

FORD PARISH COUNCIL

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Minutes of the Annual Council Meeting of Ford Parish Council held on Tuesday 8th June 2017 at Trinity C.E. School, Ford at 7PM

Present: Cllr. S. Hanmer (Chairman), Cllr. W. Clyne, Cllr. A. Horn, Cllr. J. Southan, Cllr. L. Walton

Absent: Cllrs. Briggs, Jones and Mortimer

In attendance: Shropshire Councillor R Evans, Richard McEville & Matthew Hill (Shropshire Housing Group), Maria Howells (Housing Officer, Shropshire Council), 7 members of the public

Clerk: Mrs R. Turner

Item	Topic/Discussion	Action
1.	Apologies for absence Received and accepted from Cllrs. Briggs, Jones and Mortimer.	
2.	Declarations of Disclosable Pecuniary Interests and requests for dispensations under Section 33 of the Localism Act 2011 None.	
3.	<p>Public Participation Session</p> <p>A resident of The Leasowes reported people driving up and down the service lane at the rear, adjacent to the recreation field. This road is for residents only and one person in particular is driving fast. It was noted that Severnside are about to do a walkabout of the estate and this issue will be raised then.</p> <p><u>Shropshire Housing Group:</u> Matthew Hill gave a presentation in regard to proposed development at land north of A458, Ford (adjacent to the school). Shropshire Housing Group have an active development programme to provide housing of all types, including both affordable and open market housing. They follow a community-led development approach, having a dialogue with the local community and engaging them in the process to establish what is wanted and needed locally.</p> <p>The site in question has an extant planning permission for open market housing. Shropshire Housing Group have grant funding to pursue this development and they have identified a need for this type of housing in the parish. A detailed housing needs survey will be carried out. Shropshire Housing Group are proposing modifying the existing scheme and splitting the detached houses into semi-detached units and adding 20% more open space,</p>	

this being amenity open space as opposed to formal play areas; cost of maintaining any play equipment would need to come out of the tenant's rent. Overall the development will comprise about 34 units, of which all be affordable apart from two. These two units will be gifted to the landowner. Councillor Evans asked if two units will need to be gifted to Severnside as he noted that there is some land adjoining the site which was set aside for two units to be provided by Severnside.

Road safety was highlighted as being an important issue as potentially there will be two cars per household. Highways England have said that the site was suitable for up to 42 houses. Shropshire Homes, the original intended developer, were giving £25,000 towards highways as part of a unilateral undertaking. Councillor Evans asked how this funding would be used to the community's benefit? Shropshire Housing Group said that they are flexible about this.

The issue of drainage was also raised. There was an easement agreed with the neighbouring landowner and the details of this are being obtained from Shropshire Homes.

It was highlighted that the site is within the conservation area and therefore will need to be within keeping in terms of design.

Councillor Evans acknowledged that the parish is open countryside and said that allowing the housing at this site may be a useful defence against more open market housing in appropriate sites. This is particularly relevant to Ford because it is possible that it will be classed as a community hub in the Local Plan Review.

Members of the public raised the following issues:

- Capacity of the school - the school is currently under capacity and numbers are falling so the development would provide more children for the school.
- It was highlighted that there is a footpath adjoining the site.
- Housing allocation criteria - this is not an exception site and the lettings policy will say that need from within the parish comes first. Shropshire Housing Group will be responsible for assessing if tenants can afford the properties or not.
- Drainage - the adequacy of drainage is being investigated as part of due diligence and it may tap into the mains. Pre-existing issues with the pumping station were noted. Shropshire Housing Group advised that they are working with Shropshire Homes to carry out detailed technical studies of the site.
- Access for site contractors- it was requested that there is no access through the village and that the access goes in first.
- Power for the houses was queried- air source heat pumps are a possible source of power.

Shropshire Housing Group agreed to hold a public consultation event to give the public chance to give further feedback.

4.	<p>Planning Matters</p> <p>a. Planning Applications for Comment</p> <p>i. 17/02311/TCA - 5 Compton Mews, Ford, Shipley, Shrewsbury, Shropshire, SY5 9NX Crown reduce and light crown thin 1 No. Ornamental Cherry Tree and shape whole tree by 1.5 metres to 2.5 metres and remove one limb directly above parking bay within Ford Conservation Area <u>Parish Council comments:</u> No comment.</p> <p>ii. 17/02154/OUT - Erection Of Dwelling Adj Station Bungalow, Ford, Shrewsbury, Shropshire Outline application (all matters reserved) for the erection of a dwelling <u>Parish Council comments:</u> It was RESOLVED to object as this is a repeat application for a dwelling in open countryside, as per CS5.</p> <p>iii. 17/02093/FUL - The Beeches, Ford, Shrewsbury, Shropshire, SY5 9LW Proposal: Conversion of existing garage to habitable room with extension above and erection of single storey front extension <u>Parish Council comments:</u> No comments.</p> <p>b. Other Planning Matters - Presentation & comments ref Shropshire Housing Group proposed development of 35 units on land north of A458 Ford (permission formerly granted under application 14/01819/OUT for development at this site, this being an amended scheme) <u>Parish Council comments:</u> In principle, the parish council is not against the development but there are some issues which need to be addressed, as discussed in the public session. Therefore, the parish council's initial view on the scheme is subject to seeing the detailed scheme.</p>																															
5.	<p>Payments becoming due:</p> <p>It was RESOLVED to approve the following:</p> <table border="1" data-bbox="244 1512 1294 1854"> <thead> <tr> <th>Ref</th> <th>Payee</th> <th>Item</th> <th>Chq no /payment type</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>P18-1718</td> <td>R Groome</td> <td>Audit</td> <td>766</td> <td>£40.00</td> </tr> <tr> <td>P19-1718</td> <td>Landright Services</td> <td>Grass cutting contract</td> <td>767</td> <td>£156.00</td> </tr> <tr> <td>P20-1718</td> <td>R Turner</td> <td>Padlock for playing field bin</td> <td>768</td> <td>£15.81</td> </tr> <tr> <td>P21-1718</td> <td>EON</td> <td>Street light maintenance contract</td> <td>769</td> <td>£120.00</td> </tr> <tr> <td>P22-1718</td> <td>Kingsley Press</td> <td>Newsletter</td> <td>770</td> <td>£168.00</td> </tr> </tbody> </table>	Ref	Payee	Item	Chq no /payment type	Amount	P18-1718	R Groome	Audit	766	£40.00	P19-1718	Landright Services	Grass cutting contract	767	£156.00	P20-1718	R Turner	Padlock for playing field bin	768	£15.81	P21-1718	EON	Street light maintenance contract	769	£120.00	P22-1718	Kingsley Press	Newsletter	770	£168.00	
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Signed by ChairmanDate