

CONDOVER PARISH NEIGHBOURHOOD PLAN STEERING GROUP

Minutes from meeting held on 14 June 2023 at 7.30pm at Dorrington Village Hall

In attendance:

Parish Councillors: E Marvin (Chair), P Gore, R Nash, J Strelitz, G Walker-Prior

Residents: S Cole, S Peters, Edward, Rachel

Also in attendance: Brighid Carey

1. Welcome, apologies and introductory remarks

E Marvin welcomed all to the meeting. Apologies were received from P Smith.

2. Summary of CPNP progress to date

E Marvin reviewed the minutes from the Extraordinary Parish Council (EPM) meeting held on 25 April 23 (attached here as Appendix 1). He focussed on a number of key points:

- a) Following discussions between himself, the Clerk and Planning Policy officers at Shropshire Council, it was proposed that only 55 of the target 69 new homes needed to be accommodated on the preferred sites within the Neighbourhood Plan. These would be 20 homes on DGN003 (The Maitlands), 20 homes on DGN021 (Station Road) and 15 homes on DGN018 (Limes Paddock). The site drawings were in the draft Plan. The remaining dwellings could be brought forward through the life of the Plan within the development boundary on windfall or infill sites as appropriate.
- b) It was confirmed the preferred size of home would be 2-3 bed family homes, 25% of which should be affordable, and of these 70% should be for social or affordable rent.
- c) Preferred site DGN003 (land adjacent to The Maitlands) had been redrawn to reflect neighbour concerns about blocking views and to ensure 20 homes could be accommodated. There had not yet been discussions with the landowner about this proposal. At the EPM, it had been suggested bungalows should be prioritised immediately adjacent to the existing Maitlands development. There was discussion about the potential to require solar panels and EVCPs. E Marvin said the Plan had to comply with overall government planning rules and couldn't require provision additional features but could state support/a preference for.
- d) E Marvin confirmed the upcoming Steering Group meeting dates to be 7.30pm on Thursday 13 July and 7.30pm on Thursday 31 August. Venues to be confirmed.
- e) E Marvin confirmed the aim was to formally consult on the pre-submission Plan over 6 weeks in September and October, submit to the Planning Inspector December 23/January 24, with the referendum in autumn 24. In order for the Plan to be adopted, 85% or more of people voting must be in support.
- f) E Marvin outlined the role of the Steering group to progress the Plan and to engage with residents, to facilitate and support the Plan. The role of B Carey had yet to be discussed and agreed in terms of time available and division of work.

This overview was followed by discussion.

S Peters asked why the number of new homes specifically allocated to preferred sites had been reduced from 69 to 55, and where the homes would go if the landowners said no. E Marvin said Shropshire Council reasonably relaxed about numbers provided overall 69 homes would be delivered. This provided the opportunity to have slightly smaller sites. The preferred sites had been put forward by landowners in the Strategic Housing

Land Availability Assessment (SHLAA). S Cole and S Peters expressed concern that DGN003 had been moved from previous drawings back towards The Maitlands estate and asked why this had been done. B Carey said this was the result of the planning policy officer drawing the site to scale to accommodate 20 homes. Its proximity to the estate could be looked at again with the officer.

G Walker-Prior proposed all 55 homes be put on DGN021. B Carey said through the consultations with residents a preference had been expressed for smaller developments. That was why three smaller sites had been identified. There had also been concerns about traffic volume at the junction of Station Road and the A49. G Walker-Prior thought a new road could be made from the rear of the Station Road site to the A49. E Marvin said this had been proposed in relation to Salop Sand and Gravel, but an additional new access on to the A49 at Dorrington had been ruled out by National Highways. There was then a suggestion that traffic lights at the Station Road junction would help control traffic both at the junction and through the village. A compromise may be to propose 40 homes on the Station Road site.

The discussion moved to the relative traffic hazards between Station Road and Church Road, which went past the school to The Maitlands. It would be difficult to put in effective traffic management measures along Church Road. Some concern was raised about children crossing to A49 from Station Road to access the school and play area. This was considered manageable via the existing light-controlled crossing.

The overall shape of the village within the proposed new development boundary was considered. Some thought DGN003 created an unbalanced shape to the village and over-concentrated residential development of that side of the village.

There was a general consensus that the original consultations had been held some years ago and there had been some significant changes within the Parish as a whole and Dorrington specifically in terms of new households and emerging priorities. It was proposed the preferred sites should be reviewed and reconsulted to provide two possible options:

1. Retain DGN018 (Limes Paddock - 15 homes) and focus the remaining 40 homes on DGN021 (Station Road). This would omit DGN003 (The Maitlands)
2. Retain the site proposals as they are, with some remodelling of DGN003 as it abuts the existing Maitlands estate. This would be achieved by reducing the target number for DGN003 to 15 homes, increasing DGN021 to 25 homes, and retaining DGN018 at 15 homes.

