

# **HIGHLEY PARISH COUNCIL**

An Ordinary meeting of Highley Parish Council was held on Tuesday 9<sup>th</sup> January 2018 at 7.00pm at the Severn Centre, Highley.

**Present:** Cllr. D.Tremellen – Chair, Cllrs. R.Honeybourne, A.Honeybourne, G.Court, M.Brooks, J.Marshall, D.Thakrar, N.Barker,  
Clerk: Mrs.E.Preston  
Parishioners: 2

## **00. Parishioners Time**

Mr.W.Thomas and Mrs.Ellen Hall attended the meeting to express concerns over the proposed planning application for Valrosa. They were the neighbours of the proposed development. Chair, Councillor Tremellen thanked them for attending the meeting.

**Declaration of Pecuniary interests: Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting. Members are reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the register of member's interest maintained by the monitoring officer.**

**01. Apologies for absence.** Apologies received Cllr. P.Atkinson, Cllr. M.Phipson, Cllr. T.Holford, Cllr.R.Broome – illness, J.Law – Holiday, Cllr. D.Bayley – Work Commitments, and Cllr. D.Bache – Personal. **RESOLVED** to accept apologies

**02. To confirm the minutes of the meeting dated 5<sup>th</sup> of December 2017 and Extraordinary meeting of the 26<sup>th</sup> November 2017.** It was **RESOLVED** to confirm the minutes as a true and correct record. Chair signed the minutes.

## **04. Matters arising from minutes:-**

### **Road Safety Schemes**

Barrier Repairs Ashleigh Garden –Awaiting further information.

Severn Centre Crossing Point- Shropshire Council - Awaiting start date for the scheme.

Redstone Drive. –This Scheme now to take place in the next financial year 2018/2019.

Problem Parking Areas, Woodhill Road, Main Road, High Street, Borle Brook Court, parking bays in the village centre – awaiting a reply from Shropshire Council.

CCTV System – Andy Gough from Shropshire Council asked the Parish Council if they wished to resubmit the bid for the upgrade to the CTV system or if they wished to defer it to the next financial year. **RESOLVED** to defer this until the next financial year to allow the Parish Council working party to look further into this issue.

Castle Inn – Shropshire Council looking at providing metal sheeting for the windows to replace the boarding that is presently covering the windows.

Skate Park Area surface improvements – no further details received.

Cedars Development –Clerk/Chair reported the mud on the road from the site. Shropshire Council to monitor the situation.

#### **04. Correspondence:**

Kieran Kavanagh, David Morris and Elaine Gregory wrote to the Parish Council with their concerns over the Traffic on Borle Mill

Salc – Information on the CCG 2018 Dignity Day

Shropshire CCG – Information on Proposed Midwifery Led Services.

SALC – Bulletin.

Shropshire Mind Organisation – Donation Request – March Meeting

Chris Reeves wrote to the Parish Council to thank them for all their support during his time as Severn Centre Manager.

SALC – information on the proposed precept request on Police Budget and Council Tax Consultation

SALC – Buckingham Palace – Garden Party Nominations. – **RESOLVED** to nominate Cllr. Thakrar

Vicarage Lane/Rhea Hall Footpath – Cllr. R.Honeybourne said she had been approached by a resident still concerned that the work on the footpath had not yet been carried out. Clerk said she had again reported the issue to Shropshire Council who were going to look into it as a matter of urgency.

#### **05. To look at any planning applications received.**

17/05787/OUT – Valrosa, Main Road, Highley – Outline application for the erection of 3 Dwellings (all matters reserved) following the demolition of existing bungalow. **RESOLVED** to object to the proposal on the grounds of overdevelopment of the site and would destroy the open aspect and character of entrance to the village.

17/05813/FUL – Erection of a Warehouse/Packaging unit and office extension – **RESOLVED** – No objection but request that they improve the visibility splay and improve the signage to the entrance of the development off Netherton Lane.

Planning Decision

17/04797/FUL – proposed Residential Development Land West of 5 Carlton Rise – **DECISION – REFUSE.**

#### **06. Scout/Brownie Hut – Grant Application – from last meeting –No further information received.**

#### **07. Report/Recommendations from Parish Council Committee/Working Groups.**

A. Revenue and Resources Committee –. Precept of £102,218.13 recommended by the Revenue and Resources Committee. **RESOLVED** to accept the recommendation.

B. Churchyard Working Group - It was recommended that the contract for the work at St. Marys Churchyard be awarded to the Severn Centre. Following changes to the Title page of the contract to read St. Marys PCC it was **RESOLVED** to grant the Severn Centre (Halo Leisure) the contract. – Councillors R.Honeybourne and Cllr A.Honeybourne left the room due to an interest and took no part in the debate.

C. Village Maintenance Group Halo Leisure Following the recent interview for a Maintenance Contractor, the working group interview panel wished to talk to one of the applicants to gather further information regarding the contract. Representatives from the Severn Centre, Mr.C.Reeves, Mr. Alex Haines, and Mrs. Debbie Swales attended the meeting. The Working Group asked Halo Leisure if they would be able to still continue the contract proposed by Chris Reeves after he had left. It was also asked if they would be able to continue the work with the Grounds Maintenance at St. Marys Churchyard. Chris Reeves said he had put in place a number of people from Highley who wished to carry out the work. Mr. Alex Haines, Partnership Manager – Halo Leisure, and Mrs. Debbie Swales the new Severn Centre Manager, stated they that did have maintenance contractors at their other sites that they would be able to use if necessary. Regular monthly meeting to be held with Halo Leisure to monitor the contract if awarded by the Parish Council.

