

ABBOTS BROMLEY PARISH COUNCIL
Minutes of the Parish Council Meeting
Held on Wednesday 26th May 2021 at 7.00 pm
Held at Abbots Bromley Village Hall pursuant to notice having been given

Present: Cllrs Dr C Whorwood (Chair), Mr K Baker, Mrs C Brown, Mr P Freeman, Mrs K Haywood, Mr R Love, Mr E Rodway-Bowden, Mrs S Morgan

In attendance: Mrs S Meads (Clerk),

Members of the Public Attending: 0

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60. Apologies for absence Cllr R Beaumont	
61. Election of Chairman <i>RESOLVED: Cllr Dr Whorwood nominated by Cllr Baker, seconded by Cllr Mrs Haywood. Cllr Dr Whorwood declared acceptance.</i>	
62. Election of Vice Chairman <i>RESOLVED: Cllr Mrs K Haywood proposed by Cllr R Love, seconded by Cllr Mrs Morgan</i>	
63. Authority of Act Between Meetings Standing Order 72 allows that the Council may delegate executive powers to act between meetings to the Clerk – following consultation with the Chair and Vice Chair or the Chair and Vice Chair. <i>RESOLVED: That executive powers to act between meetings are delegated to (either) the clerk to the council or the Chair and Vice Chair in accordance with Standing Order paragraph 72.</i>	
64. Public Session None	

65. Declarations of Interest

Cllr Freeman declared an interest in Abbots Lodge Planning Application, Cllr Rodway Bowden declared an interest in the Grain Store at Yeatsall and Cllr Mrs Morgan declared and interest in the Infinitii planning application.

Cllr P Freeman declared an interest in application for Ashbrook Farm

66. Minutes of Previous Meetings

RESOLVED : *that the minutes of 28th April were signed as a true and correct record.*

67. Neighbourhood Development Plan Update

Cllr Freeman provided an update. Guidance note received from Rebecca Raine at ESBC Cllr Baker gave background on the Housing Needs Assessment. Keith said that the author of the HNA wasn't aware of current provision of housing. Cllr Baker was concerned about ESBC's "Housing in Abbots Bromley - Guidance Notes". He worked closely with AECOM over the production of the Housing Needs Assessment and felt it was vital the careful wording of the report was correctly interpreted and the implications understood. Cllr Baker did not dispute the types of housing units identified in ESBC's interpretation of the report. However, he felt ESBC's interpretation of housing numbers failed to differentiate between the numbers of the parish population who might require specialist housing during the Plan period, and the number of additional units required to meet this need. In particular Cllr Baker drew attention to the fact that AECOM's HNA was not always able to take into account current provision (such as Swan Lane, Clarke's Crescent and Lintake Drive), existing homes that could be adapted to meet the needs of the aging population and - in the case of specialist homes for the elderly - the "hub and spoke" method of provision.

Cllr Mrs Brown said that it is wrong that young people do not want to live in the village. She feels very strongly that houses are needed for the young. She wanted it on record that she disagreed with the idea that young people didn't want to live in the village.

Cllr R Love said that he cannot believe that young people don't want to live in the village.

Cllr Mrs Morgan asked the question as to what is defined as a young person.

Cllr Freeman presented update – looked at Appendix B. 102 housing permissions given – included all the Class Q 40% permissions outside the boundary. Summary of developments that had taken place. Both Thyme House and The Paddock built on the extension of the boundary. Every development in the village apart from the Ivy Close managed to get away without providing affordable housing.

Need to query number with ESBC. Some need for affordable housing but probably not the number that Rebecca Raine from ESBC suggested. More advice from locality. Probably need to hold another extraordinary meeting of the Parish Council to discuss the Neighbourhood Plan in more details. Cllr Freeman provided background to housing see appendix 1.

