

Minutes

Lymm Neighbourhood Plan

Working Group Meeting 29

Held at: Lymm Village Hall – Council Chamber
14 March 2019 at 7.30pm

Present: Cllr Kath Buckley, John Brotherhood, Derrick Clarke, Lewis Denton, Mel Dwyer, Valerie Foreman, Jonathan Foreman, Martin McKeivitt, Andy Openshaw

Agenda Items

1. Apologies

Cllr Anna Fradgley, Rev B Jameson, Cllr R Barr

2. Declaration of Interests

None

3. Approval of last minutes

The minutes of the Working Group Meeting held at Lymm Council Chamber on 10 January 2019 were proposed by MD and seconded by LD as a true and fair record of the meeting.

4. Consultants Reports

Heritage and Character Assessment – AECOM

The report included the following conclusion

Other work which would strengthen the evidence base and provide a basis to monitor and manage future change includes:

“Design codes which specify the type form and appearance of development in different character areas or allocations.” It was agreed that this point had been actioned by the appointment of AECOM to produce Design Codes for the Character Areas identified in the HCA report.

Signed.....Chairman Jonathan Foreman

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Date.....

“A green space audit to determine the tree species mix, biodiversity and resilience of open space across the area.” This was discussed under another agenda item.

“Development of an interpretation strategy across the area identifying key heritage assets and their historical significance in the development of Lymm.” Advice had been sought from CCA as to how this point should be addressed. CCA had advised this is not a planning issue that could be addressed through the Neighbourhood Plan but a useful piece of work for a historic guide to the village.

“A study of the historic shop frontages to inform the production of a design guide to allow existing and new retail units to respond positively to the local historic vernacular”. The design codes produced by AECOM in its Technical Support package will not include codes for shop fronts. This would be covered by the Technical Support for Master Planning.

Housing Needs – AECOM

Questions to be answered (previously circulated 24/1/19)

RQ1: What type (detached, semi, terrace, bungalow, or flat) and size (number of bedrooms) of housing is most appropriate to meet local needs, now and in future?

RQ2: What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be included in the housing mix?

It was agreed that these were the relevant questions for the Neighbourhood Plan.

Design Codes – AECOM

It was noted that a Group discussion meeting was held on Thursday 28 February 2019 with AECOM consultants, example reports and the feedback from community consultation events were discussed, along with the consultants’ impressions from their visit to the Parish.

Master Planning – AECOM

Application for this package of Technical Support had been submitted to Locality. Telephone conversation with Locality 11/3/19 confirmed a recommendation would be going to National Government to fund this.

5. Community Infrastructure Report

CCA shall be requested to assist with the production of a report which documents the adequacy of existing community facilities. The facilities to be covered by this report include sports facilities, play areas, community facilities, rehearsal venues, performance venues, function rooms, meeting rooms.

Action

JF to contact CCA to request assistance with the Infrastructure Report.

6. Environmental Report

CCA had recommend Cheshire Wildlife Trust should be appointed to prepare a report identifying the green/nature corridors, the tree mix and the biodiversity of the parish and help the group draft the relevant policies. It was agreed that, as the Housing Needs Assessment was now being funded directly from MHLG the grant money received for that project should be reallocated to the Environmental Report.

Action

JF to contact CWT to request a quotation and to contact Locality to request approval for the reallocation of grant funding.

JF to contact the clerk to the Parish Council to check the financial regulation requirements for appointing CWT.

7. Local Green Space Designation

CCA has informed the group that this is an important power of Neighbourhood Plans. CCA said "Simply put, once designated, they become almost as protected as if they were Green Belt - play areas, pitches etc, village greens can all be designated. The guidance from the NPPF is as follows -

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land."

The Lymm Ward Profile from WBC Open Space Audit 2015 was tabled as a starting point for identifying public open spaces.

Action

DC to organise the work to identify the areas which shall be included as Local Green Space.

JF to provide an example of a Local Green Space Designation Report from another Neighbourhood Plan

8. WBC Local Plan

It was noted that the Draft Local Plan referred to the Emerging Lymm Neighbourhood Plan and the Lymm Heritage and Character Assessment (HCA). It also identified a site for a new medical centre in Lymm and stipulated a minimum size for the centre.

9. LNP Timetable

It was agreed that the Working Group would aim to prepare a draft Neighbourhood Plan for the Parish Council by December 2019.

10. Action points from previous minutes

The following action points, in order of priority, were carried forward to the next meeting:

Action

- **AO** complete report on data gathered at Oct 2018 consultation day
- **BB** to provide JB with a rights of way map for Lymm

11. Correspondence received

A resident that owns land which had been put forward in the WBC call for sites had emailed the group with a letter from his planning consultant. The email and letter had been forwarded to CCA to seek advise on how to proceed. The email containing the advice from CCA was discussed and it was agreed that the group should proceed as advised. The resident will be informed that consultation with landowners shall take place at the regulation 14 stage of the process.

Action

- JF to reply to the landowner's email.

12. AOB

JB presented his draft questionnaire for the safe routes to school project. This was discussed and it was agreed that JB would circulate the questions to the group.

Action

- **JB** to circulate the journeys to school questionnaire to the group.

13. Date and place of next meeting

The next core group meeting to be held on Thursday 4 April at 7.30pm to 9.30 pm at Lymm Village Hall Council Chamber. Draft agenda to be circulated prior to the meeting.

The following future meeting dates have been agreed 25 April and 9 May.