



Abbots Bromley Parish Neighbourhood
Development Plan

Abbots Bromley Parish Neighbourhood Development Plan Working Group (ABPNDPWG)

Minutes of the meeting held on Thursday 30rd March 2017 – Church House

Present: (TW) Tom Wheeldon (Vice Chair), **(AB)** Anna Bebbington, **(GH)** Greg Hall**,

(SA) Stuart Appleby, **(PR)** Phil Ryan*, **(RR)** Ros Robb,*

* Parish Councillors.

** East Staffordshire Borough Councillor

Visiting for Item 4: Mithra Tonking – Director, Abbots Bromley Hospital (Almshouses)

1. Apologies for absence

(NH) Neal Haywood, **(SP)** Stephen Perrins. **(BW)** Bryn Walters* (Chair) **(PM)** Peter Male,

2. Declarations of Interest

No new declarations of interest. PR wished to have confirmation that his previous Declaration of Interest in relation him being a Village Hall Trustee was recorded?

3. Review and agree minutes of the last meeting (23rd March 2017)

The group agreed that the minutes are accurate. The agreed minutes will now be added to the NDP website.

4. Almshouse meeting and discussion

Mithra Tonking (Almshouse Trustee) was invited to give a brief on the work of the Almshouse Trustees in order for the NDP Group to determine whether there should be reference to this in the NDP.

Mithra briefed on:

- History of the Almshouses.
- Recent refurbishment to the buildings.
- Consideration that is given towards selection for occupancy (eg Need and connection to Abbots Bromley).
- There being no age limits for residents.
- Residents weekly maintenance contribution based on 80% of the market rent potential.
- Trustees responsibility for the management of incurred costs.
- Access to various charitable loan streams.
- Consideration of a maximum of four (4) further residences (this figure arrived at due to the ability of the Trustees to be able to manage the needs of any future respective residents alongside the current demands).
- Operation of a 'waiting list' for occupancy.

Mithra thanked the committee for the opportunity to present on the Almshouses, and extended an invitation for the Group members to have a guided tour of the facility.

The Chairman thanked Mithra for the briefing and indicated that support for initiatives such as the Almshouses is in line with the principles of a NDP. The committee will consider inclusion of the Almshouse initiative in the Draft Plan and may seek further detail from the Trustees.

ACTION: Discussion to be included in the next meeting agenda.

5. Site No.1 Landowner meeting and discussion

Apologies had been received prior to the meeting that the landowner was unable to attend.

A future date and time will be arranged for this meeting to take place.

ACTION: TW to make invitation arrangements with the No.1 Site owner.

6. Update of meeting with AB School on 29th March

Following the Open Forum event on the 15th March 2017 three NDP Group committee members met with representatives from AB School. The purpose of this meeting was to re-establish the principles by which the NDP Group works in relation to their position as the 'voice' for the Community on all aspects of the NDP process. The School understood this and accepted that the outcome of the NDP process is for the Community to decide upon. They further added that they were appreciative of the comments raised on the evening of the event, and they were grateful for the opportunity to respond accordingly.

Additionally, the NDP representatives presented the School with a list of proposals peculiar to the School's development intentions. These proposals and the answers given are attached to these minutes.

It must be made clear that any prospective development in Abbots Bromley would be subject to a similar process.

7. Draft Plan

RR was asked whether she would be prepared to lead with the creation of the Draft Plan. RR declined, indicating that she did not feel able to undertake this role. Other committee members felt similarly unqualified to fulfil the requirements of the role.

Discussion developed on the merits of calling in a consultant to undertake this action. GH felt that there are consultants available and he will undertake to provide some advice on this from Naomi Perry from ESBC.

Opinion was given to the need for the NDP Group to determine typical Policy Areas that would comprise the Draft Plan. A great deal of work has already been done by the Group that could be shaped in to policy headings? RR suggested that the Group 'take stock' of where we are in the process in order to evaluate those key Policy Areas.

RR has pulled details together of the various sites that were assessed and will look to bring this work to completion asap.

The design policy work (RR / AB) and the T&P work (PM / TW) also needs to be brought to completion asap.

