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Rodington Ball Court

**OPENED 21st August 2014
Joint Project between
Rodington Parish Council
Rodington Village Hall Committee
and
Aided by Telford & Wrekin Council**





Rodington Parish Council has had a longstanding aspiration to improve amenities for youngsters in the Parish. The Junior play area was step one and has proved a success with local families.

The Ball Court was a tougher challenge with the recession creating a serious drop in funding for Community projects.

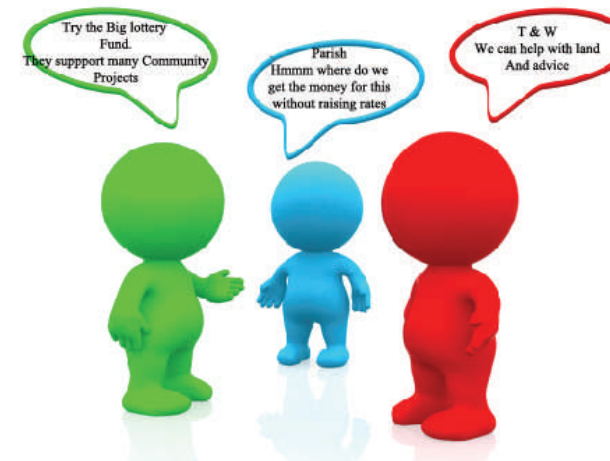
Fortunately whilst cash was short there was a “can do spirit” with support for the idea from Rodington Village Hall Committee, contact with T & W was equally productive ,a lease for land for the project would be made available.

Further technical advice and guidance was freely available. Derek Owen gave considerable assistance and time to move the project on.

Continued next >>>

All that remained was the cash problem, the Parish Council had accrued a considerable amount however there was still quite a shortfall.

So a Lottery Funding application was raised. Such applications are challenging and require considerable background evidence.



Alison our Clerk set to work with a gusto and finally several months work resulted in agreement for a substantial Grant that would see the project finalised.

Hopefully it will produce some aspiring Footballers and Cricketers, both teams need some.



Communication and Your Parish Council

Communication and Your Parish Council Summer saw the PC come under fire for poor communication at the "Shaping Places" meeting and the subsequent Parish Council meeting. The criticism was the PC had not done enough to inform the Parish about the "Shaping Places Plan" which suddenly saw T & W pose the possibility of major expansion of housing in Rodington which was announced alongside the successful planning application for a small development of housing including shared ownership property for local people, i.e. people from the Parish.

The Shaping Places scheme was a T & W plan which they communicated via "The Voice" newsletter and heavy Radio and Press releases. The final consultation was delivered to Public and PC's at approximately the same time. T & W Planning department had offered a briefing to us as Councillors but seeing the scope of development proposals the meeting evolved into a lively Public meeting.

Your Parish Council consists of 7 unpaid individuals, over half are in full time employment and no one has ever claimed the £250 allowance they are entitled to. This has meant the precept has been held well below inflation for past three years. They are supported by a paid qualified Clerk who has contributed numerous hours over her contracted time and bought several major projects to a successful conclusion.

Our lines of communication on a statutory basis require us to have one notice-board

announcing meeting days at least 3 days in advance. We have five boards around the Parish for this purpose and the meeting dates appear on the website www.rodingtonpc.org.uk. The law requires that meeting minutes are kept and available on request. The PC makes them available on the website and anyone can research Council activities via the site. We appreciate not everyone is on the web but we are a Community and I am sure anyone not equipped to access the web lives close to someone who can. Good opportunity for a cup of tea together.

Finally we have the Newsletter, we used to publish quarterly however the past twelve months have been quiet on News and completion of projects. So we saved money by cutting back on publications until we had issues to present. Going forward the Newsletter will continue and where appropriate return to a quarterly basis.

However the quiet rural pace of life has been altered dramatically by the new Planning regulations.

So the Council will introduce an email alert system for residents so that issues we feel are of importance to Residents are notified quickly at minimal expense and without delay.

