

Upton Magna Parish Council

Minutes of Meeting on Thursday 8th November 2011

1. Present

Mr Whittles, Mr Bennion, Mr Roberts, Mr Pillow, Mrs Randle.
Mr De Quincey, Mr Woods, Mr Shelton.
Matthew Mead, (Shropshire Council)
Mrs Stone, (Chair, Withington Parish Council)

2. Apologies

Mrs Brenton, Mr Ford.

3. Declarations of Interest

None.

4. New County Planning Policy (summary of the talk / discussion with Mathew Mead)

Matthew Mead was invited to clarify the implications for Upton Magna of the the new local government planning strategies.

The county 'core strategy' states that 30% of new housing development in the current plan would be in rural areas. The SAMDEV initiative is a new proposal designed to identify local need and demand within the rural community. It is forms part of the new 'Localism policy' bill currently under discussion in Parliament.

Each community can determine local housing need ,especially for affordable housing, and opt for a 'classification' which most reflects the wishes of local residents.

- **Hub:-** Positive local demand for development in the Parish.
- **Cluster:** Joining with other Parishes where limited development might be appropriate if positive support exists. The new C I L. Levy would be largley allocated for local projects.
- **Open Countryside:-** Effectively, no housing development allowed and no access to C I L Levy.

Each Parish must decide which of the three options to select.

Mr Mead went on to explain the financial implications associated with Community Infrastructure Levy (C I L). A charge per sq. Meter which would equate to circa £7000 per average house 'tax' on new (open market) housing of which a significant percentage would go towards to Parish projects.

Mr Whittles clarified the position of both Upton Magna and Withington. Neither community felt that they could accomodate future development other than that which was already in the pipeline. Hense first reaction from both Parishes was to be classified as 'Open Countryside'.

He expressed concern that this route might exclude the communities from the potential financial benefits of C I L.

Is there a downside to becoming a "cluster"? Mr Mead said that at this juncture, whilst the detail was still under discussion, he could not answer that with any confidence.

Mr Bennion and Mr Roberts asked if in the future, should our requirements change, would it be possible to change from "cluster" to "open countryside" or vice versa.

Mr Mead felt that it would be possible provided that a good case was presented.

In response to a question re distribution of C.I.L. funds, Mr Mead indicated that Levy is paid:- 50% at planning approval and 50% at completion. Funds are split between the Parish Council and the county, currently 90% & 10% respectively.

Mrs Stone asked if one village opted out, how would it affect the rest of the "cluster"? Mr Mead replied that he felt that it would not be an insuperable problem though it would be difficult for one single "Cluster Parish" to stay on its own.

The SAMDEV proposals are still at the discussion stage and a 3 month consultation commences in January 2012.

More details will be available on Tuesday 29th November 2011 between 10 and 1 and 5.30 – 8.30pm at the Shirehall.

Further briefings on 8th 12th February 2012. (LJC) –A member of the Planning Team will speak.

5. Minutes of Last Meeting

Signed as a correct record.

6. Matters Arising

Haughton Crossroads. No further developments except that the council are proposing to install a vehicle activated sign.

7. Accounts

None.

8. Highway Matters

Pot-holes were developing at Holly Coppice and at the entrance to Crow Lane.

It was noted that the pavement tarmac on the corner by Mrs Warrenders was lifting and requires attention. Mr Whittles to contact Colin Blower.

9. Planning

None.

10. Standing Orders

The Parish Council had omitted to formally adopt the 2010 edition of Parish Council 'Standing Orders' last year. Having circulated adapted copies to all councillors The chairman invited comments. it was unanimously agreed that the adapted version be formally adopted.

11. Correspondence

None.

12. Parish Clerk

Mr Roberts had indicated that Mrs Lyn Sowerbutts would be interested in becoming Parish Clerk on a voluntary basis, initially as a trial. It was agreed that Mr Whittles would approach Mrs Sowerbutts. For the benefit of both parties, Mrs Randle suggested a 3 month trial period would be appropriate. Mr Whittles is programming the Parish computer and reorganising the filing system to help smooth the transition.

The new Parish Clerk email address is clerk@uptonmagna.com.

13. Any Other Business

The street lighting contract had not been completed, Mr Whittles was to negotiate with EON re the cover for the remainder of the year.

It was noted that there had been some fly tipping on the roadside at Holly Coppice. The council should remove.

Mrs Randle reported several dog fouling incidents at the Business Park. Mrs Randle said she would see about some signage.

Signed as a correct record of that meeting by Mr FB Whittles (Chairman)

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