

Meeting of Bovingdon Neighbourhood Plan Steering Group

Memorial Hall

7:30pm on Tuesday 10th March, 2020

Attendees:

Julia Marshall - Chairman
Jacqueline Veater – Planning Consultant
June Gossling – Minutes Secretary
Pauline Wright
Jenny Thomas
John Hislam
Sue Miller
Dave Stent
Paul Campbell
Phil Walker
Brad Gunn

James Moir - DBC

Apologies:

Neil Crockett
Clare Norton
Michelle Hilditch
Anne Barratt
Graham Barratt
Ben Richardson
Peter Jarman
Hannah Beauchamp
Alison Gunn
Hugh Schneiders
Geraint Whalley
Carole Syms
Chris Davey
Steven Bowen

In Attendance for Item 2

Neil Robertson - DBC

1. Declarations of Interest

There were none. JM reminded everyone to download the form, complete and hand in to MK at the Parish Council Office **ALL**

- 2. Presentation by Neil Robertson, Asst Team Leader, DBC's Design & Conservation Team assisted by James Moir.** NR explained that their work involves character appraisals and management proposals for CA's. They then shared their experience and offered suggestions for the BNPSG to consider as it develops policies for the village. The current Bovingdon Conservation Area (BCA) was designated in 2009.

Key Points:

- Historical Background as a Starting Point: The village started to coalesce along the High Street in the 18th Century.
- The BCA is in two parts – Area 1 around the High St and up the Chipperfield Road, and Area 2 which is less densely developed around the Church and Bury Farm.
- There is always an opportunity to propose additions or amendments to the BCA. Eg: At the time when the NP is submitted would be particularly suitable. Sue Miller agreed to research photographic evidence to support extensions to the conservation area. Eg: around Newhall Farm and Rattle Farm.
- There is no one vernacular style amongst the historic buildings on the High Street and the frontages of some of these have been altered or updated without reference to their original style. There is some scope to repair or expose original features such as ironwork and tiling but few obvious ways to develop a cohesive look to the groups of shops. However, opportunities arise from time to time. Eg. The possible simultaneous redevelopment of the Co-op and former fish & chip shop premises. Any improvements at the more historic lower end of the village could incentivise a harmonious approach to development at the upper end.
- Photos taken around The Bull PH in the early 1900's show trees and banks of grass which have since largely disappeared. JM said that a 'greening approach' to conservation would most likely find favour in the current drive for eco-friendly environments.
- Funding sources include Historic England and CIL money.
- Hard landscaping such as resin bound gravel surfaces can qualify for funding.

- James encouraged the NP to adopt a policy that locates and emphasises anchor points along the High Street to draw the eye from one location to the next. This is an effective way to integrate and enhance the street scene.
- Under Article 4, there is also the potential for buildings outside the CA to qualify for improvement funding if the circumstances permit.
- Neil & James cautioned that a phased approach is better than 'biting off too much'.

JM thanked Neil and James for the presentation. JV invited them to feed further suggestions into our policies which would be much appreciated. They agreed to do this.

3. The minutes of the meeting held on 11th February 2020

These were agreed.

4. Matters Arising JM has set up a folder on the Dropbox home page for policy documents.

5. Progress on Draft Policies by Group

- Transport – The group has started to bring policies together. These will be tested and adjusted once the preferred site allocations are finalised. Signage location will be taken into account. E.g. If Green Lane were to be incorporated into a one-way system, the junction by the Ryder Memorial which lies in the Conservation area would have to accommodate significant signage.
- Business – The Airfield and Brickworks/Pudds Cross locations are key business park locations. Brad to send draft proposals to JV to work them up into policies. **BG & JV**
- Community – Draft policies are well under way for each topic
- Housing – The basic matrix is being applied to test sites

6. Action Plan Schedule JV said a lot of progress had been made and she anticipated that the BNPSG would be ready to hold a third Open Day at the end of June or start of July. This will comply with Regulation 14 – Pre-submission Issue of plan to residents.

7. AOB – There was none

Meeting ended at 8.45 pm

Next Meeting

Tuesday 21st April at 7:30pm in the Memorial Hall