

Over Hulton Neighbourhood Plan Resident Consultation Event & AGM

Tuesday 19 March 2019

Time: 16:00 – 19:00

Venue : Over Hulton Conservative Club, St Helens Road, Over Hulton, Boton

Attendees : Councillor Toby Hewitt, Councillor, D.Parkinson M.Bevis, N.Taylor, S Frewtrell, S.Williams, Sam Williams, C. Bevis, N Douglas, M Douglas, E. Taylor, Councillor Derek Bullock

Representatives from Troy Planning : Thomas O’Kane, Hannah Mitchell, Nicholas Koschany, Troy Hayes

Members : 73 members attended the event in total at public event
23 members stayed on at the end for the AGM that followed.
(details recorded on attendance sheets)

NT was stationed on the welcome desk and ensured that all who attended signed in on the attendance sheet.

Councillor Toby Hewitt presented the representatives from Troy Planning who are providing us with the technical knowledge, support and know how around planning laws and evidence required. The representatives mixed with the residents on the different stations to address some of their concerns and what they would like to see in their neighbourhood plan. He also advised everyone that it was our intention to hold our AGM at the end of the session and if any members were able to join that.

Various key work stations were set up within each corner of the venue around the policies as shown below with lots of pens, post it notes and coloured pins to be used. Residents were asked to review the information on the tables then to provide their comprehensive feedback to each of the exercises presented to them.

An iPad survey was also conducted by NK and a number of Ipads was used by local residents to complete the online survey.

The Committee will consider over the coming months the community responses to each of the proposed policies below collated from the community event :

LANDSCAPE & THE ENVIRONMENT

- LE1 developments should prioritise the use of brownfield sites
- LE2 developments should preserve greenspace where relevant interconnecting with existing greenspace.
- LE3 developments should protect and enhance wildlife and their habitats on the development site and surrounding sites giving extra consideration to the protection, provision and maintenance of wildlife corridors. CB
- LE4 development proposals should respect and respond positively to

Over Hulton's green and wooded environment through, the retention of existing trees, hedgerows and woodlands and the introduction of further appropriate planting taking into consideration the local pattern, composition and species of the tree, hedgerow and woodland planting.

- LE5 developments must be designed or constructed to reduce flood risk

TRANSPORT AND COMMUNICATION

TC1 development proposals must identify the realistic level of traffic likely to be generated. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within Over Hulton particularly around the cross roads and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.

TC2 maximise opportunities to walk and cycle, including between Westhoughton, Atherton, Morris Green and Dene via enhanced access to the greenbelt as well as supporting public transport where needed.

TC3 provide opportunities to mitigate the rise in traffic congestion around peak times across Over Hulton in particular around the village crossroads and traffic congestion leading up to the chequebent roundabout on the A6.

TC4 schemes to mitigate existing traffic issues while maintaining the village character of Over Hulton and the surround area will be supported in principle.

HOUSING AND LOCAL CHARACTER

HLC1 any development will be inkeeping with the character of Over Hulton and should preserve and enhance the character of the neighbourhood area. For example, houses are set back from the road with designated driveways and proportionate gardens. Parking spaces should be provided to limit the requirement for on street parking.

HLC2 -where a large number of houses are built together, they should be of a mix of dwellings. Housing mix should be informed by upto date housing needs assessment.

HLC3 housing built within the Over Hulton area will be designed to minimise its impact on the natural environment and adopt to future impacts of climate change.

HLC4 development will be supported that respects the local character, historic and natural assets of the area through design and materials that reinforce the local distinctiveness and strong sense of place. Any development must help define, protect and enhance Over Hulton which is known for its landscape, green spaces and character of its buildings. Consideration needs to be given to height, scale, spacing, layout, orientation, design materials and also given to nature conservation assets, trees and biodiversity, views and vistas, landscaping and boundary.

HLC5 policy will welcome and encourage development which provides for new tree planting in order to compliment and extend the tree cover across Over Hulton. Tree management plans must be included. If any trees are felled due to any proposed development in the area then two trees must be planted for everyone that is removed.

LOCAL FACILITIES AND COMMUNITY

LCF1 proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new access to services (particularly enhancement of the greenbelt, open spaces and improved access to them) from the village, this will be seen as a positive benefit.

LCF2 development that supports the community feel and character of Over Hulton village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.

LCF3 the loss of shops and related commercial services for the local community and from within Over Hulton will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

LCF4 development that supports and accommodates a commensurate amount of community space and access to the greenbelt will be allowed and development proposals which enhance or improve existing community facilities will be supported.

LCF5 development proposals that will result in the loss or reduction in scale of a community facility will not be permitted unless:
Alternative facilities of equal or better accessibility, size and suitability are provided; or it can be demonstrated that the community facility is no longer viable and it has been marketed for at least a year as a community use.

LCF6 – development proposals which are likely to increase the requirements for local facilities such as healthcare and schooling must also include the provision of such services within their plans. In such instances, proposals must be accompanied by appropriate measures to cater for increased activity around these areas such as school drop off and pick up time ensuring this activity can take the extra use.

LCF7 – retain existing farmland and associated economic activity, developments will not be supported where it encroaches on farmland.

AGM

The Committee agreed to hold their AGM following the community event. There was 23 members in attendance who agreed to stay for our 15 minute meeting. No names included in minutes due to other personal data being on the attendance sheet.

A financial summary was then presented to everyone on the slide deck of the Forum's sole income for 2017-2018 which had been a neighbourhood planning grant. We were eligible to apply for further grants once the funding window had opened.

In January 2019 a grant was received on 23.1.19 for £1,414.34 which covered Troy Planning tasks covering a tour of Over Hulton and write up / project management. February the forum decided to purchase a roller banner that could be used at our public meetings in the sum of £119.40 and we had a £50 cost for the Over Hulton conservative club for venue hire. In March we took out some EL insurance to cover our public events with Markel Insurance and cost us £8.96 per month. We paid £70 towards the cost of a drone operator to cover the Over Hulton area which will be put on our website once

built and we paid a yearly subscription of £22.50 to the Public Footpaths Society. We expect further grants throughout the year in the sum of £3,808.56 and £4,282.00 which will cover planning costs for work associated with the draft neighbourhood plan and workshop write up. The accounts were ratified and approved by the Committee and unanimous show of hands of members in the room.

Councillor Toby Hewitt then gave a short presentation on the benefits of having a neighbourhood plan for an area such as Over Hulton.

TH asked if there was anybody who wished to be considered for a position on the Committee, nobody came forward. No further committee members were appointed. The election of forum Committee officers and members took place by show of hands which was a majority vote for the Committee to remain in place for a further term.

Next Meeting is to be confirmed

TBC

Once Troy Planning is in a position to present the findings of the feedback to us.