

MINUTES FROM NDP MEETING (PUBLIC SESSION) – 7pm CHURCH HOUSE
7th March 2019

Attendance: Peter Male **PM**; Keith Baker **KB**; Rob Humphries **RH**;
Volunteer Sec: Tom Wheeldon **TW**

Apologies: Mike Hobbs **MH**; Julie Wheeldon **JW**; Georgina Kelly **GK**;

Other attendees: Parish Council Chairman **Cllr P Charles**; + 14 parish residents;

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

1. Opening Statement

PM thanked the residents for their attendance.

A resident was invited to present a short personally researched history of Abbots Bromley that set the tone for the discussions on the evening's topic of **Heritage & Conservation**.

TW brought attention to official supporting documents that were available for perusal. They are as follows (and may be viewed by 'clicking' on the link):

- ESBC Local Plan
<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/localplan2012-2031/Local-Plan-2012-2031-FINAL.pdf>
- ESBC Conservation Area Appraisal
<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/conservlistedbuild/appraisalconsult/AbbotsBromleyCAA.pdf>
- Abbots Bromley Village Design Statement
<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/neighborhoodplanning/abbots/AbbotsBromleyDesignStatement.pdf>

All comments were captured on 'flip chart' pages by the group secretary, and will form the detail for the production of these minutes.

Comments received from parishioners who were unable to attend have also been included with the comments from the evening.

2. Comments from the Heritage & Conservation discussion

All comments are presented under topic area (eg Street Scene; Views; Historic Environment; Local Green Spaces; Natural Environment; Miscellaneous). Comments gathered are presented as questions or statements of opinion. Where possible responses have been included in **bold** type for information:

STREET SCENE

- Abbots Bromley is a Conservation Village (**See the above ESBC Conservation Area Appraisal link**)
- Relating to housing development :-
Not necessary to maintain a hard line status-quo for future development.
We need to determine what to preserve alongside future development.
- Utilise the existing heritage of buildings and incorporate in to new developments.
- There are ongoing developments in the village that have received planning approval, and they do not sit well against the surrounding heritage.
- There is a definite reputation for Abbots Bromley that is built on its history. Tourism for the area relies on this.
- Be more inventive of design/styles for new buildings that will positively complement the heritage.
- Combinations of 'linear' development and 'expansive' development to create diversity, while protecting the heart of the community.
- Define criteria for conservation to support 'preservation' and 'progress'.
- Owners of Conservation area properties are a major asset to ensuring the preservation of heritage.
- Street clutter needs to be closely monitored/controlled.
- Minimum street parking on lanes and side roads. Future development must get to grips with this.
- To maintain a credible 'historic street scene' it will be necessary to limit the street parking that is already taking place.
- Important to retain character of main street and the general conservation area.
Views up and down the main street; the village green etc are all worth protecting.
- Entrance/exit to the village; village centre and monuments set the scene for our historic heritage.

VIEWS AND ACCESSIBILITY

- The views have been generally protected over the last 20/30 years. Decisions of where to develop must be well considered to ensure that a negative impact is not to these views caused through future development.
- The views are easily destroyed and will probably never be recovered once they are lost.
- A feeling of well being, and ownership for the heritage of the area is created through the local views.
- There is a typical INWARD view as well as a typical OUTWARD view in the Conservation area that contributes significantly to the overall impression for the area and its heritage. (**See the above ESBC Conservation Area Appraisal link**).

HISTORIC ENVIRONMENT

- Promote our history. Create significance for the heritage and the architecture by quality descriptions on notice boards.
- Many visitors share their personal impressions of the village and the wider area. Friends who visit who are most impressed with the heritage and the overall setting.
- Be careful not to dilute the 'historic environment' inappropriate through development.
- Walkways should be placed behind hedges.
- Maintain space between developments; plant trees / shrubs / hedges.
- It is really important to recognise that current fields are the evidence of medieval farming.

LOCAL GREEN SPACES

- Develop positive NDP policies that integrate landscape and future development.
- Protection of existing Green Spaces as the top priority.
- The NDP has to positively promote development, and be in general accordance with the ESBC Local Plan. The opinion of the community to the protection of green spaces must be taken in to account during such development discussions.
- Tree Preservation Orders (TPO's)
The NDPG will seek to identify the number/location of TPO's
- Important to think 'all' space. Beware of takeover of gardens to create development (eg Ashbrook Lane / Uttoxeter Road).
- It is vital to keep green spaces throughout the village (eg play areas; Anglesey).
- These should be used as a key strategy for ensuring that future development is positively controlled.

NATURAL ENVIRONMENT

- Guard against light pollution
NDPG will seek to obtain legislation information.
- Satellite dishes
NDPG will seek to obtain legislation information.
- Use of UPVC building materials.
- **NDPG will seek to obtain legislation information.**
- Building materials to conform to standards that "as far as practicable" maintain the heritage of the area.
- How do we ensure that guidelines set out in the NDP are adhered to?
Answer: Once 'made', through ensuring that robust Policies are presented in an enforceable NDP.
- Loss of car parking through development of current parking facilities. Resulting in a negative impact through the overspill due to the loss.
- Trees and hedges are very important to 'natural' diversity and should be retained wherever possible.

- Hedgerows and vegetation must be protected as a matter of course..... Only a persuasive argument should cause them to be lost. Plan with 'retention' in mind.
- Hedgerows; native woodland; orchards, open common land, brooks and ponds all need to be considered.

MISCELLANEOUS

- Existing documentation (eg Village Design Statement; ESBC Local Plan; Conservation Area Appraisal; Historic England) are all available for providing clear guidance to support the Heritage and Conservation topic.
- 'Locality' funding application is being progressed. If the application is successful it will provide financial support for engaging the services of an Independent Consultant to support/guide the production of a NDP.
- Sourcing of an Independent Consultant is ongoing with a Technical brief currently being formulated. This will allow formal quotations to be received from prospective Consultants.
- The anticipated timescale to produce NDP is 18months (with continuous progress being achieved). With some detail already available from the work of the previous group the aspirational timescale is 12months.
- The NDPG are committed to producing a NDP that will reflect the wishes of the community; and which will be successful at referendum.
There are many stages to go through and the NDPG want to positively work with a future Consultant to achieve these goals.

The meeting closed at 9pm. The NDPG are grateful to the attendees for their valuable contribution.

3. 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: 14th March 2019 – 7pm – Church House

ACTION: TW to book the room.

**THE NEXT PUBLIC SESSION WILL BE ON THURSDAY 4th APRIL 2019
7pm CHURCH HOUSE.**

THE TOPIC FOR DISCUSSION WILL BE:

'YOUNG PEOPLE'S FORUM'