

# Abbots Bromley Parish Council

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Staffordshire  
WS15 3EJ

## To all Parish Councillors

You are hereby summoned to attend a meeting of the Abbots Bromley Parish Council to be held on Wednesday 24<sup>th</sup> April 2019 at **7.00 pm** in the Memorial Room at the Village Hall, Abbots Bromley when the following business will be transacted.

Mrs Sarah Meads

15<sup>th</sup> April 2019

**1. Apologies for absence**

*To receive and, if appropriate, accept apologies for absence.*

**2. Public session**

**3. Declarations of Interests**

- *Declarations relating to this meeting*

**4. Minutes of Previous Meetings**

- Meeting held on 27<sup>th</sup> March 2019

**Enclosed**

**5. Neighbourhood Plan Update**

**6. Matters of report**

- HS2
- War Memorial
- Outdoor fitness equipment
- Footpath off School House Lane
- Village Gateways
- Parish Assembly
- Election

**7. Planning**

• **Applications**

*To agree responses to recently received planning applications:*

• **Decisions**

*To receive details of planning decisions as included on the enclosed planning summary*

**8. Financial Matters**

- **Report on payments made since last meeting**

To approve the list of payments made since the last meeting

- **Payments to be made**

To receive and if considered appropriate, approve the list of payments to be made

- **Receipts**
- **Monthly Finance Report**
- **Section 137 Grants**
- **Clerk's Salary**
- **2018/2019 Audit**

**9. Group reports**

*Unless otherwise stated, to receive a report from the relevant Working Group or Officer.*

- **Recreation**
- **Village Property**
- **Traffic, Parking, Highways**
- **Competitions**
- **Newsletter**
- **Village Hall**
- **ABSA**

**10. Correspondence, bulletins and reports**

**11. Agenda items for next meeting**

**12. Date, time and place of future meetings**

May Parish Council Meeting

7.00pm

Wed, 15<sup>th</sup> May 2019

Village Hall

**ABBOTS BROMLEY PARISH COUNCIL**  
**Minutes of the Parish Council Meeting**  
**Held on Wednesday 27<sup>th</sup> 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**

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**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 intension 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 30<sup>th</sup> 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.

Mr 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 27<sup>th</sup> February be approved.  
Proposed Cllr P Ryan, seconded Cllr Mrs Appleby

### **38. Neighbourhood Development Plan Update**

On Wednesday, 20<sup>th</sup> 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 3<sup>rd</sup> 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> |
|----------------|--------------|---------------|----------------|
|----------------|--------------|---------------|----------------|

**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                                 |

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1534.13

**C Record of payments received**

| Date | Amount | Details |
|------|--------|---------|
|------|--------|---------|

**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, 24<sup>th</sup> April, 2019 – Village Hall

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

Signed \_\_\_\_\_ Date 24<sup>th</sup> March 2019

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## Appendix

### COMMENTS ON PC MEETING 27/02/19

During the PC meeting on 27<sup>th</sup> 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 to 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.

# ABBOTS BROMLEY PARISH COUNCIL

## Monthly Planning Report April 2019

### Applications

**1194 - P/2019/00326: Goat's Head, Market Place, Abbots Bromley, Staffordshire, WS15 3BP** Display of 1 internally illuminated fascia sign, 1 externally illuminated hanging sign, 2 externally illuminated amenity board signs, 1 non-illuminated amenity board sign and 1 non-illuminated gate sign. Received: 27/03/19 Reply due: 17/04/19

**1195 - P/2019/00335: Goat's Head, Market Place, Abbots Bromley, Staffordshire, WS15 2BP** Listed building consent for the display of 1 internally illuminated fascia sign, 1 externally illuminated hanging sign, 2 externally illuminated amenity board signs, 1 non-illuminated amenity board sign, 1 non-illuminated gate sign and the installation of 2 lanterns and 2 floodlights. Received: 27/03/19 Reply due: 17/04/19

**1196 - P/2019/00314: The Gables, Harley Lane, Abbots Bromley, Staffordshire, WS15 3EU** Erection of a part two storey, part first floor side extension  
Received: 28/03/19 Reply due: 18/04/19

**1197 - P/2019/00348: Harley Farmhouse, Uttoxeter Road, Abbots Bromley, WS15 3EQ**  
Felling of one evergreen pine tree and one sour cherry tree  
Received: 29/03/19 Replied: 16/04/19

The Parish Council has concerns over the tree works proposed. There seems little evidence provided within the application to show that the trees are in poor health or causing damage to property. The removal of the trees will have significant impact on the conservation area and therefore the council objects to this application.

**1198 - P/2019/00322: Goats Head, Market Place, Abbots Bromley, WS15 3BP**  
Listed Building Consent for the refurbishment works to the premises including fixed seating in bar areas, new cubicles in toilets, external servery in existing outbuilding, block up window to ladies toilet, restoration of timber floors, and new gates  
Received: 05/04/19 Reply due: 26/04/19

**1199 - P/2019/00421: Goats Head, Market Place, Abbots Bromley, WS15 3BP**  
Installation of replacement gates and minor alterations  
Received: 05/04/19 Reply due: 26/04/19

**1200 - P/2019/00296: Proposed Barn Conversion, Ashbrook Farm, Orange Lane, Bromley Hurst, Abbots Bromley, Staffs.** Prior approval for the conversion of barn to form single dwelling (amended plans and description)  
Received: 16/04/19 Reply due: 30/04/19

**1201 - P/2019/00427: The Gables, Harley Lane, Abbots Bromley, Staffordshire, WS15 3EU** Erection of a single storey side extension  
Received: 12/04/19 Reply due: 03/05/19

**Decisions  
Agreed**

**1162 - 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

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

**1175 - P/2018/01541: Market Place Garage, Market Place, Abbots Bromley, Staffordshire, WS15 3BP** Demolition of redundant garage to facilitate the erection of a detached dwelling

**1179 - P/2019/00064: High Trees Farm, Hobb Lane, Marchington Woodlands, Staffordshire, ST14 8RQ** Erection of a detached garage with office above and a single storey extension to form sun room on west elevation

**1183 - P/2019/00146: The Nuttery Playground, School House Lane, Abbots Bromley, Staffordshire** Pruning of one sycamore to give 4m clearance over footpath and play equipment

**1185 - P/2019/00078: Church View Farm, Goose Lane, Abbots Bromley, WS15 3DF**  
Listed Building Consent for the installation of cellar window on east elevation

**1186 - P/2019/00071: Church View Farm, Goose Lane, Abbots Bromley, WS15 3DF**  
Retention of existing garden store, gazebo and landscaping.

**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