

ABBOTS BROMLEY PARISH COUNCIL  
Minutes of the Parish Council Meeting  
Held on Wednesday 24<sup>th</sup> September 2014 at 7.00 pm  
At the Village Hall, Abbots Bromley, pursuant to notice having been given

**Present:** Cllr R Jarman, Chair, Cllrs Mrs D Burrows; R Bell, P Charles; C Cook; Mrs K Johns; Mrs M Moore; E Roy; P Ryan

**In attendance:** Mrs S Meads (Clerk), Borough Cllr G Hall

**Members of the Public Attending: 19**

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**103. Apologies for absence**  
None

**104. Public Session**

Cllr Jarman asked if everyone wanted to speak if they could go around the room to give everyone a chance to speak.

Mr Geen said that he was there to find out more about the planning application for Lichfield Road and also the ESBC Local Plan.

K Baker asked if it was not possible to put all new homes required as part of the ESBC Local Plan on Lichfield Road. Cllr Jarman said that it was an assumption that the land on Uttoxeter Road would only accommodate up to 20 houses.

P Male provided the following statement regarding the ESBC Local Plan

I now wish to make a statement about the Submission Local Plan which has been now been published by ESBC.

It is acknowledged that ESBC provided this Council with details of land that had been submitted by their owners for housing development. You were advised that there was need for 40 houses over 20 years. The various sites were assessed and a report was produced. The issue was discussed in your meetings held on 19<sup>th</sup> & 26<sup>th</sup> June & 31<sup>st</sup> July 2013 two sites, one on Lichfield Road and the other on Uttoxeter Road were chosen as the ones best suited for further development. The minutes of the meetings indicate that there was no public interest in this agenda item. However, as a result of recent developments a new interest has been aroused in the issue of the ESBC Local Plan and the land allocated for development in the village

The Government appointed Inspector who has the task of examining the Plan has now commenced his work. Those who submitted objections to the Plan are now invited to attend meetings with the Inspector. These will commence on 28th October. A preliminary meeting has already been held.

The renewed interest in the Local Plan has resulted in an alternative proposal been developed for the provision of development land. ESBC have indicated that they would be prepared to accept an alternative to that previously submitted if it had the backing of this Council.

This is not the time of place to go into the details of the alternative although your Chairman has been made aware if it in the last 72 hours.

Those who have been involved with this alternative have the opinion that it offers a better deal for the village and gives the opportunity to provide additional facilities as opposed to the current proposals which would simply provide housing and offer no additional benefits. Another feature is that it would not alter the street scene on the approaches to the village and it would not make a linear village even longer.

I therefore make a formal request for the Submission Local Plan to be placed on the agenda of the next meeting. I am prepared to present details of the proposal to anyone after the meeting tonight and place them of a website that has been established to disseminate information about this planning issue.

M Sanderson said that the inspector said the hearings are for the purpose of checking soundness of the Local Plan and changes can still be made.

B Esling said that he felt as the Parish Council was remiss in the way they dealt with the ESBC Local Plan and the village was informed.

Cllr Jarman responded and said that the Parish Council they had to feedback on which plots the council felt were most suitable. Cllr Hall said the ESBC could impose sites on the village.

Cllr E Roy that there is a Village Design in place and the PC was invited to comment on these proposed sites.

Cllr Jarman said that whichever sites were suggested there would be protest.

M Sanderson asked if all the sites identified would have been put forward by the landowners.

Cllr Hall confirmed that all land that had been identified would have been made available by the landowner for development. Cllr Hall clarified that we would have been looking at a development of 250 homes rather than 40 homes if he and the Parish Council had not succeeded in having the village downgraded to a Tier 2 village.

K Baker stated that at present the boundary is the 2006 boundary and as yet the boundary hasn't been accepted. Cllr Hall said that the inspector of the Local Plan hasn't yet come back with concerns regarding the boundary. As there is currently no Local Plan in place then the NPPF takes precedent. Once the Local Plan has been approved then developments can be refused.

B Esling asked what the Parish Council thought about the types of housing being proposed and how many would be on the land.

