

**Much Wenlock Community Led Project Group Meeting
Priory Hall, Bullring, Much Wenlock
Tuesday 14th April 2015, 7.30pm**

MINUTES

1.0 Present:

Mike Grace	Community Representative
Nick Wood	Shropshire Council
Gill Wright	Community Representative
Robin Bennett	Community Representative
Lesley Durbin	Community Representative
Julian Walker	Community Representative
Matthew Hill	Shropshire Housing Group

Apologies:

Yvonne Holyoak	Community Representative
Ray Bacon	Community Representative
Michelle Lane	Community Representative
Maria Howell	Shropshire Council
David Turner	Shropshire Council
Paul Sutton	Shropshire Housing Group

2.0 Minutes of previous meeting

All present agreed that the minutes were a true and accurate record of the meeting held 10/2/15.

3.0 Matters Arising

- i) Doctors Surgery □ MH advised that SHG had not received a response to their letter to the Doctors surgery. It was noted that it was not unusual for a response to take some time and that this should be followed up in due course.

MG/JW noted that a collaborative land assembly venture to potentially include relocation of the Doctors Surgery perhaps with the Police and Fire Service would be advantageous for the Town but agreed this was a long term aspiration/target. MH confirmed that this would be something SHG would be interested in pursuing and therefore would try and maintain contact with the Doctors and update the group accordingly.

- ii) Community group web link - SHG making arrangements.

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4.0 Site Options - progress update

- 4.1 MH updated the meeting and handed out the architectural feasibility studies for each of the preferred sites together with an assessment from SHG's Highways Consultant.

MH also noted that whilst it is agreed that the first development would be restricted in numbers that the Architect had also provided an indication of what each site could accommodate overall. This is based upon passivehaus principles and on a density of 30 houses per hectare. This is provided for information only at this stage.

The following points on each site were noted:

Site A – Land at Victoria Road (Parr)

MH confirmed that SHG had meet with Ms Parr on a number of occasions leading up to production of the plans and that she had been briefed ahead of the meeting, at her request.

Whilst the land itself is developable the highways constraints make the site unsuitable for development. It was noted that purchase of 3rd party land could improve viability, however, this would not address the lack of footpath into the town and thus SHG have concluded that this option is not viable.

The Project Group representatives agreed.

Site B - Land on Bourton Road (Thomas)

MH confirmed that a scheme had been developed, however, the Highways Engineer had advised that it was unlikely that LA Highways approval would be forthcoming on this site as it was unlikely that a safe vehicular access could be achieved and that there is no footpath along Bourton Road back into town. In principle it is unlikely therefore that the site would achieve planning permission.

MG requested that SHG explore the land ownership adjacent to the main road and check the status of the footpath at Dark Lane (to the rear of the site), prior to reaching conclusions on this site. MH agreed and will update the Group at the next meeting.

The Project Group representatives agreed.

Site C – Land adjacent Oakfield Park (Milner)

MH gave an overview of the site, confirming that it was well positioned on the edge of town, adjacent to the school and with good pedestrian links to the town facilities.

Feasibility work indicates that the site is suitable for development and the landowners are understood to be interested in the sale of part of their existing field. MH advised that no direct negotiations had been held with the

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landowners and this would be required if the Group agreed to the recommendation that this option be shortlisted for further appraisal.

LD advised that there was potentially an issue with flooding adjacent to the site and that the area LA Drainage Engineer, Dave Edwards had been liaising with the Tree Forum regarding the possible provision of a natural flood solution.

It was agreed that the provision of a tree lined buffer along the boundary with the neighbouring houses would help soften any impact. MH to liaise with Dave Edwards.

The Project Group representatives agreed to the recommendation that this site be taken forward.

MH

Site D – Sheinton Road (Breakwell)

MH confirmed that a scheme had been developed, however, the Highways Engineer had advised that it was highly unlikely that LA Highways approval would be forthcoming on this site as it was unlikely that a safe vehicular access could be achieved. Therefore this site is not viable.

The Project Group representatives agreed.

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- 4.2 Next Steps SHG to undertake further due diligence on the land at Oakfield Park and engage with the Milner family regarding land acquisition and preferred options.

MH

5.0 Progress on reserved sites

- 5.1 Wenlock Estates nothing further to add at this time.

- 5.2 Site 12 Willey Estates MH explained that there were some concerns regarding the highways constraints. It was noted that the Willey Estate were socially minded and alternative access provisions could be possible. It was agreed that this option would be kept in reserve at this stage.

- 5.3 Pinefields - nothing further to add at this time.

6.0 Persimmon site/Wenlock Estates

It was noted that it is likely that Persimmon will submit a planning application late 2015. No further update noted.

7.0 Town Council

The group debated whether there should be a nomination of Town Cllrs to the Group. The representatives agreed that there should but that the timing of this process is important and should be discussed further at the appropriate time.

8.0 West Mercia Fire Service update

No further comments noted.

Post meeting note a meeting has now been arranged with Shropshire Fire & Rescue on 15th June 2015.

9.0 Community Issues Register

i) Town Council Community Development Trust

No further comments noted.

10.0 Date of next and future meetings

9th June

1st September

13th October

1st December

All meetings will begin at 7.30 pm in the Priory Hall

11.0 Any other business

11.1 S106 Funding provision - Nick Wood to confirm.

11.2 The Project Group representatives agreed to return the feasibility proposals to SHG in order to maintain control of sensitive information.

12.0 Future agenda items

None noted.

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