

**Oaklands School Site and The Glebelands Steering Group
28th January 2014**

		Actions
1	<p>Present:</p> <p>Chris Edwards, Chair, Shropshire Council (CE) Cllr Ted Clarke, Shropshire Council and Parish Council (TC) David Fairclough, Community Action Officer, Shropshire Council (DF) Lucy Roberts, Community Action Officer, Shropshire Council (LR) Emma Kay, Bayston Hill Parish Clerk (EK) Jenny Crowder, Educational Premises Manager, Shropshire Council (JC) Rawden Parslow, Library Area Manager, Shropshire Council (RP) Steve Law, Strategic Asset Manager, Shropshire Council (SL) Jane Kenyon, Asset Management Officer, Shropshire Council (JK) Michael Lewis, Library Manager, Shropshire Council (ML) Andy Mason, Lichfield Diocese (AM) Jack Parry, Christ Church representative (JP) Tim Lomax, Christ Church Vicar (TL) Joanne Hughes, note taker, Shropshire Council (JH)</p>	
2.	<p>Background/context</p> <p>For the benefit of the Chair and group, LR provided a brief background to the site in regard to the school closing in 2009 and the building being declared surplus to Shropshire Council requirements in 2012 and the proposals currently being considered by Shropshire Council, the diocese and the community.</p> <p>The community has voiced ideas and concerns via consultation which closes in mid February 2014. There is general concern about the loss of green space if the Glebelands are included in a land sale for development.</p> <p>Bayston Hill library is located a little way from the school site and is in need of modernisation and therefore the Library service are keen to be involved in any discussions around creating a community facility as part of any development.</p> <p>SL advised that the scout and guides hut that is located on the Glebelands have applied for and been listed as a Community Asset of Value which means that they could apply for a Community Right to Bid for the building should it come up for sale and then be allowed the opportunity to raise funds to purchase it within 6 months.</p> <p>The diocese view is to find a 'win, win' resolution which will maximise the</p>	

	asset for the church in either capital or rental whilst being sensitive to community needs. This will include the Glebelands, car park and small patch of land to the side of Christ Church and would be happy to offer more green space than a developer may be obliged to provide if this would allay community concerns.	
3.	Community consultation	
	<p>As mentioned above, community consultation has previously taken place and an additional period regarding the addition of the Glebelands is still ongoing and due to end mid February 2014. Emma Kay from the Parish Council will collate in due course.</p> <p>In earlier consultation, a scheme for building supported housing (in addition to York House) on the school site was explored by the Adult Social Care department of Shropshire Council, but the timescale for completion jeopardised the funding that was available at the time so other options were taken forward. SL will brief the Adult Social Care Manager, Ruth Houghton and ask if attendance at this group would be useful.</p>	<p>EK to collate</p> <p>SL to brief Ruth Houghton</p>
4.	Development concept statement	
	<p>CE outlined two extreme options that could be considered. One option could be to sell the land as it is, or secondly for the individual landowners to seek a developer to provide a mix of housing on the site.</p> <p>A middle ground would be to produce a “framework for development and concept statement” which would give an overview of what the landowners and community would like to see before putting on the market and inviting developers to bid. This would mean plans could be more prescriptive and has proved to be attractive to potential developers in other projects. CE provided copies of a sample concept statement which JH will circulate to all electronically.</p> <p>Jane Kenyon (JK) has expertise in this area of work and all agreed that a concept statement should be drawn up. JP agreed to assist JK in incorporating the community wishes into the project.</p> <p>TC noted that the Scouts and Guides Association who lease the patch of land on the Glebelands from the diocese should be part of these discussions as they also own a small triangle of land and would be affected by any development. TL added that he had already had informal conversations with a rep from the Scouts and it was agreed that TC and CE approach Andy Goldsmith to discuss options. TL to provide JH with Andy’s contact details and JH to set up a meeting.</p>	<p>JH to circulate concept statement</p> <p>JK/JP to produce statement</p> <p>TC/CE TL JH</p>

	TL also noted that York House (residential home for adults with learning disabilities) would need to be kept informed and offered the opportunity to be part of the discussions as their property is within the curtilage of the church grounds. TL to provide contact details to JH to make contact.	TL
5.	Next steps – what, who, when?	
	JK with assistance from JP to meet and start to draft the concept statement by next month's meeting	JK/JP
	RW to lead on library incorporation into the project	RW
	EK to be the Parish Council lead in the project	EK
	JP to represent Christ Church if AM unavailable at all meetings	JP
	AM to attend at a future date when project progressed	AM
6.	Any other business	
	LR commented that nearby residents should be fully briefed as the project progresses, all agreed. The school site is closed off, but quite easily accessible and whilst vandalism is not a problem presently, it needs to be monitored particularly as the nights get lighter. JC to monitor.	JC to monitor site
7.	Date and frequency of future meetings	
	It was agreed to hold monthly meetings initially and review after 3 or 4 months. JH to book dates and circulate to all.	JH to book meetings

N.B. Meetings now booked all at Shirehall:

4th March 2014 at 10am

8th April at 10am

15th May at 10am

12th June at 10am