

CLIVE ANNUAL PARISH MEETING

Thursday 17 May 2018 at 7.30pm in

Clive Village Hall

MINUTES

Present: Chairman of the Parish Council, Cllr Bentham. Parish Clerk: Lydia Bardsley, minute taker.
Speakers: Shropshire Councillor Simon Jones; Nicola Fisher – Shropshire Council; Paul Nicholson - Village Hall Committee.

Members of the public - 28.

The meeting commenced at 7.33pm.

- 01/18 The Chairman of the Parish Council, Cllr Bentham took the meeting and welcomed all present.
- 02/18 **Apologies for absence** – Cllr Graham Godfrey-White (Holiday), Cllr Caia Bryant-Griffiths (other commitment), Adam Money, RAF Shawbury (other commitment), James Thompson (other commitment).
- 03/18 **Minutes of 2017 Annual Parish Meeting** – It was **RESOLVED** to approve and sign the minutes of the Annual Parish Meeting 2017.
- 04/18 **Chairman’s Annual Report** (Clive Parish Council). Cllr Bentham gave her report as follows:
It’s been a busy year for Clive Parish Council, with some significant changes taking place and some future developments to continue to prepare for.

The Parish Council participated in the Shropshire Council consultation on the proposed scale and distribution of housing development, which intends for Clive to become a community hub - meaning that an increase in housing development would be required. We look forward to hearing about this further as we welcome Nicola Fisher, Senior Community Enablement Officer from Shropshire Council, to our meeting to talk about this.

The Council also participated in the Shropshire Council consultation on the future of library services, which proposed to cease the mobile library stop at Station Road. The Parish Council objected to this proposal and we were pleased to see in the revised strategy that the Station Road stop would remain.

We have continued to respond to concerns about speeding and dangerous parking in the village and you should hopefully see the warning stickers on bins along station road and the high street. The Parish Council has submitted Quarry View as a site of community safety concern, and submitted a neighbourhood concern to West Mercia police. This will enable us to take further action on speeding concerns in the future.

There will also be no parking markings painted on the road outside the doctor’s surgery; along the narrow section of Drawwell and the bottom of the Glat. It is hoped this will discourage inconsiderate drivers from parking in places which could be a risk to pedestrians.

We are appreciative of the Parish Plan Group for the work they have undertaken so far in developing the questionnaire for parishioners, and the time they are taking to distribute and collect the completed questionnaires. We are looking forward to receiving the views and opinions of the community to enable a 10 year plan for the parish to be developed.

We are delighted that the trustees appointed to the Renshaw’s Field Association are looking at proposals for a children’s play area on the field. As parishioners are aware, Clive Parish Council were instrumental in securing the future of the field for use by the whole community, taking out a significant loan to acquire the field. Alongside the loan, the parish council also contributed £10,000 towards the purchase of the field. This £10,000 had been saved by the parish council specifically for a children’s play area, so we are thrilled that this aspiration is being pursued by the trustees.

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In November we will be commemorating the centenary since the end of World War One and will take part in a national chain of beacons lit on the evening of November 11. We would like to express our thanks to Robin and James Thompson for supporting this event, allowing a beacon to be lit on the top of Grinshill. Later this evening we will also be discussing other possibilities of commemorating this occasion including planting flowers and purchasing poppies for display throughout the village.

Pot holes continue to be a nuisance in the parish, especially after the bad weather during the winter months. We are hopeful that those which have been identified will soon be repaired by the new contractors.

I would like to thank JP, Johnathan Price, from RAF Shawbury who attended the parish council meetings for a number of years to update on developments on the base, and we look forward to continuing our links with Adam Money.

I would also like to thank our Clerk Lydia Bardsley. Lydia joined the council in October and has settled into the role with great enthusiasm and shown great competence for the work required. She plays a vital role in ensuring that policy and process are followed and we are pleased to have her as part of our team. I would also like to thank our previous clerk Anne Chalkley who retired from the council in October.

On a sad note we have recently received the resignation of two councillors, Phil Gillings and Adam Page.

Phil was key to acquiring the AED machine for the village and represented the council on the North Shropshire Area Committee, the Local Joint Committee and the AED Committee. Phil was a well-liked and respected councillor for a number of years. We will greatly miss Phil's contribution to the council and to village life generally, and wish him and Kate our very best for the future and for their move.

Likewise Adam Page has also contributed greatly to the council, not only during his time as chair but throughout his appointment as councillor. Adam was the RAF Shawbury Liaison, and village snow warden. He also represented the council on the AED committee, Local Plan review committee, and Parish Plan review working group. We are very grateful for all that Adam has done for the council, his contribution has made a difference to the village and his involvement will be missed.