68. Matters of Report**i. Welcome Pack**

It's getting there. Cllr Mrs Haywood awaiting map of the village defibrillators

ii. Visitor Guide

Cllr Baker has prepared text of the draft, needs editing. In need of map of the village with the outlying lanes.

iii. Wildflower Planting

G McCulloch has planted at both playgrounds. Wildflower seeds available for the planters. Signs to be put up on Woodmill Lane/Radmore to show wildflowers and also on Narrow Lane.

iv. Community Speed Watch

The Clerk setting up new date and venue for training, ideally in the village.. Also forward speed sign information to Cllr Morgan and HS2 funding information.

v. Footpath leading from Salters Grange to the Village Hall

The Clerk reported that this footpath still belongs to the developers. Agreed to try to make contact with the developers to discuss the removal or replacement of the metal barrier.

vi. Planting of Shrubs near Millennium Green

RESOLVED: *that some shrubs could be planted in the wild area, Clerk to feedback to Mr S Wilson.*

vii. Horn Dance – Nothing to update on

68. Planning

- | | |
|--------------|--|
| P/2021/00546 | <p>Harley Farm, Uttoxeter Road, Abbots Bromley, WS15 3EQ Repair and upgrading of outbuilding and forming study in attic room installation of windows and new dormer entrance door and steps</p> <p>No Objections</p> |
| P/2021/00554 | <p>Harley Farm, Uttoxeter Road, Abbots Bromley Listed building consent for the repair and upgrading of outbuilding and forming study in attic room, installation of windows and new dormer entrance door and steps</p> <p>No Objections</p> |
| P/2021/00619 | <p>Meadow Cottage, Ashbrook Lane, Bromley Wood Abbots Bromley, WS15 3AL Erection of a detached stable block & concrete hardstanding</p> <p>No Objections</p> |
| P/2021/00508 | <p>Peelers House, Uttoxeter Road, Abbots Bromley, WS15 3EQ Erection of a two storey rear extension and single storey front/side extension</p> <p>No Objections</p> |
| P/2021/00582 | <p>Former Grain Store at Yeatsall Farm, Yeatsall Lane, Abbots Bromley Erection of an extension to existing B8 Unit</p> <p>No Objections</p> |
| P/2021/00590 | <p>Falcot, High Street, Abbots Bromley WS15 3BL Erection of a one and half storey rear extension, porch and associated alterations</p> <p>No Objections</p> |
| P/2021/00593 | <p>Falcot, High Street, Abbots Bromley, WS15 3BL Listed Building consent for Erection of a one and half storey rear extension, porch and associated alterations. Installation of secondary double glazing to existing front windows,</p> |

installation of roof light to existing bathroom and internal alterations to include removal of wall to lounge

No Objections

P/2021/00565 **Four Oaks, Radmore Lane, Abbots Bromley, WS15 3AP** Erection of 6 floodlights

Councillors discussed at length. Agreed to object to application based on negative impact of lights to wildlife and increase in light pollution.

P/2021/00636 **Abbots Lodge, Lichfield Road, Abbots Bromley, WS15 3DN** Erection of a part two storey, part single storey side/front extension, erection of a single storey front extension to form a porch and erection of a detached summerhouse.

No Objections

APPROVED

P/2021/00467 **Harley Farm, Uttoxeter Road, Abbots Bromley, WS15 3EQ** Felling of 1 Pine Tree

P/2021/00182 **High Trees Dairy, Hobb Lane, Marchington Woodland** External alterations to the existing detached garage and car port and Staffordshire erection of a single storey link extension between the detached garage and car port and the main dwelling

P/2021/00169 **Former Dementia Care Centre, Goose Lane, Abbots Bromley, Staffordshire, WS15 3DE** Change of use of former dementia centre to form 2 dwellings including a single storey extension to the East elevation with balcony above

69. Finance Matters

A Record of payments made after discussion with Chairman or Vice Chairman

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>
06/2001	S Meads	576.69	May Salary
07/2002	SCC Pensions	226.81	Pension contribution for May
08/2003	S Meads	41.20	Expenses
09/2004	ASL	21.22	Photocopy costs
10/2005	G McCulloch	520.00	Grounds Maintenance
11/2006	HMRC	870.56	PAYE

2256.48

C Record of payments received

Date	Amount	Details
30/05/21	ESBC	£13,448.00 Grants and Precept from ESBC

RESOLVED : *that the above payments be made.*

ii. **Monthly Finance Report**
Presented.

