

Lydbury North Parish Council

Extraordinary Meeting of the Parish Council
Held Tuesday 18th February 2014 - 7.30pm at Lydbury English Centre

MINUTES

		ACTION
	<p>Public open session: Roger Plowden as landowner of sites identified for development under SAMDev attended the meeting as an interested party rather than as a Cllr. to ensure that previously declared interests did not create any conflict for the Parish Council in making decisions relating to SAMDev.</p>	
14.142	<p>Members present: Cllrs Beaumont (Chair), Ellis, May and Woosnam Roberts Also present Andy Boak (Clerk), Liam Cowden, Roger Plowden</p>	
14.143	<p>Apologies for absence: Cllrs Evans, Bowen</p>	
14.144	<p>Declarations of interest: None received</p>	
14.145	<p>Planning: Prior to the discussion on this item the Clerk pointed out that as there had been insufficient time to inform the public of the meeting being held and following advice from SALC this meeting should act in the capacity of an advisory group to the full Parish Council and should not take formal decisions. LC asked the PC that in taking any representation from Mr R Plowden he would act to represent Philip Needham as the landowner of LYD009 in order that the PC receives a balanced view. LC apologised for the approach taken in presenting the local policy for development in Lydbury North which was at odds with the decisions of the PC. LC presented Cllrs with a table of the identified development sites for Lydbury North together with numbers proposed at different times by both the PC, through community consultation and by Shropshire Council together with suggested amendments to the latest policy statement. The key issues to be considered are:</p> <ol style="list-style-type: none"> 1. Should the allocation of 20 properties include 1 building already completed 2. Should the allocation of 20 properties include the opportunity for windfall development 3. The number and type of development on LYD009 4. The number and type of development on LYD007/008 and 011 <p>LC provided background information to assist the Parish Council in the decision making process: The National Planning Policy Framework (NPPF) provides for additional development to take place where local authorities not able to currently meet the 5 year land supply and as long as such development met the requirements of the NPPF. The Parish Council should have a planning policy that is defensible and supported by the local planning authority, i.e. Shropshire Council. With reference to windfall development, Lydbury North lies within an AONB and such development could be damaging to the locality. However, any application for windfall development in Lydbury North would have to be scrutinised by the Parish Council to ensure it met the NPPF and be conditional upon being 'affordable', notwithstanding that applications for such development could be received from other parts of the parish. LC suggested that the PC consider allowing the development of up to 4 houses on LYD009 to include the replacement of the bungalow and 4 bespoke dwellings allocated to LYD011 which could also include opportunities for employment to meet local needs recognising the prevalence of home based self-employment. With respect to site LYD007 there was an opportunity to meet the full requirement for affordable housing on this site if Plowden Estates were prepared to oversupply on such development based on the total numbers for which they would be responsible. With reference to the</p>	

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aforementioned LC suggested that the PC ask Plowden Estates to seek advice from their agents.

In summary the distribution and type of housing to be allocated across the four sites in Lydbury North would be:

1. LYD007 - 2 blocks of 4 terraced housing making a total of 8 properties of which 4 could be designated as affordable dwellings with the agreement of the landowner/developer
2. LYD008 – 5 semi-detached properties
3. LYD009 – 3 detached properties that would create a positive image of the approach to the village
4. LYD011 – 4 detached properties that could have the potential for offering employment through home grown business

Any financial contribution that a developer makes to Shropshire Council to cover the provision of affordable housing not delivered in the planned development policy for Lydbury North would go to Shropshire Council. The Parish Council would have to apply to Shropshire Council's Housing Enabling Officer to attract such funding back to the parish.

Signed Chairman Date