Finally I would like to thank my fellow councillors, and vice chair Jon Jinks, for the support and advice they have given me in my first year as Chair, it has really been appreciated. I look forward to the year ahead, welcoming new councillors, submitting the parish plan and continuing to champion the views of parishioners on matters relating to the village.

05/18 **Finance Report** - Clive Parish Council – The Clerk presented the accounts to the meeting.

In Autumn 2016 the Council budgeted for a precept of £12,231 for 2017-18. Total receipts for the last financial year came to £13,200.21, total payments came to £9,357.03, and the closing balance as at 31 March 2018 was £13,451.64. The clerk also made residents aware that there were some printouts of the parish Council's receipts and payments for 2017-18 if anyone wanted to see/take a copy, but that they would also be published on the website in the very near future.

06/18 **RAF Shawbury Report** – In the absence of the RAF Shawbury liaison Adam Money, the Chairman read out the following update:

There are just a few events over the coming months that may affect Clive.

6-11th of June, RAF Shawbury will be acting as a support base for Cosford Air Show. Aircraft displaying at the Air Show (which includes fast jets) will be operating out of RAF Shawbury. Arriving and departing aircraft will be flying in a manner to minimise disturbance to the local population.

07/18 **Shropshire Council Report** – Shropshire Councillor Simon Jones gave the following report.

“Before I start I just want to clarify one point regarding the airshow being supported by RAF Shawbury. The fast jets will only be coming in and out at Shawbury; there will be no aerobatics displays.

Another busy year for Shropshire Council – can I thank everyone who voted at last year's Local Elections and for returning me as your Councillor.

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Following the elections the administration elected a new Leader who in turn appointed a new Cabinet that has after a slow start of little in the way of decisions have now started to make them. The new Parking Strategy is now in the final stages of consultation following a recent extension to 21st June.

The New Highways Maintenance contract has been let to Kier and they are not only delivering on the new projects of the contract but are also having to pick up the mass of outstanding work from the previous contractor, Ringway – potholes in particular are an aggravating issue at present but with the additional funding from Central Government following the bad winter we have just experienced, Kier have mobilised additional resources and are currently carrying out permanent repairs where possible rather than the old practice of temporary repairs.

The Council has completed the purchase of the shopping centres in Shrewsbury and have appointed a management company who will be running them on our behalf. Contra to popular belief I am pleased to report that they are generating a profit for the Council mainly due to the deal that was struck with the vendors. The Council Director George Candler was instrumental in this and he has unfortunately now left Shropshire to take up the position of Chief Executive at Northampton Borough Council. Their gain and our loss, a very capable officer. Shropshire will shortly be recruiting his replacement and today, 17th May 2018, the Council has agreed to place staff back onto the Nationally agreed Local Government pay scales following the 5% cut imposed on the staff back in 2011.

I continue to work in the community to assist with problems affecting residents and I can be contacted by email on simon.p.jones@shropshire.gov.uk or by phone on 01939 250067.

Chairman Bentham thanked Councillor Simon Jones for his report.

08/18 **Report on Shropshire Council Local Plan Review** – Senior Community Enablement Officer Nicola Fisher gave an update as follows:

Nicola Fisher introduced herself and stated that although she lives in the area, Clive does not actually come under her patch as she covers Market Drayton. She also stated her intention to try not to talk at the public too long and felt that answering questions might be more helpful. She explained that the Local Plans needs to be reviewed and updated frequently, and that this new review has an aspirational target of approximately 28,500 homes built in Shropshire by 2036. However she clarified that around 12-13,000 homes are already in the system, so Shropshire Council are just looking for remainder.

The current plan review has an urban focus, with the 17 market towns taking the bulk of development.

In past versions of the Local Plan, communities could previously opt out of clusters and hubs. This is what happened in Hadnall and they fell foul of the system when they didn't take any housing development, and were then obliged to take it because of the land supply was under target. Clive is now in a similar situation.

The Local Plan Review has already involved a huge amount of work, the methodology was tested by the government, and at the consultation stage for the methodology generally people were satisfied.

Nicola clarified the phrase "Call for sites". Shropshire Council needs landowners to apply to the County Council to ask for their land to be allocated in the plans. She stated there is a robust process for allocating and assessing if land put forward is appropriate for development and sustainable. Bigger sites have come to light, and questions have been raised over whether the Irish regiment will be staying at Tern Hill – this is what is known as a windfall site – and would be a development in its own right. Shropshire Council will work with MOD. They are looking at approximately 300-600 houses on this site, and Ironbridge is also a major site being considered.