iii. **Section 137 Grants**

Name of Applicant/Group	Brief Summary of Funding Request	Amount Requested
ABSA	ABSA has requested any help the PC can give to them .	<ol style="list-style-type: none"> 1. Installation of a latch gate to aid easy access to the pitches from the new footpaths on Lichfield Road. £500-£600 (to cover purchase and installation of gate and fencing) 2. Contribution towards the purchase of the new entrance gates and fencing to the pitches. Estimated cost for full purchase and installation is £6-£7000 <p>RESOLVED: £1000 to cover cost of latch gate by footpath and donation to main gates.</p>
Abbots Bromley Nostalgia Group/ABPCC	Donation towards the restoration and repair of some of the stones in the Church Yard, particularly those that relations are no longer alive or not traceable.	<p>Donation of £1000 or any donation would be greatly appreciated.</p> <p>RESOLVED: £1000 donation to be granted</p>

ABPCC	Donation towards the mowing costs for the church yard. There is a separate budget for this so would not necessarily need to come out of Section 137 Grants money. After requests ABPCC has now gone out to tender for the mowing contract.	Total cost of mowing is now :- £1250 RESOLVED : £1,250 in recognition that the mowing had gone out to tender and the difficulties that have been faced by ABPCC during Covid 19.
Beaver/Cubs/Scouts	Funds to purchase 25 litter pickers	£250. RESOLVED : £250 to cover litterpickers and additional equipment.

Maximum fund available for grants £2,500 + £1000 allowance set aside for the church yard.

70. Group Reports

i. Recreation

Nothing new to report

ii. Village Property

Nothing to report

iii. Traffic, Parking & Highways

Working group to arrange meeting.

iv. Competitions

Cllr Mrs Brown updated councillors on the activity and reminded everyone of the village tidy that would be taking place on 28th & 29th May. Any evidence of community engagement to be sent to Cllr Mrs Brown so that it could be included with the BKV entry form.

v. Newsletter

Nothing to report

vi. ABSA

Nothing to report

vii. Village Hall

Nothing to report

viii. Almshouses

Nothing to report

71. Correspondence, bulletins and reports

- *SPCA Weekly Newsletters*
- *Covid weekly updates from Cllr Atkins*
- *Notice of County Council and Police Commission Election results*
- *Emails relating to freedom of information requests for HS2*

All correspondence circulated prior to the meeting and contents noted.

72. Agenda Items for the Next Meeting

Horn Dance

73. Date, time and place of future meetings

Wednesday, 30th June 2021 Parish Council Meeting 7.00pm Abbots Bromley Village Hall

Signed _____ Date 30th June 2021

Abbots Bromley Parish Council will do all it can to protect Abbots Bromley's heritage and village status and seek to enhance the well-being of the community by moving towards a greener and more sustainable environment.

APPENDIX 1

Background to Housing in Abbots Bromley Guidance Note

This note has been prepared for the May 2021 PC meeting, following the circulation of ESBC's Guidance Note produced by Rebecca Raine and Rebecca's subsequent emails of 18th and 25th May.

From Appendix B of the ESBC Guidance Note: April 2012 – Sept 2020 (8 ½ years):

102 units permitted (average of about 1 per month)

71 units completed

28 in pipeline (under construction or not yet started)

Permissions and completed/in pipeline figures don't quite agree because some permissions lapsed and some were demolitions and rebuilds.

It is worth noting that figures include the Class Q p d barn conversions, which may explain why 40% of permissions outside settlement boundary, a much higher proportion than would normally be expected.

Looking at the larger sites built since 2012:

Rear of Dolphin Cottage	5 units
Rear of Ivy House	10 + 4 units
The Paddocks	6 units
Adj. Thyme House	5 units

The Paddocks and Thyme House were built on extensions to the settlement boundary agreed by the previous Parish Council to build the 40 dwellings allocated by E Staffs to Abbots Bromley in the 2012 Local Plan.

So far only 1 affordable house has been built as part of these developments.

Last affordable housing in village was the 6 houses on Cotterel Close by the fire station, built over 20 years ago by the Beth Johnson Housing Association.

Why have there not been more affordable houses built since 2012, when Local Plan Policy SP 17 requires that market housing sites of 4 or more dwellings on 0.14 Ha or more shall provide 40% affordable houses?

