



Abbots Bromley Parish Neighbourhood Development Plan

Abbots Bromley Parish Neighbourhood Development Plan Working Group (ABPNDPWG)

Minutes of the meeting held on Thursday 9th February 2017 – Church House

Present: **(BW)** Bryn Walters* (Group Chair), **(TW)** Tom Wheeldon, **(RR)** Ros Robb*, **(SA)** Stuart Appleby (present for part of the meeting), **(PM)** Peter Male, **(PR)** Phil Ryan * **(SP)** Stephen Perrins, **(AB)** Anna Bebbington, **(GH)** Greg Hall**

* Parish Councillors.

** East Staffordshire Borough Councillor

Visiting the meeting for Item 4 only:

Keith Fenwick, **(KF)** – WYG Consultancy

Fergus Thomas, **(FT)** – Bellway Homes

1. Apologies for absence

(NH) Neal Haywood

2. Declarations of Interest

None

3. Review and agree minutes of the last meeting (26th January 2017)

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

4. Potential Development site briefing – WYG & Bellway Homes

KF and FT came to speak to the group regarding a potential site for development in the village. The site on Ashbrook Lane is roughly opposite Nancy Talbot Close, to the edge of Hillside. According to the maps distributed it has a potential indicative development area of 1.33ha/3.29 acres and could potentially accommodate 40 dwellings. KF did point out that the number of dwellings is not a fixed point and that the scheme could be flexible in terms of number and type. KF also confirmed that there would be the opportunity to develop part

of the site for community gain or green space. The drawings also confirm that a landscape buffer would be preferred behind the existing properties on Ashbrook Lane and that a similar buffer along the edge of Hillside could mitigate the impact of those properties which occupy a raised position. RR asked about the type of homes Belway could deliver, FT confirmed that the company have around 50 different dwelling types that can be offered and that they have worked with neighbourhoods elsewhere to tweak designs and layouts to fit a particular location. PM asked what community gain the developers are offering. No direct response was received. KF and FT made the point that they understand and appreciate the beauty and nature of Abbots Bromley. In their opinion this site offers the opportunity to deliver housing away from the historic core and away from the potential negative effect that building can have on a conservation setting. They also made the case that the development would provide the potential to make improvements to Ashbrook Lane and deliver an improved village gateway.

BW thanked KF and FT for their introduction and early sight of their proposal. The group provided an update on the site assessment process and the next stage in the NDP work. It was confirmed that recently the assessment was completed and an agreed approach has been reached amongst the group. It is intended that this approach will now be discussed and consulted upon within the wider community. This process will begin with a full briefing to the Parish Council on 22nd February, followed by a community event in March. Once this process is complete the group intend to use feedback to work towards a draft plan which will then be subject to a formal consultation stage. The group also confirmed to KF and FT that the site they propose was part of the site assessment process and did not score as one of the more favourable development options. At this point therefore it is unlikely to form part of the NDP process.

The group had no further questions and as such BW thanked KF and FT before they left the meeting.

5. Consultation event(s)

- **Site assessment results**
- **Traffic and parking (T&P) consultation**

PM and TW updated the group on discussions they have had with Tim Buxton, Community Highways Liaison at Staffordshire County Council. Through these discussions a number of possible options for future highway improvements have been made and it is TW and PM's intention to put options to the community through an event in March and hopefully gain

some useful feedback. The group welcome this positive development. BW emphasised that T&P issues should focus on improvement areas that can be delivered through the NDP, things like village gateways, public realm changes/enhancements and community space. All of these aspects have the potential to be delivered in the future through developer contributions and/or match funding. The group agreed that the event needs to incorporate visual displays, plans and where possible artist impressions of what areas of the village could look like. This is likely to be much more successful and give people a better overall picture of the topic than excessive use of text.

ACTION: TW and PM to bring forward further detail of their proposal for the March event to the next meeting.

Given the T&P event as described above will involve displays and a drop-in format, the group agreed that it would make sense to widen this to feedback on the site assessment process and hold discussions with the community on our preferred approach to deliver the local housing need, identified by the housing needs assessment (HNA). This will give the opportunity to the community to comment on the approach before we reach the formal draft plan consultation stage.

BW mentioned that the Parish Council Bromley Bulletin is shortly to be finalised and that if we act quickly we can advertise a date in there. PR mentioned that Rose who delivers the Lichfield Mercury could be asked to do a separate leaflet drop. SP raised the point that not all households in the wider parish receive the Lichfield Mercury.

ACTION: BW to draft publicity advert for the March event. TW arrange and confirm the date for the village hall booking in March. Full arrangements and responsibilities for the event preparation to be discussed at the next meeting

6. Progress update - draft plan sections

RR and AB gave an update on the design and heritage draft sections. AB has taken photos around the village of different architectural styles that reflect the various elements of important local building design. Having reviewed the Conservation Design guide and the village design statement RR believes that much of what should be reflected in the draft plan is already in those documents. There needs to be a process to formalise the important elements of those documents within the NDP in order to give them statutory teeth. The group agreed.

ACTION: RR and AB to continue work on this and will e-mail drafts to the group

TW and PM confirmed that they haven't reached the point of any draft plan text on their traffic & parking remit as yet as they are working on producing some draft consultation displays for the next village consultation event (as covered under item 5)

BW and SP are yet to complete their draft work on local plan/NPPF draft policies and wider parish draft policies respectively. Update on this to be provided at the next meeting.

7. Update on meeting arrangements with AB School, AB Surgery and South Staffs Water

BW confirmed that a meeting has been arranged for 14th February with AB School. BW, GH and TW to attend. At this meeting the school will be updated on the result of the site assessment process and will be briefed on the wishes of the NDP group to allow the scheme to progress. The school will also be asked to set up a meeting as early as possible between the NDP group and their planning consultants.

BW confirmed that a meeting took place with AB surgery on the 8th February. Practice Manager Lucy Howlett and Dr Bull pointed in particular to access and parking as an acute challenge for the surgery. They also confirmed that in terms of physical capacity, back office functions and the dispensary are now quite space restricted as they are more or less the same size as they were when the surgery was built in the 1980's, since which time patient numbers have grown. BW asked that if an alternative site could be found within the village centre as part of the NDP, would this be agreeable to be looked at in terms of feasibility. It was confirmed that this would be something to consider and that it could help the practice safeguard the dispensary or potentially provide a full pharmacy, as well as deal with the parking and access issues.

BW confirmed that South Staffs Water have been contacted since they postponed their meeting with us in January due to the weather. No alternative date has been set. RR asked if we could also contact footpaths, SP asked if the Forestry Commission should also be contacted in terms of their connection to Bagots Wood.

ACTION: SP to provide Forestry Commission contact to BW. RR to look at contacting a footpaths officer. BW to chase South Staffs Water.

8. Date and time of next meeting

The next meeting will be:

Thursday 23rd February 2017 – Church House 19:00 – Upstairs room

ACTION: TW to confirm room booking.