

## MINUTES FROM NDP MEETING – 7pm CHURCH HOUSE 1<sup>st</sup> November 2018

Attendance: Mike Hobbs **MH**; Peter Male **PM**; Rob Humphries **RH**; Julie Wheeldon **JW**; Greg Hall **GH**; Keith Baker **KB**

Volunteer Sec: Tom Wheeldon **TW**

Apologies: Georgina Kelly **GK**

Other attendees: 13 members of the public.

Apologies: received from 8 members of the public.

A brief statement of thanks was given to the members of the public who were in attendance. Their attendance was most appreciated given the late notice of the meeting.

The Chairman **MH** called the meeting to order.

The Draft minutes of the 25<sup>th</sup> October 2018 meeting have been 'Approved' prior to this meeting, and are now available on the NDP website.

### 1. Apologies

As indicated above.

### 2. Opening Statement

a) NDPG members individually introduced themselves to the public.

b) The Chairman **MH** stated that the meeting was intended as a first occasion, and despite the short notice felt that it preferable to 'go ahead' in order to start the process of meeting with the public. The aim is to obtain the public personal opinion in relation to the production of an Abbots Bromley Parish Neighbourhood Development Plan (NDP). He emphasised that the group were committed to working closely with the residents of the parish in order to achieve this. Future 'open public sessions' are planned for on a monthly basis at least.

c) The Chairman then provided an overview of a brief of the NDPG's recent activities, which he had presented to the PC on 31<sup>st</sup> October 2018.

This included information relating to a 'Communication Document' produced by the group detailing their intentions for ongoing communication initiatives within the parish.

The 'Communication Document' is available for viewing by the public on the large notice board to the side of the Butter Cross in the centre of the village.

d) The Chairman then gave a brief insight in to an application for external funding that was being formulated by the group and the PC. Such funding will assist greatly in ensuring that an accurate and fully representative NP is created for the parish.

### 3. Round-table Open Discussion

For ease, the following information is presented as a summary of a range of topics that were discussed in connection with the production of a NP.

- a) A range of communication strategies will be utilised by the NDPG to engage with the community (eg Parish Magazine; Bromley Bulletin; Email; Social Media; Door to door; Open meetings; Notice boards; Attendance at the PC surgery in Church House; suggestion boxes at various village locations)  
There will be many other possible options, and these will be investigated by the group in order to maximise the communication benefit.
- b) The potential development sites that were selected for consideration by the previous group will not be revisited unless local need and opinion determines that this should happen.
- c) Concern was raised over the previous 'indicative plan' that had been produced by AB School. It was explained that the School had approached ESBC with a speculative outline planning application to enquire as to what likelihood was of being granted planning permission. The school were advised that it was unlikely to be granted and that they should liaise with the NDPG at that time.
- d) The current ESBC Local Plan determines that the main parish conurbation of Abbots Bromley should contribute 40 houses, towards ESBC's strategic housing need over the Plan period 2012-2031.
- e) As at March 2018 there have been approvals for 60 homes to be built within the Abbots Bromley settlement boundary (and a further 32 within the wider Parish).  
The cumulative impact of this scale of development on the parish infrastructure and services is quite apparent. Abbots Bromley will receive no credit for these additional developments, in terms of producing the NP for the ESBC requirements previously commented on at d) above.

It is NOT an option to simply cease with further development during the Plan period; as a NP is required to 'positively provide' for future ongoing development. (See f) below).

However, the 'parish' need will determine the extent of any such development, and the NDPG will be seeking the public opinion on this point.

- f) Specific Policies can be included in the NP to protect from overdevelopment, (eg 'green space' be preserved around new houses in terms of gardens; distance from the highway; driveways etc). Argyll House was mentioned as an example of where it is not deemed appropriate to 'infill' between the cottages/flats fronting the High Street and the swimming pool to the rear of the site.

- g) The NDPG acknowledges the comment made in relation to 'Affordable' housing. Obtaining robust data of the 'parish' need, set alongside the Borough wide demographic statistics, would help obtain a clearer understanding of how 'Affordable' housing may be achieved.
- h) Housing developments that provide in excess of 10 units place a demand on developers to provide a percentage of affordable homes (as well as attracting other benefits for the community). In order to achieve these outcomes, it may be necessary to consider larger scale development which has to be viewed alongside the type of impact that this will cause.
- i) Provision of Social housing will always be considered if the 'parish' need and Borough wide data determine this. There is a Government 'Toolkit' that the group would use in order to better determine this outcome.
- j) ESBC data currently suggests that Abbots Bromley has a marked need for an increased number of retirement homes. This would also have the potential for releasing a larger home for the future market.
- k) It is difficult at this time to determine an accurate timescale for presenting a NP for referendum. There is a need to better determine the public demand for a range of NP subjects before a firm timetable can be formulated. It is fair to say that 'as soon as possible' is preferable for everyone, but it must reflect the clear and transparent wishes of the parish wide community.
- l) **GH** was able to advise that, the favourable Borough wide 5 year Land Supply at present, allowed there to be no pressure to produce a NP. This situation provides a form of protection against developers making speculative Planning Applications outside the settlement boundary. We shouldn't be distracted by the ESBC position on this.

The NDPG will continue to canvass the parish for its opinions in order to compile a fully representative and robust NP.

- m) In order to influence any potential future development of sizeable plots inside the Abbots Bromley settlement boundary, it is essential that the parish and the NDPG work closely together with all stakeholders in order to achieve the most favourable outcome for community.
- n) The NDPG acknowledges the comment made relating to not overdeveloping within the community in order to maintain the conservation nature of the main conurbation; but to consider expanding the settlement boundary incrementally in order to achieve future housing demands.
- o) Any future 'Housing Need' must/will be robustly determined in order to ensure that informed decisions are made. The public will be central to any decision.

- p) The NDPG acknowledges the comment made relating to engagement with external Heritage organisations. This will be essential for ensuring that the conservation and heritage of the parish is maintained for future generations.
- q) The NDPG acknowledges the comment made in relation to the importance of measuring the effect of engagement with the parish community. A range of methods will be sought for achieving this.
- r) The NP is reviewable alongside any future review of the ESBC Local Plan. Other occasions for review of the NP will be undertaken as the need arises.
- s) The NDPG wish to recognise the comment made by several parishioners present, that they had expected at least one PC representative to have been in attendance at the meeting.

#### 4. Closing remarks

- a) **MH** Thanked the public for their attendance and reiterated that the 'Abbots Bromley Parish Neighbourhood Development Plan' is a community led process.
- b) The NDPG will take all comments received into consideration, when compiling a fully representative and robust NP.
- c) The members of the public present expressed their appreciation for the work being undertaken by the NDPG on behalf of the parish community.

#### 5. Agenda, date and time of next meeting

These minutes will inform the items for the next Agenda.

**ACTION:** MH to produce Agenda and distribute for comment at least 48hrs before the next meeting.

All **ACTION** points to be processed. If there are any problems in completing **ACTION's** get in touch with the committee for assistance ASAP.

**Next meeting: Thursday 8<sup>th</sup> November 2018 – 7pm – Church House**

**ACTION:** TW to book the room