

Oaklands School Site and The Glebelands Steering Group
7th October 2015

		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) Michael Watney - Balfours (MW) Andy Goldsmith - Scout and Guide Association (AG) Jack Parry - Christ Church rep (JP) Tim Lomax – Vicar Christ Church (TL) Cllr Mal Price – Portfolio Holder for Planning, Shropshire Council (MP) Mark Salt – Estates, Shropshire Council (MS) Lucy Roberts – Community Enablement Officer, Shropshire Council (LR) Emma Kay – Parish Council clerk (EK) Rawden Parslow – Library Manager, Shropshire Council (RP) Joanne Hughes - note taker, Shropshire Council (JH)</p> <p>Apologies: Jane Kenyon, Helen Lambert</p>	
2.	<p>Progress Updates</p> <p><u>York House/Medical Practice</u></p> <p>CE updated the group on conversations that have happened since the last meeting. Andy Mason from the Diocese and CE met with Mike Howard of Prospects Infrastructure Services with regards to York House. MH understands that this development will be the best opportunity for York House to relocate or vacate from Bayston Hill, but their timescale may take longer to complete. Ruth Houghton, Shropshire Council Adult Social Care manager fortuitously was on site, so joined the meeting and provided useful insight into Shropshire Council’s plans for supported living.</p> <p>CE also met with the GP Practice Manager, Peter Price and put him in contact with Prospects and had a tour of York House to see if it might be feasible to adapt into a new practice. There is a programme of GP practices colocation being looked at by Paul Tulley of the Clinical Commissioning Group (CCG) dependent on funding and CE has put relevant parties in touch to discuss further. (TL thanked CE for his work on progressing matters and re-engaging York House into the development and pursuing GP options).</p> <p><u>Site Boundaries</u></p> <p>Following this, MW had also met MH of Prospects to discuss boundary issues</p>	

	<p>and covenants on the site. It was agreed to allow more of York House footprint to be included in the development to include the orchard area, but leave a privacy strip of approximately 10 metres around the building. York House are happy for the planning application to go in with additional land included. AG agreed that the Scout and Guide Association preference is for a new site at Stanley Parker Playing Fields, but happy for the planning application to be submitted until that decision can be confirmed.</p> <p>ACTION - MW to instruct architect to amend plans ACTION – JK to complete planning brief and share final version with group ACTION – CE to arrange Shropshire Council members briefing</p> <p><u>Community Hub – capital appraisal</u></p> <p>DF and LR have spoken to Donna Payne in Finance who confirmed that some money can be ringfenced from the sale for part or all of the community hub/library build. DF is setting up a sub-group to include Estates, Education and Community Enablement officers to discuss and eventually approach local partners to match funding and feedback to this group. This may help with the complexity of marketing this site to a developer if the public facilities are financed. DF to continue with writing capital appraisal on this basis.</p> <p>DF to send the amended plans for the community hub to MW as not received.</p> <p><u>Parish Council update</u></p> <p>EK advised that there is general acceptance that the development is a positive opportunity for Bayston Hill and that the PC will take on the maintenance of the green space and running of the community hub. It was raised at their September parish meeting so local councillors are aware.</p> <p>Question regarding whether the land behind Yew Tree Drive is still included in the planning brief as an alternative green space. Answer – it remains in the brief but is probably a matter for future discussion by the Diocese and Rights of Way team at Shropshire Council and not part of these proposals.</p> <p>TL advised that planning consent for the land the Church owns at Cross Lane has been given, so a step closer to selling and distributing the money to local education. Helen Lambert in L&S to advise.</p>	<p>MW JK CE</p> <p>DF</p> <p>DF</p> <p>DF</p> <p>HL</p>
3.	Communications	
	Resident letters on the Parish Council website and Steering Group minutes on Shropshire Council’s website.	

	<p>One resident is regularly requesting an LJC meeting to discuss Oaklands and it is suggested that a date be set in later November but to discuss planning in general and not specifically concentrate on Oaklands.</p> <p>There is a local 'playing field action group' to be launched soon, but no further details. No update this month for the November edition of the village magazine as nothing to report. It would be useful to have submitted the planning application before the LJC takes place so the public can see indicative plans and some progress. DF to liaise with JK regarding the timeline for applying.</p> <p>It was agreed for LR and DF to organise drop in sessions rather than a public meeting for the consultation period. Also to refresh the Q&A document for the consultation.</p> <p>Next meeting of this group on the 12th November will be used to finalise the planning application before submission.</p> <p>MW advised that the plans for a new vicarage are ready to submit. TL asked whether it would be prudent to disclose the split of monies received between the Diocese and Shropshire Council. It was agreed that this is commercially sensitive, but the benefits to the community could be communicated such as the building of the community hub, new library, Parish office, new housing etc.</p> <p>ACTION – TL to draft a 'good news' story for The Villager on how the community benefits and send to EK by the 16th October.</p>	<p>DF/JK</p> <p>DF/LR</p> <p>JK</p> <p>TL</p>
8.	Any other business	
	MW noted that future discussions will need to take place regarding shared use of areas by the landowners. This will be a rolling topic to discuss.	
	Date of next meeting	
	12 th November 2015 at 10am in the Oswestry Room, Shirehall	