

Broseley Neighbourhood Plan
Notes of Advisory Group Meeting 9th September 2019

Present: Phil Revell (chairman), Mick Burton, Simon Harris, Dave Ricketts, Ann Maltby, Ian West

1. Apologies

None

2. Notes of last meeting:

These were approved.

3. Matters arising:

None

4. Actions since last meeting not covered elsewhere

Phil and Ian met with our Planning Consultant to discuss his work plan and the information he requires to proceed. It had been hoped that he be able to attend this meeting but that has not proved possible.

5. Results of Summer Consultation

190 questionnaires have been returned, compared with 394 for the 2018 public consultation. The quantitative analysis and summary of narrative comments will be circulated and posted on the web site. Simon agreed to share these with relevant Shropshire Council officers. Some key points to note are:

- There is strong support for all the policies proposed for the NP, which gives confidence that it will attract majority support in the referendum next year.
- A clear majority of respondents are in favour of the proposed affordable housing development in Dark Lane. Only nine people made specific comments about this, mainly voicing concern about its potential impact on the existing problem of traffic congestion at school drop-off and pick-up times.
- Two respondents identified inconsistencies in the development boundary, which was defined as part of the process for creating the existing Town Plan. These will need to be discussed with Shropshire Council.
- A few respondents highlighted the need for single-storey accommodation for the elderly. This issue has been discussed in the past with social housing providers, who remain reluctant to build such properties because of their less-efficient use of land.

6. Update on development issues

- Dark Lane:
A planning application for 24 affordable houses is with Shropshire Council awaiting publication. It is expected to include one pair of one-bedroom houses with the rest a mixture of two- and three-bedroom houses. The balance between rented and shared equity is not currently known but it was agreed that we should press for at least 50% rented and that this should not be allowed to be eroded. Priority for both rented and

shared equity houses will be given to people who meet the Shropshire Council definition of 'local connection'.

- **Willey Estates:**

Phil and Ian are meeting Willey Estates on 10th September to discuss their recently-submitted plans for the land east of Avenue Road, which include a number of small office units. It is hoped the meeting will clarify the relationship between this application and the previous proposals to allocate more land for employment use to the south of this site. Concern has been expressed via the NP consultation and direct to the Town Council about the presence of Japanese knotweed on this site. Willey Estates are aware of this and have a programme of eradication underway. Any further proposals for the Fiery Fields area and the creation of permissive footpaths will also be discussed.

- **Land adjoining Dark Lane:**

Phil will organise a meeting with Jane Roberts to discuss any changes to the status of her remaining land adjoining Dark Lane, including measures which might affect its designation as 'valued green space'.

- **Discussions with Shropshire Council:**

A follow-up meeting is needed to update Dan Corden on the results of our consultation and discussions with landowners etc., to ensure that their plans are aligned with ours. Ian will draft a briefing note to send in advance of the meeting. Simon will ask if he could come to the next meeting of this group.

7. Consultation with neighbouring parishes

Phil will contact the Clerk of the Gorge Parish plus their T&W councillor, Carolyn Healy, to arrange a meeting. He will also contact the Clerk of Barrow Parish [should we also invite David Turner?] to set up a meeting.

8. Instructions to Consultant and work plan

It is expected that a comprehensive project plan will be agreed shortly. Ian will provide Phil with a summary timeline of historic activities relating to the NP. Phil and Ian will work through the existing Town Plan and identify the policies which should be updated (identifying the justification for this) and those which can be carried forward.

9. Finance

A public meeting will be required in the Autumn to feed back the results of the consultation. Next Spring, we will need to print and distribute a glossy summary of the plan's key points, as part of the pre-publicity for the referendum. The Heritage and Environment Group are keen to produce an updated leaflet about the Conservation Areas. It was agreed that this would provide valuable support for the NP and could be distributed at the same time as our leaflet. The Locality grant we received for this financial year will not cover all of this expenditure so it was agreed that Ian will put a request to the October Town Council meeting to release up to £3,000 of the reserves allocation for the Neighbourhood Plan to cover this.

10. AOB:

None

11. Next meeting:

To be agreed, depending on Dan Corden's availability to meet us.

Ian West

10/09/2019