LAMBOURN PARISH COUNCIL

The Memorial Hall, Oxford Street, Lambourn, Berkshire. RG17 8XP
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Minutes of Lambourn Neighbourhood Development Plan Steering Group Meeting, Monday 3 August 2020, 10.00am, via Zoom

Attending: Cllr. Cocker (Chairman), Mr. B Laurie, Cllr B Jones, Cllr. Billinge-Jones, Cllr. Howard Woollaston, Sara Moule (Minutes).

Apologies: Mr W. Riggall, Mr. P Penfold

Meeting Commenced: 10.06am

193 **MINUTES OF MEETING ON 06.07.2020** were approved as a true record and signed by the Chairman.

Cllr Cocker advised she had not yet allocated areas for the Group to photograph but would section the village into quarters based on the crossroads. Mr Laurie confirmed he was happy to help.

Cllr Billinge-Jones agreed to contact Vicky for help with setting up a Dropbox account for photos.

194 **LANDSCAPE CHARACTER ASSESSMENT:**

The draft LCA had been circulated to the SG for comment and it was agreed that there were some inconsistencies to be ironed out. While there was a lot of detail on the methodology, it was felt that this was important in case the report was challenged.

Cllr. Cocker was concerned that there were now six Lambourn LCAs, which overlapped the three identified by West Berks. The previous draft identified sixteen Lambourn LCAs, which ran concurrently with the WBC LCAs. It was agreed that more detail was required to justify the establishment of the report's landscape areas. The SG did not disagree with the six LCAs but needed more information as to why they differ from the three designated by West Berks.

It was agreed that the report provided a sound basis for the establishment of policies for the future, in particular the justification of where development should/shouldn't take place. Mr Laurie felt that this would enable the SG to draw up appropriate design codes for the Parish and for each LCA based on the photographs taken.

LCA5 - Lynch Wood

Given the plans for the Lynch Wood housing development, Cllr Cocker agreed to notify West Berks Planning of the Report and send a copy in early September, when the SG had discussed changes with Lepus Consulting. Mr Laurie advised that the design codes would help specify areas that the SG was happy to have developed but that Lynch Wood and the Old Cricket Field needed to be protected to prevent Lambourn and Upper Lambourn coming together. Cllr Woollaston commented that the plan needed to go through quickly to benefit from the higher rate of CiL (25%).

LCA3 - Membury

Cllr Jones commented that this section needed to be completed in the report and that it was important to mention that Membury was part of the AONB to impact on the type of business that should be encouraged there and to maintain the rural nature of

the area. She agreed to send her comments to Cllr Cocker along with photographs of the area.

LCA4 – Ermin Street
This represented the linear settlement along the roads and the SG agreed that this should remain a separate LCA.

LCA2 – Wooded Farmlands
The Rooksnest estate covers much of this LCA. Cllr Jones agreed to set up a meeting with Rooksnest to keep them informed and to get their support. Mr Laurie advised that it was important to preserve the open downs landscape with ideally no building permitted above a certain contour line.

LCA6 – River Lambourn
This area needed to be more specific on the map and the SG queried if Upper Lambourn fitted into this LCA as it did not appear to be in any other LCA. Mr Laurie felt that is was important to get a details photographic survey of the River Lambourn through Lambourn to Eastbury. Cllr Cocker advised she had requested photos in the recent Village Views and that she would ask the Camera Club and James Potter is they had anything suitable.

LCA1 – Open Chalk Downland
The SG agreed that there should be minimal development of any kind here and what there was should be nestled into the landscape. It was important that agricultural buildings fitted in. Cllr Cocker agreed to share the design code for the Dales National Park as this was not that different from the AONB status and so would be helpful.

Other Comments
Cllr Billinge-Jones asked that point 5.15.2 be changed as racing started at Ashdown House at Easter 1690 and not as in the report.

Point 12.2 – the allotments are not by the river.

Point 12.3 – should include stable muck heap run off into the river as a potential pollutant.

Cllr Cocker commented that there was no mention of ground water and Cllr Woollaston should be mentioned as high levels of development would cause problems.

11.30 – Ms Moule left to attend another meeting. Cllr Cocker took over minutes.

It was agreed that Cllr. Cocker would send the SG's comments to Lepus Consulting (with a copy to Bluestone planning) and arrange a meeting with the Lepus team before September 1st to discuss Draft 3. Draft 3 to be sent to WBC prior to a meeting with WB planners to discuss overall policies and Design Codes in the LNDP in early September.

Cllr Cocker had written to Locality to ask about the impact of the new legislation on NDPs.

195 ITEMS FOR THE AGENDA:
Finances: Update an Grants and Expenditure
Character Appraisal (settlement): Review of progress with gathering of evidence
Website: Update on progress

LNDP Project Plan: Review of progress and proposed next steps (incl. Business Survey)

196 **DATE OF NEXT MEETING: PROVISIONALLY:** Monday 17 August, 10.00am via Zoom.

Meeting Concluded

Chairman: Date: