Budgen	Baschurch Parish Council
Sarah Richards	Baschurch Parish Council
Tony Ellison	Ruyton-XI-Towns Parish Council LJC representative
Ros Slowley	Ruyton- Xi Town Parish Council & Parish Plan Steering Group
Greg Hickman	Whittington Parish Council
Paul Salter	Hordley Parish Council
Chris Jones	West Felton Parish Council
Steve Haworth	West Felton Parish Council
Anne Howls	Baschurch Parish Council Clerk
PC Dale	West Mercia Police

Officers:

Corrie Davies	Shropshire Council Community Enablement Officer
Mark Wootton	Shropshire Council, Highways
Nick Wood	Shropshire Council, Planning

There were roughly 16 people in attendance

1. Election of Chairman

Steve noted that it was time to re-look at who chaired the meetings. Constitutionally this needed to be a Shropshire Councillor. Steve nominated Cllr Nick Bardsley and this was agreed by those in attendance.

2. Appointment of Vice Chairman

The Committee agreed Steve Charmley as Vice Chairman.

Apologies received from Hordley Parish Council who would be arriving late and Cllr Colin Case from Ruyton Xi Towns.

3. Apologies for Absence

Apologies received from Baschurch Parish Council for Cllr Bernard Leeden.

4. Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

5. Partner and Communities Together (PACT)

PC Dale was welcomed to the meeting by the Chair. Speeding in West Felton was raised by Cllr Steven Haworth and had been highlighted in the new Parish Plan. PC Dale noted that he did not believe there is an issue in West Felton. Steve Haworth noted it's the top speeds that are the concerning issue. PC Dale felt often it is local perception. Discussion around speeding at Queens Head and the enforcement issues in relation to that area. Speed limit restrictions and Vas highlighted. Cllr Steve Haworth indicated that visible presence can make a difference and praised the police for the job that they do and recognised that they are busy. PC Dale explained that they have a lot of social work around increasing issues of people going missing due to Dementia for example and providing the help that local people need.

6. Planning for the future

Shropshire Council Highways

Shropshire Council Officer Mark Wootton noted that the PC had expressed that they would like more time to talk following the last meeting as a collective and was open to further discussion.

Cllr Steve Haworth asked if it is usual to let significant housing development go ahead without a highways survey. Mark indicated that some developments would not necessarily warrant a highways issue and a survey.

Cllr Steve Haworth explained that he had met with highways about local issues and asked if they were in the programme. Mark explained that these were in the programme to be done. Cllr Steve Haworth noted that they spoke at the junction and about the temporary surfacing. Cllr Paul Salter asked about strengthened the road to ABP and suggested constantly throwing money after bad than doing one good job. Mark noted that capital spend is currently under pressure and there had to be prioritisation.

Cllr Ros Slowley raised question of sub- standard and how that criteria works with reference to amended access which was stated dangerous - what makes an access classed as dangerous. The area of discussion was bottled necked, dangerous for pedestrians, miller and church walls have been knocked over and HGVs have approached church bank.

Mark explained that the term dangerous can be interpreted differently. Quantifying what the traffic load is going to be on one development. One dwelling will potential create 6 extra movements a day and this is not classed as dangerous. Cllr Ros Slowley noted appeals and inspectors have said and stated that the road is dangerous road.

Cllr Steve Charmley raised that it could be better to seek an overall solution to

the traffic coming through and Satnavs. Cllr Colin Case noted HGV's and previous relief road and discussion of overall costs. They did not of course want to halt businesses traveling and local transport. Satnavs were being updated with better software but would take years for everyone to have this updated software.

Cllr Budgen asked for clarification on speed limits in Baschurch. Corrie raised recent discussions at Baschurch Multi Agency Liaison Meeting that indicated that improvements were due.

Communities and Housing Policy

Shropshire Council Officer Nick Wood introduced himself and his role. Nick provided an overview of the current situation with Affordable Housing both within Shropshire and Nationally.

