

**Oaklands School Site and The Glebelands Steering Group
18 April 2016**

		Actions
1.	<p>Present:</p> <p>Chris Edwards - Chair, Shropshire Council (CE) Cllr Ted Clarke - Shropshire Council and Parish Council (TC) Michael Watney, Balfours, agent for Lichfield Diocese (MW) Lucy Roberts – Community Enablement Officer, Shropshire Council (LR) Helen Lambert – Learning and Skills, Shropshire Council (HL) Judith Espley, Finance Officer, Shropshire Council (JE) Cllr Mal Price, Cabinet Member, Shropshire Council (MP) Jane Kenyon, Senior Property Officer, Shropshire Council (JK) Rawden Parslow, Library Manager, Shropshire Council (RP) Caroline Higgins, Bayston Hill Parish Clerk (CH) Joanne Hughes - note taker, Shropshire Council (JH)</p> <p>Apologies: Mark Salt, Steve Law, David Fairclough, Jack Parry, Donna Payne</p>	
2.	<p>General updates</p> <p>CE, JK, MW, architect Jeremy Ward and Natural Environment colleagues had met last week to discuss the site layout in relation to the shading of trees across gardens/properties that are in the indicative drawings. It would not make sense to submit a planning application that the Natural Environment team did not support. They have a two dimensional software package that can work out the minimum requirement of sunlight stipulated in planning guidelines and this will now be used to inform a slight repositioning of some properties by JW. He is confident this can be achieved without reducing the number of dwellings as this would impact on the financials.</p> <p>CH noted that some residents are expressing concern about some trees near the Scout Hut not being protected by a Tree Preservation Order (TPO) yet as shown on the plans at the last Local Joint Committee meeting in November 2015. These will be added to a TPO at a later stage. Residents would however be more reassured if a further assessment takes place to consider adding them into a TPO. LR will ask Siobhan Reedy to do this.</p> <p>CE reminded the group that cost limits need to be borne in mind when working up the costings to build the hub, car park and play area. LR is meeting Dan Corden next week to discuss the details of Community Infrastructure Levy (CIL) and the process details to include in the Cabinet report. Also needs to make a clear link to the Place Plan priorities. LR asked if the services of a Quantity Surveyor could be sourced to determine more specific costs. HL offered a resource from her team.</p> <p>MW asked when and by whom a marketing plan for the development site should be discussed. JH to organise a meeting between CE, MW, Mark Salt and Steve</p>	<p>LR</p> <p>LR</p> <p>JH</p>

<p>Law of Estates before the next Steering Group (16th May).</p> <p>HL updated on the Secretary of State approval to dispose of the school site which has been requested and resubmitted in January 2016. The Oaklands submission was passed to the School Playing Fields Advisory Panel on 5 April 2016 and has now reached a position where they are ready to be passed to the Secretary or Under Secretary of State. HL understands that there is a backlog so further delays likely and could be as long as four months. MP suggested contacting our local MP's to help push things along which he is happy to do. HL to prepare information for MP to discuss. She advised there is a risk that following the Government White Paper on Academies, the ownership of the land could transfer from SC to the Secretary of State if the bill is successful. This is not completely clear as the site is unused, but still a risk and therefore becoming more urgent to get approval.</p>	HL
<p>RP updated on libraries in general. At the end of May, consultation will start on reducing opening hours in all libraries to meet budget cuts. This will only be a few evening hours in Bayston Hill so not too contentious. CH requested costs/ staffing information to inform the Parish Council as they will manage the library service on behalf of SC in future. RP to provide to the clerk.</p>	RP
<p>Communications – LR advised that a general update has been published in the village newsletter and no further feedback received. Residents are now waiting to hear what happens next rather than requesting information. Any objections are being dealt with verbally. LR noted that she is receiving questions about why the Diocese are building a new vicarage. Response is the existing vicarage is too small and not confidential (a standard 3 bed semi-detached house).</p>	
<p>TC noted that the planning inspector who refused planning permission at Gorse Lane specifically mentioned the proposed development at The Glebelands/Oaklands as fulfilling the in boundary development in Bayston Hill. JK to make reference to this in the brief as this will inform Development Management when they review the planning application.</p>	JK
<p>JK and CE need to meet to refresh the timeline on decisions/reports etc. JH to book a diary date.</p>	JH
<p>MW requested an estimated figure for the planning application as this will be split 50/50. JK to provide to MW.</p>	JK
<p>Financial settlement agreed between the Diocese and SC will not be tied up in a legal agreement as both parties are clear about the spirit of the agreement and happy for the details to be recorded in a statement of principles. CE to draft. The Diocese will deal with the lease arrangements with the Parish Council and the Scout and Guide Association which relate to their land.</p>	CE
<p>Cross Lane educational site – sale of land. This is still being considered by the Council's senior finance officer James Walton whether the proceeds can be used for education purposes in the parish or added into general education finances in Shropshire Council.</p>	

4.	Any other business	
	None, all covered above	
	Date of next meeting	
	16 th May 2016 at 3pm in Bridgnorth Room, Shirehall	