It was agreed to present this proposal to the Parish Council at its meeting on 5 July 23. It was further agreed that the Steering Group would endorse and fully support the outcome of community consultations with respect to the site option residents on balance, preferred.

If the Parish Council resolved to support the two options and/or the changes to the numbers on DGN003 and DGN021, E Marvin and B Carey would return to Shropshire Council for amendments to be made to the drawings for consultation.

It was further agreed E Marvin would ask Shropshire Council/ National Highways about the prospect of achieving traffic lights at the A49/Station Road junction.

3. Community Engagement and Consultation

Time had pressed on by this point in the meeting and this issue was referred to the next meeting. It was however agreed the Parish Council CPNP web pages needed to be improved and updated.

4. Resourcing the next stages of Plan development

It was agreed E Marvin and B Carey would request consent from the Parish Council to apply for Locality Funding for the next stages of the Plan.

5. Action Plan

- a) Proposed site options to be presented to the Parish Council on 4 July 23
- b) If the Parish Council resolved to support the two options and/or the changes to the numbers on DGN003 and DGN021, E Marvin and B Carey would return to Shropshire Council for amendments to be made to the drawings for consultation.
- c) E Marvin would ask Shropshire Council/ National Highways about the prospect of achieving traffic lights at the A49/Station Road junction.
- d) Proposal to apply for Locality Funding to be put to the Parish Council and, if approved, E Marvin and B Carey to make the application

6. Date of Next Meetings:

13 July 2023

31 August 2023

Venues to be confirmed.

**CONDOVER PARISH COUNCIL MINUTES OF EXTRAORDINARY PARISH
MEETING – 25TH APRIL 2023**

The Extraordinary Parish Council meeting was held on Tuesday 25th April 2023 at 7.30pm at Condover Village Hall

OUNCILLORS IN ATTENDANCE: P Gore, E Marvin (Chair), R Nash, R Slee, L Baines, J Strelitz, R Wintle and G Walker-Prior

In Attendance:	S Peters	Resident	P McQuitty	Resident
	J H	Resident	J Overton-Davies	Resident
	H Thompson	Resident	K Fox	Resident
	S Gretton	Resident	A Henson	Resident
	B Carey	Clerk		

E01.23 CHAIRMAN'S WELCOME AND APOLOGIES - E Marvin welcomed all to the meeting. Apologies were received from R Ball, R Betton and S Gill, and Peter Smith from the CPNP Steering Group.

E02.23 PUBLIC SESSION - There were no questions or matters raised.

**E03.23 COUNCILLORS DECLARATIONS OF DISCLOSABLE PECUNIARY
INTERESTS AND DISPENSATIONS** – These were ongoing.

E04.23 REVIEW OF DRAFT CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin and the Clerk gave a presentation to explain and summarise progress to date in the development of the Condover Parish Neighbourhood Plan (CPNP) – attached as Appendix 1. E Marvin confirmed the CPNP draft document had been circulated to Parish Councillors and members of the CPNP Steering Group.

E Marvin emphasised there was a financial benefit to the Parish of adopting a Neighbourhood Plan. The Parish would receive 25% of the Community Infrastructure Levy (CIL) charged by Shropshire Council on new homes as Neighbourhood Fund. Without a Neighbourhood Plan, the Neighbourhood Fund received was only 15% of CIL collected.

The housing target for Dorrington as the Development Hub was 69 new homes by the end of the Plan period. No development was planned for the other villages in the Parish, although there was scope for limited infill within the development boundaries of Stapleton and Condover.

There was discussion about each of the preferred sites for housing development in Dorrington: DGN003 Land off The Maitlands, DGN018 Land off Limes Paddock and DGN021 Land off Station Road. E Marvin explained that the site plans shown in the draft CPNP had been assessed by Shropshire Council Planning team and drawn to a scale which would accommodate the number of houses intended for each site. The number of homes on each site had been reduced, to give planned delivery of 55 homes rather than the full target of 69 homes: DGN003 to 20 homes, DGN018 to 15 homes, and DGN021 to 20 homes. This had been agreed with Shropshire Council on the

expectation that there would be some additional development through infill and windfall sites.

The CPNP put forward a preference for smaller 2 -3 bed family homes as an under-supply of this type and size of homes had been identified by the Housing Needs Assessment. There was also an under-supply of level access/ bungalow accommodation. Limited development of larger homes would be permitted depending on the overall design of the site. There was a requirement to provide 20% affordable homes on sites of more than five dwellings or over half a hectare, with 70% of these being social or affordable rent homes.