To make that happen you need to register your email address with us by going to;

www.rodingtonpc.org.uk and click on "Contact Us" top right tab and enter your email details in the message box; with comment "Register for email alerts"

Planning Mania

A Laypersons Explanation

It all started just after the last election although we did not really know it at the time. House building had declined in previous five years whilst inward immigration had grown significantly without any attempt at control.

The Coalition needed to address the Economic situation, this needed growth, people needed houses, building houses means jobs, lot's of, Buyers need mortgages, Buyers need to furnish homes, more jobs. A Good plan, however Planning policies nationally were slow, laborious, and frustrating for a Coalition needing to get fast results.

This gave situation birth to two Mortgage schemes to aid buyers, it also gave birth to the NPPF.

The National Planning Policy Framework.

Written by the RT. Hon. Greg Clark MP, Minister For Planning, "it replaced over a 1000 pages of National Policies and procedures into 50 pages simply and clearly written allowing people and communities back into planning." So said Greg Clark.

It was designed to simplify planning Regs allow extensions, conservatories and the like to be easier for homeowners. However its key thrust was to force Councils to allow Housing Development Applications through as quick as possible.

This is evidenced by key statements;

Page 4.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
— specific policies in this Framework indicate development should be restricted.⁹

For **decision-taking** this means:¹⁰

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: –
– any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or— specific policies in this Framework indicate development should be restricted.⁹

In Plain English this means if a Council who been given their Housing target does not have a five year plan in place to provide that number of builds plus a 25% reserve to meet sudden changes then they have little right to refuse ANY housing application that helps meet their target.

So what purported to be policy that put planning back into the hands of the Local Community actually ends over-riding the principal of Localism because the targets

Continued Page 5

Planning Mania

continued

were decided top down regardless of local wishes.

The targets were easily set from the comfort of Whitehall, it's a simple numbers game, the timescale for Councils to evaluate, plan, consult etc. was considerably longer and there are many Councils including Telford & Wrekin who have yet to finalise their plan. So until the Local Plan is finalised that shows a land stock to meet the housing target plus 25% overage the NPPF makes it very difficult to reject planning applications for Housing developments. Throughout the UK Councils have rejected applications only to find the ruling taken to appeal of the Planning Inspectorate (a costly exercise for Councils) and find themselves over-ruled.

Result an avalanche of applications that will not dry up or be defensible until the Shaping Places Consultation/Proposals run their course and become the Finalised Local Plan.

To know more go to this page on <http://rodingtonpc.org.uk/Document%20Library/shapingplacestwpresentation.pdf> This document shows possible sites (on page 20) in Rodington that are part of the Consultation process.

Such allocations exist throughout the Borough in excess of the Plan requirement as possible locations which have not been researched as yet for viability or finalised following consultation.

The Document includes other key documents from T & W Shaping Places Process for easy access for you.

Announcements

CHAIRS RESIGNATION

It is with regret we have to announce Janet French has resigned the Chair of the Council. Janet says;

I have been Chair for about ten years and have found the position personally satisfying and intellectually challenging as regards the amount of legal and practical knowledge I have had to absorb. It has been a privilege to represent Rodington PC at the many committees and meetings I have attended including the Queen's visit to Telford.

I am particularly proud to leave the new play facilities in Rodington which would not be there without the Council's hard work over the last few years. Over the last couple of years I have been faced with increasing pressure from work and family commitments so I have resigned as Chair before I risk falling short in my duty.

The Chair is now David Johnson who joined the Council in 2003.



Alison Hinks Parish Clerk.

Alison has also decided to resign her position.

She started July 2008 as an untrained Clerk and given excellent professional service ever since. During her time with us she passed the Cilca qualification process. She is also Clerk to Ketley Parish Council which is far larger than Rodington and has seen the job expand in both locations beyond the hours of the day available.

Having completed the Ball Court project she has felt it is time to say Goodbye and re-claim a life work balance and concentrate on her role at Ketley.

Planning Applications

TWC/2014/0687 Land North of Dunelm, Rodington Heath, Telford, Shropshire - Outline application for the erection of 6 dwellings.

