



LAMBOURN PARISH COUNCIL

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MINUTES

Lambourn Neighbourhood Development Plan Steering Group Meeting on Tuesday 30th July 2024 in the JCE Boardroom at 2.00pm

Present: Sue Cocker; Bridget Jones; Bruce Laurie; Peter Penfold; Will Riggall;
Howard Woollaston; Sharon de Bru; Erin Scarsbrook
Apologies: Mike Billinge-Jones; Helen Noll

The Chair thanked Bruce Laurie for all the work he had done as a founder member of the Steering Group and presented him with a token of the appreciation of SG members. He will be much missed and the SG wished him and Eileen well in their new home.

20: MINUTES OF MEETING on 9th July 2024 were agreed and signed.

21: TO REVIEW: Progress of Pre-Submission document. SB presented the 139-page Design Code document to the SG. Some more work needs to be done before it is complete and SB aims to have it ready to circulate for members' detailed comments by the end of the week.

The document begins with a summary of national and local design requirements, and of the LNDP Landscape Character Appraisal. These will be cross-referenced to Policies. Sections address landscape and geology, built form and identity and each settlement. The Code looks at design issues for various sectors, including householders and commercial.

Various points were raised:

The cover illustration, by Anna Brentnall, is based on the LTA/Parish Council logo. The SG liked the cover, but SC will check with Merrick Francis that the LTA does not object to its use. (*Post-meeting note: MF very happy for it to be used.*)

Photographs used to be acknowledged/attributed.

More details on heritage assets were needed.

Examples of good and bad practice will be included.

The scale, height and massing of development needs local examples with photographs. There may be useful photos on the GoogleDrive.

Good examples of well-designed replacement dwellings, infill plots and extensions (with photos) are needed, so that before and after views can be shown. Poor examples may also be useful. SG members are asked to suggest

sites and Parish Councillors to be asked for their input. *(P-mN: Clerk has sent request to Councillors)*

Biodiversity: suitable species list for hedges and trees will be included, as appropriate to their setting/area of the Parish.

Important views to be checked. *(P-mN: New map available. Long Hedge and Hangman's Stone to be 360' views. Views over neighbouring Parishes amended, as the LNDP has no jurisdiction over them)*

Vehicle parking: the Code will show spaces suitable for larger cars on residential plots.

Descriptions of vehicle accidents to be provided. BJ to supply examples from the Woodlands.

Resources and climate change: PP to provide information drawn from new Almshouses.

Agricultural buildings: SC to send photo of Henderson's American barn. (e.g of use of cladding on building which could be agricultural or industrial) *(Done)*

Commercial section: Reference to RHI and Farm development to include other equestrian uses.

Signage of various types will be included.

Lighting: The Chair of the Parish Council has provided a brief description of LPC's Street Lighting Project.

BJ suggested including "Before and After" photos of Fort's site on Ramsbury Road. *(Done)*

BL suggested asking Paul Reynolds for details of his "passive" house in Eastbury. *(P-mN: PR asked – awaiting reply)*

WR and BJ to complete RTI Flowchart. *(Done)*

WR to send gallops map *(Done)*

BL suggested that Woodbury be used as an example of how a large development on the edge of a settlement could transition into open countryside, citing the wide grass verges and the way in which the houses blend into the slope of the valley side, rather than rising above it. This could be contrasted with Coppington Gardens, which, whilst a smaller development, does not blend with the landscape. SC to look for photographs.

It was agreed that developers be encouraged to consult with the Parish Council. BJ to discuss with LPC a Protocol for such consultation and developers to be made aware of the opportunity. SB can frame this if needed.

BJ raised the additional roads being built off the private road to the westbound Membury Service area to access sub-let plots within the PEA and asked that the Code should include a reference to "appropriate access".

Once the Design Code is completed it, along with the Plan document, can be sent to AECOM for the final SEA and HRA.

The SG were impressed by the work done on the Design Code. The Chair thanked SB and the Bluestone team for their work on the Plan and Design Code.

22: TO DISCUSS: Arrangements for Regulation 14 Consultation

The SG's review of the Design Code to be completed, via email, by 17th August. The Plan (approx. 137 pages) and Design Code (approx. 139 pages) to be made available on the LPC website, LNDP section. Links to be set up on Lambourn.org and PennyPost. Advertising to be done widely. Hard copies, printed by Clerk, to be made available for reference in the Parish Council

Office, Lambourn Library and Eastbury church. (WR also offered to print copies)

The SG aims to have the 6 week consultation period start on Friday August (finishing on 11th October).

The formal list of Consultees has been provided by WBC (Copy on GoogleDrive) Site providers and LTA will be included, and there may be others we wish to include.

SB advised holding any events/meetings about halfway through the consultation period, to give people time to read the documents. A combination of short (2 hour) drop-in events around the Parish, for parishioners to ask questions, combined with a special Parish Council meeting, at which the Plan would be presented and Councillors and the public would have an opportunity to ask questions, was agreed. Sharon will attend and it is hoped that all Parish Councillors will be there.

Provisional schedule: (Dates, times and personnel to be confirmed)

By 17th August: Documents ready; hard copies printed

30th August: Regulation 14 Consultation launched. Responses analysed as received.

11th September: Woodlands drop-in, at WPG meeting. 7 – 9 pm? Bridget & Will

14th September: Eastbury drop-in, Church Gift Morning. 10 – 12 Noon, Sue & Mike

19th September: Upper Lambourn drop-in, JCE. 5 – 7pm Will & Sue.

23rd September: LNDP SG meeting. 2pm JCE

25th September: Presentation to Lambourn Parish Council & public. 7.30pm

11th October: Consultation closes. Any amendments to be considered.

23: TO DISCUSS: Grant application to Locality

Sharon had provided a quote and MB-J will apply for a grant. This is the remainder of the grant which we can claim. The Clerk has now repaid the unspent amount from the previous Grant.

24: ITEMS FOR NEXT AGENDA: Update on Consultation; arrangements for preparation of Submission document.

25: DATE OF NEXT MEETING: Monday 23 September. 2pm. JCE.

Meeting closed: 15.50