



Abbots Bromley Parish Neighbourhood Development Plan

Abbots Bromley Parish Neighbourhood Development Plan Working Group (ABPNDPWG)

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

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

* Parish Councillors.

** East Staffordshire Borough Councillor

1. Apologies for absence

(NH) Neal Haywood, **(PR)** Phil Ryan, ***(RR)** Ros Robb,*

2. Declarations of Interest

None

3. Review and agree minutes of the last meeting (28th February 2017)

GH raised that he agreed to research the names and addresses of the site landowners and this hasn't been reflected in the draft minutes. BW noted and confirmed that the amendment would be made to the draft. With that one change the group agreed that the minutes are accurate. The agreed minutes will now be added to the NDP website.

4. Site 3 Proposal:

- **Draft scheme discussion** (discussion on this item was split into the following three underlined headings)

Crown Bank Artists impression

BW made the point that the “starting view” of the drawing taken from the war memorial does not make it easy to judge some of the detail. A better starting point would have been the High Street or Schoolhouse Lane. AB agreed with this. PM disagreed. There is a general concern that the available space is not presented to maximum the land available, for example the low hedge and gate make little sense. PM raised concern about a lack of green space in the draft, it might also be worth thinking about the “dominating” street light and how this could be made to fit better with the conservation area surrounds. PM also made the point that such a scheme may need to incorporate changes to other parts of the village centre, such as the green. The aim to reduce car parking in the area is sound but it needs to be carefully balanced with the need to retain some provision, particularly considering the needs of those resident in the area. BW suggested a one-way (in off Schoolhouse Lane and out onto the High Street) which was considered a sound approach. The group broadly agreed that the sketch is a good starting point and is an effective way of starting a conversation with the community as to how key communal areas of the village can be used differently. TW and PM also added that a re-design fits with their research on traffic as the creation of a natural central focal point has been shown elsewhere to slow traffic as it creates the impression the centre has a purpose rather than just a highway dominated thoroughfare to be rushed through.

SA confirmed that he has access to CAD software. By using this the group can alter a plan view of the area and then use an agreed version to better communicate with the consultant. The group agreed this would be a really useful tool.

ACTION: SA to circulate a CAD generated re-draft taking on board comments raised at the meeting. Alongside this BW to circulate draft comments for the group to contribute to before a final version (of both) are sent back to the consultant

Change of school vehicular access

- How will the drop off zone work? Will there be a pull in? Will there be a new student access to the school in the drop off area? If not then it’s unlikely to get used as people will stop on the High Street and drop off near to the main door – a potentially worse situation than exists currently
- This design doesn’t seem to take buses and coaches into consideration
- Where is the new staff/visitor car parking

- If the existing access is to close, how will this area be developed? (Important in terms of the conservation area setting)
- At the last meeting the option of the community café on the ground floor of Coleridge House was discussed, this (or any alternative) is not shown

GH made the point that as the plan stands it is not a useful visual aid as it doesn't help to communicate what the school's "vision for the future" looks like. In previous meetings with the school the narrative of what they are seeking to achieve has always been stressed as safeguarding the future and enhancing the school estate is a key part of the future community gain. This is not at all clear from the draft.

PM suggested going back to the school and asking what arrangements they would put in place for making parents use the new access system. The group agreed.

Community land

- Overall the level of car parking seems inadequate, there appears little more car parking offered than currently exists at the existing site on Schoolhouse Lane (and we know this isn't enough). Also the distance from the car park to the medical centre is too far, barring in mind that those who use it often have reduced mobility.

BW made the point that the medical centre and the car park as they appear on the draft plan should be swapped around to make better use of the space and have less building impact close to Radmore Lane. PM agreed.

- It was understood from previous discussions that the 2 acres were for community gain (both present and future) and that as such any housing would not be included in this area but would rather be in the site location mix. It is unclear why therefore the extra care block is in this part of the scheme. Notwithstanding, it also has inadequate levels of car parking provision
- It was outlined that the medical centre must have a dispensary/pharmacy associated with it and yet this is not clear from the plan. It was also outlined that a couple of extra shop units could also sit alongside the medical centre yet this is not depicted

All of the group expressed concern that the current equestrian centre building has simply been removed from the scheme without reason. Previous discussions have always made it clear that the group would prefer for the building to remain and be re-furbished if at all

possible. At the very least there should be an assessment and due diligence regarding the feasibility of retaining the building before it is simply swept away.

