



SOULTON ROAD WEM COMMUNITY-LED HOUSING PROJECT STEERING GROUP

Minutes of the Meeting of the Steering Group held on Tuesday 12 March 2013, at the Ground Floor Meeting Room, Town Hall, Wem starting at 6.15pm

Present:

Members: Cllr Tim Wilton-Morgan (Chair), Mrs Maria Howell, Cllr Chris Mellings,
Cllr Jon Murgatroyd, Mrs Helen Pugh and Cllr Len Staines.

Clerk: Carole Warner

In Attendance: Cllrs Peter Broomhall and Bev Horsley

Members of the Public: 1

SG09/13 Public Participation Time

The Chair welcomed everyone to the meeting.

Mr W Rutter explained that with his experience as a Chair and member of Housing Association Residents Groups he wished to promote the need of bungalows for older residents including existing tenants. He explained that it was common to find older people living in 2/3 bedroomed houses when they would prefer to live in 2 bedroomed bungalows. Providing bungalows would release houses more suitable for families.

Mr Rutter considered the proposed site as an ideal location for the older generation as local facilities and transport links were established within walking distance.

General discussion took place on the merits of bungalows, how sites must be financially feasible for any Housing Association particularly with the lack of Government grants and the use of 'life-time home standards' so houses could be easily adapted to meet aging related requirements.

It was agreed to consider Mr Rutter's comments at the appropriate time of the meeting.

Cllr Staines thanked Mr Rutter for the most positive contribution to the project to date.

SG10/13 Apologies for absence

None

SG11/13 Minutes of the meeting held on 26 February 2013 to be approved and signed.

The Minutes of the meeting were approved and signed following the amendment from Planning Officer to Housing Enabling Officer.

SG12/13 To review membership of local residents on the Steering Group

It was agreed that a flyer would be issued to local residents inviting them to the Annual Parish Meeting and also the drop-in event (date and venue to be arranged). It was hoped that the invitation would encourage membership of the Group. It was agreed that Aston and Barkers Green should be included in the distribution.

SG13/13 To review project progress including community concerns

The Group reviewed progress using a document prepared by the Clerk. Outstanding and additional points to note were:

Housing Need

- Mrs Howell advised analysis of Homepoint data to Parish level would be available every 6 months.
- There are currently 20 houses in the Parish registered as 'empty' on Council Tax records.

Community Concerns

- Mrs Pugh agreed to provide an assessment of the site to review the concerns that a 'green field' site was being developed.
- The Clerk agreed to clarify the extent of the Severn Trent Water upgrade along Soulton Road.
- Mrs Pugh advised that a final decision on the surface water drainage had yet to be made.
- Cllr Mellings agreed to provide current available places by year at St Peters Primary School. Mrs Howell agreed to forward an abridged version of Shropshire Council's response to school places in Wem.
- The Clerk would follow up concerns regarding capacity at Wem Medical Centre.

Previous Planning Application in the area.

- Cllr Mellings advised that an application by Severnside Housing had been submitted on a site in Church Lane adjacent to the Engineering Park. Mrs Pugh advised the application had not progressed due to concerns with noise. The Clerk agreed to forward details of the application to members.

Site Design

- Mrs Pugh updated members on the latest version of the site plan and confirmed that houses A7 and A8 would be removed to provide provision for a play area. A footpath to Ash Grove would not be possible as design takes into account 'Secured by Design' principles.
- Taking into account comments made by Mr W Rutter it was agreed to review the number of bungalows on the site. It was suggested that the bungalows should be located away from the play area. Mrs Pugh agreed to investigate whether 3 rather than 2 bungalows could be accommodated.

- Discussion took place on the elevation plans and it was noted that comments made at the last meeting had been taken into account. Colours for bricks and tiles would be considered at a later time.

Planning Application Update

- Mrs Pugh advised that once the site layout had been agreed Severnside Housing would be close to submitting an application.

Promotion of development to residents of Wem Rural and neighbouring Parishes

- It was noted that Annual Parish Meeting was taking place on Tuesday 26 March.
- It was agreed that a drop-in event would take place preferably at the Cricket Club on Tuesday 9 April and open to the public between 2.30pm and 7.30pm.

Details of the Cascade within the S106 Agreement

- Following discussion it was agreed that there was a preference for the cascade to reflect:

Wem Rural residents – 10 weeks

Wem Town residents – 10 weeks

Other neighbouring Parishes residents – 6 weeks

Mrs Howell agreed to provide clarification of the Homepoint bidding process to ensure residents had sufficient time to bid before the next level of the cascade came into effect.

SG14/13 To agree date of next meeting and to consider future agenda items

The next meeting was agreed to be held on Thursday 4 April at 6.15pm – venue to be confirmed.

Signed Date.....