



Strategic Plan 2018 – 2021 (Draft)

Mission Statement:

‘To protect and improve the quality of life for all Bayston Hill residents’

Purpose:

To represent the interests of the local community and to provide quality, affordable services, accessible to all.

Values:

Bayston Hill Parish Council will work with integrity and provide a high quality service. In all its dealings with the public, other organisations and internal matters the Parish Council will be: -

Accessible	Accountable	Proactive	Professional
Fair	Inclusive	Responsive	Transparent

Stakeholders & Partner Organisations:

Residents	Shropshire Council	Highways England
Businesses	Other Town & Parish Councils	Utilities Companies
Visitors	Village Association	Open Spaces Society
Service users	Community Groups	Shropshire Playing Fields Ass’n
Road users	Sports Clubs	Emergency Services
Health service	Energize	Charitable organisations
Schools	Youth organisations	English Heritage
Church groups	Volunteering groups	Library Friends

Activities & Priorities:

Service Provision:

Bayston Hill Parish Council has an enviable range of high quality sport and recreational facilities. The Parish Council aspires to protect, maintain and improve these facilities and encourage greater usage to help build a healthier, happier community.

The Parish Council will strive to make its facilities available and accessible to all.

The Council will liaise with community clubs and interest groups to identify and address any shortfalls in provision, within the constraints of its available budgets.

The Council will work with partner organisations to maintain facilities and increase usage.

Representation:

The Council is open and transparent in all its dealings where this is consistent with data protection legislation. Council agendas, minutes and accounts are published on its website and the public is encouraged to attend all Council meetings where provision for public speaking is always made.

The Council has worked with community groups to develop and refresh a Parish Plan and most recently a Community Led Plan, which is nearing completion. Once finalized and adopted, the completed Action Plan will be used to steer the Council's energies over the plan period (2015- 2025).

Structure:

The Council operates a Committee Structure relevant to its key priorities and activities. It encourages its members and staff to undertake training in relevant areas. The Council currently has two Standing Committees; Finance and Planning and where necessary appoints Working Parties or Sub Committees to deal with specific tasks or projects.

Committee meetings are held in public (except where personnel and commercially sensitive matters are discussed) and working parties report directly to a committee or full council in a public meeting. Non-council members may be appointed to working parties.

The Council elects a Chairman and Vice chairman at its Annual Meeting in May each year and may appoint Committee Chairs or permit the Committees to appoint their own Chairs. The Council does not permit a Chairman to serve for longer than two consecutive years. Committees are encouraged to rotate the Chairmanship every two years to provide newer members an opportunity to develop chairmanship skills before taking on Chairmanship of the full Council.

Communication:

The Council is accessible to all and maintains a Parish Office which is open to the public on most working days. The Council publishes information in accordance with its Publication Scheme, which is available to view on its website. The Council has a Communications Policy which it keeps under annual review.

The Council also communicates with residents via monthly reports in The Villager Newsletter, through social media sites and on traditional noticeboards. Press releases are issued by the Clerk as appropriate.

Major Projects and Aspirations

1. Development of a Community Hub

The Parish Council presently occupies an office at the eastern end of the village in a small parade of shops. The library is located in a purpose built building, which is currently operated by Shropshire Council. It has been identified as a Tier 3 library in Shropshire Council's Library Strategy (2017). Shropshire Council wants to ensure all Tier 3 libraries are cost neutral by 2020 and where appropriate for these libraries to be transferred into Parish /Town Council or community control. The existing library building is in need of repair and has little parking availability. It is open on 4 days each week and is well used by residents of Bayston Hill and Shrewsbury.

The Oaklands School was closed by Shropshire Council in 2008. It occupies a central village location and Secretary of State permission has been granted to sell the site and redevelop it for housing and community use. Community consultation has demonstrated strong support for the provision of a community building on the site to accommodate a new library and the Parish Office. It is proposed that this building would be leased to the Parish Council who would manage it for community benefit. Relocation to the central village site would improve accessibility to the Parish Office and provide improved parking provision for library users. The building could be designed with flexible space to enable better use to be made of the public estate.

Development of the Community Hub is subject to planning consultation and approval which has not yet been granted. The site is adjacent to the Glebefield, which is owned by the Church of England. This site has been proposed for joint development for housing and community use and a Steering Group of all interested parties has been formed to scope a development brief including the proposed Community Hub. The existing open space is valued by the community for recreation. The development is therefore required to provide a high percentage of public open space within the site.

Funding for the Community building would require contributions from a number of sources, including the Community Infrastructure Levy (Local Fund) generated by the housing development on the site and the sale and redevelopment of the existing library site. The Parish Council would require a budget to fit out the new office. A children's play area is also proposed for the site which could be managed by the Parish Council. The aspiration of a children's play area on the Glebefield has been held by the Council since 1991/92.

The timeline for this project is uncertain and relies upon the submission and approval of outline planning permission and disposal of the site to a developer. The delivery of the Community Hub is likely to follow at least partial development of the site. Realistically the Community Hub is unlikely to be available until 2021. Following consultation with residents in 2016, the Council took a decision to support Shropshire Council financially to retain the library in its current building until the new building is available. This funding has an annual budget of £25,000.

A 'best case' timetable has been estimated based upon submission of an outline planning application by the end of November 2018 and is attached to this document as a base line. Any delay in the outline planning application will have a knock on effect on other strategic aspirations of the Council.

