

Minutes of the Planning Committee meeting held on Thursday 24th October 2024 at 8.15pm in the Village Hall.

24/P/012 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE

Present: Cllrs Harmesh Jassell, Andrew Marston, Laura Tarburton (Chair).

Apologies: Cllr Andy Brisbane.

Clerk: Alison Utting

Also: 6 members of the public.

24/P/013 DECLARATIONS OF INTEREST – None.

24/P/014 MINUTES – It was agreed that the Chairman should sign the minutes of 3rd July 2024 as a true and correct record of the meeting. (Prop:AM, Sec: HJ, *unan.*)

24/P/015 DRAFT PROPOSAL FOR FUTURE DEVELOPMENT OF HDL006 - LAND TO THE SOUTH OF WEDGEFIELDS CLOSE (CAMERON HOMES)

a) The Chair reported on the following consultations carried out in the last fortnight by councillors:

Cameron Homes: A full report compiled by councillors following the HPC meeting on 30/09/2024 was sent to Cameron Homes. This included the emphatic request from councillors and residents that Cameron hold a public meeting. No public meeting has yet been scheduled. Several councillors attended the drop-in event held by Cameron on 17/10/2024. Not much was gleaned from our side, the Cameron representatives seemed to be mostly listening to public responses.

Eddie West (Planning Policy and Strategic Manager, Shropshire Council): (JH, AM and LT.) EW clarified the application of CIL (Community Infrastructure Levy) contributions that are levied on open market developments. Payments usually

received within 12 months of commencement of work. Total amount paid is divided as follows:

- 15% Direct to local parish council (Neighbourhood Fund)
- 5% Retained by SC for administrative purposes
- 80% Subdivided as follows:
 - 10% CIL Strategic
 - 90% CIL Local – can be drawn down by local communities for infrastructure projects that are required as a result of the additional development.

A loose calculation made on the spot (based on £68/m², 40-45 open market properties) approximates CIL payment as £250K, which would result in Neighbourhood Fund paid to the parish council of £37K.

The way that CIL local funding is applied for has changed. Strategic projects take priority – education, health, highways.

Cllrs asked EW about the size of future developments when set against the numbers laid out in the Local Plan. EW said figures in Local Plan should not be considered a maximum. This reflects changes to planning policy at national level. The number of properties on any future planning application will be determined by efficient use of the site. Effectively, 40 houses for HDL006 is just a guideline. He did say that SAMDev guidelines would be a significant consideration.

Cllrs asked EW what type of projects SC might be supportive of, with regard to CIL Local funding. He referred to the projects listed under Hadnall on the Wem Place Plan. It became apparent that the full list of projects as recorded on the 2019-20 Place Plan are not on the current one. Many parishes had their wishlists stripped back to basics following changes in Feb 2023. The only two items now listed for Hadnall are:

- Improvement of pathways between village and any new development (some footpaths already completed).
- Purchase of land for recreation and car parking.

A discussion then took place about how best to work with any potential developers, to achieve local priorities. EW advised the parish council to engage as early as possible with the developer, alert them to the local priorities as identified by the CLP and explore together ways of working in partnership to deliver those priorities. He advised Cllrs to meet with Cameron as soon as possible, feeding back to the community any outcomes.

Lucy Roberts (Place Plan Officer, Shropshire Council): (LT and AU.) LR went into more detail about how the administration of the Place Plans changed in 2023. She clarified that the Place Plans are live documents and can be added to or amended at any time. The system allows the parish council to request items be added. LR would then contact other stakeholders (e.g. Highways) to confirm whether the projects are realistic. The added items must then be ratified by the I.I.G. committee at SC. Their next meeting is in December 2024. However, even before I.I.G. approval, the list will be available to SC and can be confirmed as pending to Cameron.

All added projects must be evidenced and need to support infrastructure around development.

Place Plans also help SC prioritise work for their various departments.

