

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

Cllr Mrs Haywood still working on it, a few changes and amendments to make following input from councillors.

ii. Visitor's Guide

Cllr Baker said he is looking for a map of the village that isn't copywrited or permission needs to be requested.

iii. Wildflower Planting

Mr G McCulloch to plant seeds on playground as soon as ground is suitable. Cllr Baker said that he thought it had been agreed previously that some seeds could be planted near to the

village signs. The Clerk said that this does cause issues as there are bulbs planted by the signs so not possible to spray the ground. Also extra mowing required for the flowers to be seen. Councillors suggested making tubs to put by the village signs/ Cllr Dr Whorwood happy to build planters. Make tubs that are 1m x 0.5m. The Clerk said that when she has the approximate dimensions for the planters then permission can be sought from SCC Highways for the location of the troughs at the signs. Cllr Baker also said that it had previously been agreed that Staffs County Council should be asked not to mow Woodmill/School House Lane in order to allow the wildflowers to grow.

RESOLVED : that the Clerk contact SCC Highways and requests that this lane is not mown until later in the season.

iv. Future Meetings

The Clerk reported that after 7th May, virtual meetings would no longer be legal. The Clerk Would book the larger hall at the Village Hall for the May meeting to allow more space. The Parish Assembly is not able to run in May but if rules are relaxed it could run in July.

52. Planning

- P/2021/00369 **The Radmores, Radmore Lane, Abbots Bromley WS15 3AT** Remodelling of existing dwelling to include the erection of a two storey front and side extension, single storey rear extension, reroofing and new brickwork skin, erection of a detached garage with store over and erection of a new entrance wall and gates
- Design & access statement needed and clarification on materials. Another point that needs to be clarified, is the loft space in the garage, (which has an external side staircase access) isn't to be used for residential purposes.
- P/2021/00159 **Butt Cottage, Goose Lane, Abbots Bromley, WS15 3DE** Erection of a part two storey part first floor front/side extension single storey rear/side extension, detached double garage and rear dormer extension to facilitate loft conversion
- Concerns raised over excessive extensions and impact on the street scene.
- P/2021/00417 **Town End Farm House, Lichfield Road, Abbots Bromley WS15 3DL** Listed Building application for the erection of a single storey side extension
- No Objections
- P/2021/00359 **Ashbrook Farm, Orange Lane, Bromley Hurst, Abbots Bromley, WS15 3AS** Conversion of redundant agricultural building to form a dwelling erection of detached garage and change of use of land to form domestic curtilage
- No Objections
- P/2021/00467 **Harley Farm, Uttoxeter Road, Abbots Bromley, WS15 3EQ** Felling of 1 Pine Tree
- Councillors discussed felling of tree. Cllr Mrs Brown raised health and safety issues if the tree is not felled. Councillors agreed that it was important for a tree surgeon to come up with a suitable solution and possibly suggest a more suitable species for the garden.

APPROVED

P/2020/01367 **adj Thyme House, Lichfield Road, Abbots Bromley** App under Section 73 of the Town and Country Planning Act 1990 for the erection of 5 dwellings and associated garaging including widening of existing access and provision of footpath and installation of pumping station without complying with conditions 2,3, 7, 13 16, 20, 21 of planning permission P/2018/00362 relating to amendments to the approved plans by way of changes to foul drainage design, highways requirements, change of roof tile raising of northern boundary between plot 1 and Thyme House position change to southern boundary fence line.

Councillors discussed this application at length. Concerns still raised regarding the possibility of including a 1.8m path on the inside of the hedge without damaging the hedge. Also, no plans submitted yet for joining the path to the existing path on the highway.

RESOLVED : the Clerk to contact Mr Alan Harvey at East Staffs Borough Council and Cllr G Hall and invite them to conduct a site visit with Parish Councillors.

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.

P2021/00240 **The Vicarage, Market Place, Abbots Bromley, WS15 3BP** Prune back from structure to give a clearance of up to 1.5 metres to suitable growing points and raise edge crown up to 2.8 metres for access of 2 English Yew trees.

P/2021/00255 **Sunrise, Bromley Road, Bromley Wood, Abbots Bromley, WS15 3AG** Erection of a first floor rear extension, front porch and a detached timber framed car port.

