

Broseley Neighbourhood Plan
Notes of Advisory Group Meeting 8th April 2019

Present: Phil Revell (chairman), Mick Burton, Ian West

In attendance: Michael Barker

1. **Apologies:** Ann Maltby, Dave Rickett, Simon Harris, Colette McCabe

2. **Notes of last meeting:**

These were approved.

3. **Matters arising:**

None

4. **Introduction of potential planning consultant and Q&A**

Phil introduced Michael Barker, whom we wish to consider appointing as our planning consultant to write the plan. Michael outlined his past career and qualifications; most latterly, he held a number of senior posts at Telford and Wrekin Council, including Assistant Director of Planning. He is a member of the Royal Town Planning Institute and a Fellow of the Royal Geographical Society. Since retiring from Telford and Wrekin, Michael has acted as consultant to Newport Town Council, which now has a made Neighbourhood Plan, and is currently assisting Ercall Magna, and Donnington and Muxton Parish Councils with their Neighbourhood Plans. He does not have any commercial clients. Amongst the points he suggested we consider is a separate document which draws together all the evidence we have collected on which our plan policies is based.

5. **Reports from sub-group meetings**

- **Development**

Notes of the last Development sub-group meeting are appended to these notes. Further discussions are planned with Willey Estate and the owner of the main part of the Monewood Valley site before the May public meeting.

Responses are still being received to the SurveyMonkey survey on possible development sites. This will be closed down in the next week or two and Phil will produce a summary of the results of this and the paper responses.

The next meeting of the Advisory Group will need to agree the proposed changes to the development boundary to be presented at the May public meeting.

- **Heritage and Environment**

This group is currently working on:

- an evidence-based assessment of 'valued green spaces' (which includes those to which there is no public access)
- an assessment of existing green routes
- a review of the policies in the existing Town Plan, particularly those relating to the conservation areas.

- **Public and Voluntary Services**

A small group has now been established. Some of its initial focus has been around traffic issues. Another area they are looking at is how the Plan might support the Lady Forester Centre.

- **Business and employment**

Response to the on-line survey has been disappointing. Mick will re-deliver some paper questionnaires in an attempt to stimulate some more responses. It may be helpful if Phil and Ian meet with Mick and Simon in due course to collate the evidence from the business community.

6. Next public meeting

The next meeting will be on 15th May, 7.30pm at the Social Club. The objectives are

- to prepare the ground for the summer consultation
- to get feedback which will help shape the questions in that consultation
- to explain the next steps in making the Plan

The meeting will present hand-drawn proposed revisions to the development boundary and extracts from the draft questionnaire. A feedback sheet will be provided to collect the views of those present.

Phil will organise a poster to be distributed widely around the town. Ian will send out an email publicising the meeting.

7. Summer consultation

The map(s) to be included in the questionnaire will need to be sent to Shropshire Council within a couple of days of the May meeting to be ready for the questionnaire to be printed in June (Phil will be away for three weeks from 18/5).

It would be helpful to get input from our chosen planning consultant on the wording of the questions. A draft will be presented at the next meeting of this group.

Phil will explore the possibility of paying Broseley News to deliver the majority of the questionnaires, leaving us to perhaps cover the outlying areas.

[We need to consider how these are going to be returned.]

8. Selection and appointment of a planning consultant

The following points were noted:

- Most local planning consultants will have commercial clients who may have interests in the area, which could present a conflict of interest.
- Consultants who are not local will not know the area well and may not have good local contacts. Their expenses in travelling to meetings etc. will be higher than someone local.
- The maximum rate for consultancy which the grant provider, Locality, will pay is £550 per day. Michael Barker's rates are considerably less than this. One local consultant has quoted us £100 per hour or £750 per day.

It was agreed that we would seek a reference for Michael Barker from the former Town Clerk of Newport, who is the newly-appointed Town Clerk for Bridgnorth. Subject to this being satisfactory, Ian will prepare a note recommending Michael's engagement for the May Town Council meeting.

9. Finance

No expenditure required authorisation. Ian and Phil will agree this year's grant application when the application process opens, which should be later this month.,

10. AOB:

None

11. Next meeting:

Tuesday 7th May 2019, 7pm in the Library.

Ian West

10/04/2019

Broseley's Neighbourhood Plan – Development Sub-group

Notes of meeting 2nd April 2019

Present: Ian West, Phil Revell, Ryan Garbett, Tony Roden

Apologies: Simon Milan

1. Objectives

The public meeting on 15th May will put forward a range of draft policies covering all aspects of the Neighbourhood Plan, not just development, to test public reaction to them before they are included in the questionnaire which will be sent to all households in Broseley in the summer. We therefore need to clarify our proposals before then.

2. Discussions with landowners and developers

- Monewood Valley: Phil and Ian have met a representative of Revelan, who own the E parts of the site, together with their planning consultant. This established that:
 - The owners could be interested in a mixed development (e.g. market and affordable housing, plus compatible employment use) in the longer term.
 - No development could be considered which jeopardised the present employment use of their site.
 - Much work would be required to understand the environmental, archaeological and hydrological constraints
 - Access would only be possible from Ironbridge Road via the adjoining owner's land.
 - Consideration should be given to including this whole area within the future development boundary, but 'safeguarded' such that development would only be considered if specific triggers occurred, such as the imposition of new housing targets or the closure of the existing factory. Guidance on this would be sought from our planning consultant once they are appointed.
- Connexus/South Shropshire Housing: Their representatives recently met members of the Town Council's Planning Committee plus Phil, to outline their plans for a maximum of 24 houses on their Dark Lane site. These plans will be clarified once mining investigation has taken place later this month. They would hope to submit a planning application in the autumn, so this will probably be taking place in tandem with the Neighbourhood Plan. They are still exploring the possibility of a smaller development off Cherrybrook Drive.
- Phil is hoping to have further discussions with the Willey Estate on the possibility of increasing the size and moving the position of the present employment land allocation off Avenue Road, and for an adjacent mixed development of market and affordable rented housing.
- Phil is awaiting a further discussion with Tony Rikards to clarify some details.

3. Some key points to consider for the Plan

- Changes to the development boundary:
 - reflect reality around Amies Meadow but not the adjacent land
 - include the proposed site south of Barratt's Hill
 - do not include the land South of Coalport Road
 - do not include either of the proposed affordable housing sites
 - subject to safeguarding and conditions on environmental improvements etc., include much of the Monewood Valley site. The precise boundary should be determined by topography – Phil will bring a suitable large-scale map to the next meeting.
 - Avenue Road will depend on outcome of discussions with Willey Estate.
- Need to distinguish between different types of affordable housing in our policies. Ryan will do some work on what affordable market housing might look like.

4. Next meeting

Tuesday 2nd April, 7.30pm at 2 Wesley Court, Duke Street

Ian West
03/04/2019