With respect to DGN003, concern was expressed about the position of the preferred site in relation to the existing housing development, with particular reference to potential loss of countryside views. E Marvin explained the location of DGN003 had already been changed following resident concerns from behind the existing housing to being adjacent to it. The Parish Council had yet to speak with the landowner and would review options around the shape of the site where possible. There was a suggestion that homes adjacent to existing homes might be bungalows which would have less impact on existing views. E Marvin undertook to consider this if at all possible.

L Baines asked if some of the new housing could 'key worker homes'. The Clerk said the Government key worker housing scheme had changed since it was first introduced, and much would depend on the availability of funding at the time a development came forward. By prioritising smaller homes, the CPNP aimed to meet local housing needs, which would include key workers. J Strelitz asked if it would be possible to require installation of solar panels and electric vehicle charging points. The Clerk said this could be a preference within the Plan but not a requirement as it would go beyond government policy and the Shropshire Local Plan and may, in the existing policy context, be considered unreasonable by the Planning Inspector. He also asked about the balance between people who bought homes to live in vs home bought to let. The Clerk said there was a difference between homes bought for residential letting and those bought as second homes, holiday lets or for Airbnb. The Housing Needs Assessment had identified a shortage of privately rented accommodation in the Parish, so in this sense buy to let may help meet local housing need. Homes bought for holiday, short-let or second homes would take housing out of residential use.

A question was raised about the Dorrington development boundary that did not include The Farris development. E Marvin explained this was because The Farris development had been 'pushed through' at a time when Shropshire Council was unable to evidence a five-year land supply and development was opportunistic. The Parish Council had objected to the development, alongside the land off Limes Paddock, and did not include either development within the development boundary.

E05.23 COMMUNICATION AND CONSULTATION PLAN – E Marvin set out the next stages of the Plan – see Appendix 1: Actions and Communications (final slide). The Steering Group would hold monthly meetings in June, July and through the autumn, focussing on communications and promotion of the Plan. The target period for community consultation was from wc 18 September to wc 30 October. There would be one week of consultation in each

village, followed by two additional weeks in Dorrington and Condover to collect any additional comments. E Marvin said the aim was to take the Neighbourhood Plan to community referendum in autumn 2024, once it had been approved through Shropshire Council and the Planning Inspector. He said the threshold for approval from the referendum was 85% of those who vote.

There being no further business, the Chair closed the meeting at 8.40pm.

Confirmed as agreed.....Edward Marvin, Chairman
6th June 2023

APPENDIX 1

**Condover Parish Council
Extraordinary Parish Meeting
25th April 2023**



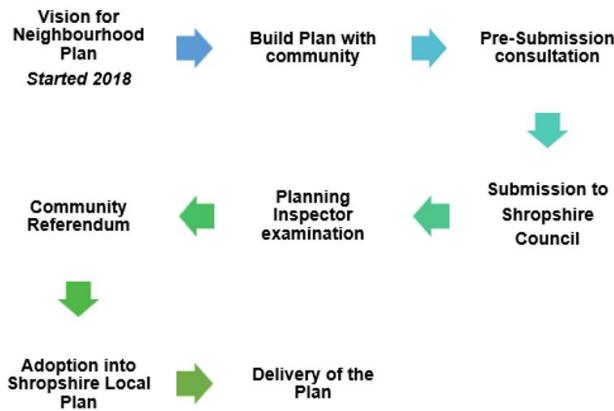
Review of Draft Condover Parish Neighbourhood Plan

What is a Neighbourhood Plan?

**Condover Parish
Neighbourhood Plan**

- A Neighbourhood Plan helps set out a community's vision for their area for up to twenty years, particularly in relation to housing development.
- Neighbourhood Plans enable communities to develop local planning policies and so directly influence development in their area. The Neighbourhood Plan has the same legal status as the Local Plan, so decisions on planning applications must take the Neighbourhood Plan into consideration.
- Neighbourhood Plans must be compliant with the local council Local Plan and the National Planning Policy Framework (NPPF).
- Communities with adopted Neighbourhood Plans benefit from more funding from housing development - ***increase from 15% to 25% share of development levy.***
- The Condover Parish Neighbourhood Plan will be in place until 2038

Developing a Neighbourhood Plan



Conどover Parish Neighbourhood Plan

The policies in the Conどover Parish Neighbourhood Plan refer to:

1. Housing and Design
2. Business Development
3. Traffic and Transport
4. Sustainable Living
5. Community Facilities and Recreation
6. Local Heritage and Environment

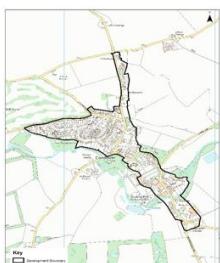


Housing and Design Policies

Conover Parish
Neighbourhood Plan

HOU1 Village Development Boundaries

- Dorrington is the Development Hub for the Parish. There is no planned housing development in Conover, Stapleton or Ryton.
- Conover and Stapleton retain their existing development boundaries
- Ryton remains open countryside