Cllr Jarman said that the PC had originally thought that the Lichfield Road plot could accommodate up to 15-20 houses but at the time there was no information on the types of houses.

P Male made the following statement:-

Ladies & gentlemen of the Parish Council.

On your agenda tonight is the consideration of an application for Outline Planning Permission relating to two pieces of ground on Lichfield Road.

My name is Peter Male & I live at Brambles (which is on Lichfield Road opposite the proposed developments). Prior to this meeting I have held a private meeting with your Chairman so we could both understand the procedures and purpose of this session.

Those of us who are attending as observers are very concerned about the proposed development and wish to make a statement. We hope you will give it serious consideration when preparing your response to East Staffs Borough Council. I understand that the Clerk has received emails expressing a view on the subject from those who cannot attend. No doubt your Clerk will be able to give further details.

The area of ground involved with these two applications is outside the village development boundary and it is contrary to ESBC policy for development to take on such sites. Detailed reference to ESBC policy could be quoted but I am sure that it is not necessary as your chairman accepts this.

Not all of those attending live on the Lichfield Road. (The three properties that are directly affected are represented.) I hope that this shows you that this is not simply a NIMBY issue and many people are concerned about the looks and feel (or should I say ambience) of their village. The views as you approach the village from Lichfield are iconic, with the church tower been prominent on the skyline during the winter and - during the spring - the lovely sight of 100's of daffodils planted in the verge many years ago.

It is acknowledged that last year, the Council considered instructions from ESBC to identify sites for housing that would be included in a new ESBC Local Plan. The field and paddock that form the subject of this discussion were put forward as one of two preferred sites.

The Local Plan has now been published by ESBC and submitted to the Department of Communities & Local Government who have instructed their Inspector to examine the Plan. This process has now started and the Inspector held a preliminary meeting on the 16th September. The full hearing is due to start on the 28th October. Until such time as the Inspector has completed his examination and commented upon the plan, the area of land in question is agricultural and outside the approved development area.

Although the inclusion of this land in the Local Plan was approved by this Council, their decision is not supported by all. The Submission Local Plan and the supporting documents which are currently available on the ESBC website run to a list of 253 files. Some of these run to several hundred pages - a formidable task to plough through all of this. However, some people were able to sort the wheat from the chaff and four formal objections were submitted to ESBC. Three of the objectors are now going to state their case to the Inspector during his examination of the Plan. This is the only course of action any objector can take and it is part of the democratic process for approving the Local Plan.

It will be noted from the OPP application that the owners of this land consider that they can thwart this democratic process by submitting their application at this stage. They state that they are entitled to do so by reason of the guidance given in the National Planning Policy Framework. This document advises that there should be a presumption to give planning permission (in certain circumstances) to sustainable developments. This raises another big question as to what is a sustainable development but as this would take all night, the subject is noted (and closed). However, there must be a question as to whether the guidance applies to land outside approved development boundaries. As a government guidance note, it is typically vague.

You have now had a brief summary of the current situation and if any of you have any questions at this point I would be happy to try and answer them.

We are now in a situation where a Local Plan has been submitted to the Government and their Inspector is in the process of conducting his examination, but two land owners (one who lives in the village) wish to deprive some village residents of their democratic right to have their objections heard as part of the approval process.

These applications are to be heard by the ESBC Planning Applications Committee on 13th October.

I ask, on behalf of the observers gathered here tonight, who have genuine reasons to doubt the value to the village of the proposed developments, that you give them your support. The Planning Applications Committee can then also be requested to recognise the need for the democratic process to continue its full course.

We request that the Parish Council submits an objection to these applications on the grounds that they are premature and that there is a need for the democratic process to be completed.

B Esling asked if he is right in thinking that these applications are outside of the boundary and therefore could not be granted. Cllr Hall clarified that the NPPF could be used and the applications could be passed.

B Esling asked if the Parish Council would consider the type of housing as people are being squeezed out of the village.

I Coxon asked that the Parish Council hold ESBC to account and let the democratic process take place.

T Male stated that he doesn't feel that these 'ribbon' style developments, extending villages at either end, are always the best planning policy.