Clerk updated the Parish Council to say that Halo Leisure had now withdrawn from this contract. Following discussions it was **RESOLVED** the urgent work that needs to be done be awarded to the other applicant for the position. A list of approved contractors be looked at for future works Village Maintenance Group to discuss this issue further.

**08. Youth Council** – Cllr. Court gave a report on his proposal for a Youth Council for the village. He said that a meeting was to be held with representatives from various youth organisations to discuss this issue further. It was **RESOLVED** that the Parish Council make funds up to £300 available to assist with this project. The Parish Council **RESOLVED** that the Clerk be granted the powers to administer this between meetings. Clerk to assist Cllr. Court with this project.

**09. Request or Donation from Wilkins Close Residents Association regarding the purchase of a Flower Tower.** – Cllr. Court to assist completing Grant Request Forms with the Residents Association – **AGENDA** next meeting. Cllr. G. Court and Cllr. D. Tremellen declared an interest due to their being on the committee of the Residents Association.

**10. Village Storage Container – from last meeting** – To be discussed further with Halo Leisure to see if Container could be placed on the Severn Centre Grounds. **AGENDA** next meeting

**11. Borle Mill Traffic Calming Measures** – Concerns from Residents noted.

**12. Halo – Severn Centre Advisory Board** – Parish Council Representatives. **RESOLVED** that Cllr. D. Bayley and Cllr. G. Court be the representatives on the Severn Centre Advisory Board.

**13. Shropshire Council – SVCP Funding Agreement** – **RESOLVED** that the Parish Council sign the Agreement. Councillors N. Barker and J. Marshall to be the Parish Council Representatives on the SVCP Advisory Board.

**14. Shropshire Councillors Report** –

In the background of all activity at Shirehall is the reality that Shropshire Council, having already taken a hit with the massive reduction in Government grant funding, now have to come to terms with the rejection of their joint bid (with Telford & Wrekin and Herefordshire)

To take part in a pilot scheme that would allow it to keep all the business rates they collect, a rejection they could do without at a time of massive and continuing uncertainty over the cost of Adult Social Care that has thrown budgets into disarray.

And yet despite all Local Authorities being desperately short of funds to run even essential services, central government still insists that local councils support the provision of housing that people can afford, perversely stopping them borrowing in order to build much needed housing, regardless of local need, a bizarre situation in the light of the recent Housing White Paper I reported on a few months ago.

Whilst the government announced a £2bn fund for what it blithely refers to as "affordable" housing it is unclear whether this is intended for affordable or social housing, crucially they are not the same!

The simple fact is that £2bn will not tackle the problem. As I explained in my response (April 2017) to the government's Housing White Paper...

*The White Paper ignores the impact of the government's recent Right to Buy (RTB) legislation giving Housing Association tenants the right to buy their properties at a large discount for which they will have to be compensated. LAs will be forced to sell off high value social housing to compensate HA's for having to sell their houses at a loss. The consequent loss of LA social housing stock will radically affect LA's ability to fund the building of social housing at a rate that will make up that loss, creating an unsustainable situation.*

*A basic understanding of the social housing market tells you that the availability of social housing at affordable rents can make the difference between a family or an individual just about managing and not being able to manage at all. The reality is that the cost of renting will continue to be out of reach for many of those on low incomes.*

*Together with the squeeze on benefits of all kinds and the introduction of Universal Credit, there is supreme irony in the proposal to increase the rate of building houses if no one can afford to rent them.*

We cannot plug the housing gap while the "right to buy" continues to drain the resources needed to build new affordable houses. For many councils, Right-To-Buy (RTB) has almost doubled in 2017, each sale taking two thirds of the value out of the public purse and into central government and private hands – they are expensive donations we simply cannot afford!

And despite the problems, we already have evidence that pressure will increase to give permissions for housing regardless of a community's ability, or lack of it, to provide jobs, services, and especially – in Highley's case - infrastructure such as roads.

I'm getting tired of trying to get across the message that everything is not only changing, but changing so fast that in order not to find ourselves overwhelmed with housing built just because the land is there, we need to engage with the process in order to get something that just might work to our advantage out of what we otherwise have no choice about!

But we are at the mercy of a planning system that is prevented from planning ahead because it is not in control of the rate at which houses are built. There is an expectation in Shropshire Council's housing plans that Highley provide a further 122 houses by 2036. They are not going to be built in one go and that creates a problem when it comes to considering the impact on our roads of those "extra" houses because those houses are going to be built piecemeal.

I've argued our corner at meetings of the ongoing Task & Finish Group set up to review developer contributions, making the point that the piecemeal way in which development happens here means CIL monies come to us at a rate that doesn't allow us to address the problems those developments will create in the *future* because the two – housing and its impact on infrastructure - don't always coincide, they can be and often are years apart.

The type and extent of new development is what will engage us as a Parish Council over the next couple of years and we have to address it, pragmatically, not politically, having consideration of the realities that we're already facing, although describing those realities will be a damn sight easier to describe than do anything about.

To meet central government expectations Shropshire Council needs houses you can count. To meet its own expectations Highley needs housing you can live in. Engaging in the process to determine the type of development we get could meet both those expectations. Call it an amicable draw.

**15. Finance:**

Severn Centre Trust	Village Maintenance Works	£660.00
Severn Centre Trust	Meeting Room Hire	£19.20
N.Power	Street Lighting	\$2472.00
Eon	Street Lights –	£2655.00
Severn Centre Trust	Meeting Room Hire - November	£57.60
M.E.Preston	Expenses	£40.00
H.M.Customs & Revenue	Tax and National Insurance	£68.86
M.E.Preston	Salary	£910.47

**Meeting closed 8.15pm**

Signed .....

Date: .....