

ABBOTS BROMLEY PARISH COUNCIL
Minutes of the Parish Council Meeting
Held on Wednesday 27th March 2019 at 7.00 pm
At the Village Hall, Abbots Bromley, pursuant to notice having been given

Present: Cllrs P Charles (Chair); Mrs A Appleby, J Houlihan; Mrs M Moore; Mrs R Robb; P Ryan,

In attendance: Mrs S Meads (Clerk),

Members of the Public Attending: 12

Contents:-

34. Apologies for absence	1
35. Public session	1
36. Declarations of interests	2
37. Minutes of previous meeting	2
38. Neighbourhood Plan	2
39. Matters of report	3
40. Planning _	3
41. Financial matters	5
42. Group reports	5
43. Correspondence, bulletins & reports	5
44. Parish Assembly	5
45. Jubilee Cup	5
46. Agenda items for next meeting	6
47. Date, time and place of future meetings	6
Appendix _____	7

34. Apologies for absence
 Cllrs D Denny; R Jarman, B Walters

35. Public Session

A resident said that it is now common knowledge that there is a proposal to close Abbots Bromley School although there is investor interest which was raised at a meeting on Monday. Meeting took place at the school and staff and pupils were excluded, meeting didn't go well. Governors answered questions with questions. Potential buyers do not want to change the school but keep it as a school. It may be that Woodard's intention is to sell off the land for development. Chairman of Woodard is heading over to the village to have a meeting with the governors and parents to try and get the deal over.

He asked if the following could be considered by the PC:-

- School should be considered as a community asset
- Look at how buildings can be listed
- The PC should pen a letter to Woodard, questions need to be asked, how the PC can support parents and governors.

Councillors confirmed that a meeting with governors of the school had been arranged for the following week.

Another resident confirmed that Woodard has made pledge to try and help keep the school as an educational establishment.

Cllr Mrs Moore asked how far down the decision making process are they.

Resident said that the evaluation of assets could take place fairly quickly. UK entity has been created. The deal has to be done by 30th April, difficult to extend past that date due to redundancy notice required for teaching staff. He said that we are trying to avoid the lemming effect.

Cllr Appleby said that the current NDPG is looking to have the Neighbourhood Plan in place by September so it would give the village level of protection.

Mrs J Wheeldon referred to her correspondence that she recently sent to the Parish Council regarding the Coach & Horses planning application. She reiterated the comments made in the correspondence and said that we need to have consistency in approach, we should object in principle and use all that is in the National Planning Policy and have consistency in approach with planning applications. (see appendix)

A resident asked if anyone else had shown an interested in buying the school. It is believed that there had been but no further details available.

Cllr Ryan asked if any money would be paid back to any benefactors that had donated to the school in recent years. It was suggested that monies would need to be paid back.

Councillors asked if the interested investor had any other schools in the UK, it was confirmed that they did not.

With no further comments the public session closed.

36. Declarations of Interests

None

37. Minutes of Previous Meetings

- **RESOLVED:** *that the minutes of meeting held on 27th February be approved.*
Proposed Cllr P Ryan, seconded Cllr Mrs Appleby

38. Neighbourhood Development Plan Update

On Wednesday, 20th March a subgroup of the Parish Council met with the NDPG. It was a good meeting and helped to re-establish trust between the groups. It was suggested that the sub group should meet at least once a month to help facilitate the NDP. Four Councillors would be on the group, Cllrs P Ryan, Mrs Appleby and Mrs Moore with Mrs Robb assisting when others can't attend. Ideally three councillors to attend a meeting the following week. Agreement was reached that the sub group could make decisions outside of the Parish Council meeting. Proposed Cllr Appleby, seconded Cllr Houlihan.

Cllr Ryan stated that at no stage did the Parish Council discuss not having confidence in the Neighbourhood Planning Group.

Cllr Appleby said we are just waiting for the Neighbourhood Development Planning Group to come back on suitable dates for a meeting.

Mrs Wheeldon provided an update on where the group are with the recruitment of a consultant. She said that the group is making progress, a brief has been provided to five consultants and quotations have been received back from these.

39. Matters of Report

i. HS2

Cllr Robb provided an update on the HS2 steering group. She said that the group has now submitted a petition to parliament and is awaiting a date for a hearing. The

group has petitioned on the basis of looking at other potential locations for the sub-station such as Riley Hill or the alternative of going under-ground. Most landowners haven't petitioned for underground but have for alternative locations.

ii. War Memorial

The Clerk provided an update. The Clerk agreed to contact Highways with regard to disconnecting the lights so that the work could be started. Cllr Appleby said that she could potentially look for other funding to help complete the work.

iii. Outdoor Gym

Cllr Appleby confirmed that a grant for £10,000 had been received for the new outdoor gym equipment. The next step is for the chosen supplier to visit the potential sites. Cllr Appleby said that the Millennium Green may raise some potential safeguarding issues so if this was selected then extra screening would be needed.

iv. Footpath off School House Lane

The Clerk reported that three quotations had now been received. Councillors discussed the quotations and it was agreed to go with the most cost effective option offered by Mr Gregson.