The Clerk also read out correspondence from Mr & Mrs Bloor highlighting their objections to the applications and also an email from Mr Rooke highlighting his concerns.

#### **105. Declarations of Interest**

None

As many of the public attending the meeting were interested in the Planning section of the meeting the Chairman asked if anyone had any objections to moving that section earlier in the meeting. All members agreed.

#### **106. Planning**

##### **Applications**

##### **889 - P/2014/00584: Swan Lane, Abbots Bromley, Staffordshire**

Erection of a detached dwelling and construction of vehicular access

Received: 16/07/14 Replied: 06/08/14 No Objections

##### **890 - P/2014/00905: Somoma, Miresbrook Lane, Abbots Bromley, Staffordshire, WS15 3BJ**

Felling of one Rowan tree, height reduction of one Leylandii tree by 50%, crown reduction of one Laurel tree and one Cypress tree by 10% and remove stems growing over neighbouring garden

from one As tree.

Received: 16/07/14 Replied: 05/08/14 No Objections

**891 - P/2014/00911: Gannimede, Ashbrook Lane, Abbots Bromley, Staffordshire, WS15 3DW**

Erection of a first floor extension over existing garage

Received: 16/07/14 Replied: 05/08/14

Having considered the application the Parish Council objects to the proposal because of the loss of privacy caused by the positioning of the dormer windows which will be overlooking the neighbour's property and the loss of light re the relative positions of these properties.

**892 - P/2014/00936: Land at Ivy House, High Street, Abbots Bromley, Staffs**

Felling of two Cypress trees

Received: 24/07/14 Replied: 06/08/14

The Parish Council has no objection to this proposal but would request that, due to the location of the trees near to the property, that great care is taken in removal of the trees so that Ivy House is not damaged in any way.

**893 - P/2014/00997: The Flat First Floor, The Crofts Market Place, Abbots Bromley, Staffordshire, WS15 3BS**

Change of use of first floor office to form one residential flat

Received: 06/08/14 Replied: 18/09/14 No Objections

**894 - P/2014/01047: Land South of Thyme House, Lichfield Road, Abbots Bromley, Staffs**

Outline application for the erection of 5 dwellings including details of access and layout

Received: 18/08/14 Reply due: 26/09/14

The Parish Council objects to this application for planning permission on Lichfield Road as it feels that the application is premature. As yet the ESBC Local Plan has not yet been approved and is still going through the inspection process at which time those who responded to the consultation have the opportunity to be heard by the inspector. Until this democratic process has been completed then the extension of the Abbots Bromley development boundary has not yet been approved and nor has the requirement for 40 additional homes to be built. The PC therefore objects to this planning application on the basis that it is outside of the development boundary.

The PC would also like to raise concerns relating to the application that has been submitted as follows:-

The PC believes that there are too many large houses on this site, effectively cramming in houses and not allowing for enough outside space or parking. With the parking provision as it stands this would push additional parking on the Lichfield Road which at present is a fast, dangerous road. The street view of these houses is not in-keeping with the street scene as you approach the village and is not in-keeping with a village which is largely included in a conservation area.

At present Lichfield Road is a very fast road. Cars travelling towards the village on this stretch are often travelling in excess of 60 mph. If exits off this development were on to Lichfield Road then the PC would suggest that the 30mph speed limit be moved beyond the proposed Sports Field. There would also be a requirement for further traffic calming or a roundabout to allow for safe entrance and exit to the road.

Consideration needs to be made for suitable screening due to the negative impact that the developments will have on the street scene as you approach the village via Lichfield Road.

The PC does have concerns over the provision for sewerage treatment. This does not seem to have been fully addressed in the plans submitted.

**895 - P/2014/01012: Land to the West of Lichfield Road, Abbots Bromley, Staffordshire**

Outline application for the erection of up to 6 dwellings including formation of a new vehicular access and details of layout.