Main site

- Will the boundary between the school site and the development only have screening trees or is a more formal boundary proposed?
- At (5) what will the children's play area consist of? Is this just green space or is play equipment proposed?

AB expressed concern as to the potential level of maintenance and responsibility for the green spaces.

- Footpath arrangements to serve the site from Radmore Lane (near to the Coach and Horses) has not been outlined as previously discussed
- The types of dwelling proposed (other than indicative overview) is not clear

PM made the point that the size of property doesn't seem proportionate. There is clearly some issues with the scale of the plan.

- **Trent & Dove (T&D)**

RR who has led on discussion with T&D was not present at the meeting. GH confirmed that T&D are looking for opportunities to provide affordable housing and this can often mean rural exemption sites as they can be more cost effective but have the downside of often being away from much needed services and transport links. The group agreed that the local housing need identified through the housing needs assessment incorporates smaller, affordable properties and that we are actively pursuing this through the proposed scheme given that the community have given us this lead. TW made the point that there is the issue of continued affordability which needs careful consideration. BW made the point that our preferred scheme could incorporate self-build plots as another way of increasing both choice and affordability. BW also made the point that through previous consultations and the needs survey, residents have indicated a need for affordable housing but not a clear desire for social housing. We must at all times seek to deliver the will of the community. The group agreed that the preferred approach would be to continue working with the sites chosen to secure a level of affordable provision, based on the local community need.

5. Arrangements /responsibilities & organisation – 15th March event

AB provided drafts of the posters for the group to comment on. These will now be re-drafted (where necessary). AB will also bring all of the display materials (and display boards) of the consultations we have carried out so far. This will be so that we can present a “wall” of information that starts from our first consultation and tells the story of how we’ve got to the point we have. The group agreed that this is important as there may be people at the event who hitherto have not engaged with the process.

Doors open to the public at 19:00. GH will meet and greet, take names and give people information as to the format of the evening.

AB will also supply a “click” counter so that numbers attending can be recorded by GH.

The group agreed that presentations will begin at 19:15 to allow people to make their way into the hall.

- BW will supply the attendance sheets and feedback sheets
- BW will supply flip chart and pens
- AB to supply all displays and boards. This will include a board with just A3 white paper to allow people to leave comments
- SA to lead on putting up display boards and putting out chairs (on an as and when required basis)
- AB to supply clip boards and ID lanyards
- TW to supply projector screen
- PM to supply projector
- PM and BW will both bring lap tops with presentations prepared

Feedback will be via forms that people can fill in and then leave in a red posting bucket (TW to supply). Comments can also be left on the “white board” paper, additionally all group members will make notes during the evening.

Specifically during the presentations, AB and SP will record the feedback.

The presentations beginning at 19:15 and will follow this basic running order:

Welcome and introduction (BW)

Traffic and Parking consultation (TW & PM)

Feedback on T&P

HNA and site selection (BW)

Feedback

Closing remarks and opening the refreshments (previously prepared by TW and PM during the HNA segment) and opportunity to browse the displays and talk to group members. All group members (with feedback sheets) need to make themselves available near to the displays at this time.

The feedback from the evening will need to be recorded. It was agreed that TW and PM will lead on drafting a consultation report for the T&P segment. BW will lead on the site assessment segment.

6. Other outstanding matters

- Descriptions of SHLAA and other sites for the site assessment report (see e-mail sent on 25/02)

AB confirmed that she had copies of photographs of the sites through from RR. As far as she is aware RR is working on the additional site description detail as outlined in the e-mail. This will need to be chased with RR when she is available.

- Draft plan

AB confirmed that she has continued working on the conservation & design aspects with RR. SP is leading on the wider parish draft policies. BW is leading on plan conformity issues and the completion of the background supporting evidence. The group agreed to re-visit this as a priority once the 15th March event has passed.

7. Date and time of next meeting

The date and time of the next meeting is:

Wednesday 15th March 2017 – Village Hall 19:00.

Additional information regarding the next meeting:

N.B. The village hall will be opened by TW between 17:30-18:00. It is imperative that group members arrive by 18:00 at the latest to help with the setting up of displays and materials. Likewise it will be important to have as much help as possible at the end of the night to ensure displays are taken down, removed and the hall cleared. It is anticipated

that after the event (during the clear up) we will have an informal mop up discussion regarding the event and arrange a date and time for the next meeting.

All group members are urged to attend the event as this is a key opportunity for us to engage, be visible and seek feedback from the community.