

Steering Group Meeting

Draft minutes (Not yet approved by all persons attending)

29th January 2014. 7.30pm

St Stephen's Church, Fradley

Attending:

Derick Cross
Teresa Walters
Rachael Shinebaum
Richard Fish
Jane Piper
Elaine Fisher
Simon Roberts
Bob Carruthers
Mike Wilcox (from 8.30pm)

1. Welcome and brief overview of our purpose

Notes to be added from Derick

2. Introduction of each other

Members introduced themselves to the rest of the group.

3. Financial benefits for this village

Notes to be added from Derick

Discussion of S106 money: If we do the Neighbourhood Plan we shall ask LDC for control of the S106 money. The disadvantage with S106 is that the money comes in stages. If LDC do try to take the money, developers are happy to pay it to a Neighbourhood Association.

Derick Cross is hoping that Steering Group members will become Parish Councilors at the end of this project so they can then have some control over the money we have gained.

Derick Cross: Everything we do needs to have the information distributed to every household in the village.

Bob Carruthers: How can we be sure that our plans will actually happen?

Derick Cross: We have to button it down in the plan. Not quite sure how we can button it down. The new community will want their wishes. Because the Neighbourhood Plan is a legal document it should be put into plan through the parish council.

Simon Roberts: Will we be able to produce a document to give to the new residents to see what our plans for the village are?

Derick Cross: Suggests a welcome pack to new residents with information about the village and the Neighbourhood Plan.

Simon Roberts: LDC will get the S106 money. Voices

concerns over LDC spending it in other areas and Fradley not having the money.

Derick Cross: Information about this to be provided at a later meeting when hopefully we have our own teams put together, possibly at a community meeting. Trigger points will ensure that the money is released.

Simon Roberts: How can we ensure that the trigger points are actually met by the developers?

Derick Cross: Previous trigger points have been so loose they have not been met. We need to set targets early that can be met. We should get support from LDC for the targets.

4. Steering Group Members.

Derick Cross has selected people suitable for the roles. LDC have to approve the members. LDC will communicate with the neighbouring councils and other bodies surrounding Fradley and ask if they have any objections to our plans and the members. Responses will be posted on the web. Any member of the community will be able to respond. This is a 6 week process. LDC will then have to decide to give us the green light. From that point we are then a legal body as a team. We have to set guidelines. Derick Cross will gather feedback for guidelines / bank accounts etc. This will be discussed in more detail in the future.

Richard Fish: Do we attract legal implications?

Derick Cross: We have to be open and transparent and involve the community. Be careful what we say in order not to start rumours. We shall have media reporting to make sure information going out is accurate. All meetings should be open to build relationships.

Simon Roberts: Some of the roles overlap. Should we combine some?

Derick Cross: 'Roads and Highways' role is making sure they are correct in linking the roads with existing village. Concentrate on parking, exits to A38 and signage. 'Traffic and Transport' role will be focusing on traffic flow, existing parking needs. One is planning and one is existing.

Simon Roberts: Would it be simpler to merge the roles to become one section as they are so similar?

Derick Cross: Wants issues to be looked at independently.

5. Neighbourhood Plans and Other Options

Derick Cross: Is a Neighbourhood Plan right for us? We could do a Parish Plan. A PP involves the same amount of work. A Neighbourhood Plan will work better with Lichfield Planning Department. We can have a say in what the general look of the new development will be. The developers will present to us with what their vision is and then we shall reply to them our thoughts. Paul Hogan has information about what the village could possibly look like. The contractors standards are very high. So we should get good looking houses.

Elaine Fisher: Should we consider a Parish Plan?

Derick Cross: A Parish Plan is more about cosmetics. The Neighbourhood Plan will be deeper going into infrastructure, highways etc.

Simon Roberts: A Parish Plan is not as regulated. Doesn't have to be in consultation with the public. The Neighbourhood Plan has to be a lot more formal
Derick Cross: A Neighbourhood Plan will be more supported by other authorities.
ALL. Agreed we should have a Neighbourhood Plan rather than a Parish Plan.

6. Working Boundaries

Simon Roberts: Shows maps of where the development is going to be.
Considerations over the development on the other side of the A38. Should we consider that development in our plan?

We have 2 or 3 options for the boundary?

- 1 The whole of Fradley and Streethay Parish
- 2 Part of the Parish
- 3 The whole of Fradley Parish

The boundary for the Neighbourhood Plan needs to be defined and reported back to LDC.

Mike Wilcox: Streethay have their own worries, we have enough to concentrate on Fradley. But don't exclude any parts of Fradley for further developments may happen in the future.

Simon Roberts: We should include all Fradley to make it into a legal document for any further plans.

Derick Cross: Puts forwards that we are defining the plan to include everything within the red line on Fradley Neighbourhood Area map (distributed during meeting), which is the whole of Fradley Parish

ALL. All members agree to focus on just Fradley Parish area

Any questions

Derick Cross: Received a letter from Ros Robb. (Derick to provide a copy) requesting a meeting with the Steering Committee.

All: Agree we should attend the meeting. All would like to attend rather than send a representative.

Decided. Friday morning.

Location. Council meeting room

Time. 9.30am / 10am

Date. 14th or 28th Feb.

Mike Wilcox to arrange the meeting with Ms Robb

Future meeting dates:

Derick Cross: People with individual roles can start building up some ideas with friends and family. Put together a team. Derick has some suggestions from the list of email addresses collected. Team members are

welcome to attend our future meetings.

Mike Wilcox: Suggests a survey going out to villagers to ask for ideas. Darell Baumber to take charge of the survey. This should give us direction and tell us what people are looking for. Alrewas have a good survey which may be a good starting point for this.

Any concerns and questions raised can be forwarded to Derick and addressed at later meetings.

Simon Roberts: We should have a dedicated website to the Neighbourhood Plan to let people know what we are doing and to address issues. Alrewas have a successful one www.alrewasplan.co.uk

Simon Roberts: Had a quote of £800 to build a professional website - no real need for items such as a forum. Costs include training for someone to become admin and update website ourselves.

Rachel Shinebaum: Asked to get further quotes for website.

Mike Wilcox: Suggests asking Alrewas chairman to share good practice.

Derick Cross: Each parish has their own concerns. Keen to make the Fradley Neighbourhood Plan independent from Alrewas. Good to share ideas but must only use other plans as guidelines. Ours must be kept unique.

Costs

Fradley & Streethay Parish Council have set aside £3000 for costs associated with the running of the Neighbourhood Plan.

Simon Roberts: When does the district agree on the precepts?

Mike Wilcox: End of Feb. We should be able to start using that money now, eg for hire of church or as soon as the precept is formally agreed.

Derick Cross to send forms to Jane Piper to apply for funding. Jean Burton, parish clerk for Alrewas PC, should be of help.

Simon Roberts: Working boundaries need to be put forward for the agenda at the next parish council meeting.

Derick Cross: It would be good for the Steering Group to attend next parish council meeting.

Darell Baumber: Concerns over Hay End Lane corridor being built upon. The area has been designated as proposed houses on the map.

Simon Roberts: The area has suddenly appeared on the plan, has this been given planning permission by LDC?

Mike Wilcox: It has not been decided on.

Derick Cross: There is no current planning application for that area. It is not necessarily going to be built upon.

Simon Roberts: Some of that land is owned by the Parish Council. Should the land be valued? Will this Hay End Lane corridor area be left as parish land or be bought?

Teresa Walters: Minutes will be distributed after the weekend.