

**AN EXTRAORDINARY  
BERRINGTON PARISH COUNCIL MEETING**

**Thursday 6th December 2018**

**MINUTES**

1. **Chairman's welcome.** The Chairman welcomed all to the meeting.
  2. **Present** Councillor C Wild-Chairman; Councillor R Purslow-Vice-chairman; Councillor S Mason; Councillor E Brayne; Councillor J Brayne; Councillor L Picton; Councillor S Hawksworth; Councillor J Healey. L Pardoe Clerk to the Council and 18 members of the public. Apologies were received from Councillor C Bonsey who was away.
  3. **Declaration of Pecuniary Interests.**  
To receive declarations of interest under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.  
There were no declarations made.
  4. **Chairman to explain the rationale for inclusion of Crosshouses as a Community Hub in the Local Plan.** Councillor C Wild opened the meeting by welcoming all present to this extraordinary meeting and explained that the Local Plan is due to run from 2016-2036 and the consultation is open until 31<sup>st</sup> January 2019. After the consultation Shropshire Council will take about 18 months to get it ready for the Planning Inspectorate in late 2020 and it should be adopted in 2021.  
Crosshouses has been designated as a Community Hub on a points-based system. Councillor Wild explained that a lot of other parishes have had meetings with Shropshire Council to discuss this points system. Councillor Wild went through the points for Crosshouses. There are points given for some of the amenities list that members felt were unfair as there was no graduation on the points system and if you had a fortnightly library van visit you got 3 points where a building-based library open 22 hours a week with wi-fi access and access to computers had 4 points. This was felt to be most unfair. Councillor Wild had taken issue with and spoken to Officers on the open space opposite The Bell pub on the A458 being classed as amenity land and giving us one point. Members would challenge the points that had been allocated but, in all fairness, it was unlikely that the Parish Council would be able to get the points reduced enough for Crosshouses to removed as a Community Hub. Members of the Parish Councils Planning Committee had attended a meeting at the Shirehall and were shown all the sites that had been put forward by landowners for development. The Parish Council members were not able to share any of this information with any one, as it was highly confidential. The members chose the smallest site that we could, to keep development as low as possible. This would be 40 properties with 12/14 windfall properties. If the windfall properties are not built, they will not be added to any other development. There would be a tight boundary drawn around the village and there would be no other development allowed during this Local Plan lifetime.  
The other sites had now been released by Shropshire Council and could be seen on their website. These had been kept confidential until this week.
- 5 Public Session.** Councillor Wild asked if anyone had any questions on how Parish Council was planning to respond to the proposal from Shropshire Council.  
Questions and Comments

Berrington Parish Council  
L Pardoe, Clerk & RFO ...  
Minutes December 2018  
[berringtonpc@gmail.com](mailto:berringtonpc@gmail.com)  
Extraordinary Meeting

Signed.....

Dated Thursday 3<sup>rd</sup> January 2019

- A gentleman said well done to the Parish Council for doing a good job to minimise the development for the village.
- A lady asked about schools. What about in-house facilities for the future?  
Crosshouses has no Nursery or afterschool care.  
Councillor Wild explained that the Parish Council had allowed a lady to run a Nursery in the Community Centre free and this had been done for 5/6 years until the Nursery was no longer financially viable. She added that if anyone was interested in starting a Nursery up the Parish Council would be fully supportive
- Councillor Healey stated that if we develop, we may have 1,000 people
- A lady said that we need doctors' facilities within the village as it is extremely difficult to get appointments with Doctors.  
There used to be a school and a clinic in the village within the last 30 years but sadly that has long gone.
- It was asked of the Cattery site would give any more affordable housing in the village and it is hoped that this would be the case.
- Another lady said that there need to be a forum to discuss the future development. There would be an opportunity to do this through the Community Led Plan the Parish Council was committed to starting in the new year.
- Councillor Hawksworth said that the footpath on the Cattery site would need looking at as it is shown as being on the proposed development site.
- Councillor Picton said that deep within the consultation there are proposed changes to the exceptions policy which will be 1/3 open market 1/3 affordable to rent and 1/3 affordable to buy.
- Councillor Wild said that Shropshire Council are consulting on setting up their own housing company to build affordable homes in the near future.
- Councillor Wild asked if everyone was happy for the Parish Council to raise the issue that we had explained about the points system. There were no objections from the meeting about this proposal.
- Councillor Wild asked the meeting if everyone was content with the site proposed. She asked for a show of hands who was supportive of the Parish Councils decision. All those present were happy with the proposed site.
- Councillor Wild went on to explain that back in May the Parish Council looked at compiling a Neighbourhood Plan which would give the Parish Council 25% CIL monies instead of the current 15%. After having an officer from Shropshire council give a presentation to the Parish Council the Parish Council made a decision NOT to do a Neighbourhood Plan but a Community Led Plan instead. The Officer who visited the Parish Council said that a Neighbourhood Plan was inappropriate for Crosshouses. The Parish Council would not be able to restrict development with a Neighbourhood Plan. A Neighbourhood plan MUST deliver at LEAST what has been identified in the Local Plan.  
A Neighbourhood Plan is all about planning whilst a Community Led Plan is about what the residents want for the whole of their community and not just planning.
- Councillor Healey said that he fundamentally disagreed with the piece that Councillor Wild had put in the Village Pump about Neighbourhood Plans and that Councillor Wild had told the officers from Shropshire Council what to say.  
Councillor Wild explained everything that she had written had been checked for accuracy by Shropshire Council Officers who are duty bound to offer impartial advice.
- Councillor Healey stated that the meeting had not been well advertised and that was why there were not many people attending. A member of the audience said that she had delivered some 600 Village Pumps with it advertised in, and while she was disappointed in the turnout for the meeting, said that Councillor Healey was wrong in his statement.

