



Bishop's Castle TOWN COUNCIL



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MINUTES of the MEETING OF BISHOP'S CASTLE TOWN COUNCIL

HELD IN THE COUNCIL CHAMBER, TOWN HALL

ON TUESDAY 16TH JANUARY 2018 AT 7.30PM

There were two members of the public present and Paul Hutton, (Director of Assets and Development for Connexus Housing Group) gave a presentation.

Presentation by Mr Paul Hutton

Mr Paul Hutton explained the background to Connexus (a merger of Shropshire and Hereford Housing Associations) and described 7 recent housing projects. He outlined what help his organisation could offer Bishop's Castle, e.g. access to expertise, borrowing capacity, flexible stewardship.

In Bishop's Castle, the Community Land Trust is struggling to acquire plots of land cheaply enough to build affordable housing, which is very much needed. Developers are not interested in very small projects. The landowners want to sell at a higher price that attracts developers wanting to build open market value housing. Various options of compromise or possible help from Connexus were discussed, e.g. Connexus buy a plot of land, build some houses and sell rest to Community Land Trust.

One member of the public asked a question re what priority would be given to local people, if some houses were built.

Paul Hutton agreed to

- 1) Look at the Samdev site(s)
- 2) See if his team could find some land to buy
- 3) Produce a collation of needs from the research/evidence already collected.

PRESENT	APOLOGIES
Cllr J Carroll (Mayor) Cllr K Bance Cllr G Perry Cllr S Whittingham Cllr R Houghton Cllr J Magill Cllr A Naiad	Cllr A Roberts
IN ATTENDANCE	
Mr G Rippon Cllr J Keeley Mrs C Owen	

Minute No.	Agenda Item	
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001-18 1 **APOLOGIES**
Apologies were received from Cllr Roberts, (other commitments).

002-18 2 **TO CO-OPT NEW COUNCILLORS**
No nominations were received.

003-18 3 **DECLARATIONS OF INTEREST**
a) To declare any disclosable pecuniary interests
b) To declare any personal interests.

Name	Agenda Item	Personal	Prejudicial
Cllr J Carroll	Item 12 Town Hall Trust	✓	
Cllr J Magill	Item 12 Town Hall Trust	✓	✓
Cllr A Naiad	Item 12 Town Hall Trust	✓	
Cllr R Houghton	Item 11/ Town Plan Item 14 Meetings attended SpArC	✓	✓
Cllr S Whittingham	Item 11/ Town Plan Community Land Trust	✓	✓

004-18 4 **APPROVAL OF MINUTES**
To approve the minutes of the Town Council meeting held on Tuesday 21st November 2017
(The meeting of 12th December was not quorate).
The minutes were approved.
PROPOSER Cllr G Perry SECONDED Cllr R Houghton
All in favour

005-18 5 **REPORT FROM THE MAYOR**
To receive a report from the Mayor.
a) Cllr Carroll updated the Town Council with regard to the proposed Business Park, for information. Shropshire Council were unhappy about the proposed finance arrangements. Steve Bowen's costs (Quantity Surveyor) were £9,450 + VAT. The Community Land Trust could not borrow this cheaply and the Community Land Trust trustees were unhappy about the burden of risk to themselves. The suggestion (preferred by Shropshire Council) was that the asset transfer would be made to the Town Council instead of the Community Land Trust. The Town Council could borrow the money at a much cheaper rate, and wouldn't have to pay the VAT. There was money in next year's budget that could be used, with the aim of helping the economy in Bishop's Castle by this

project. If the Town Council borrowed money to prepare the infrastructure, it could allow the Community Land Trust to be the first tenant and start building. Cllr Carroll suggested that the Town Council pay £2,000 and the Community Land Trust pay the rest of the surveyor's costs as a donation, providing:

- b) Shropshire Council agreed to make the assets transfer to the Town Council.
- c) a leasehold arrangement was set up. Various costs and quotes were being prepared and Shropshire Council would look at the Business Plan in March/April.
- d) BC Library.

Cllr Carroll informed that Council that Shropshire Council was phasing out its funding of the Library by 2022.

006-18

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REPORT FROM THE CLERK

To receive a report from the Clerk.

- a) Many compliments had been received re the Christmas Lights.
- b) The stones had been sold and he was waiting for the road to be adopted.
- c) Ian Selkirk had offered his services again as internal auditor.
- d) The clerk sought approval for payment to a regular charity and to the ICO (Data Protection)

007-18

7.

