

# CLIVE PARISH COUNCIL

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Minutes of the meeting of Clive Parish Council **Local Plan Review Committee** held in Clive Village Hall on Thursday 13 December 2018 at 7.30pm.

**Present** Cllrs Kate Bentham, Jon Jinks (arrived 7.33pm), Caia Bryant-Griffiths

**In attendance** Lydia Bardsley, Clerk/RFO, Public: Cllrs Peter Walters, Graham Godfrey-White, and Matt Alexander, members of the public: 1

LPR/1/18 **ELECTION OF COMMITTEE CHAIRMAN** – The Committee **RESOLVED** to elect Cllr Jon Jinks as Chairman of the Committee.

LPR/2/18 **TO RECEIVE APOLOGIES FOR ABSENCE** – Cllr Peter Slark, Cllr Ann Harrison (holiday)

LPR/3/18 **OPEN FORUM** – A period set aside to allow the public the opportunity to speak on an agenda item.  
There were no comments.

LPR/4/18 **DISCLOSURE OF PECUNIARY INTERESTS** - Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests. (**Members are reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest**, whether or not the interest is entered in the register of members' interests maintained by the Monitoring Officer).

There were none.

LPR/5/18 **DISPENSATION** – To consider any requests from Committee members for dispensation (requests for dispensation should be in writing and addressed to the clerk prior to the meeting.)

None received.

LPR/7/18 **COMMITTEE MEMBERSHIP** – Committee to approve appointment of new members

It was **RESOLVED** to recommend appointing Cllrs Walters, Godfrey-White, and Alexander as members of the Local Plan Review Committee.

LPR/8/18 **TERMS OF REFERENCE** – Committee noted Terms of Reference.

It was **AGREED** that the clerk will update the list of Committee members in the Terms of Reference following the next full Council meeting, and any suggestions for other changes are to be brought to the January full Council meeting.

LPR/9/18 **SHROPSHIRE COUNCIL LOCAL PLAN REVIEW**

The Committee discussed the meeting with Shropshire Council Planning Policy team held on 04.12.18.

Cllr Jinks gave the following report:

The committee had a very useful meeting with Eddie West. The crux of the discussion was the map with the proposed development area CLV010, but it is not definitive. Shropshire Council is asking for Clive Parish Council's opinion and views. Clive Parish Council has an opportunity to work with Shropshire Council and the planners and have greater influence over what happens in the Village over the next 18 years in terms of planning.

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Signed: .....Date:.....

If the Council accepts the Community Hub status and the proposal of 40 houses over the next 18 years, we as a community have more influence over where those houses are built etc. If we object and try to fight the proposals, we potentially lose the opportunity for consultation, i.e. the plot of land could be decided by Shropshire Council with no input from Clive Parish Council or the residents.

It is important to have perspective – as a settlement, Clive is a very small fish within a much bigger Local Plan. Other villages will double in size, e.g. Baschurch. There is very little difference in numbers between what has been built over the last 20 years and what is being proposed in the consultation. If we have a Neighbourhood Plan as well, the village will also benefit financially from co-operation.

The number of proposed dwellings was clarified. The current proposal is for 25 houses to be built on plot CLV010, and the remaining 15 will be in fill. (2 houses have been committed already.)

In terms of the Community Hub criteria points system, it was clarified that Clive village qualifies by 6 points. If the village shop was to close Clive would no longer qualify as a Community Hub. This is the **only** circumstance that would cause the village to fall under the threshold for Community Hub status. It would have to close during this current consultation period before the legislation is passed to forestall the development of the proposed 40 houses.

It was clarified that there was no real guarantee that the Parish Council would have **control** over the choice of development site, but that if Shropshire Council wants to change the Local Plan again, it would need to go back to consultation. It was noted that **control** is not right term – it's more about working with Shropshire Council, and having **influence** over the final decisions.

Once the development site(s) is decided, that is where the bigger plots of houses will be built. “No” is not an option. There is an argument for drawing traffic away from the centre of the village by strategic planning.

It was noted that there is a risk with collaborating with Shropshire Council as there are no guarantees about what will happen in the future. Any policies agreed at the end of the consultation could potentially be changed with a new government. All plots of land were included on the initial map shared because landowners have at some point expressed an interest in development. Shropshire Council has assessed each potential site, and it was noted that sites CLV010, CLV012, CLV013, CLV017, and CLV018 are all on same points score in terms of preferred sites, and they are on a par with each other in terms of impact on environment, etc.

The Committee discussed the different plots on the map.

The committee felt plot CLV010 was the wrong end of the village for such a large development site and has already expressed this opinion in the meeting with Shropshire Council on 4<sup>th</sup> December. The low density of buildings on plot CLV010 means it will be expensive for developers, who will want to make back money by building bigger, high cost houses. At the other end of the village, it would be possible to have a greater proportion of housing that is lower cost and affordable, and more suitable for families. Plot CLV010 would be more likely to have more expensive, executive homes, and it was felt that the village would not end up with 25 houses in reality.

Concerns were also raised that there are no pavements between plot CLV010 and the rest of the village and it is a fast section of road.

Plot CLV018 is further away from the village Post Office than plot CLV010 is, but it is closer to the school, and is on the bus route.

If plot CLV017 was chosen it potentially opens up development to plot CLV002 because of access.

It was felt that **housing need** is all important in this and future discussions. The evidence from the Parish Plan so far suggests that residents want predominantly lower-cost homes. Past experience shows this type of housing will also sell more quickly than 5-bed executive homes.

At this point there are 3 options available:

- Adopt the proposal for 40 houses in conjunction with planners, with more chance of having sites of our preference chosen for development.
- Continue to fight the proposals, with a view to remain as Open Countryside with no development at all. The risk is that Shropshire Council ignores this and they and/or the developers go ahead with no input from the Parish Council or residents. Without local input, plots could be chosen without regard to the village's specific housing and infrastructure needs.
- Attempt to renegotiate with Shropshire Council to have fewer than 40 houses developed between 2016 and 2036. The risk with taking fewer houses is that the village is less likely to get family/lower cost housing, as developers will want big, expensive houses to get their margins. The cross-subsidy policy proposes allowing some bigger, open market homes to be built in order to fund the smaller, more affordable homes.

There is a risk of future services from Shropshire Council being cut, which could impact on the existing villagers if we have stood in their way.

It was felt that it was important to hold a public meeting in January to gauge public opinion on these choices and to ensure residents have the necessary information to make an informed decision.

Cllr Godfrey-White gave an update on CIL from a recent meeting. The Parish Council can't assume it will have access to CIL funds to spend. The Parish Council will need to make an application for specific projects which could be rejected. It is not an easy process.

**Following the discussion, the Committee RESOLVED to arrange a meeting on Jan 3<sup>rd</sup> at 7.30pm and will invite Eddie West to give a presentation and answer questions. This will be a Parish Meeting, not an extraordinary Council Meeting.**

**Clerk will confirm the meeting date with Eddie West and ask if the consultation document will be amended on the map to show the two options, or can he produce a new map showing the new options.**

**It was AGREED that Cllr Jon Jinks will introduce Eddie West and control questions and answers.**

It was suggested that the members hold another Local Plan Review Committee meeting on 10<sup>th</sup> January 2019 to discuss the feedback from the Parish Meeting on the 3<sup>rd</sup> January 2019 and draft a response to the consultation. Councillor Bentham will check Village Hall availability for 10<sup>th</sup> Jan 2019.

LPR/10/18 **NEXT MEETING** – It was AGREED that further meetings would be called as required.

Meeting closed: 8.50pm