

**Minutes of a meeting of
Llanfair Waterdine Parish Council
on Thursday 18th May 2017, Everest Hall**

Present

Cllr Barry Swancott (Chair), Cllr Andrew Beavan (Vice Chair), Cllr Mark Hughes, Cllr Roy Lloyd, Sarah Jameson (Clerk). Plus Maria Howells, Shropshire Council and 6 members of the public

1. The Chair opened the meeting opened at 7.30pm and welcomed Maria Howell in particular who was attending to talk about affordable housing. All attending Councillors signed the Declaration of Office forms.
2. This is the Annual Parish Council meeting and as such requires the election of a Chair and Vice Chair.
Election of a Chairman
Cllr Beavan nominated Cllr Swancott to the post of Chair. Seconded by Cllr Lloyd. All agreed. There being no other nominations, Cllr Swancott was therefore elected as Chair.
3. **Election of a Vice Chairman**
Cllr Hughes nominated Cllr Beavan to the post of Vice Chair. Seconded by Cllr Lloyd. All agreed. There being no other nominations, Cllr Beavan was therefore elected as Vice Chair.
4. **Apologies for absence:** Cllr Lewis
5. **Declarations of interest:** Cllr Beavan (Items 8 & 18) and Cllr Swancott (Item 18).
6. **The draft Minutes** of the Parish Council Meeting on Thursday 16th March 2017 were approved and signed as a true record.
7. **Public speaking**
There were no public speaker requests
8. **Affordable Housing:** At this point, the Chair proposed to set aside Parish Council Standing Orders and allow the attending public to take part in the discussions. All agreed and the topic was thrown open for public discussion and an information gathering/sharing exercise. The Chair explained the background to this matter. An affordable housing survey had been sent out with the last issue of Llanfair Times in March and had received six responses which was slightly disappointing. Views expressed had been mixed – some for, some against. It was felt that perhaps affordable housing in the parish was still perceived as a remote possibility by parishioners. Two landowners in the parish have indicated they are willing to make land available for affordable housing.

Maria Howell, Affordable Housing Officer, Shropshire Council, explained that there is much misunderstanding around affordable housing and the perception sometimes is that it is not necessarily a good thing. She felt in the case of this parish, we would be looking at self build/single plot scheme housing, rather than Housing Association small development. For the single plot scheme there are some basic requirements, ie applicants must: 1) demonstrate strong, local connections; 2) have identified a suitable building plot (ie it cannot be an isolated rural plot, but associated with the village

settlement); 3) be able to show they are unable to afford to buy locally on the open market; and 4) have a need to live in the parish (eg employment ties, care, children, parents and be active in the community). Local employment is key. The Parish Council would be expected to vouch for the candidate and act as 'broker'.

Being in the Shropshire Hills AONB area does not preclude affordable housing, but houses must be well sited and close to villages – not isolated, even if in the footprint of a ruined farm building.

It was felt the parish was losing young families and young people since they tend to move away for work, further education etc and often cannot afford local houses which are fetching prices of £300,000 to £400,000.

It was felt that the self-build/exception site option is likely to be best for Llanfair Waterdine parish. The next step if the Parish wishes to proceed, is to identify suitable site/s and explore potential interest further with parishioners.

Ms Howells will email the Affordable Housing questionnaire to the Parish Clerk and further information about the matter will be published in the next issue of the Llanfair Times.

The Chair thanked Ms Howell very much indeed for a very informative session.

9. Planning

- a) There were no updates on prior planning applications.
- b) There were no new applications to consider. Parish Clerk to check with Shropshire Council Planning Dept that her details were now lodged with them for receipt of all future planning applications.

10. Highways

Cllr Beavan has produced a list of Parish roads which have pot hole/other issues. He has spoken with Ian Martin and will organise a 'tour' of the affected roads with one or more other Councillors and Mr Martin in the near future. There was no progress currently on other ongoing highways matters.