LR explained that there are three priorities within CIL Local:

- Strategic items, e.g. utilities, health, education – where there is a legal obligation to provide and without which development is unsustainable.
- Local – SC (and sometimes other partners)
- Neighbourhood – community based, led by town and parish councils to support and help an area, hyper-local.

Cllrs noted that the current proposal from Cameron includes concessions to the current two items on the Place Plan.

LR listened to the list of projects as per 2019-20 Place Plan and gave her response as to whether each would probably be viable. There were a couple of items that were too vague or lacked evidence/proof of achievability, and she recommended that they be dropped. Most of the items she guessed would be suitable additions. She also advised the parish council to put some thought into possible future needs for the community. With regard to recreation and fitness provision, she is able to provide some really useful contacts to help with planning and sourcing funding.

Trevor Mennell (independent Planning Consultant): (HJ, AM, LT) Cllrs were considering using TM's services to help communicate the concerns of the community to both Cameron Homes and Shropshire Council and to help maximise community benefits linked to any proposed development. One issue discussed in detail was flooding. TM recommended that HPC insists that Cameron consults professional hydrologists to provide an independent flood and drainage assessment of the site, to ensure that Hadnall will not suffer from increased flood or drainage issues as the

result of any development. He recommended a company based in Shrewsbury) as a suitable body to do this. TM said that the developer must show that any attenuation pond would not have a detrimental effect on surrounding areas and that they must prove where the water is going. Land Drainage Act makes it clear that it is the responsibility of the landowner to ensure that water is flowing and ditches are cleared. Failure to comply can be reported. Highways are responsible for clearance of drains and gullies. Severn Trent would be responsible for upgrading the sewerage system to accommodate any future development. TM would like to obtain asset plan for the area to ascertain current sewerage system. TM to put together a summary of and quotation for his proposed services ASAP, for the parish council's consideration.

b) The committee (with input from members of the public) agreed the following:

COMMUNITY PRIORITIES

- Pedestrian access linking existing and new residential areas with amenities (away from A49)
- Purchase of land to create parking and recreation space with the village
- Provision of play facilities for older children
- Additional off-street parking (e.g. joining laybys opposite shop)
- Extend 30mph zone
- Adult outdoor gym and fitness equipment
- Bus shelter outside primary school
- Village Hall – solar panels (with battery storage), disabled access, CCTV outside, upgrade/replace toilets

CONCERNS

- Sewerage
- Surface water drainage and attenuation pond
- Safe pedestrian access (not along A49)
- Extension of 30mph zone
- Vehicular access points from A49
- Biodiversity net gain – local
- Ownership and maintenance of hedgerows, trees and public spaces.

c) Next steps:

Parish councillors will arrange an informal meeting with Cameron Homes as soon as possible to communicate the above priorities and concerns, and to begin negotiations on behalf of the community (as strongly recommended by SC and others). Outcomes from this will be reported to residents as soon as possible.

The committee agreed that the Clerk submit the list of community priorities as listed above, to SC for addition to the current Place Plan.

The parish council will consider the quotation from Trevor Mennell as soon as possible.

24/P/016 PUBLIC PARTICIPATION SESSION

It was mentioned that the HDL006 drop-in session was not very well advertised. Cameron Homes had reported that they had submitted an item to the Hadnall Village Facebook group but that it had not been approved. The Clerk apologised for the lack of publicity on the HPC Facebook page.

Resident reported the response she had received from Cameron as to why the current attenuation pond does not appear to be working. Abbots Drive sewerage problems – have been raised by residents and parish councillors (and will continue to be).

A resident raised a point about the 2015 rejected appeal (ref HDL006). Cllrs responded that the goalposts have moved significantly since then.

Those residents present were in agreement that parish councillors should go ahead with a private meeting with Cameron, to 'get the best you can for the village'.

The meeting closed at 9.35pm.

Signed: _____ Date: _____

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