P/2020/01381 **Hillswood, Hobb Lane, Marchington Woodlands ST14 8RG** Erection of a single storey extension on east elevation and 2 metre high brick wall and garden gate

REFUSED

P/2020/00912 **Land off School House Lane, Abbots Bromley, WS15 3BT** Erection of a steel framed agricultural livestock building and retention of a storage container

P/2020/00930 **Lane off Woodmill Lane, Abbots Bromley, WS15 3BT** Retention of a static mobile home to be used as a temporary dwelling and septic tank for a period of 3 years

iii. Other Planning Matters

Councillors discussed the issue of car sales taking place from Crown Bank.

RESOLVED: *That the Clerk should report to ESBC as this may contravene planning as sales taking place from a residential property*

Cllr Beaumont asked who residents should contact if they wish to put a mirror on the grass verge to aid exit from their property. It was confirmed that permission needed to be sought from Staffs County Council Highways.

53. 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

Vch/Chq	Payee	Amount	Details
01/1995	S Meads	576.69	April Salary
02/1996	SCC Pensions	226.81	Pension contribution for April
03/1997	S Meads	11.80	Expenses
04/1998	Playforce	1910.94	Part payment for Swing (VAT £318.4)
05/1999	Riverside Printers	245.00	Printing of April Bulletin plus cancelled cheque from November 2021

2971.24

RESOLVED : *that the above payments be made.*

ii. Monthly Finance Report

Not available as bank statements not received on time.

54. Group Reports

i. Recreation

New woodchip down but might need a top up. Cllr Mrs Morgan volunteered to pop up with a rake to level out the Woodchip under the slide and swing. Bin at the bottom of hill full. The Nuttery, wetpour looks really bad and has moved away from the edges. Purchase some more wetpour to repair the edges – proposed Cllr Dr Whorwood, seconded Cllr Rodway-Bowden.

RESOLVED: *that the Clerk should purchase a repair kits for the wetpour.*

Cllr Baker reported that the wooden post on the way in the Nuttery is rotten

Mr Simon Wilson had made contact with the Parish Council and said that the Scouts has trees to plant. The Clerk suggested planting in the wild area as sound buffering following complaint from resident.

ii. Village Property

Nothing to report

iii. Traffic, Parking & Highways

Cllr Rodway Bowden wishes to train for Community Speed Watch, he had spoken to a few residents who may be interested. Need to get data in order to get SIDs machine. Cllr Rodway-Bowden suggested doing a traffic survey. Cllr Mrs Morgan said she was

looking at alternative sources of funding – different organisations and charities to help improve speed control in the village. Possible work with MP.

iv. Competitions

Email from reception teacher at Richard Clarke School to confirm involvement for village clean. Cllr Mrs Brown wanted volunteers for different areas eg Narrow Lane, Village Entrances, Crown Car Park. Councillors discussed at length. Cllr Rodway-Bowden contacting companies regarding litter picking devices – ignored by Amazon but McDonalds have responded. Dog fouling signs, extras to be purchased if spare at Kingstone.

RESOLVED : *that village spring clean would take place over the bank holiday weekend as evidence of involvement needs to be sent in for Best Kept Village Weekend. Posters and social media to be used to promote the village involvement.*

v. Newsletter

Bulletin has been distributed

vi. ABSA

Cllr Richard Love provided an update. New cricket ground, first match already taken place. Football hoping to start at the beginning of next season. Quite a way off their target for a club house. Embarking on a round of fund raising. Tennis club aim to move and will raise the funds themselves.

vii. Village Hall

The Clerk said that the Council had received a letter regarding the barrier on the path that comes from Salter's Grange.

RESOLVED : *that the Clerk should ascertain who own the path.*

viii. Almshouses

Nothing to add following the article in the Bulletin

55. Correspondence, bulletins and reports

- *SPCA Weekly Newsletters*
- *Covid weekly update emails from Cllr P Atkins*
- *Email regarding accessibility via the footpath to the Village Hall/Removal of metal barrier*
- *Road Closure notice for Radmore Lane*
- *Email from resident regarding noise from playground*
- *Community Speed Watch sign-up sheet*
- *Letter from visitors to Richard Clarke School with concerns over speed of traffic on School House Lane*
- *Notice of County Council and Police Commissioner Elections*
- *Emails from SPCA regarding Protocol for HRH Prince Philip's death*

All correspondence circulated prior to the meeting and contents noted.

56. Horn Dance

The Clerk reported that bookings were already being received for the stalls. Councillors discussed possibility of an art trail and possibly spreading out stalls throughout the village.

RESOLVED : *that the Clerk should speak to Mr T Bailey to discuss suggestions.*

57. Agenda Items for the Next Meeting

Election of Chair and Vice, invite police to next meeting,

58. Date, time and place of future meetings

Signed _____

Date 26th May 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...”