Timeframes have had to change due to this and the large number of responses to the last round of consultations. At the last Town and Parish Council Forum meeting it was explained that Planning Policy Officers would be sitting down with Parish Councils and talk with them to see what sites could be accepted. As Clive has objected to being a "Community Hub", this has delayed this round of discussion.

At cabinet last Thursday they agreed the methodology and new timeframes. Hopefully Planning will come to the Parish Council in September and October to look at sites and start discussions. Nicola again emphasised that the assessment of the suitability of all sites put forward by landowners would need to be based on a rigorous methodology.

Nicola then opened the floor up to questions:

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Q: Could you define a hub?

A: Essentially it is a sustainable community, a large village.

Q: How do you define a large village?

A: There are criteria for this which includes a railway station, bus stop, bus service, primary school, nursery, chemist, surgery, petrol station, employment, etc.

In Clive our methodology shows that there is a railway, bus stop and service, school, GP surgery, pharmacist, post office, and public house. (Members of the public pointed out that this has now closed). Population is not a factor that is taken into account as to whether a settlement should be a Community Hub. Clive is 3 miles from Wem, 6 miles from Shrewsbury. There are 40 proposed Community Hubs in the Local Plan Review – generally they are bigger villages.

Q: a) Regarding access to Clive, there are only four roads in, only one is remotely 2-track all the way. b) If there are to be 28,000 houses built by 2036, we can assume roughly 60,000 people in these homes, where are they all going to work?

A: The Economic Growth strategy is an important element of the plan, and Shropshire Council is looking at attracting high quality employment to the area. At the moment Shropshire is mainly low wage, mostly agricultural employment. We need to attract high quality businesses; that's why we are looking at areas to develop by the M54, and growth areas like Oswestry, Market Drayton, and Bridgenorth.

Population is sustainable in Shropshire – there is inward migration due to retirement, it's a very desirable place to live. The question is how we keep it a special place to live, and keep it sustainable. There is a lot of exciting stuff going on there. Again Nicola emphasised the majority of houses will be in market towns. In rural areas, we would be looking at about 3,000-3,500 houses total, divided by 40 roughly is about 75 – 88 houses per Hub, not massive numbers in each hub (it would not be an equal split though), and this is to be built over the period up to 2036.

Q: Surely there are more than 40 large villages in Shropshire that could be hubs. What about the roads?

A: If you improve connectivity you will get more development. You become more desirable for development. Are you saying that roads being poor should be an argument against development?

Q: What if you meet a bus on these narrow roads. A: That's what reverse gear is for.

Q: If we are designated as hub, how much control do we as a community have over level and type development?

A: Planning officers have to operate on the presumption in favour of development, in accordance with National guidance. When we were writing plans, we have to be mindful of protecting countryside. But Parish Councils are not a statutory consultee, they are advisory and they get sent the planning applications after other statutory consultees have already seen it. Parish Councils need to get in on conversations earlier. If they wanted to go down the route of a Neighbourhood plan, this is a document all about planning, but you need to hold elections for it to become a statutory document. This would then directly influence planning. If you are a Community Hub, it is a nuanced debate whether you need a Neighbourhood Plan or not.

You need to think about what sort of houses you want in village – that's when you need some form of housing design statement. Need to robustly engage with the site allocation process, see how many potential sites are in the area before you figure out how to engage with this process.

Q: Hypothetically, for a proposed hub, what if no landowners come forward to suggest sites?

A: Land only gets allocated for development if landowner puts it forward.

Nicola also mentioned CIL (Community Infrastructure Levy), roughly £94/square metre. These funds are to pay for infrastructure to sustain the development, if for example roads are an issue, then we need investment in infrastructure to improve this, but also can be used for school places etc. But if you are designated as a Hub and there are no sites put forward and allocated, then no, you won't have any development.

Q: To what extent do wishes of the community link in with wishes of local estates? E.g. Sansaw Estates?

A: I think planning policy would look at that very carefully. Is it appropriate, is it sustainable, do we need that number of houses. I think the wishes of the village would be taken into account if you are looking at very high level of development (e.g., 400 houses). Hadnall development is on Sansaw land.

Q: If there was a Neighbourhood plan how would that impact things?

A: Neighbourhood Plan would have to state as a policy that the village would only look at developments of max 5 houses per site for example. You would have to seek out policies that would limit that. Neighbourhood

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Plan is a 2 year process and expensive though.

