

Minutes No.55: Alvechurch Parish Neighbourhood Plan Steering Group Meeting



Date: Wed 22 February 2017

Venue: Hopwood Community Hall 10:00 am

Present: John Cypher, Peter Freeman, Alan Helmore, Andy Humphries, Adrian Smith (Chair), Mike Dunphy (BDC), Dorothy Snaddon, Richard Miller (Barratt Homes) for a pre-meeting discussion.

Apologies: Tom Thurrell, Marc Worrall, Helen Smith
(In Helen's absence, the SG asked that the minutes record our continuing appreciation of her efforts on our behalf)

Prior to the meeting proper, Richard Miller outlined Barratts future development plan for land off Birmingham Road and Old Rectory Lane (currently referred to as St Laurence View). Barratts had sent a Vision Document to BDC in December 2016. JC asked if this takes account of Worcs Health Impact Assessment issues. There was discussion over the 6ha site with its potential for up to 180 dwellings. Medical facilities were unlikely to be included but there would be provision for green corridors and a reserved area along the River Arrow. Section 106 and CIL possibilities were discussed, MD believed that CIL is likely to be reconsidered as a concept.

Action:

AS to invite Barratts to a future Planning Committee

1. Minutes from last 2 meetings (November 2016 and 25 January 2017):

January minutes agreed and signed. NP booklet responses ...3 prize winners had now been informed. Topic 3 was virtually complete and hard copies of the BDC District Plan should now be with APC.

Actions:

- AS to check BDC Plan hard copies delivered to APC
- MD/HS to finalise wording on Policy 14. AS to integrate within topic 3.

Outstanding actions from November:

- Cheryl Welsh to suggest suitable dates for a village centre site visit
- Cheryl Welsh to check the APNP for 'appropriateness' regarding suggested village centre improvement suggestions

2. List of Parties

Authors of each topic were asked to list organisations that the SG should alert to the impending N/Hood Plan. MD suggested this was best done just before the Pre-submission consultation to reduce extra work. Bordesley Hall and its future planning status was discussed...the SG wish to maintain its status as an employment area though MD stressed that a developer could seek to convert to residential under current NPPF rules.

Action:

JC to liaise with Tony Wallis over potential discussions with the landowner

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3. Work areas / responsibilities

PF agreed to act as author of topic 3 for the above listing of interested parties, then circulate to the others who've contributed. All authors to continue working on the homework sheets, checking policies included in topics with material in the evidence base and consultation statements etc. MD said that these cross-checkings would be useful background for the independent inspection.

Actions:

AS to circulate the latest Evidence Base to SG members

All SG members to review their topic against the EB by the next SG meeting if possible.

AH to update the Consultation Statement with last year's booklet-base consultation feedback, by the next SG meeting.

When MD/HS have clarified Policy 14, AS to pull together all topic areas into a single draft document if possible by the next SG meeting..

4. Bromsgrove DC District Plan

MD confirmed the GB review preparations had started and PCs would be involved at some stage in the consultations. The SG again expressed their disappointment that no housing numbers were being made public and that no detailed information on the negotiations with Birmingham and other West Midlands authorities had been made public.

5. Finance

AH summarised the current financial position, and that budget can only be carried over a year end for specific agreed purposes. It was agreed that Gerard Couper's Sustainability work will almost certainly happen after April.

6. Project plans

The value of these was discussed. AS believes these are not helpful for this project as the dates keep slipping. AH suggested the project plan be put on hold until the next SG meeting and completion of several tasks is clearer.

Date of next SG meeting – Wed 29 March 2017