



SOULTON ROAD WEM COMMUNITY-LED HOUSING PROJECT STEERING GROUP

Minutes of the Meeting of the Steering Group held on Tuesday 26 February 2013, at the Council Chamber, Edinburgh House, Wem starting at 6.15pm

Present:

Members: Cllr Tim Wilton-Morgan (Chair), Cllr C Mellings, Cllr J Murgatroyd,
Mrs H Pugh and Cllr Len Staines.

Clerk: Carole Warner

In Attendance: Cllr Bev Horsley

Members of the Public: 3

SG01/13 Public Participation Time

The Clerk welcomed everyone to the first meeting of the Steering Group.

SG02/13 To appoint the Chair of the Steering Group.

It was proposed by Cllr Staines and seconded by Cllr Murgatroyd that Cllr Wilton-Morgan be appointed as Chair. This was agreed unanimously.

SG03/13 To note the Steering Group's Terms of Reference.

The membership of the Steering Group was confirmed and apologies were received from Maria Howells (Shropshire Council Housing Enabling Officer). It was noted that local residents should be encouraged to participate in the Steering Group and that membership would evolve over the period of the project. Cllr Mellings reported that Wem Town Council's Planning Committee had minuted that a Town Councillor be part of the Steering Group.

SG04/13 To review membership of local residents on the Steering Group.

It was noted with disappointment that no resident from Church Lane or Ash Grove had come forward to join the Group. It was agreed that residents from further afield should be considered.

SG05/13 Update from Severnside Housing on the proposed development.

Mrs Pugh updated members with the following:

- The mix of units (by number of bedrooms) was under review due to the implications of the changes to benefits given to some to social housing tenants commonly known the 'bedroom tax'. Severnside Housing's historical approach to providing homes families could 'grow into' could be reviewed following these changes.
- As part of the Planning Application process Housing Enabling Officers are now assessing identified housing need against the mix of size of units.
- The results of the drainage solution to the site could allow the number of units to be increased to 24. Following discussion it was agreed to remain at 22 units and include a play area. Mrs Pugh agreed to supply dimensions of the preferred site of the play area within the development.
- Final work was being completed on the Planning Application and elements including materials would be considered by the Steering Group if Planning Consent was given.

SG06/13 Update from Wem Rural Parish Council.

Cllr Murgatroyd updated members on the recent Wem Town Council's Planning Meeting which he and Cllr Staines attended. He outlined some the Committee's concerns which included the provision of a play area. Cllr Murgatroyd considered that by the end of the meeting the Committee understood the housing need and the reason for the development.

SG07/13 To agree list of items/issues to be reviewed/discussed at future meetings.

The Clerk circulated a list of items/issues compiled from previous meetings when the project had been discussed. A review of the items was carried out.

Cllr Murgatroyd explained he had researched the statement that those in housing need come forward as developments are built and 2 other county authorities in different areas of the country had confirmed this.

It was agreed that to ensure all interested parties had an opportunity to express their opinion on the project a drop-in event would be held.

A list of the items to be discussed was agreed but it was accepted that other items could be added as they were identified.

SG08/13 To agree method(s) of progress reporting.

It was agreed to use all available means including: website, press and Parish Council newsletter.

The next meeting was agreed to be held on Tuesday 12 March at 6.15 – venue to be confirmed.