

CONDOVER PARISH NEIGHBOURHOOD PLAN STEERING GROUP

Notes from meeting held 7.30pm – 9pm 20th February 2020 at Condover Village Hall

In attendance: K Harris, J Jackson, E Marvin (Chair), R Nash, S Peters, P Smith and B Carey

1. Welcome, apologies and introductory remarks

E Marvin welcomed everyone to the meeting. Apologies were received from B Gill, P Gore and S Mackay.

2. Notes from previous meeting and matters arising

The minutes from the last meeting were reviewed and agreed to be accurate. There were no matters arising.

3. Preferred Sites: Dorrington

3.1 Meeting with Maitlands residents – E Marvin reported that D Morris had been invited to a meeting on 13th February organised by Maitlands residents concerned about the proposed housing development site DGN 003. E Marvin had also attended. Eight residents attended and the meeting lasted an hour. It was clear that all the residents present were opposed to the current draft proposal. Dan briefed everyone on the Shropshire Council position and described the context of a Neighbourhood Plan as part of the Shropshire Local Plan Review. E Marvin spoke about the CPNP background and the timescale, and specifically the reason why Condover Parish Council wished to embark on a Neighbourhood Plan process. He highlighted some of the advantages of the Plan and also the broader issues including the need to convince the whole Parish and not just the Maitlands and/or Dorrington.

The main points conveyed were that:

- a) Without a Neighbourhood plan, the Parish Council could lose control over where homes are built in Dorrington, and the wider Parish
- b) The Parish Council shared concerns about traffic on Church Road but did not have the resources to make any improvements. Development at The Maitlands could be linked to infrastructure and although limited changes could be made there were options which were being explored to make the road safer and manage traffic flow.
- c) Community consultations were vital – residents would have strong views and would be heard
- d) The preferred sites spread development around the village – the Maitlands site could deliver all the required housing but instead would only deliver a portion.

E Marvin said that he felt the sense of annoyance was replaced by a reluctant acceptance that housing would be coming to the area and that it was essential that a CPNP orchestrates the views of residents. As far as housing is concerned, the group's view was that a linear development from Church Road to the existing Maitlands would be preferable.

They were extremely grateful for Dan's support and for his and E Marvin's attendance. E Marvin indicated that the next step would be release of a draft Plan around next month when again their comments and support would be essential. He encouraged them to use the website and also emphasised the need to talk to their neighbours to

ensure that messages were also passed by word of mouth. E Marvin thought it had been a useful and successful meeting.

- 3.2** Affordable housing site in Dorrington – E Marvin reported there was some confusion within Shropshire Council as to where a suggestion had come from that Connexus had been offered an affordable housing site in Dorrington. Some people did remember the potential development site in Station Road had been to planning appeal but had lost. The owner had subsequently been asked by a housing association if they would release some land for affordable housing. It's believed this was declined. Part of the site is now a preferred site within the Plan so it was unlikely land would be available for affordable housing. It was noted that to justify a rural exception site in Dorrington, evidence of housing need would be required. Data from the Shropshire Council affordable housing needs survey was still awaited from Shropshire Council. Experience from the exception scheme in Conover would enable the Parish Council to ensure any housing needs evidence presented was robust and relevant.
- 3.3** There was discussion about the opportunities for building into new development benefits for the local community, especially amenities and landscaping.

4. Community Consultations

- 4.1** Next steps: Conover village – E Marvin confirmed that the outcome of the Conover Village Hall consultation about developing a new village hall with housing had been that the majority of residents voted against the proposal. The village hall would remain on its present site. The issue of a car park remained outstanding. Options appeared to still be JCA land opposite the village hall or land over the bridge. It was agreed this could not be resolved at this stage. It was further agreed to ensure there was a policy in the Plan to establish a village car park was a priority and would deliver community benefit. R Nash referred to an option for a coach park to be developed on the JCA land which could be used by residents in the evening. This would prevent coaches having to negotiate the narrow bends past the church. It was agreed this would be a good idea. The Parish Council would write to the landowners as a courtesy to let them know there was a policy of this nature in the Plan.
- 4.2** Consultation events 2020 – E Marvin emphasised the importance of keeping residents engaged with the Neighbourhood Plan. He proposed blocking out May – July 2020 for consultation events, including and following on from consultation on the Neighbourhood Plan document and on themes with the Plan. It was also proposed residents with concerns could work together on particular issues, for example traffic on certain roads.
There was discussion about road safety around Dorrington School. E Marvin undertook to talk with the Head about opening the back gate to the school to enable access from Dorrington Village Hall car park.

5. Next steps

B Carey would aim to have a draft Neighbourhood Plan ready for mid-March, ahead of 19th March, and would send it out in PDF and Word

6. Date of Next Meeting

The next meeting would be held at 7.30pm on Wednesday 19th March 2020 at Conover Village Hall.