Received: 21/08/14    Reply due: 26/09/14

The Parish Council objects to this application for planning permission on Lichfield Road as it feels that the application is premature. As yet the ESBC Local Plan has not yet been approved and is still going through the inspection process at which those that responded to the consultation will have an opportunity to be heard. Until this full democratic process has been undertaken then the extension of the Abbots Bromley development boundary has not yet been approved nor has the requirement for 40 additional homes. The PC therefore objects to this planning application on the basis that it is outside of the development boundary.

The PC would also like to raise concerns relating to the application that has been submitted as follows:-

The PC believes that the houses suggested for this site are inappropriate. The houses are very large, executive homes and therefore the land is not being fully utilised to deliver appropriate houses.

At present Lichfield Road is a very fast road. Cars travelling towards the village on this stretch are often travelling in excess of 60 mph. If exits off this development were on to Lichfield Road then the PC would suggest that the 30mph speed limit it moved beyond the proposed Sports Field. There would also be a requirement for further traffic calming or a roundabout to allow for safe entrance and exit to the road.

Consideration needs to be made for suitable screening due to the negative impact that the developments will have on the street scene as you approach the village via Lichfield Road.

The PC does have concerns over the provision for sewerage treatment which does not seem to have been fully addressed within the application.

**896 - P/2014/01188: Land at Ivy House, High Street, Abbots Bromley, Staffs**

Felling of 1 Apple Tree, crown reduction by 10% of 1 Apple Tree, crown reduction by 25% and crown lifting by 3.7 metres of 2 Cherry Trees

Received: 11/09/14    Reply due: 25/09/14    No Objections

**897 - P/2014/01231: Poplar Farm, Poplar Farm Road, Bromley Hurst, Abbots Bromley, Staffs, WS15 3AY**

Prior Notification for the extension to existing agricultural building for the storage of hay, straw, crop harvest and agricultural machinery.

Received: 19/09/14    Reply due: 03/10/14    No Objections

**Decisions**

## Agreed

**887 - P/2014/00832: York House, Radmorewood Lane, Abbots Bromley, Staffordshire. WS15 3AS**  
Retention of residential annex as a separate dwellinghouse

**888 - P/2014/00856: Bromley House, Uttoxeter Road, Abbots Bromley, Staffs, WS15 3EG**  
Crown trimming by 5% of 1 Yew tree and crown thinning by 15% of up to 20 Beech trees that form a hedge.

**890 - P/2014/00905: Somoma, Mirebrook Lane, Abbots Bromley, Staffordshire, WS15 3BJ**  
Felling of one Rowan tree, height reduction of one Leylandii tree by 50%, crown reduction of one Laurel tree and one Cypress tree by 10% and remove stems growing over neighbouring garden from one As tree.

**892 - P/2014/00936: Land at Ivy House, High Street, Abbots Bromley, Staffs**  
Felling of two Cypress trees

**893 - P/2014/00997: The Flat First Floor, The Crofts Market Place, Abbots Bromley, Staffordshire, WS15 3BS**  
Change of use of first floor office to form one residential flat

## Refused

**891 - P/2014/00911: Gannimede, Ashbrook Lane, Abbots Bromley, Staffordshire, WS15 3DW**  
Erection of a first floor extension over existing garage

## Withdrawn

**889 - P/2014/00584: Swan Lane, Abbots Bromley, Staffordshire**  
Erection of a detached dwelling and construction of vehicular access

## 107. Minutes of Previous Meetings

**RESOLVED:** *that the minutes of meeting held on 30<sup>th</sup> July 2014 be approved with two amendments.*

## 108. Matters of Report

### i. Horn Dance

The Clerk provided a report from the day. The general feeling was that the village was not as busy as in the past and more needed to be done to promote the event and to provide entertainment on the day.

**RESOLVED:** *to put the item on future agendas and also include when setting next year's budget.*

### ii. Parish Council Surgery

Two issues were raised at the Parish Surgery; parking and mobile phone use.

