



MINUTES

Minutes of the Special Council Meeting held at Ludlow Conference Centre, Lower Galdeford, Ludlow on **MONDAY 7th JUNE 2010** at **7.00PM**

FC/16 PRESENT

Vice-Chairman:	Councillor Pope, Deputy Mayor
Councillors:	Councillors Callender; Hunt; Jackson; McCormack; Newbold; Parry; Taylor-Smith, Wilcox
Officers:	Veronica Calderbank, Town Clerk Gina Wilding, Admin Assistant
Also in Attendance:	Jake Berriman, Head of Policy & Strategy, Shropshire Council

FC/17 APOLOGIES

Apologies were received from Councillors Aitken, Glaze and Smithers.

FC/18 DECLARATIONS OF INTEREST

In accordance with the terms of the Local Authorities (Model Code of Conduct) (England) Order 2007 issued under Section 51 of the Local Government Act 2000 Members declared interests as follows:

Personal Interests

<u>Member</u>	<u>Item</u>
Cllr M Taylor-Smith	Unitary Councillor with Planning Portfolio

FC/19 OPEN PUBLIC SESSION

There were 24 members of the public present

1. **Amanda Draper, resident of Ludlow**

Stated that she did not want any further housing development at Rocks Green due to the detrimental environmental impact of such development. Councillor Taylor – Smith responded and introduced the main issues setting out the Shropshire Council consultation position and what was hoped as part of the consultation.

FC/20 SHROPSHIRE LOCAL DEVELOPMENT FRAMEWORK – SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT DOCUMENT (“SAMDev”); CONSULTATION ON “ISSUES AND OPTIONS”

Jake Berriman addressed those present regarding Shropshire Council’s consultation on SAMDev.

FC/21 SUSPEND OF STANDING ORDERS

RESOLVED (unanimous)

That Standing Orders be suspended to allow members of the public to speak and engage in the dialogue and to enable full public participation in the Special Meeting.

FC/22 QUESTIONS FROM MEMBERS OF THE PUBLIC

2. **David Currant, Ludlow 21**

The consultation document was based on the government regional Strategy for Housing, and therefore reflects a ‘top down’ approach which imposes housing numbers to be spread across a whole region such as the West Midlands, but Mr Pickles has indicated that that he does not want local authorities to feel constrained by this strategy – how does this affect the consultation?

Jake Berriman: Shropshire Council has delivered 1,200 houses per year for the last ten years, and the likelihood is it will continue to deliver at this level, even if the government target becomes 1,300. Over time government targets are reviewed.

3. **Jim Gosling, Resident of Ludlow**

Asked for clarification of the content of the Ludford SAMDev proposal

Tom Carter, Chairman of Ludford Parish Council, was asked to give a brief outline description

3a. Jim Gosling, Resident of Ludlow

Expressed concern that gardens are no longer brown field sites, and no level of housing density has been agreed. Mr Gosling was concerned that development should reflect the character of the area, and the type of accommodation should reflect the needs of the community.

4. Les Lumsden, resident of Ludlow

Mr Lumsden was concerned that the 'leisure corridor' of Steventon New Road is protected for the enjoyment of all. He was unsure that the consultation was lead from the local level, or 'bottom up' as it had been previously described. He pointed out that the commonly held assumption that accommodation leads to economic growth was not necessarily true.

He also asked how Shropshire Council was going to ensure that everyone had the opportunity to get their point of view across, especially those people who were not necessarily confident about speaking at public meetings. – He suggested an individual household survey.

Mr Lumsden gave two examples of planning decisions that had lead, in his opinion to, to less than satisfactory outcomes in terms of unfinished appearance (off the Sheet Road roundabout), and over ruling local resistance to a development that was potentially detrimental effect of the existing local economy (Aldi).

Mr Lumsden suggested that having to decide on allocated land would always upset a proportion of the population who would end up living near the development land and please land owners.

Jake Berriman: The public meeting that everyone present was taking part in was proof of the 'bottom up' process in action. Unfortunately, the household survey was not practical, but there are a number of ways that residents can get their views across. They can contact Shropshire Council officers directly, or talk to their Councillor instead of attending a meeting. Mr Berriman stated that unfortunately there would always be planning decision that people felt unhappy with, but these decisions are a small proportion of the overall number made.

Shropshire Council was required to maintain a five year plan of site allocations earmarked for development. Mr Berriman confirmed that although land owners had been approached to allow them to express a willingness to provide land for development - no agreements had been reached and the representation of potential land available for development on maps was to assist residents make their suggestions.

5. Rosanna Taylor-Smith, Shropshire Councillor and resident of Ludlow

Raised a point in reply to a previous query. The public had been given an opportunity to express their opinions about SAMDev at the Local Joint Committee on 25th May 2010.

6. Viv Parry, Ludlow Town Councillor and resident of Ludlow

Asked about traveller sites allocation in Ludlow; and suggested that extra building houses on the Green arce site was not a good idea.

Jake Berriman: There are 113 pitches allocated in Shropshire and 22 in the southern region. Key sites in Shropshire include: the Oakery, Highly and Craven Arms

6.a Viv Parry, Ludlow Town Councillor and resident of Ludlow

Why was the original hospital site not considered for the new hospital?

Martin Taylor-Smith: The current hospital site was number three in the table of most suitable site.

1. Eco Park
2. Site opposite the Eco Park (second choice because no infrastructure in place, so more expensive to develop)
3. Current hospital site

The problems with the site are lack of land for parking and future expansion.

6b. Viv Parry, Ludlow Town Councillor and resident of Ludlow

Development north of Ludlow would require an extra roundabout on A49

7. Tom Carter, Chairman of Ludford Parish Council

Mr Carter identified a potential problem that would make some of the parcels of land indicated on the map incorrect – He had spoken to a landowner that said their land was hatched on the map suggesting agreement for potential development, but this was not the case.

Jake Berriman: Any mistakes would be rectified with land owners

8. Bob Tilt, Chairman Ashford Carbonell Parish Council

Expressed concerns that the character of Market Towns is protected, and development must happen on brownfield sites first because agricultural land needs to be protected for food production.

9. Pam Farquhar, Campaign for the preservation of Rural England

Houses built should reflect current use of houses. On average 1.36 people live in each house, so apartment would allow highest density of housing in a small area

FC/23 REINSTATE STANDING ORDERS

RESOLVED (unanimous)

That Standing Orders be reinstated.

FC/24 SAMDEV DRAFT PROPOSAL SUB-COMMITTEE

Members agreed that a Sub-Committee should meet and draw up a draft proposal to be presented at Full Council meeting on **14th June 2010**.

Elected members of the Sub-Committee be Councillors McCormack, Wilcox and Aitken.

RESOLVED (5:0:2)

That a Sub-Committee be formed of Councillors McCormack, Wilcox and Aitken

The meeting closed at 9:10pm.

Chairman

Date

N.B. No Confidential Minutes will be issued.