The debate has matured in recent years, and you are more tolerant of one-off, bespoke, good quality developments. But it has happened in other areas e.g. in Whittington an application for 150 houses development is being considered.

You have to influence the conversation on the presumption of planning in favour of development, and benefit from that conversation. You need to keep an eye on sites coming forward and debate robustly if they are appropriate.

Q: If Clive does not become a Community Hub, then what?

A: Cluster is the other designation. There are fewer houses in the settlement, and some houses don't have a central village location. It could be four quite large areas of housing that come together as a Cluster. They want to maintain their geographic separation, but want to link up as a Cluster.

In general, Community Hubs will take maybe 30-50 houses, Clusters even less (mostly in-fill), Countryside will take no development. E.g. Cross Houses.

It's worth pointing out that Clive does seem to operate closest to a Cluster at the moment, e.g. mostly in-fill development. Community Hub is the next stage up.

Q: How much can the village cope with extra residents, as the Surgery, school, parking are already issues?

A: This is where Place Plans have a role to play. We've just been updating these across the county, and they state what infrastructure is required to support development in the area, e.g. Sewage, education, highways, etc.

Education – nuanced argument. Middle class parents like to send their children to schools in rural areas, because of the reputation that rural schools are great. There are a certain number of parents who are already bringing their children to Clive in preference over market town schools. In every household we assume 1.5 children and there is a calculation to work out if a new classroom needs to be built to accommodate increases in population in certain areas. Shropshire Council is only required to provide a school in the area where a family **lives**, not a place in the school of the parents' choice. We are constantly number crunching. If there were areas with large increases in households and therefore increases in children, then we would need to look at building extra classrooms. But there are no new primary schools required except in Shrewsbury, possibly also in Oswestry. I don't think we'll need to build a new classroom in Clive anytime in the near future, but obviously I can't guarantee that.

Surgeries – Information on capacity and numbers is unfortunately not available from Clinical Commissioning Group. So we are not sure if surgeries are actually at full capacity, or if patients just want to see the doctor of their choice tomorrow, rather than wait for 2 weeks.

Q: I understand that steps are being taken to address parking now, but this is already a big issue as things are now, with extra development how will we cope?

A: Over time, things have changed in size and number of cars per household, but as well as this we all have to deal with bad, inconsiderate behaviour.

Q: Have any sites already been put forward? A: Yes, roughly 2000 sites across the county, and we think there about 4-5 sites put forward in Clive.

Shropshire Councillor Simon Jones: One thing to remember is that as part of SAMDev, acres of land were put forward at that time. The point is not to get too scared by the notion of 2,000 sites being put forward. Not all of them will be suitable. This is just landowners putting forward sites they want to get rid of, and they may not be accepted when they undergo the assessment process.

Chairman Bentham – Just to reiterate the Parish Council we will keep everyone informed of any further progress and updates. Keep an eye out on the noticeboards, Facebook, the Council website, and come to our meetings.

The Chairman, Councillor Bentham thanked Nicola Fisher for coming to the meeting and sharing such important information with us. Nicola Fisher left the meeting.

09/18 **Clive Village Hall Committee Report** - Chairman Paul Nicholson gave a report as follows:

“Thank you for inviting me to talk about the Village Hall, it's great to see all of you in here. This is why we have a hall space, to have meetings like this. We walk past it all the time, but don't often think about how is

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this building used, and it's used for meetings like this. Where would we go otherwise? It has been packed for meetings about the Railway Inn. And it's not just for public meetings; it is used for lots of activities, playing bridge, yoga, toddler groups. Also used as a School hall as they haven't got one up the road.

Excuse the wording but this is the true Hub and centre for village life. We ought to recognise it and value it. We are now well in to what was intending to be a 5 year plan, but it's been a bit slow. This room is nearly 120 years old and really in need of renovation. As chairman I took this on, we wanted to improve the facilities we offer to the village. It's been a slow process, but good. We drew up plans and wish lists, got an architect involved. So we have a great plan but not much money. We have our savings and have been raising grant funding last year, and we're actually going to be starting some work here very soon.

Building work is due to start after the late May Bank Holiday weekend, and we're really looking forward to the transformation. We can't do everything on our wish list, so it is split into 2 halves. We're tackling first half this summer, and the 2nd half, next year or the year after.