8. General Comments

- PM asked that a request be made at the meeting for SA to survey the junction of Radmore Lane with the High Street (adjacent to the Coach & Horses PH) in order to gauge the turning potential for large vehicles if a small mini roundabout/island was situated on the highway at this point.

ACTION: SA agreed to look at this alongside his survey of the Crown Bank.

- PR provided an update of intention by the Abbots Bromley Sports Association (ABSA) to secure a further strip of land from AB School directly above the current ABSA development site in order to facilitate the growing demand for playing areas brought about by the growing interest in the Community to be part of the ABSA initiative.

The committee thought that this would be a good area to offer its support in relation to the NDP process (eg within the 'Green Open Space' study yet to be fully investigated).

- RR agreed to follow up on the HNA survey statistics that she had sent for consideration by SA
- AB volunteered to look at obtaining some indicative building layout / plans that she had seen from 'Future Homes' in Derbyshire. This will support the anticipated future need when we get to that stage for presentation.

9. Date and time of next meeting

The date and time of the next meeting to be decided through Email as appropriate.



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List of items to secure with School

Proposal at Anglesey/Equestrian Centre

- Confirm that the current equestrian centre site will be gifted for “community use” and confirm who to and how the gifting will be arranged

Through Charity Commission rules the school (ABS) are not in the position to actually ‘gift’ assets. Any facilities that are created on the current Equestrian Centre land (eg Medical Centre; Pharmacy; Retail outlets) would be competitively rented/long term leased to overcome this.

- Surety of the capital receipt from the land sale being ring fenced for AB school

This has been requested for in writing by the NDP Group. ABS will undertake to provide this information.

- Confirmation that the school supports through the NDP that the Lowers and neighbouring open space owned by the school will be secured as a green open space

Recommend that this point is moved to the Green Open Space Section of the NDP report, and retained for future consultation with ABS.

ABSA are currently making a secondary approach to ABS for a portion of the identified ‘neighbouring open space’ in order to increase the ABSA development opportunities. ABS is considering this request.

- Confirm discussions held regarding highways and access. The group has some concerns about footpath provision near to the Coach & Horses – a discussion will need to be held with owner Punch Taverns.

This is recognised by ABS as a 'Deal Breaker'. They have undertaken to work with their chosen architect/planner to have a dialogue with the Highways Authority for professional advice.

The walkway issue has to be bottomed out with ABS and their preferred designer/planner and Punch Taverns.

ABS requested NDP Group overseeing of these discussions once they have been arranged.

- Confirm that the NDP group will be able to work with the planning consultant to agree in full the scheme, to include numbers, siting and types of dwelling.

ABS agrees that this would be essential for the success of any future proposal. Recommend that this point is moved to our normal business for continued monitoring. Actual numbers are yet to be determined.

- Confirm that the scheme will involve the provision of a community café provided by the school. This should be within the village centre as far as possible and the group would wish to see Dutton's House put forward.

This point is still on offer by ABS. Recommend that this is part of any discussion that the NDP Group has with ABS and their preferred designer/planner (with clear identification that this item features in any future proposal)

- The proposal should include full details of the re-routing of access and parking for the school and any design changes to the existing frontal access

Evidence from the March 2017 Open Forum proved that this needs to be well considered by ABS and their preferred designer/planner. The NDP Group would need to ensure that the solution stands up to scrutiny.

- If the scheme is to deliver the local housing need for the NDP the NDP group would like to see the consultant employed by the school work the proposal into a village master plan which would include all areas of design and public realm alterations the group would like to put forward as part of the draft plan.

This would need to be considered alongside all other proposals. ABS declare their wish to support such an initiative.

In addition the NDP group would like the school to:

- Identify (map) all land within the Parish that is owned by the school
- Additionally, it was requested by the NDP Group that any future development proposal by ABS should include a full survey of the Main Equestrian building (eg previous sanatorium building). This is essential in order to determine the viability for refurbishment or future demolition of the building.

This item must remain on our normal business agenda in order to ensure that a survey is undertaken.

It may also be necessary for the NDP Group to undertake its own survey?