

**Much Wenlock Community Led Project Group Meeting
Priory Hall, Bullring, Much Wenlock
Tuesday 9th June 2015, 7.30 pm**

MINUTES

1.0 Present

Mike Grace	Community Representative
Lesley Durbin	Community Representative
Ray Bacon	Community Representative
Nick Wood	Shropshire Council
David Turner	Shropshire Council
Paul Sutton	Shropshire Housing
Matthew Hill	Shropshire Housing

Apologies

Robin Bennett	Community Representative
Julian Walker	Community Representative
Gill Wright	Community Representative
Yvonne Holyoak	Community Representative
Michelle Lane	Community Representative
Maria Howell	Shropshire Council

2.0 Minutes of previous meeting

2.1 All present agreed that the minutes were a true and accurate record of the meeting held on 14th April 2015.

3.0 Matters arising

3.1 Nick Wood confirmed that Shropshire Council had just over £100k available for the place plan area from S106 developer contributions, this sum remains unallocated and could be levered into this project.

MH

3.2 A discussion ensued in relation to the boundaries on the place plan. NW to establish and report back to next meeting.

NW

3.3 Website live date, PS reported webpage was established within Shropshire Housing Group's main website and just required his approval. DT requested that it was important that this communication channel went live soon. PS to action. DT also stated that advertising the website in Much Wenlock Herald would be key to visibility.

PS

3.4 Doctors surgery, MH reported that following last meeting he had written to the doctors in relation to a discussion with the project group. To date no reply had been received. All agreed a further letter was required.

PS

4.0 Site options - progress update

4.1 Land on Bourton Road (Thomas), MH undertook after the last meeting to find out details of the public right of way. MH confirmed part is in identified site owners ownership (Thomas) and part is in Wenlock Estates. A discussion was held which culminated in an action to write to Wenlock Estates to see if they would participate in a site assembly. It is important for the

Neighbourhood Plan that an audit trail of letters be established with Wenlock Estates.

Action

- 1) An electronic file be set up of all correspondence with Wenlock Estates within SHG file structure so all correspondence is easily recovered. This includes scanned letters received from Wenlock Estates.
- 2) A letter be sent to Wenlock Estates referring to previous correspondence and enquiring whether they would entertain discussions about site assembly.

4.2.1 Land adjacent Oakfield Park (Milner). MH informed group that he had met with the Milner Bros, explained the process and aims and ambitions of the group. The meeting was productive, leading to a heads of terms document being sent to the Milner Bros based on broad agreed principles established at the meeting. MH confirmed the heads of terms had not yet been returned but this was not a concern and was confident that a land deal and option could be concluded.

4.2.2 MH briefed on conversations the team had held with Shropshire Council Highways and drainage. Dave Edwards was no longer responsible for Much Wenlock. DT was surprised about this and would enquire with Mal Price. MH would continue to chase but sufficient engagement of other Shropshire Council staff had been forthcoming to allow a design principle to move forward.

4.2.3 MH circulated an indicative layout based on passivhaus principles. The plan was discussed and agreed that the general layout is in an acceptable format to provide to Milners and to enable a consultation process to begin.

4.2.3 The group viewed any drainage solution to be potentially contagious, so careful thought design and communication considerations need to be established prior to any public consultation as Much Wenlock's drainage is fraught with issues.

4.2.4 MH circulated the selected architects, Archihaus concept proposals in Kingstone, Herefordshire to show the style and difference of architectural appearance of adopting passivhaus. All agreed that adoption of this approach will lead to a contemporary style. LD to forward MH Much Wenlock's design statement so Archihaus are building into designs the Much Wenlock pallet of materials. DT advised that Much Wenlock Civic Society were supportive of the Neighbourhood Plans ambitions.

4.2.5 MG asked for an agreed timeline to be established so there was a clear opportunity to engage Much Wenlock Town Council. Detailed below is the agreed timeline (this has been agreed post meeting via the issue and agreement of the draft minutes to those present).

MH

MH

MH

DT
MH

PS/
MH

LD



- 4.2.6 SHG to book venue for meeting on 21/07/15.
- 4.3.1 Land off Stretton Road (Tench)
- 4.3.2 MH briefed the group on the land, accesses and highways issues.
- 4.3.3 Agreed to contract Tony Craig and landowner to see if there is the potential for a deal.

NB

MH

5.0 Progress on reserved sites

- i) Wenlock Estates - no progress
- ii) Site 12, Willey Estates - no progress
- iii) Pinefields - expected planning application shortly by Shropshire Council

6.0 Persimmion site/Wenlock estate

6.1 Nothing to report.

7.0 Town Council

7.1 Discussed elsewhere on the agenda.

8.0 West Mercia Fire Service update

8.1 Nothing to report, however post meeting a meeting has been arranged for 15th June.

9.0 Community issues register

9.1 Town Council Community Development Trust - no progress.

9.2 No new items.

10.0 Dates for future meetings

- 1st September 2015
- 13th October 2015
- 1st December 2015

All meetings will start at 7.30 pm in the Priory Hall.

11.0 Any other business

- 11.1 Discussion on Government's Right to Buy extension. Agreed that detail is required to ascertain risk/impact. NW briefed on S157 application to enlarge rural protection.
- 11.2 LD enquired whether Shropshire Council still had Community Led Grant. NW confirmed they did, £10k per unit to housing association and £3k per unit to Town Council.
- 11.3 LD raised the issues of Much Wenlock Chapel and the ambition as a community centre - no action required.