Reason is that 2012-2031 Local Plan was not formally adopted by ESBC until Oct 2015. Any permission before that date only had to comply with the national policy of one affordable for every 10 market value houses.

The Parish Council did object to both the Paddocks and Thyme House developments, saying until the Local Plan was formally adopted, both sites were outside the settlement boundary, but were over-ruled by E

Staffs. The only land remaining now of the extended settlement boundary allocated for 40 houses in the Local Plan is the Nick Phillips land on Uttoxeter Road

If we project forward to the end of the current Local Plan period in 2031, there could easily be another 100+ units being permitted, largely windfalls, giving a total of over 200 in the Parish within the Plan period.

Because applications for new houses in the Parish tend to be one offs, there is unlikely to be any more affordable dwellings built without intervention – either inviting a housing association to purchase and develop one of the few remaining areas left in the settlement boundary, or, designation of a rural exception site outside the current boundary, again to be developed by a housing association.

Where does the “need” for 29 units of affordable housing come from as referred to by ESBC? AECOM, the consultancy who produced our HNA, came up with a figure of 30 for the whole Plan period to 2031. ESBC have deducted one for the “affordable” house provided on the Ivy Close development (the former dress shop), hence the figure of 29.

AECOM arrived at the 30 affordable houses by two different methods:

- 1) In 2014, ESBC estimated a need for 159 affordable homes in the Borough each year. Proportioning this to A Bromley’s 1.6% of E Staffs population gives a need for 2.5 houses per year, or roughly 30 over the remaining Plan period.

There are several uncertainties in this estimate. It is based on an old estimate of need. AECOM themselves acknowledge that A Bromley is atypical of the Borough as a whole – older, generally wealthier population with much higher incidence of home ownership, living in larger than average houses. The need for affordable housing is always going to be proportionately greater in the large population centres of Burton and Uttoxeter.

- 2) The second method AECOM used was to look at the numbers on the housing waiting list in A Bromley in Bands 1 and 2 in 2018, add on proportions for “overcrowded households” and “concealed households” as identified in the 2011 census. From this they arrived at a figure of 23. They added a further 7 households for the remaining Plan period to 2031, giving a total of 30. Again, these figures are questionable as they are largely based on 10 year old census data and 3 years old housing list.

The ESBC guidance note accepts the findings of the AECOM HNA without question and concludes there is a “need” to provide 29 houses for rent between now and 2031 even though we are already nearly half-way through the Plan period.

The guidance note goes on to list a further need for 2 – 88 specialist housing units (housing for the elderly and disabled) in Abbots Bromley up to 2031. This is a wide range and reflects the uncertainty in reliably estimating the need.

AECOM identified a total of 11 units of current specialist housing in A Bromley in the form of the 2 bed bungalows in Swan Lane and Clarks Crescent giving 22 bed spaces, but for some reason ignored the similar bungalows in Lintake Drive in their calculations as well as the Almshouses on the High Street.

They concluded that to the end of the Plan period (10 years) there will be a minimum requirement of 24 additional specialist housing units up to a maximum of 110 units.

ESBC ignores what is referred to in the AECOM assessment as the “hub and spoke model” whereby specialist housing for the elderly is better provided in larger settlements like Rugeley or Uttoxeter on the basis of better accessibility and cost effectiveness. There are other factors which would also reduce the requirement, such as the adaption of existing homes to meet the needs of the elderly.

In her email of 25 May 2021, Rebecca gives three options moving forward:

- 1) Accept ESBC’s understanding of the HNA and conclude the need can be met within the settlement boundary. Identify broad locations for this.
- 2) Accept ESBC’s understanding of the HNA but conclude that some or all of the need cannot be met within the existing boundary. Devise possible site locations.
- 3) Contest ESBC’s understanding of the identified need and produce an evidence paper to support the approach going forward.

The NP group has a meeting scheduled for 7th June and will consider these options. Based on the group’s reaction to the ESBC guidance note, it is most likely that option 3) will be pursued.

In conclusion, do we need to set a target figure for affordable housing at all?

There is an interesting quote in the Housing Needs Assessment Toolkit published by Locality, who are our consultants on the NP:

“In AECOM’s experience, neighbourhood plans virtually **never** need to set a target of their own for affordable housing provision...”