Conover



Stapleton



Ryton

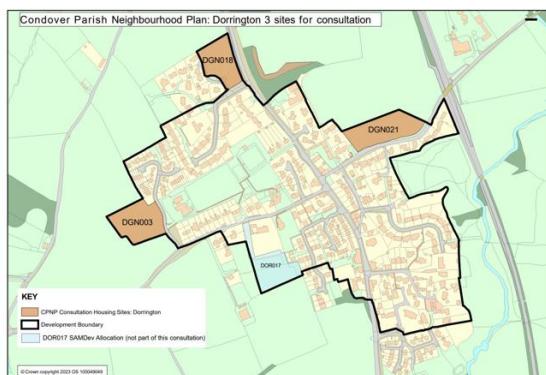
Housing and Design Policies

Conover Parish
Neighbourhood Plan

HOU1 Village Development Boundaries

- Dorrington is the Development Hub for the Parish. Local Plan requires 69 new homes to be build over the life of the Neighbourhood Plan.

- CPNP proposes delivery of these homes across three sites
- DGN003: 20 homes
- DGN018: 15 homes
- DGN021: 20 homes
- Remainder delivered as infill or windfall



Housing and Design Policies

Conどover Parish
Neighbourhood Plan

HOU2 Affordable Housing and Affordable Housing Exception Sites

- Sets the affordable housing yield on sites of 5+ dwellings
- Sets out target tenure mix across affordable housing
- Includes affordable housing outside the Dorrington, Conどover and Stapleton development boundaries

HOU3 Tenure of New Housing

- Sets out target tenure mix across all housing

HOU4 Scale of New Housing

- Sets out conditions re infill and infrastructure
- Size of homes and sites

Housing and Design Policies

Conどover Parish
Neighbourhood Plan

HOU5 Design

- New development will deliver high quality design by ensuring the creation of better places in which to live and work, improving sustainability and ensuring individual and community well-being. See Policy for details.
- Dwellings should be of varying designs, house types and sizes, and have individual outside space and respect the character of the locality and the local vernacular
- Development adjoining open countryside should provide a sympathetic transition e.g. through retention of hedgerows, planting of new hedgerows and trees, landscape buffers, soft screening, maintenance of views
- Proposals for housing development will be required to provide a minimum of three parking spaces per dwelling. New building should make use of materials appropriate to the rural character of the Parish, and apply them in a way to reinforce local character
- New residential development will contribute to reducing the impact of climate change: energy efficiency, insulation, solar gain, EVCP, have regard to the 'Good Level' accredited by the Building With Nature Standards Board ([Building With Nature](#))

Contextual policies

Conどover Parish
Neighbourhood Plan

Business Development

BUSIN1 New Employment, Visitor Accommodation and Tourism

- Supports new business accommodation and tourism facilities subject to specified constraints

Traffic and Transport

TRA1 Traffic And Transport

- Refers to traffic speed, management, air pollution and safety

TRA2 Parking

- Seeks additional off-street parking in villages

Contextual policies

Conどover Parish
Neighbourhood Plan

Sustainable Living

SL1 Sustainable Renewable Energy

- Promotion of low-carbon renewable energy

SL2 Sustainable Living

- Support for schemes that reduce, re-use and/or recycle plastic, food and other waste

Community Facilities and Recreation

CFR1 Community Facilities

- Support for schemes that protect and enhance community facilities,

CFR2 Recreation, Play and Outdoor Facilities

- Support for schemes that promote active, healthy lifestyles and mental well-being

Contextual policies

Conどover Parish
Neighbourhood Plan

Local Heritage and Environment

LHE1 - Preserving Local Heritage

- Support for schemes that help to preserve local heritage and/or enable and facilitate enhanced engagement with and understanding of local heritage

LHE2 - Natural Environment

- Support for schemes that enable the protection, enhancement and/or rewilding of the key features of the parish landscape

Actions and Communications

Conどover Parish
Neighbourhood Plan

May 23 – September 23

- Working towards pre-submission consultation in autumn
 - Apply for Locality Grant
 - Liaison with landowners
 - Communications with residents
 - Liaison Shropshire Council
 - Publicity and planning for community consultations

September 23 – November 23

- Pre-submission consultation – six week period
 - Village Hall-based consultations with residents
 - Draft Plan to Shropshire Council for stakeholder consultation
 - Collate feedback and amend Plan as required
 - Finalise supporting document eg Consultation Strategy
- **December 23/ January 24** – submit to Planning Inspector
- **Summer 24** – Plan agreed by Planning Inspector
- **Autumn 24** - Referendum