11. Finance

- a) The Finance officer produced a financial report and accounts for 2016/17. The audit form had been completed and signed off. The Precept of £4163 had been the only income. Expenses had included the final bill for the Community Led Plan; projects had included the Llanfair Times; assets had included purchase of laptop, software, printers as part of the transparency grant. Auditor of the accounts was Bob Bailey. Cllr Beavan proposed the Council should agree the accounts; Roy Lloyd seconded; all agreed. Cllr Hughes was thanked very much for his work on this. Clerk will write a letter of thanks to the auditor.
- b) It was agreed that Cllr Hughes would continue to be the Responsible Financial Officer until September when the matter would be reviewed and this responsibility may then go to the Clerk.
- c) We need to update the banking mandate soon. It was agreed we would await the hoped for new co-options before proceeding, but up to a maximum of one month.
- d) Invoices were approved for payment as follows:

- i) Parish Clerk (March, including expenses): £170.30. It was noted that as of 1st April 2017, the Clerk would begin formal employment to satisfy legal requirements and as such would henceforth receive salary via PAYE.
- e) There had been no further requests for S137 awards.

12. Annual Parish Meeting (Wednesday 10th May)

This had been a very well attended meeting with a presentation and discussion of broadband provision in the parish. Cllr Swancott had presented the Annual Report of the Parish Council at the meeting and requested that this report was now formally agreed by the Council. The motion was nominated by Cllr Beavan and seconded by Cllr Hughes. All agreed the report. The Parish Clerk will follow up with Chris Taylor, Connecting Shropshire, in early June for an update on the phase 2B tender process.

13. Communications:

- a) See Communications report
- b) The Community Directory was being finalised and would be published by the end of May
- c) Llanfair Times report – see (a)

14. Appointment of members to the Llanfair Times Editorial Team

Currently the editorial team comprises 7 people, 2 of which are also Parish Councillors (Cllr Swancott and Cllr Lewis). These Councillors are happy to continue so the current status quo was agreed. Should any future co-optees be interested in joining the editorial team, this would be a possibility.

15. Shropshire Council report from Nigel Hartin

Nigel Hartin was not present, but had presented a report at the Annual Parish Meeting on 11th May.

16. Council vacancies

There are now two vacancies for Parish Councillors. It was agreed we would advertise the vacancies as soon as possible and encourage applications. The Clerk was asked to find out the regulations on number of days post election of this requirement. It was agreed that the deadline for applications should be Friday 9th June. Cllr Swancott and Parish Clerk to produce vacancy posters as soon as possible. The Clerk had produced a leaflet about becoming a Councillor which could be attached to emails/put on noticeboards.

17. Local Joint Committee

- a) There was no report since there had not been any meetings
- b) It was agreed that Cllr Beavan would remain the Parish Council representative on the LJC until our new Councillors are in post, at which point this might be reviewed

18. Llanfair Waterdine Community Trust: (see attached report, which is also on the Parish Council website). Cllr Hughes asked if plans were available to view yet for the proposed pavilion on the Joan Adams Community Field. Cllr Beavan explained plans will be available for all to view once complete. Cllr Hughes proposed the Council support the project; Cllr Lloyd seconded and all agreed.

19. Correspondence:

- i) **SPARC/Energize** – request for Parish Council as a stakeholder to be part of the discussions about the future of SPARC, Bishops Castle. The Council felt we should support this initiative to benefit the children of the parish. Clerk to write to Chris Child at Energize for more information.

- ii) **LJC** – letter from Matthew Mead to Parish Councils requesting a donation of £150 to help towards the 2017 Small Grants Scheme. Cllr Beavan proposed that the Council joined the scheme again. All agreed. Clerk to write to Mr Mead.
- iii) A **Fundamentals for Councillors course** run by SALC will be held on Monday 3rd July. It was felt that once the new Councillors are in post either this or a future workshop could be useful.

20. Confidential business: There was no confidential business

21. Next meeting dates:

Thursday 20th July

Thursday 21st September

Thursday 16th November

22. Meeting ended at 9.25pm

Signed Date