



DUNHAM HILL & HAPSFORD PARISH COUNCIL WORKING GROUP MEETING

Tuesday 5th December 2023, at 7.30pm, at Dunham Hill Village Hall.

NOTES OF MEETING

Present: Cllr K Bradley – Chair
Cllr C Green
Cllr R Johnson

Cllr A Tribe
Cllr S Clarke

Clerk: Mrs T Ryall-Harvey

Tom Whitehead – Town Planning Manager, Brookhouse
Garry Bubb – Architect, Brookhouse
Sophie Brown – Oneill Homer
Neil Homer – Oneil Homer

APOLOGIES FOR ABSENCE – Apologies were received from Kevin Holmes and Anneka Tribe confirmed she was running late.

Clarification was sought from the representatives of Brookhouse as to the Parish Council's timeframe for completing the Neighbourhood Plan. Cllr Green confirmed that she hoped it would be completed in January 2025.

Tom Whitehead declared that Brookhouse had an interest in the land next to the Honeywell site, due to previous discussions about the Masterplan and the possibility to obtain planning permission to develop this area, he believed that if the Parish Council was looking to assign an area for development, then the Neighbourhood Plan is the ideal place to steer the planning process in a positive way.

Brookhouse reported that Helsby Parish Council in agreeing to allow Brookhouse to develop their first site in Helsby had worked together to create the Sports Club which Brookhouse believe was a successful example of joint working for the benefit of the community.

Garry Bubb reported that his original vision had not changed and the idea of connecting the communities without using the car was an important and strong concept that will not be able to be delivered immediately through current funding streams but could be worked on over time and he believed strongly should be included within the Neighbourhood Plan. Garry Bubb challenged the Parish Council to be more ambitious in how the footways in the area could be improved.

Garry Bubb presented a vision for the Parish Council's review and consideration to create a greenway between the two watercourses from Hapsford to Dunham Hill incorporating the Hornsmill and Peckmill Brooks which both had strong historic story's in how the villages were originally created. Garry also mentioned that in the future the old railway may be converted to a cycleway. This was Garry's suggestion for the Parish Council to consider investigating the inclusion of a policy around this subject for inclusion in the Neighbourhood Plan.

It was reported that Sustrans were also looking to improve the connectivity in the future of this area.

2.1.24

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Tom Whitehead reported that he felt that the current railway line acted as a natural barrier which could protect the village of Hapsford and ensure that it maintained its own integrity, in its own rights, as a hamlet/village. (Defensible boundary)

Cllr Tribe joined the meeting.

Representatives from Brookhouse Group left the meeting.

Representative from Oneil Homer joined the meeting.

Cllr Green reported that a letter to landowners of areas that had been identified as local Green Spaces has been distributed. It has been agreed to remove the area at the bottom of Talbot Road from the list as this area was not moving forward as a Green Space. Also, a map of the area around the Ponds in Hapsford needed to be sent to the landowner for clarification and confirmation.

Letters to properties identified as Heritage Properties had also been circulated and Cllr Green was working on responding to all residents' concerns.

ACTION: Pull together photos of all Heritage properties.

Neil Homer introduced Oneil Homer and the work that they undertake, drafting neighbourhood plans on behalf of local communities and testing information, converting ideas into planning policies, creating a formal draft that is ready for consultation. They work with the principal authority and include the comments that they provide within the documents to ensure that they comply with the principal authorities local plan.

Neil Homer confirmed that he had been working with Catherine Morgetroyd from CWaC and therefore did not anticipate any large amendments to the plan as it currently stands.

ACTION: Parish Council to look to see if they are able to produce the maps required for inclusion in the Neighbourhood Development Plan.

ACTION: it was suggested by Neil Homer and agreed by the Parish Council that the draft Neighbourhood Development Plan should be shared with Archway Homes for their comments.

Neil Homer highlighted within the draft policy that his team prepared they had included DHH4 which identifies Hapsford as an area of Special Character for the Parish Council to consider if this should remain in the plan or be taken out.

ACTION: The Parish Council agreed that for now they were happy for the DHH4 to remain in the plan to go to consultation and suggested undertaking a mail shot of residents to inform them of the benefits of identifying Hapsford as an area of Special Character and seeking their support.

Neil Homer advised that it was easier to take policies out of a draft Neighbourhood Plan following the consultation process than adding policies to the Neighbourhood Plan as that would require a further consultation process.

Neil Homer went on to advise the Parish Council on the benefits of a Design Code and provided an example of a recent Design Code his company had prepared for Cassington.

Neil Homer identified that he estimated it would take 7-8 Days of manpower to create a draft design code and within this Tree Species could be identified, native hedging could be identified as being a feature that the Design Code could encourage and protect; and it would provide more detail for consideration when planning permission was sought within different areas of the parish.

ACTION: It was suggested that Oneil Homer should work towards establishing a Design Code for the area when they visit on Wednesday 13th December and discuss it further at this meeting.

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ACTION: It was agreed that Cllr Green would contact the Localities Team to advise that Oneil Homer would be undertaking work that was originally assigned to Cheshire Community Action and seek a variation to the grant.

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