

## SHIFNAL NEIGHBOURHOOD PLAN STERRING GROUP

Minutes of the meeting held on 17<sup>th</sup> April 2015

### 1. PRESENT

Chris Raine (Chair), Robert Harrop (Shifnal Town Council), Trevor Tarran, Tim Day, Bob Vincent, Chris Bowden (Planning Consultant)

### 2. APOLOGIES

Andy Mitchell ( Shifnal Town Council), Andrea McWilliams(Shropshire Council), Sheila Offland(Secretary)

### 3. MINUTES OF THE MEETING HELD ON 10<sup>TH</sup> APRIL 2015

These minutes were approved.

### 4. NP SKELETON REPORT VERSION 3 – POLICY ISSUES TO DISCUSS WITH CHRIS BOWDEN

P11. Local Infrastructure:- Agreed that **TT** would write a paragraph about key existing leisure facilities for inclusion in the document.

P24. Leisure policies:- Agreed that there should be a policy for the general retention of existing leisure facilities and a policy for development of new facilities eg the planned Town park and additional play areas and open space within new housing developments along with improvement to existing parks for young people. **TT** to draft a policy for retention and development of leisure facilities and circulate to SG before sending to CB for inclusion in plan.

P23 Character and Conservation:- There was discussion about whether there had been any issues re changing or demolishing buildings recently in the town. There were currently 2/3 `eyesore sites and the town Council owned Baptist chapel that was derelict. It was agreed that there should be a policy to encourage the re-use of empty buildings and a general approach to the re-use of sites of derelict buildings appropriately with thin the conservation area. **CB** offered to write a policy to encapsulate this approach.

P30. Primary Shopping area: -The potential future of the Patons garage site was highlighted as it was noted that they had lost their Ford dealership. This was a significant town centre site and it was considered that it should be retained for retail use rather than solely residential.

It was noted that the consultation had identified that residents wanted to retain a mix of retail outlets in the town. It was agreed that there should be a general policy `to protect the primary shopping area and that the SF economy action group had requested the Primary

shopping area , shown on the map with a blue line be extended. **CR** to check detail re area with Peter Wilson.

Note: the outcome of communication with PW is that the SF Economy group think the Primary Shopping area ie the `blue line` on the Shropshire Council map of existing uses and permissions (on the NP website) should be extended to include the retail on both sides of Victoria Road and in Market Place (ie to Lloyds Bank and Blue) and the west side of Church Street.

P29. Commercial premises and Employment: - It was agreed that the NP should seek to protect existing employment in Shifnal and employment land. Land and premises (Springhill Trading Estate) had already been demolished for one of the new housing developments.

While it was thought that provision of local employment opportunities were a good thing there was no little evidence of the `need` within the local population or demand from businesses to establish in Shifnal. There was a Benchmarking report done for the town centre area in Shifnal in 2013 by Action for Market Towns which could provide some useful information. CB has a copy of this.

(Note: a meeting with Philip Bentley arranged by Bob Harrop on 22.04 confirmed that demand for commercial office premises or storage in Shifnal was at a low ebb as Telford currently had a lot of vacant capacity and Shifnal could not compete).

It was suggested that if a Business Investment District could be established this could help create opportunities. RH to explore with Shropshire Council and LEP. It was suggested that there needs to a policy to encourage higher value businesses to come to Shifnal.

It was also noted that Shifnal Town `sits` in an area with a rural economy which was included in the NP Designated area and we should not ignore it as this supports the character of the town. The question was raised about whether we needed to include a policy about supporting rural activities and maintaining exiting Grades 1-3 agricultural land around the town. There is a strong link here with the Green Belt which is perhaps where it should be raised. CB to consider this in his next `rewrite`.

P17 Green Belt: - TD`s revised paragraphs were agreed for inclusion in the Plan. The draft policy had not been changed.

P18 Housing: - It is recognised that the consultation raised concerns about the lack of sufficient affordable housing for young people who wanted their own home in Shifnal and opportunity for older people to `downsize` to 1-2 bedroom bungalows or flatted accommodation to buy. There is limited scope for this when the community also does not want more development outside the existing development boundary into the green belt.