**RESOLVED:** *that the clerk would liaise with the local police to try to resolve the issue.*

### iii. Neighbourhood Development Fund

**RESOLVED:** *to send information out to community organisations and add to the next agenda.*

### iv. Wild Flowers at Rugeley Turn

The Clerk reported that one complaint had been received regarding the flowers as they

were in the line of sight. The Clerk confirmed that this had been checked with Highways at the time of planting. All other feedback had been favourable.

v. **Village Green Flower Tubs**

The Clerk confirmed that she currently has the tubs and asked if everyone was happy if these were planted with violas. All members agreed.

## 109. FINANCIAL MATTERS

### A Record of payments made after discussion with Chairman or Vice Chairman

|         |           |       |                      |
|---------|-----------|-------|----------------------|
| 23/1458 | S Perkins | 21.00 | War Memorial flowers |
|---------|-----------|-------|----------------------|

### B Record of payments for which authorisation will be sought at meeting

| <i>Vch/Chq</i> | <i>Payee</i>       | <i>Amount</i> | <i>Details</i>                                     | <i>Powers</i> |
|----------------|--------------------|---------------|----------------------------------------------------|---------------|
| 24/1459        | Mrs S Meads        | 817.72        | Salary and taxable expenses for August & September |               |
| 25/1460        | Mrs S Meads        | 23.60         | Non Taxable expenses                               |               |
| 26/1461        | Smith & Derby      | 236.40        | Church Clock Maintenance                           |               |
| 27/1462        | G McCulloch        | 1126.00       | Grounds Maintenance & Highways work                |               |
| 28/1463        | HMRC               | 154.98        | PAYE                                               |               |
| 29/1464        | S Emmerson         | 100.00        | Preparation for ground for flowers at Rugeley turn |               |
| 30/1465        | Riverside Printers | 102.00        | Printing of Bromley Bulletin                       |               |
| 31/1466        | Grant Thornton     | 120.00        | Annual return audit                                |               |
| 32/1467        | Reprotect          | 10.32         | Photocopier costs                                  |               |

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**2712.02**

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### C Record of payments received

| <i>Date</i> | <i>From</i> | <i>Amount</i> | <i>Details</i> |
|-------------|-------------|---------------|----------------|
| 8/9/14      | Horn Dance  | 210.00        | Stalls         |

**RESOLVED:** that the above payments be made,

ii. **Finance Report to 30<sup>th</sup> June 2014**

The Clerk presented the financial report to end August 2014.

iii. **Audit Return**

The Clerk confirmed that the Audit Return had been approved by Grant Thornton with no actions required.

iv. **Insurance Renewal**

The Clerk advised the Council that the insurance was now up for renewal. She had sourced



three quotations as listed below:-

|        |          |
|--------|----------|
| Zurich | £998.33  |
| Hiscox | £970.62  |
| Aviva  | £1383.48 |

All of the above quotations were based on the same level of coverage from each supplier and also included a 5% discount if a 3 year contract was signed.

**RESOLVED:** that the quotation from Hiscox be accepted as all policies were identical in cover. A cheque would be raised at the meeting in order for cover to start from 1<sup>st</sup> October 2014.

## 110. Group Reports

### i. Recreation

**RESOLVED:** to contact the Girl's School as the Willow Tree at the Nuttery is beginning to sag.

### ii. Village Property

Nothing to report

### iii. Traffic, Parking & Highways

School buses now operating two buses again.

### iv. Competitions

Letter received with comments from judges.

### v. Newsletter

Next issue out in November

## 111. Correspondence, bulletins and reports

Emails regarding Lichfield Road, read out as part of the Public Session

SPCA Gazette

Staffordshire Playing Fields Annual Accounts

Letter from ESBC regarding Councillor's Allowances

**RESOLVED:** to feedback to ESBC that councillors would not be given allowances.

## 112. HS2

Nothing to report

## 113. Agenda Items for the next meeting

**RESOLVED:** that the following items be added to the next agenda:-

HS2, Standing Orders and Financial Regulations, Risk Assessment, 2015 Meeting Dates

## 114. Date, time and place of future meetings

September Parish Council Meeting, 29<sup>th</sup> October 2014, – Village Hall

There being no other business the chairman declared the meeting closed.

Signed \_\_\_\_\_ Date 29<sup>th</sup> October 2014