- Councillor Picton stated that 350 people had seen the meeting advertised on the Village Facebook page.
- A member of the public said that if people were not present at the meeting, that implied that people were satisfied with what the Parish Council were proposing after reading it in the Village Pump.
- Councillor Healey said that a Neighbourhood Plan was a legal document and that once adopted had to be taken account of by Shropshire Council. It would give the Parish Council an additional £50,000 for the proposed new development of 40 properties. He stated that the additional 10%CIL monies that would have been received by the Parish Council if they undertook a Neighbourhood Plan, would be retained by Shropshire Council to fill a black hole in their finances.
- At this point the Chairman of the Parish Council and Councillor L Picton called a point of order on this matter as all CIL monies are protected as Councillor Healey well knows. This has been stated at many meetings by many speakers.
- Councillor Healey accused Councillor Wild of having been in conversations with the landowners of the proposed sites. Councillor Wild said that she had not spoken to anyone about the proposed sites.
- Councillor Healey then asked a landowner who was in the audience if anyone had spoken to her on the proposal for her site, she stated that she had not spoken with Councillor Wild or any of the Councillors but had had some contact from Liam Cowden at Shropshire Council. Councillor Healey pursued this by asking the landowner "You had no contact not even a phone call?" The landowner and Councillor Wild both said that they had not had any contact at all.
- Councillor Healy said that he felt that it was an opportunity for the Parish to do a Neighbourhood Plan, if we can get grant funding for it then, we should go ahead and if the Parish Council does not get the funding then we would not do it.
- One member of the public asked Councillor Healey to refrain from speaking as she had not come to listen to him but hear about the options facing the Parish Council over proposed development.
- Councillor Purslow asked the meeting if anyone present would wish the parish council to look into compiling a Neighbourhood Plan. Two of those present said that they might be but did not have enough information for an informed decision.
- Another member of the public said that as the Parish Council were the democratically elected representatives then the decision that they had made in May based on information on the benefits of both Neighbourhood Plans and Community Led Plans should stand and the Parish Council carry on with a Community Led Plan.
- Councillor Purslow told the meeting that there is to be a Community Led Plan Launch event in the Community Centre on 2<sup>nd</sup> February for all residents in the parish to come along and tell the Councillors what they like about where they live and what they want to change, if anything, and what additional amenities they would like to have in the parish.
- Councillor E Brayne asked Are we talking about a Neighbourhood Plan because it allows us to get more money the extra 10%, 15 to 25%. They don't give away extra unless you have something to give them in return. Development land for extra houses. What do we need the extra money for?
- Councillor Purslow asked if that was a direct question to Councillor Healey? Councillor Brayne said yes.
- Councillor Healey did not reply.

- One of the members of the public stated that in her opinion Councillor Healey had hijacked the meeting to his own ends. He replied that he had not intended to speak on the Neighbourhood Plan but that it had come up during the meeting.
- Another member of the public stated that he was happy to support the Parish Council on development of a Community Led Plan.
- Councillor Healey asked if the Parish Council would agree to sending out a questionnaire to ask all residents of the Whole Parish if they would prefer a Community Led Plan or a Neighbourhood Plan. Councillor Brayne said that the problem with that was that not everyone would fill in a questionnaire.
- A gentleman said that as the majority of the Parish Council voted for a Community Led Plan then that is the route that the Parish Council should go down.
- Councillor Wild explained that the Parish Council wanted to do a Community Led Plan to assist the Community by getting to know their priorities.
- It was agreed that the Parish Council would consider the questionnaire idea at their next meeting

**6 Council to agree a response to the Local Plan Consultation.** It was agreed that the Parish Council would formulate a response at the January meeting after all residents have had time to feed back to the members.

**7 Date and time of next meeting:** It was agreed that the next meeting would be Thursday January 3<sup>rd</sup> 2019 at the Community Centre starting at 7.00pm

**8 The Chairman thanked all for attending and closed the meeting at 9.30pm**