It was agreed that there should be a policy which supports the principle of containing any new housing development within the existing development boundary. There would then also need to be a general policy on Housing design saying that any new housing should be

within character although it was noted that there were a lot of styles of housing and buildings already in Shifnal . **TT** highlighted a policy he had seen used by East Barton NP which might be useful and will let CB have this.

P27 Environment – Flooding: - Flooding and Drainage. Agreed that **TT** would email Chair of Shifnal Flood Partnership to consult with him on the wording of the policy for this section.

Open Space: - noted that Town Park needed to be included in the Leisure section **TT to note**

It was agreed that the community consultation showed that residents valued the open space areas in the town and wanted the new Town park area from surveys for the Town Plan back in 2008. CB advised that for a policy on retaining open space areas it had to be `demonstrably special to the local community` to meet the policy guidelines. There needed to be a list of those `special areas` eg Wheatfield Drive recreation area, Jubilee Park, Curriers Lane play area and the Cricket Ground and football fields in Coppice Green Lane. **TT to note**

P24 Health: - It was agreed that the site at Haughton Road, which had outline planning permission for development for a medical centre should also be allocated for that use in the NP to reinforce the community `s wishes for the new medical centre. **CB to note**

P24 Adult Education: - it had been identified in the objectives because it was wanted by the adult population to continue to be available locally ie the evening classes at Idsall school. There should be a policy to support this continued facility for the community **CB to note**

P24 Leisure provision: - in addition to earlier comments on retention of Leisure Facilities it was noted that the provision of sports facilities such as the Cricket Club/ground and Football Club and ground were important to the local community and with a larger population they were even more important to retain. **CB to note**

P19/20/21 Transport and Movement: - It was noted that there wasn't a date as yet for the town centre highways improvement consultation. So there would need to be a general policy in the NP re improvement of Highways and key junctions in the Town Centre to facilitate the safe flow of traffic and improve safety for pedestrians. **CB to note.**

It was noted that the Town Council had approved the report proposing the development of the primary Walkways and Cycleways into and around Shifnal at their meeting last night. With the first pilot walkway route agreed. **CR will circulate a copy of the report.**

There was a discussion about whether there could be a bus policy as not a planning policy as such. Noted that no buses in the south of the town and there was a need for buses to link in the new housing areas as well as existing. There is £150,00 section 106 monies (linked to Thomas Beddoes site Ph.1) available for `the provision and enhancement of bus services in the vicinity of the site`. Noted that **TD** is seeking a meeting with appropriate person in Shropshire Council to discuss the use of these funds for the development of bus services and real time information systems and bus shelters.

**CB said he would provide Version 4 of the Draft document including all the agreed draft policies by 8<sup>th</sup> May. He also agreed that he would provide the summary of the draft policies , linked to the appropriate objective with a bullet point introduction for each ready for printing for the display boards on 12<sup>th</sup> June.**

#### **5. STRATEGIC ENVIRONMENTAL ASSESSMENT**

**CB will carry undertake an assessment re whether an SEA is needed. He thought it unlikely but best to check early in process with Shropshire Council.**

#### **6. PROPOSED TIMELINE FOR SUBMISSION OF THE PLAN FOR EXAMINATION**

The timeline was accepted but acknowledged that the date of start of the Pre-Submission Consultation could slip till after the August holiday period, but mid-end July remains the target for time-being. Noted that the Plan must be received by the Town Council before the start of the Pre-Submission Consultation and they had a meeting in July and the agenda deadline for that meeting was Friday 10<sup>th</sup> July. There was no meeting in August.

#### **7. DATE OF THE NEXT STEERING GROUP MEETING – 15<sup>TH</sup> MAY AT 10.00AM.**

Then 12<sup>th</sup> June , 10<sup>th</sup> July.

It was noted that Bob Vincent was away on holiday for May meeting and that Tim Day had another commitment. It was agreed that unless an alternative date could be found the meeting must go ahead to sign off the draft policies.