Email correspondence with Shropshire Council re. amenities and Clive points score (Oct 2019)

RE: Clive Community Hub Status (Shop and Post Office, points score)

Edward West
Mon 14/10/2019 14:55
To:

- L Bardsley

Hi Lydia,

Hope you're well. Please see below responses to your questions…

As a general point, we are very happy to take a pragmatic view where there is clear evidence the shop/post office are due to be re-open, even where the exact opening date does not correspond with our deadlines for agreeing the draft Plan.

Any further questions let me know, although after this Wednesday I'm going to be on leave until 28th October.

Kind regards,

Eddie

Eddie West
Principal Planning Policy Officer
Shropshire Council
Tel
e-mail:

From: L Bardsley
Sent: 07 October 2019 08:50
To: Edward West
Subject: Clive Community Hub Status (Shop and Post Office, points score)

Hello Eddie,

I hope you're well. Apologies in advance for the long email and all the questions!

I've been passed the notes from the public meeting in Clive on Thursday (attached). We've got some questions about implications of this (as well as other points scoring) on the Hub status that we'd like clarifying if possible by the time we have the next Council meeting on 17th Oct. As you'll see from the minutes, there are plans in place to provide temporary post office facilities in the village hall for two mornings/week, once the Post Office find someone willing/able to do this.

Q1. When a postmaster has been found and this provision is up and running, would two mornings/week still tick the box as a post office for the purposes of your assessment methodology?
Yes – we would consider this as a post office facility for the purposes of our assessment.

Q2. Assuming a deal goes ahead with the shop owner and the owners of Clive Hall, if the shop is closed while they are refurbishing it over a period of 4-6 weeks, but they are able in some way to provide basic essentials for purchase, would this be temporary provision be classed as a village shop for the purposes of the methodology? I'm afraid I wasn't at the meeting itself so I have no idea what they were suggesting in terms of temporary provision.
A temporary provision would further support the continued inclusion of the shop within the assessment, but would not be essential as long as we can point to evidence of the intention of opening the shop re-opening in a reasonable timeframe. In terms of evidence I suggest this could be a letter/e-mail from either the PC or the proposed shopkeeper. In terms of reasonable timeframe, can I suggest this would be before March 2020 which is when we intend to agree a final draft of the Local Plan for statutory consultation. We would not wish to undermine the continued identification of the village as a Hub for the sake of a few weeks, especially given the plan is to 2036.

Q3. If either or both of the Post Office or temp Shop provision would NOT be classed as counting towards the points score in the two instances above, how would the timing of the closures and re-opening (in a way that would count in terms of points) impact the scoring and eventual decision on whether Clive becomes a community hub or not?

I gather you and your colleagues will be working on a draft plan in December and Jan, and if the amenities are still considered closed at that point, I'm assuming they would not count towards Clive's points allocation, and that in the draft plan Clive would either be proposed as Open Countryside or a possible cluster with Grinshill? If they then re-opened (in a way that counts in terms of points) before the plan was submitted to Central Government would they then be added back on? I've been asked to clarify that assuming the question will most likely come up at the next meeting.

In this scenario where both the Post office and the shop are discounted (which seems unlikely given what you have indicated in Qs1 and 2) this would reduce the 'score' for the village to 43. If this was the case (and no other points were found) this would lead SC to the decision to remove Clive from being a Community Hub in the emerging Local Plan Review in March 2020. In this scenario, it would be open to the PC to 'opt in' for Clive village to become a Community Cluster, either on their own or with other villages, or to remain as open countryside. If the shop/post office were then to re-open before we submit (scheduled for July 2020) we would then have an opportunity to re-introduce the village as a Community Hub as a 'minor amendment' and for this to be submitted to the Secretary of

State for Examination. However, to be clear, this is a bit messy and it would be far better for us to understand that the shop and post office were to re-open and for us to take this into account within the scoring before March 2020.

Just to complicate things, we've also been asked to clarify the following:

Q4. Does the Village Hub (formerly known as Clive Village Club) on Back Lane count as a public house or a members club?

It is open 5/7 days a week and obviously has a licence for the consumption of alcohol, but some believe it is not a pub but a members club; apparently you have to register to drink there, although membership is not restrictive like a golf club might be for example. This is what one of the councillors has said on the matter:
"The information by the current licences is that they did not wish to have a pub license and as such it is a membership license, not a public house license. If it is a public house it would require a stated licencee with all that legally goes with holding a publicans license. This was discussed at the meeting held with the residents recently and confirmed that all of the committee are licences therefore not a public house license. The licencing department at Shirehall are also of this opinion according to their records."

We have not recorded a pub in the village and on the basis of the above information regards the distinction between a members club and public house I consider we would wish to maintain this position.

Q5. Sansaw farm and estate offices are not within the development boundary for Clive, and are about 2 miles away from the village proper according to the chair, so would they be classed as significant employment or not?

It's been suggested by some members of the public that Clive should have points added for significant employment. I've gone back and checked the criteria for this, and I think I'm correct in my understanding that any single employer of at least 5 employees would be classed as significant employment (**Use Class B includes offices; research & development; light industry; general industry; and/or storage and distribution; appropriate A2 financial and professional services; and/or appropriate Sui-Generis comprises commercial and/or industrial activities) and that would add 7 points to Clive's score. We're not sure which boundary to take into account though with regard to employment.

We have classified employment opportunities where they are within a comfortable walking distance of occupiers of the settlement. Whilst not explicit in the assessment itself, we generally use 480m to define this distance (consistent with our Sustainability Appraisal process). This would therefore rule out Sansaw farm and estate office.

Sorry again for all these complicated questions, we're just anticipating getting a lot of questions along these lines at the meeting next week so we're trying to ensure we have all the facts ready when it comes to it.

Thanks very much in advance for your help!

Kind Regards,

Lydia Bardsley
***Clerk to Clive Parish Council*:**

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