RESOLVED: that the Clerk confirm that Mr Gregson should proceed with the work. Proposed, Cllr Robb, seconded Cllr Houlihan.

v. Village Gateways

Cllr Appleby provided an update on suppliers that have visited sites. Preference was given to the wood affect gates made from plastic rather than natural wood as these would have a longer life and low maintenance, needing only an occasional wash.

RESOLVED: that the Clerk place an order with Glasdon to supply gateways for Uttoxeter Road and Ashbrook Lane.

vi. GDPR

The Clerk provided an updated on GDPR. Prior the meeting the Privacy Notice and the GDPR Policy were circulated to councillors.

RESOLVED: that the Privacy Notice and GDPR Policy be approved by the council and published on the website.

vii. Election

The Clerk provided an update and said that election notices are now on all noticeboards and on the website. Final date to submit forms to ESBC is 3rd April 2019.

40. Planning

1188 - P/2019/00243: Abbots Bromley Village Hall, Bagot Street, Abbots Bromley, Staffordshire

Felling of 1 Field Maple tree, 1 Cherry tree and 3 Sycamore trees and crown reduction in height by 1 metre of 1 Holly tree

Received: 06/03/19 Reply due: 27/03/19

The Parish Council was unsure on which trees the work was proposed for and unclear from the application. Needs clarification as to whether the Cherry tree is doing any harm to the bungalows.

1189 - P/2019/00246: 65 Seedcroft Lane, Abbots Bromley, Staffordshire, WS15 3DS

Demolish existing detached garage to facilitate the erection of a single storey side and rear extension

Received: 06/03/19 Reply due: 27/03/19 No Objection

1190 - P/2018/01560: 57 Seedcroft Lane, Abbots Bromley, Staffordshire, WS15 3DS

Retention of a single storey side extension

Received: 08/03/19 Reply due: 29/03/19 No Objection

1191 - P/2019/00204: 9 Hillside, Abbots Bromley, Staffordshire, WS15 3DP

Erection of pitched roof over existing flat roof, alterations to front elevation by way of installation of lap boards and render in lieu of hanging tiles, relocation of door and replacement windows and erection of a first floor rear extension and associated roof alterations

Received: 12/03/19 Reply due: 08/04/19 No Objection

1192 - P/2019/00296: Proposed Barn Conversion, Ashbrook Farm Orange Lane, Bromley Hurst, Abbots Bromley, Staffordshire

Prior Approval for the conversion of two barns to form dwellings

Received: 20/03/19 Reply due: 10/04/19 No Objection

1193 - P/2019/00315: Anta Cottage, Bagot Street, Abbots Bromley, WS15 3DA Felling of 2 cherry trees and one horse chestnut tree

Received: 26/03/19 Reply due: 09/04/19

The councillors objected to the loss of the trees due to the impact on the conservation area.

Decisions

Agreed

1167 - P/2018/01390: Sycamore House, Radmore Lane, Abbots Bromley, WS15 3AT Felling of 3 leylandii trees

1176 - P/2018/01591: Offices at Cana Family House, Radmorewood Lane, Abbots Bromley, Staffordshire, WS15 3AS Change of use of first floor from office (Class B1a) to a one bed apartment (Class C3)

1180 - P/2019/00082: Former Pigsty at, Yeatsall Farm, Yeatsall Lane, Abbots Bromley, Staffordshire

Conversion of former pigsty to holiday let including the retention and completion of extensions and alterations

1182 - P/2019/00145: Millennium Green, Bagot Street, Abbots Bromley, Staffordshire Crown lift cherry tree (7) to give a height above ground level of 4m, prune out dominant leaders to single stem to one birch tree (8) , crown lift over path to mixed broadleaf to give a height between 2.5m - 3m, fell 1 elm and crown lift all other trees to 2m and removal of secondary growth (G3 and G4)

1187 - P/2018/01264: Clematis Cottage Lichfield Road Bromley Hurst Abbots Bromley WS15 3BA

Remodelling of existing dwelling to include raising of ridge height, erection of part two storey and single storey side and rear extensions with roof terrace, front porch, front dormer extension and relocation of site entrance

Refused

1177 - P/2019/00011: Latham House, Sycamore Apartment, High Street, Abbots Bromley, WS15 3BN

Felling of Yew tree (TPO 187)

41. Finance Matters**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>
69/1824	Sarah Meads	406.99	Salary for March
70/1825	SCC Pension	145.34	Pension March
71/1826	Sarah Meads	11.80	Expenses
72/1827	G McCulloch	220.00	Grounds Maintenance
73/1828	Staffs Parish Council Association	367.00	Annual Fee
74/1829	Reprotec Connect For Ltd	35.00	Photocopy costs
75/1830	Riverside Printers	290.00	Bulletin and Neighbourhood Plan documents
76/1831	Community Foundation For Staffordshire	58.00	BKV costs
		1534.13	

RESOLVED: that the above payments be made.