Nick noted that affordable housing was an issue particularly for rural communities which are correspondingly lower. Nick indicated that they were 6000 down as social housing. 80% of households could not afford an entry house two bedroom. This was a national issue. Planning policy and a number of sites need to be affordable at 10/15/20%. With the exception of Baschurch this area fell in 10% bracket. Often sales go to registered providers and gets half and that value is predicated. Alternative is via exception sites where they are all affordable. There is a gap and Shropshire is trying to fill the gap by cash sums and amass those contributions. This is however time limited by the developer. We have spent 2 million on housing developments. Nick indicated everything was going well until a ministerial decision- that all authorities should not seek on sites of less than 10 properties. 92% of our houses in Shropshire fall into that category. Formal challenge now being processed and the inspector has to grapple with that at the local level and adopted policy. We had feedback on the 1st of July and a barrister employed now for 6 weeks. Nick indicated that this was very difficult and there is a degree of discretion. They have been able to unlock small sites of 35 over via STAR.

The approach was working in the south but more difficult for rural communities and counties. 110,000 costs in modest rural communities. Off grid and economies of scale. There is not enough subsidised housing in rural areas. Cllr Colin Case asked why SC sold the Wheatland's to commercial in Baschurch. SC tool back the Wheatland's - sheltered housing. PFI bid in 2007. Felt underhand for the PC

Nick indicated the cut to the services and SC have to sell some of their assets to keep services going. Always a tension - maximum value and some for affordable housing.

Cllr Colin Case indicated the Parish Plan for Ruyton and affordable housing was key. Housing surveys would indicate bungalows or one bedroom. Nick indicated that you cannot force a developer to build a certain type but you can influence. Balancing this was still difficult it terms of facing our forthcoming demographics as a County. Developers will look at what sells and what is going to make most money. Demand was for town tall houses- this has shifted now to smaller houses with bigger gardens.

Cllr Nick Bardsley raised the issue between DCLG - understands planning permissions- section 106 being held back on legal. Nick noted that there are over 400 section 106s on hold. Council's decision to put this on hold and pending until deciding how to use this. Some are however going through and

some developers awaiting. Nick indicated that it would be a Cabinet decision eventually. There could be grounds for further delay. Cllr Nick Bardsley noted that legal were attempting to explain what the policy was in legal terms. Nick explained that until clarified by the inspector and whether the Council loses this test case. Inspector will carefully weigh this up- the uncertainty is what it would cost. Planning permissions awaiting but of course completed homes get new homes bonus and council tax. Judicial review could be carried out. Nick highlighted the Vashline appeal - superseded by ministerial but no investigation about local versus national. Inspectors vary between inspectors. Cllr Steve Haworth noted positive exceptions site in West Felton for 3 bungalows. Positive feedback and parking. Nick noted the external design and lifetime design- spec is better.

Nick highlighted Samdev is approaching sign off and modifications - no surprises and hoping for report by the end of August. Inspector decisions on every appeal has been dismissed. Councillors have been vindicated on all but a handful. Quality of colleague's decisions have been good. Appeals have been in favour. Press and Planning team have been under considerable fire through the process. Cllr Colin Case suggested writing on behalf of the LJC committee to the local MP.

Nick Wood indicated that rural groups are lobbying and the Council has been bold against ministerial decisions. Cllr Greg Hickman asked as to what other councils doing. Nick noted Cornwall, Reading and Berkshire have taken judicial review approach.

Nick was asked how many are currently on the housing waiting list
Fundamentally 7000 on the list now. Most are young and living at home.

Nick was asked to clarify choice based lettings system and whether this took into consideration local. Nick explained that the system does take this into consideration. The system knows where you live and you put a preference. On open market sites you have very little market control. Home point there are more drop down points.

7. Shropshire Council Updates, Local News and Information

There were no further updates although Corrie raised the Business Drop in Session promoting broadband vouchers to be held on the 15th of July 2 0 clock at Shirehall.

8. Date of Next Meeting

October 7th 2015- to be re-confirmed with venue

Chairman: _____

Date: _____