

## Minutes of the Neighbourhood Development Plan Steering Group of the Broadway Parish Council

### Meeting held Friday 19<sup>th</sup> October 2018 in the Parish Council Office

Present:	Barrie Parmenter	Chairman, Parish Council
	Gordon Franks	Chairman, Steering Group
	Kevin Beasley	Finance
	Robin Goldsmith	Chairman, The Broadway Trust
	Derek Wakelin	
	Tom Bloch	
	Steve Williams	
	Jan Sherwood	Neighbourhood Planning Consultant.

- 1. Apologies.** Graham Love, Joe Aspey, Peter Reading sent his apologies.
- 2. Minutes.** The minutes of the June meeting were passed.
- 3. Matters arising.** No matters arose from the Minutes of the last meeting.
- 4. Valued Landscapes.** The main focus of this meeting was to be to review the work done on Local Green Spaces and Valued Landscapes (LGS). JS had converted our previous discussion of potential LGS to a digital map. Discussion followed her presentation.
  - Plots 4, 5a, 5b, and 6 would, in NP's experience, be considered as one piece of land. As such it would likely be thrown out as an 'extensive tract'. They will be included in our context description of the green areas in and around Broadway, arising from the agricultural origins of the village.
  - Plots 5 a and b. are outside the development boundary and likely to be refused by WDC on that ground. They are currently taking a very tough line on such applications.
  - NP suggested a targeted consultation on LGS and Valued Landscapes (VL) to seek agreement from the community. He suggested that those that attend be invited to vote for each plot to give some objective rating to the choices.
  - Plot 6 is designated 'Protect & Restore' in SWDP, suggesting that it is safe for the moment. However, it is not unlikely that a future planning application could absorb Plot 6 and offer another plot in exchange. By this method it could eventually cease to exist. It should therefore be designated LGS.
  - There followed a discussion of other green spaces that could not be deemed of special importance to the community but were of fundamental importance to the character of the village, such as the wooded areas near Plot 6.
  - JS will produce a 'character' map of Broadway, highlighting green spaces, fingers or wedges that characterise the rural village nature of Broadway's

- development. From this we will identify those of greatest importance, which we will apply to designate as LGS.
- g. There followed a discussion of the difficulties of identifying every bit of grass verge, should we choose to protect them as LGS. The discussion highlighted the difficulty and cost of establishing ownership of each of the many parcels that had been identified and those that had not, such as those on the west side of Church Street.
  - h. It was decided that grass verges should be included as a Policy rather than LGS and that verge would be defined as all the space between the road edge and property boundaries. As such it might include a footpath with grass either side, and could include a line of trees, such as near Sands Croft Avenue.
  - i. The verges on the main entry roads to the village would be specified, being Station Road, Cheltenham Road, Church Street into Snowhill Road, Leamington Road and the High Street.
  - j. When JS has produced the revised LGS plan, the committee will have to produce several paragraphs of detailed justification for each.
  - k. There was a discussion of Parsons Hill (field between Russell House and Luggers Hall). It was agreed that it would be designated LGS as the land-owner was likely to be supportive.
5. RG reported on the survey he had made of the view-points south of Austin House, that had been identified on the Conservation Area Appraisal. PR had done a similar survey of the wider area around Broadway, and TB and GF had carried out a survey of the High Street.
- a. The Appraisal maps were produced in 2005 indicating that the survey was carried out at least 13 years ago.
  - b. The intervening period has not been kind to the appraisal. Hedges and trees have grown, garages have been built and many views identified on the maps no longer exist.
  - c. Further, as emphasised by GF, the Conservation Area Appraisal's remit was different; a glimpse of a field between buildings is important to the village nature of Broadway and its development, but would not be sufficient to impress the examiner. Those views lack a 'Wow!' factor.
  - d. JS showed the VL map of Illmington, which has about 10 views into and out of their village. It was suggested that Broadway should have about that number. These need to be defined and agreed. A further meeting to define and agree these was set for 29<sup>th</sup> August at the Parish Office.
6. The need for public involvement in agreeing LGS and VL was discussed. It was decided to hold a public meeting in the Lifford Hall in late-September, early October. GF will decide the date depending on when the Lifford Hall is available.
7. **Newsletter.** The dead-line for submission to the newsletter is the 10<sup>th</sup> August. GF will produce an article to update the community on progress and to announce the public event in the Lifford Hall in the autumn.

- 8. Green Spaces.** We need to continue to be mindful of the criteria for LGS.
- a. We have to establish who owns it. They have to be informed that we intend it to be defined as a Green Space. They can and may object.
  - b. If it is unregistered, we will have to put up notices at the piece of land informing of our intention. Notices can be also published in newspapers. 21 days' notice has to be given.
  - c. Land has to be close to or relate in some way to the local community.
  - d. There is no need for public access, nor does designation imply access, but it has to be clearly visible to the community and public.
  - e. It does not imply that planning permission has been applied for, nor granted.
  - f. Land with planning permission granted cannot be designated as Green Space.
  - g. "Not an extensive tract of land", although this term is not defined.
  - h. It must demonstrate 'special qualities'. These may be landscape, flora, fauna or some other particular quality.
  - i. We need carefully to specify why this piece of land is locally significant.
  - j. Green Space designations will be regularly revisited, but the frequency has not been specified.

- 9. Next meetings.** The next Committee meeting will be held in the Parish Office at 10.00 am on **Monday 17<sup>th</sup> September 2018.**

There will be an **additional planning meeting to be held at 10.00 am on Monday 29<sup>th</sup> August to define VL.**