42. Group Reports**i. Recreation**

Cllr Houlihan reported that the wet pour is still ok at the Nuttery. Annual inspection to take place in May. It was agreed that it would be good to try and get together a painting party to give the Nuttery playground a fresh coat of paint.

ii. Village Property

Nothing to report.

iii Traffic, Parking & Highways

The Clerk reported that a meeting had been arranged with Highways which she would attend. Items to be discussed included, location of Village Gateways, agreement of SIDs machine locations, zigzag lines at the pedestrian crossing, yellow lines at Goose Lane, blocked gullies on Ashbrook Lane, crumbling sets at The Buttercross. Cllr Charles reported that he had attended the meeting at Blithfield to discuss highways issues, Councillors thanked Cllr Charles for attending.

iv Competitions

Cllr Mrs Appleby confirmed that Best Kept Village entry had been submitted.

v. Newsletter

Confirmation that the Bulletin had now been distributed.

vi. Village Hall

Nothing to report

vii. ABSA

Nothing to report

43. Correspondence, bulletins and reports

- SPCA Newsletters
- Facebook comment provided by Cllr Appleby
- Email from Mrs J Wheeldon

44. Parish Assembly

The Clerk confirmed that she would provide tea, coffee and biscuits and asked for Councillors to help set up from 5.45pm.

45. Agenda Items for the next meeting

Parish Assembly, Clerk's Salary

46. Date, time and place of future meetings

April Parish Council Meeting, 24th April, 2019 – Village Hall

There being no other business the chair declared the meeting closed at 9.05pm

Signed _____ Date 24th March 2019

Appendix

COMMENTS ON PC MEETING 27/02/19

During the PC meeting on 27th February 2019, Cllrs provided a response in respect of the proposed planning application for The Coach and Horses Pub (P/2019/00121). This response appears in the draft minutes.

I would like to have my observations in respect of this response recorded and will therefore provide the Clerk with a copy of this commentary for inclusion in the minutes for tonight's PC meeting.

Having read relevant planning legislation, in particular the National Planning Policy Framework (NPPF) I have been able to assimilate a view as to how legislation effects planning applications in Abbots Bromley. Statutory and Legislative policy requires that serious consideration be given to the appropriateness of planning applications in areas of 'special interest as a conservation area' such as Abbots Bromley.

Planning applications within Abbots Bromley must conform to the National Planning Policy 'NPPF'; the ESBC Local Plan AND separate regulations in respect of the historic environment (Historic England provides useful guidance).

The NPPF provides clear and unequivocal guidance on how to approach planning applications within a conservation area.

NPPF para.11 - footnote 6, states that the '*presumption in favour of sustainable development*' **does not apply** where development requiring appropriate assessment because of its potential impact on a designated heritage asset is being planned or determined."

Despite its designation as a conservation area (which is classed as a heritage asset in the NPPF), the Parish of Abbots Bromley has, since 2015, been subjected to uncontrolled, unaccounted for, unsustainable 'infill' development of sites within the designated 'special interest conservation area'.

There appears to have been a lack of 'long term' planning strategy and this has resulted in the building of and/or approval for over 60 dwellings to date within the heart of the village. This is despite an allocation allowance within the ESBC Local Plan of 40 dwellings for the WHOLE plan period 2012-2031.

Given that with reference to planning legislation it is possible to 'object in principle' (indeed it is specifically legislated for in conservation areas), I would like to know why the PC appear not to be following the legislation, guidance and process for determining whether the proposed development at the Coach and Horses, which is in the Conservation Area, is actually appropriate?

The stance in respect of this current application is all the more baffling when you consider how strongly the PC opposed the development behind Argyll House?

NPPF para 194 - states that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, **or from development within its setting**), should require clear and convincing justification.

NPPF para 195 - states 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities **should refuse consent**, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'

Even 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal' para 196.

There is no identified local need for the two dwellings proposed and therefore no substantial public benefit to outweigh the harm (whether significant or less than significant). In fact it could be argued that retaining car parking provision in an already congested area will be of greater public benefit.

In my view the statement from the PC should be '**we object in principle**' for all of the reasons above, having clearly, conscientiously and transparently considered the impact of the proposed development on the significance of the heritage asset AND its setting/street scene.

The historic character of the village has been significantly eroded, through unacceptable intensification of the village. This will continue to be the case if the PC and the community of Abbots Bromley do not use all of the available legislation to protect Abbots Bromley from inappropriate and significantly detrimental planning applications.