UNITARY COUNCILLOR

- a) Public Hall. Cllr Keeley outlined recent difficulties with drainage and heating. The Hall was in demand for hire but the issues needed sorting out. The Public Hall trustees were encouraged to contact the Town Clerk for contacts of experts who could help.
- b) Exit from the Park on Grange Road. Suggestions of adding road markings to slow traffic were made but Shropshire Council has a spend freeze at the moment.
- c) Youth – request for the Skateboard park to be cleared of chippings and for a Youth shelter to be provided.

008-18

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PUBLIC PARTICIPATION SESSION

Members of the public wishing to speak should give prior notification of their wish to speak. Two members of the public attended and spoke in connection to the presentation on affordable housing.

009-18

9.

PLANNING

To discuss and decide on the following planning application:

17/0599/VAR

Application for variation of Condition No.3 attached to permission CC2007/0040 dated 15/12//2007 to allow for the retention of the demountable accommodation for a further temporary period of ten years at The Community College, Bishop's Castle, Brampton Road, Bishop's Castle. SY9 5AY.

PROPOSED Cllr G Perry

SECONDED Cllr J Magill

All in favour.

010-18

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FINANCE

i) To note the bank reconciliation. This was accepted

ii) To ratify the following invoices, these paid following the non-quorate meeting:

Payee	Item	Invoice	Amount £
Shropshire County Pension Fund	Monthly pension payment	December Return	597.11
HMRC	PAYE and NI	December Return	665.90
Staff salaries	4 staff	December Return	1986.34
GA & SA Dudley	Auction yard toilets	242	420.00
Water plus	Water rates	243	52.52
Iain Selkirk	Internal Audit	244	350.00
Blachere	Christmas lights	245	1894.49
Exemplum	Printer	246	29.02
BCBS	Scalping for allot. track	247	42.78
Viking	Stationery	248	156.18
D.W.Cole	Plumbing	249	355.00
D.W.Cole	Plumbing	250	275.00
MM Fabrications	Safety rails	251	734.40
M&A Helleur	Repair to cabinet	252	120.00
A.Wallace	Street cleaning	253	23.55
S Whittingham Happy Bap	Refreshments civic awards		137.50
For Information			
Shropshire Council	NDR council office August	225	97.00
	Total		7799.29

APPROVED

PROPOSED Cllr R Houghton

SECONDED Cllr K Bance

All in favour

iii) To approve the following invoices for payment: APPROVED

Payee	Item	Invoice	Amount £
Shropshire County Pension Fund	Monthly pension payment	January Return	597.11
HMRC	PAYE and NI	January Return	665.90
Staff salaries	4 staff	January Return	1986.34
WN Bishop	Photography	263	50.00

A. Wallace	Street cleaning	264	15.70
GA & SA Dudley	Auction yard toilets	265	336.00
GA & SA Dudley	Maintenance	266	605.00
For Information			
Shropshire Council	NDR council office August	267	97.00
	Total		4353.05

PROPOSED Cllr J Magill SECONDED Cllr R Houghton
All in favour

- 011-18 11. **TOWN PLAN**
It was noted there was an issue with a gate leading from Housing association property into the park.
- 012-18 12. **TOWN HALL TRUST**
There had been a positive liaison meeting.
- 013-18 13 **GENERAL DATA PROTECTION REGULATIONS**
To receive a report.
The new regulations will affect all personal data held by the Council, e.g. allotment tenants and advertisers. The Council needs to appoint someone to verify that the Council is complying with the new regulations. This cannot be the Clerk.
- 014-18 14. **REPORTS FROM MEETINGS ATTENDED**
Cllr R Houghton had attended leader training with regard to funding for the development of allotments. The Council needs to write the bid, with quotes and risk assessments, before the deadline in May. Guidance is coming, but Council will need to spend the money and claim it back afterwards.
Cllr J Carroll had attended a meeting where the library, Shropshire Volunteers, fuel poverty and SpArC theatre had been discussed.
(Cllr R Houghton asked for Councillors to attend a meeting re SpArC).
- 015-18 15. **ITEMS FOR FACEBOOK/WEBSITE**
To consider things for inclusion on the Facebook page.
a) Thank you from the Christmas Lights committee
b) Land wanted to buy for affordable housing
c) Councillors needed
d) Some grant money still available – apply in writing to the Clerk.
- 016-18 16. **NEXT MEETINGS**
20th February 2018