Thanks to the Parish Council, we have a new lease on the building for 99 years. Management has been passed onto the Village Hall Committee for next 99 years. This has secured the future of the building site, we've got planning permission for everything we want to do, as well as building regulations. We've got some fantastic grant money (approximately £1,000 from National Lottery, roughly £5,000 from the Walker Trust, and nearly £40,000 from Veolia.) At the end of this month we start renovation of the whole back of the building.

This room, the front entrance, and steps will be in the second part of renovation project. The focus is all about better access, so we are redeveloping the back, making better use of space, will be using the corridor as useful space, not just a corridor. There will be a new set of toilets at the top end. The Committee room will extend out right up to the doors. There will be a new disabled door, wide enough for wheelchairs. Back patio will be levelled, with a new pathway round the side, to make it easier for wheelchairs and electric scooters to get to the new entrance. The Committee room will become more of a meeting area with a hatch into the kitchen, which will double in size and will take over the space currently used for gents toilets. This will help for large events, e.g., Harvest Festival. There will new arrangements for storage inside and out. The back area will be transformed and will complement the main hall area. There will also be a new heating system and boiler, which is very important. The main hall will be looked at in the 2nd stage of renovation, as well as insulation, and bringing in a movable stage.

Building work starts after bank holiday, and will mean disruption to some users. We won't be able to use the kitchen, gents, or disabled toilet. We can keep the main hall open, and the two ladies toilets will have to be unisex during the building period. Pathway will be being altered, hence limited access to gardens, and the side entrance will be closed.

Obviously there will be disruption, e.g. vans dropping off materials, there will be additional traffic in the area (on Jubilee Street and Drawell). Builders are aware of this, know they need to drop off and then find somewhere else to park. [It was queried by a member of the public if builders could maybe use the field for parking? Paul did ask about this, but there would be a conflict as children use the field in the day, also wouldn't want to damage the field.] We are hopeful it won't cause too much disruption. It's hard to estimate how long it will take, 12-14 weeks we think. Hopefully beginning of September we should see that all finished. Once again we apologise for the disruption, but hopefully you will all agree it will be worth it.

Q: How will the disabled get in during building work? A: There will unfortunately only be the stepped front entrance open during this period. But the whole purpose of the work is to improve disabled access so we hope residents will understand and bear with us.

Other groups are either continuing to use the hall during the summer - they are happy it will still suit their needs - or are making other arrangements temporarily e.g. daytime Bridge Club. We look forward to welcoming you all back in September when the first stage of work should be complete.

One final plea: If you haven't already completed your Parish Plan, please include something about how important this place is. We are spending all our money on developing the back, so will need more money in future to make sure we have all equipment we need. In September we will start a new fundraising plan to get second half of works finished.

Chairman Councillor Bentham thanked Paul Nicholson and he left the meeting.

10/18 **Reports from Parish Organisations** - The Parish Clerk will receive and archive any reports offered.

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Sansaw Estates - in the absence of James Thompson, the Chairman read out a report from the Estate as follows:

1. We are conducting an Estate review over the next 12 months which will determine our strategy for the next 20 years, included in this will be a number of old farm buildings as well as Roland's house. Please rest assured we have not forgotten about it but as yet we have not decided what we are going to do with it.
2. General Maintenance: any feedback/comments/requests gratefully received.
3. Mountain Bikes: It is difficult to police and we are not sure what the best policy is for the hill and mountain bikers. The Estate would welcome input from the Parish Council.
4. Development: as mentioned above we are looking at development opportunities as part of our 20 year strategy and would value input from the village/PC as to what might be appropriate. I appreciate this has been discussed before but I think it would be helpful to re-visit this.

There were no other reports from organisations received.

11/18 **Any Representations from Parishioners –**

Q: Is it mandatory to replace councillors who have retired. A: Clerk explained that the Council has fulfilled legal obligations in terms of notification of the two casual vacancies, and explained that providing no election was called within the 14 day period, the council could co-opt whomever they pleased to be a councillor, as long as they met the parish council's criteria as well as the legal requirements for being a councillor. This should be done as soon as reasonably possible after the 14 day period has expired.

There were no other questions.

Residents stated they were happy they had received the answers they needed with regards to the Local Plan Review.

Parish Councillor Jon Jinks reiterated the importance of filling in Parish Plan questionnaires, and reminded residents to talk to others about the importance of sharing their views if they haven't filled in a questionnaire yet. There is no major rush to get questionnaires in, it will take a couple of months to collate all the data. This year the Working Group are aiming to collect questionnaires from households, but residents may also be able to drop them off in the shop.

Chairman Councillor Bentham thanked everyone for coming and invited residents to please stay for tea and cake.

Meeting closed: 8:39 pm.

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