

Broseley Neighbourhood Plan
Notes of Advisory Group Meeting 25th November 2019

Present: Phil Revell (chairman), Mick Burton, Simon Harris, Ann Maltby, Dave Rickett, Colette McCabe

In Attendance: Mark Garbett (Planning committee vice chair), Michael Barker (planning consultant)

1. **Apologies:** None received.

2. **Notes of last meeting**

A correction to the list of those present at the last meeting was approved; Colette McCabe was present at the previous meeting. All other points were approved.

3. **Matters arising:**

None

4. **Chairs actions**

Phil Revell gave an overview of discussions held with Syspal & Connexus; also, an overview of discussions held regarding Valley View. The following points were discussed:

- Confirmation was sought from Syspal about the accuracy of the development boundary. The company support the area GS5a as designated green space.
- Land owners of Valley View expressed concerns that the neighbourhood plan might prevent organised activities on their land near the tile works. Further discussions and a site visit will take place but it was agreed that the area should be unaffected by the neighbourhood plan.
- The Chair had corresponded with Connexus re the proposed development in Dark Lane. Specifically, the lack of details relating to the section 106 agreement. Connexus have confirmed:
 - A 106 agreement will be required regarding the letting and management of the proposed dwellings
 - Affordable rental units will be subject to qualifying local connections
 - Shared ownership units will be subject to local connection as this is an exception site.
 - Currently Connexus have no plans to develop the neighbouring land.

- Archaeological investigations on the site are continuing and recommendations will be made by the County Archaeologist based on the findings.
- SC Highway are asking that a footpath be provided to the front of the development.

5. Dark Lane position statement

A position statement was discussed and it was agreed that this should be presented to BTC as a recommendation from the advisory group.

6. Strategy paper amendments

- Under the current figures for units, including the development on Dark Lane the attendees were comfortable that the Neighbourhood Plan will meet the current target set by SC.
- Contact was made by the Willey Estate regarding the land at Fiery Fields. The attendees voted in favour of keeping the boundary line as drawn in the NP map and that it should remain as valued green space.
- Avenue Road

It was agreed that the boundary line should be redrawn to include a plot of land adjoining the south of the current site (as shown on the strategy paper map) to allow for a development of mixed usage (subject to land owner agreement).

7. Climate change policy

It was agreed by all attendees that the Broseley NP should include a clear policy on climate change.

8. Timetable

The following timetable was agreed by the action group:

- Michael Barker will complete the first draft of the NP within the next two weeks and present it to the action group for review.
- The next action group meeting will be scheduled for 6th January 2020 and the group will invite all BTC councillors to attend the meeting.
- If BTC approve the draft plan, a public meeting will be held for the people of Broseley in February 2020.

- Following the public meeting, BTC will send the draft plan to SC for consideration
- The ballot to approve the plan will likely take place in the summer of 2020

9. **NP plan update**

Michael Barker provided an update of the draft to the group. He stated that he is NP will be in keeping with the previous town plan. He has so far completed the following areas:

- Foreword
- Introduction
- Policies
 1. Housing (HO)
 2. Economy and Jobs (EJ)
 3. Green spaces, Green Infrastructure, Sport and Recreation (GI)
 4. Conservation, Heritage, Landscape and the Environment (CH)

The following areas will be completed within 2 weeks:

5. Community resources (CR)
6. Supporting the visitor Economy, Tourism and Leisure (VE)
7. Achieving Sustainable Development (Including Climate Change)

- Monitoring and Review
- Policies Plan
- Appendices

10. **Finance**

The chair asked for funding to help with the public meeting in February 2020. All councillors present approved the use of a maximum of £200 of funds for the public meeting.

11. **Any other business**

The chairman proposed that a letter be written by the group chair to thank Ian West for his outstanding dedication and contribution to the action group over the last two years. Phil Revell proposed and was seconded by Dave Rickett. The vote was 2 for and 3 against.

12. **Date of next meeting**

06 Jan 2020, 1900 Hrs in the Library.

Dave Rickett

26 November 2019