

## CONDOVER PARISH NEIGHBOURHOOD PLAN STEERING GROUP

### Notes from meeting held on 13<sup>th</sup> March 2019 at 7.30pm – 9pm at Condover Village Hall

#### In attendance:

P Gore, K Harris, K King, D Lane, E Marvin, R Morris, R Nash, S Peters

Apologies were received from: B Gill, J Jackson, S King, C Machin, S Mackay

#### 1. Welcome, apologies and introductory remarks

E Marvin explained the focus of the meeting would be the draft CPNP Site Evaluation Report but the consultations with young people and businesses were items for decision

#### 2. Notes from previous meeting and matters arising

There were no matters arising from the notes of the previous meeting which would not be covered by the current agenda.

E Marvin reported a Facebook group had been set up called 'Condover Neighbourhood'. This would be used in conjunction with the website to facilitate online consultations and opinion polls, and to engage with local communities. This would be a mediated group.

#### 3. Consultation: young people and businesses

E Marvin referred to the circulated report following the initial consultation with young people. The recommendation to consult with young people 'where they were' rather than expecting them to come for meetings or events was agreed. Changes were made to the proposed survey questions. The revised questions form Appendix 1 to these notes. E Marvin also referred to the circulated report following the initial consultation with Dorrington Business Network. The recommendation to consult with businesses 'where they were' rather than expecting them to come for meetings or events was agreed. The proposed survey questions were agreed.

Both consultations would be through an online survey on the Condover Neighbourhood Facebook page and website, the Young Farmers' app and direct discussions to complete the questionnaire.

#### 4. CPNP Site Evaluation report

##### a. Declaration of interests

P Gore declared a potential interest arising from the proposed relocation of Condover Village Hall

When the matter arose and he became aware of its inclusion, D Lane declared an interest in land at The Shrubbery Condover. He later confirmed this interest – attached as Appendix 2

##### b. Site Evaluation Report

The Condover Parish Site Evaluation was independently conducted on behalf of the Parish Council by Locality appointed AECOM agents. E Marvin that all the sites put forward within the Parish had been evaluated, with those deemed potentially viable (18 in total) subject to site visits and more detailed evaluation. Any Parish Council amendments or corrections would be passed back to AECOM.

It was noted the Site Evaluation Report contained sensitive information and was confidential at this stage. The Parish Council preferred sites would be subject to public consultation.

It was further noted that in the absence of the Housing Needs Analysis it would not be possible to interpret sites in the context housing the nature and type of houses required.

E Marvin confirmed the overall Planning target for Dorrington was 150 new homes, of which 81 had already been delivered. This left a target remaining for Dorrington as a hub within the new Local Plan (when adopted) of 69 new homes.

B Carey was asked to clarify whether recent planning consents impacted on 69 dwelling target. In addition to the number completions, she would also ask for number of consents given and starts on site, to give a more accurate assessment of the number of new homes coming forward.

Regarding development boundaries, these would be informed by the location of preferred sites and nature of housing needs. B Carey had prepared black and white versions of the site maps. This would enable preferred sites to be drawn on in colour to give a sense of the emerging shape of the settlements and also indicate where development boundaries may be drawn.

There was initial general discussion about the site evaluations for Conover, Dorrington and Stapleton. Representatives from Stapleton were not present and would be contacted separately to discuss initial comments. Conover and Dorrington representatives would arrange separate meetings involving Parish Councillors and CPNP Steering Group members only to look through the site evaluations in detail and make initial proposals where appropriate. D Lane and E Marvin to convene meetings respectively.

**c. Housing Needs Assessment**

B Carey confirmed the HNA was being carried out by AECOM (appointed by Locality) and would be based on a time period of 2016 – 2036 to mirror the Shropshire Local Plan. The two key questions for the Housing Needs Assessment were the:

- i. Quantity of housing of required
- ii. Type & Size of housing required

Shropshire Council would continue to be asked for a housing needs figure however the AECOM Housing Needs Assessment may be based on more robust data than that being used to inform the Local Plan.

The Housing Needs Assessment was being held up as Shropshire Council had still not provided the data requested. B Carey had already chased this but would do so again, and request assistance from Cllr D Morris.

## **5. Next steps**

The following next steps were agreed:

- a. B Carey to contact Shropshire Council and Cllr D Morris re Housing Needs data
- b. The Site Evaluation Report would be put on the agenda for the Parish Council meeting on 2<sup>nd</sup> April 2019
- c. E Marvin and B Carey to collate notes on the Site Evaluation Report and refer back to AECOM
- d. Condover and Dorrington comments would be collated by 31<sup>st</sup> March 2019 and forwarded to B Carey (D Lane and E Marvin)
- e. B Carey would ask M Mead and E West (Shropshire Council) for data referring to permissions granted but not built out within the Parish in total and for each village.

## **6. Date of Next Meeting**

The next meeting would be held at 7.30pm on Thursday 18<sup>th</sup> April at Condover Village Hall

**DRAFT NEIGHBOURHOOD PLAN SURVEY QUESTIONS – YOUNG PEOPLE**

Your Parish Council is putting together a Neighbourhood Plan. A Neighbourhood Plan is a way for local people, including young people, to have a direct say in how their area develops over the coming years – what’s it like to live here and what’s our vision for the future? It’s important you have a say in what goes into the Plan. We want to work together with you and include your views.

Please respond to these questions

Q1. Where do you live? Condover      Dorrington      Ryton      Stapleton

Q2. Young people have said there isn’t enough to do locally.  
Do you agree?      Yes / No

Q3. Would you get involved with.....

a) Arts projects (music, art, drama, writing etc)	Yes / No
b) Practical classes like cookery or car maintenance	Yes / No
c) Volunteering for local projects or campaigns	Yes / No
d) Indoor sports like table tennis or skittles	Yes / No
e) Film nights or music events	Yes / No
f) Anything else? – please say.....	

Q4. Some people think the community should do more to protect the future environment eg trying to use less plastic, repairing and reusing things, eating more local food. Do you agree:

A lot      A bit      Don’t agree      Don’t know

Q5. Some young people would like to get work experience or work locally. Do you think local businesses could do more to offer opportunities to young people?

Yes      Maybe      No      Don’t know

Q6. Many local people who don’t have a car rely on busses, taxis and lifts to get around. If this applies to you, how do you think transport and/or getting around could be made easier?

.....Space to answer.....

Q7. Do you want to stay in the area?      Yes / No

If YES, would you aim to RENT (Yes / No) or BUY (Yes / No) a home locally

Q8. How old will you be next birthday? 14 -15 years 16 – 18 years  
19 – 21 years 22 – 25 years

Q9. We value your views. If you would like to be more involved with the Neighbourhood Plan please give contact details below:

.....Space to answer.....

Note:

Your details will be used only by Condover Parish Neighbourhood Plan Steering Group for Neighbourhood Plan purposes

**D Lane: Declaration of interest in The Shrubbery, Condover**

Declaration of interest. Inbox x



**david lane**  
to me, edward ▾

Thu, Mar 14, 5:34 PM (22 hours ago) ☆ ↶ ⋮

Both,

I was surprised last night during the meeting to find out that somebody has potentially included my side garden at The Shrubbery as a development site. I assure you that it was not me or my family and I do not know who has done it as nobody has approached me. Had I known I would have declared an interest at the start of the meeting and not as I did when the site was raised later on.

In order to be clear, I am well aware that this site sits within the current village development boundary and I consider that I could apply for planning permission under the SAMDEV regime to build a new house on this location. Note that to date I have not taken any steps to do so.

Regards,

David Lane