This Application was objected to by a number of residents and the Parish Council. Cllr. Johnson attended the Plans board to make the 3 minute presentation as per Plans' Board procedures. The Board were supplied the images depicting the approach Road and the only Village shop. The presentation ran as follows;

Policy CS 7 of the Core Strategy Development Plan Document (2007) states that *“Development within the rural area will be limited to that necessary to meet the needs of the area.”*

That need was identified in the Housing survey conducted as a joint exercise between Rodington PC and T & W. A small development of 14 houses is already agreed and in progress to meet that need for Rodington.

Rodington has little in facilities, it has a very Part-time shop stroke post office. Floor space around 10 by 8 foot. There are no schools within the Parish.

Bus Services are virtually none existent, to access employment means Car transport is a must. It is also vital to get Children to school or to the nearest Bus pick up point. There is no service to Telford the main employment hub.

Paragraph 34 of the NPPF states that: *“...decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. No chance here.”*



Any self-employed person in a technological enterprise will not come here as a base due to the being in an area with almost the lowest broadband speed in the UK, average here 1.5mbps versus 20mbps on the Isle of Skye.

The application is a pure Greenfield location and would represent an extension of the village rather than an in-fill location which would minimise impact on the village. Being a small development there will not be an affordable housing content* so it will attract retirees whereas the village seriously needs younger individuals to give the population more balance.

Therefore the Parish Council objects to this application.

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* This statement was incorrect 2 Units are intended to be affordable housing.

Three members were against the application due to the arguments given.

Four members were in favour and the final member said "I am always hearing the young people in Rural areas need housing they can afford, so I must vote for application."



Planning Applications

continued

TWC/2014/0484
Land West of The Cedars, Rodington, Telford, Shropshire
Outline application for the erection of up to 14no. dwellings with associated access, services and infrastructure

This application originated from the Parish Housing Survey identifying a need for 6 joint ownership affordable homes. T & W sought land in a number of locations with various Landowners and finalised agreement recently for the above location. The increase from 6 to 14 was a figure considered necessary to make it a financially viable project. The application was opposed by a number of residents at the July Council meeting. Reasons quoted unsuitable location, who needed affordable housing and would this application open the floodgates for more development.

Having heard the issues the Parish Council raised objection to the location. However the Survey was a Consultation with the whole Community which endorsed the need for such Housing and reflected the Parish Plan Consultation data that showed a desire for Affordable Housing and small scale development.

At the Plans Board Meeting 15th October Mr. James Tennant made a strong case against the application in the three minutes allowed, followed by Borough Councillor Terry Kiernan with an equally spirited objection.

Regrettably despite objections from numerous individuals, the Parish Council, and the representative Borough Councillor the plan was passed by 5 votes to 2.

TWC/2014/0570 Land West of Loft House Barn, Rodington, Telford, Shropshire - Erection of 2no. dwellings with associated parking and landscaping

Approved by T & W

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Applications in System

TWC/2014/0804 Land adjacent The Moorings, Long Lane, Telford, Shropshire - Change use of land to siting of 10 no. residential mobile homes

Register for Email Alerts

To receive warning of Planning Applications register for alert emails; goto

www.rodingtonpc.org.uk and click on "Contact Us" top right tab and enter your email details in the message box; with comment "Register for email alerts"

A Planning Application to look forward to !!!

Enterprises Group have at last announced they intend to re-build the Tayleur Arms. Great News for all.



Model Railway Exhibition

Saturday 8th November 2014

10.30 to 4.00 pm

Rodington Village Hall

SY4 4QS

**(5 Miles East of Shrewsbury Off the B5062 Shrewsbury-Newport Road
Or 6 Miles from M 54 Jun 7**



Admission

Adults £3.50

Children £1.00

Senior £3.00

Citizens

Family £8.00

(2+2)

12+ Working Layouts,
Model Railway Sales,
Refreshments
Free Car Parking.

Arranged by Rodington Model Railway Group

(Supported by Friends from the Gloucestershire Warwickshire Steam Railway).

Proceeds towards Rodington Village Hall Refurbishment.

NEWSFLASH

T & W has agreed to join the Government scheme to rollout fast Broadband in Rural areas. A total fund of £4 million in progress and a postcode list of target areas on their site. This will be on Rodingtonpc.org.uk shortly, not sure of timescale as yet, as scheme is at the Consultation stage with the Networks.