Strategic Aims

- 1 *To work in partnership with Shropshire Council to ensure the needs of all stakeholders are addressed by the outline planning proposal, without prejudicing the Council's ability to comment freely on the final proposal.*
- 2 *To consult widely with residents on the final proposals and take account of their views before submitting a considered response to the outline planning application.*
- 3 *To work with the Scouts, who also occupy a portion of the site to provide an alternative site for their scout hut in the event of development being approved.*
- 4 *To transfer the Parish Office into a shared Community Hub, housing the Library and manage the building to provide flexible community space.*
- 5 *To provide and manage a new children's play area and formal garden adjacent to the Community Hub*

2. Development of a sports and community hall at Lythwood

The provision of a sports hall has been an aspiration of the Parish Council since 1988 when a 30 year loan was taken out. In the early 1990s extensive work was undertaken at Lythwood to level and drain the football pitches and to create a crown green bowling green and hard surface play area (astro turf). The original scheme identified an area of land for a sports and recreation hall but this was never realised.

The recent proposals by the Scouts and Guides to relocate their hut to Lythwood has prompted a review of the Council's aspirations with respect to the site and identified a continuing desire to complete the project. It has become clear that in order to ensure this facility can be located in Lythwood, the scout hut would be best located on the site of the existing Youth and Community Building. This would also reduce the risk of conflict between the users of the buildings and reduce the legal complexities of land transfer and access.

The recent Community Led Plan Survey will enable the Council to confirm the ongoing need and support for the facility. The Council will also need to consult with community groups that may use the new building, including those already using the Youth and Community Building to ensure it meets their needs. Depending upon the timetabling of provision there may be a need to provide temporary accommodation for existing users of the Youth and Community Building whilst the new building is constructed.

The Working Party has identified that the existing Pavilion could be adapted to provide some of the social and community requirements, which would reduce the costs of a new building, which could be simpler in design. Adaptation of the pavilion building would probably result in the displacement of the handymen's workshop which would need to be relocated on the site.

The Council has formed a Working Party to develop a feasibility study for the pavilion site. In accordance with its recommendations the Council has commissioned a full topographic survey of the site and has recently met with a surveyor to commission a high level inception report on potential options and budgets. This report will be delivered by the year end and will be reviewed by Full Council before the budgets and Precept for 2019/20 are finalized, (January 2020). A 'best case' timetable for this project is included on the attached Gantt chart.

Strategic Aims:

- 1. To provide a modern, flexible sports hall catering for a range of sports, such as 5-a-side football; badminton; netball; fitness classes; dance; mini-tennis etc*
- 2. To provide a community space for children's parties; band practice; social events; meetings and refreshments.*
- 3. To extend and improve the condition of changing facilities for team sports.*
- 4. To encourage greater participation in sport and active leisure, to improve the health and fitness of all residents.*
- 5. To provide suitable alternative accommodation for Council staff.*
- 6. To provide adequate parking provision within the pavilion site for all users of the sports facilities.*
- 7. To provide access to toilets for spectators.*

3. Provision of land for new Scout & Guide Hut

The principle of providing land for a new scout hut was agreed by the Parish Council in 2017 but the size and location of the new hut was not discussed in detail. The scouts have now provided a proposal which would, (if located within the pavilion) prevent the Council from building a sports hall as originally intended. The scouts have therefore been asked to consider the site of the Youth and Community Building instead.

The existing building is too small for their needs and if used, they would require security fencing around approximately half the site. This would impact on overflow parking for the pavilion sports facilities which would need to be accommodated with the pavilion area.

If the scouts accept this proposal the building will need to be dismantled and the site cleared. It will be necessary to ensure the new building is available prior to demolition to ensure continuity of provision for existing users of the Youth and Community Building.

As with any transfer of land exceeding 7 years lease, the Council is obliged to publish and consult with the community and take any representations into account. The Council is not permitted to dispose of land for a period exceeding 7 years for less than the best return possible.

Strategic Aims:

- 1. To provide a long term site for the construction of a new Scout Hut, providing two halls, secure storage and parking for their needs.*
- 2. To dismantle an aging and shabby building which has long passed its design life*
- 3. To provide alternative space for existing users of the Youth and Community Building and alternative overflow parking for sports facility users.*
- 4. To negotiate a satisfactory lease agreement with the Scouts to ensure the land remains available for recreational use in perpetuity.*

Finance

The Council has identified three significant schemes which will require considerable capital funding. Funding sources are likely to be found from a combination of the following; PWLB loans, grants/public subscriptions, existing reserves and CIL funds (both Neighbourhood Fund and CIL Local).

The Council has held a number of PWLB loans in the past, all of which have now been paid off.

Sizeable grants are available from Sport England / Football Foundation and from the LEADER Fund. Smaller grants may be available from other sources.

The Council should also consider fundraising activities for the sports hall project. This will raise the profile of the project and encourage greater community involvement throughout the scheme.

The Scouts will be seeking grants and will also be fundraising for their scout hut. Depending on the expiration of their lease they may receive seed funding from the Diocese to release the site early.

The Community Hub could benefit from a range of funding sources. The delivery of the building would not be the responsibility of the Parish Council but there may be a financial cost to fitting out a new Parish Office.

CIL Local Funding has been the subject of recent discussions which may impact on access to current funds. The development of the Community Hub relies upon a contribution from CIL Local funds or a contribution in kind from the developer. The development of a Sports Hall would be an appropriate use of CIL funds but CIL Local is subject to competition from elsewhere in the Shrewsbury Place Plan area.

The amount of future CIL Funding will depend upon the delivery of additional market housing in the parish, which is subject to the approval of an updated Local Development Plan. This consultation is unlikely to be concluded until 2020.