

**Oaklands School Site and The Glebelands Steering Group
26th March 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) Jane Kenyon, Asset Management Officer, Shropshire Council (JK) Helen Lambert, Learning & Skills Premises, Shropshire Council (HL) Michael Watney, Balfours (MW) Andy Goldsmith, Scout and Guide Association (AG) Jack Parry, Christ Church rep (JP) Jeremy Ward, Walker Troup Architects Tim Lomax, Christchurch Vicar Joanne Hughes, note taker, Shropshire Council (JH)</p> <p>Apologies: James Drew, Fiona Craig, Rawden Parslow</p>	
2.	<p>Actions from 6th March meeting</p> <ul style="list-style-type: none"> • Community responses to consultation to be put on SC and Parish Council websites – done • Site layout options to be drawn up by architect – done and being presented today • York House proposals – dismissed on financial grounds. CE and TC visited York House and met with JD and FC to discuss. JD reduced proposal to 2 bungalows and will work up figures for this group to consider. It was suggested that the inclusion of orchard/garden area will help integration of residents and also improve the green space available in the development. • Future library management – DF pursuing community interest 	JD
3.	<p>Indicative layout</p> <p>JW attended to present 2 options of site layout. An electricity sub station and cable access have been found near the school. The lease on the sub station has expired and a developer would deal with any issues arising, but it should not be a constraint to the development.</p> <p>The existing sewer runs roughly north to south and would be underneath a proposed access road with a minimum 3metre easement either side. The layout is made up of 2, 3 and 4 bedroomed houses totalling 61 dwellings. A large 4 bedroom vicarage with garage is proposed. 61 dwellings in this size of site is low density housing, each property having internal garages with the assumption of 2</p>	

	<p>cars per household. Green space on this option is less than the minimum 17% of the total site proposed in the development brief. The architect has used a different calculation and shows 0.19 hectares of green space which is worked out on population not percentage of site size.</p> <p>Option 2 has a larger green space of 0.46 hectares which equates to 17% of site. Option 2 would need a sewer diversion but this is achievable. Less detailed drawings due to timescale; JW to draw up for next meeting.</p> <p>Discussions followed on the 2 options presented:</p> <ul style="list-style-type: none"> • More parking spaces required at church to avoid Glebe Road overflow • York House will need dedicated parking spaces • Can memorial garden be moved – possible but very sensitive • York House currently have no legal right to park but could be conveyed to them by Diocese • Is the sewer large enough to cope with increased housing <p>Option 2 is preferable at this stage but needs more detail.</p>	JW
4.	Any other business	
	Dates of 2015 meetings	
	<p><i>All at Shirehall:</i></p> <p>23 January at 10am – 11.30am, Meeting Room 1, West Wing 3 March at 1pm – 2.30pm, Oswestry Room 26 March at 10am – 11.30am, Oswestry Room 23 April at 10am – 11.30am, Wenlock Room 21 May at 2pm – 3.30pm, Oswestry Room 25 June at 10am – 11.30am, Wilfred Owen Room 23 July at 10am – 11.30am, Oswestry Room</p>	