

Minutes of the Tarset and Greystead Neighbourhood Plan Steering Group Meeting Tuesday 3rd February 2015 at 10.00am

1. Introduction and apologies

Present: Preston Hoggan (Chair), Megan Nixon, Anne Monroe, John Holland, Mary Lou Downie, Jenny Ludman (NNPA), Kevin Tipple (NCC).

Apologies were received from David Watkins and David English (NCC).

2. Minutes of last meeting

The Minutes were agreed subject to the following amendments:

Item 5.4 should refer to the 'Foreword'.

Item 8: the meeting was postponed to 3rd February.

3. Matters arising

Re Item 3.7: Tony Gates has still not confirmed funding for Jenny's continued NNPA role. A response to Preston's messages is awaited.

Re Item 5.1: The Group thanked Preston and Megan for their substantial work in updating the Draft Plan to incorporate the many amendments resulting from proof reading.

Re Item 5.7: The revised Community Action grid was tabled and has been added as an Appendix to Version 9.2 of the draft Plan.

4. Version 9.1 Pre-Submission Draft Plan- issues to be resolved.

Query 1 – Housing numbers

There are conflicting statements in the document relating to housing needs / numbers.

Page 10 Para 2 Line 1 "There is no requirement to provide housing numbers."

Page 13 Para 1 Line 4 "no housing needs assessment was felt necessary."

Page 15 TG1a) ".....to meet objectively assessed local housing needs"

It was agreed to:

a) omit the first sentence of Part 3 'Housing' section and reword to clarify that there is no **statutory** need for housing sites to be identified due to substantial areas of the Parish, including the settlements, lying within the NNP area.

b) p 13 Para 1 line 4: delete the sentence "A housing needs assessment was felt to be unnecessary...." since this point is now clarified by amendment a) above.

c) p15 TG1 a) remains unchanged.

Query 2 – Structural elements in policy for High Quality and Sustainable Design

On page 20, TG3b "Structural elements of the build must relate well and be proportionate to each other."

It was agreed that the current wording was not effective. Preston will revisit Spence and Dower's section concerning 'form' and attempt to better reflect its sense in the wording and add 'individual'.

Query 3 – Definition of Lanehead's southern edge

Page 27 2nd Column Last para states "Lanehead itself, though loosely defined on its northern edge, is very tightly defined on its southern edge, a definition which will be maintained through Policy TG5."

Page 28 Policy TG5 – Spatial development in Lanehead does not define Lanehead's southern edge.

It was agreed to amend the policy wording to clarify that there will be a presumption against development on the South side of the Donkleywood Road, with the exception of Lower Lanehead group (Redmire cluster).

Query 4 – Conversion of redundant buildings

Page 34 TG7h) "a structural survey must be submitted to demonstrate the building is capable of conversion without substantial re-building"

Page 36 2nd Column 2nd para about structural surveys

The discussion explored whether requiring a structural survey is too harsh, thereby excluding some more 'derelict' properties from conversion. The few responses in the original consultation showed some support for reconstructing derelict buildings outside settlements.

The discussion raised an issue not previously considered. Rebuilding a derelict building in open countryside, incapable of 'conversion' due to its state of dereliction, and precluded from 'rebuilding' due to its location outside a settlement, would be prevented under the currently drafted policies. It might nevertheless be desirable given the community consultation results.

It was agreed to leave the wording unchanged, with the supporting explanation, and ask for advice during the health check meeting on both issues, i.e. structural survey requirement for conversions and how policy can address rebuilding derelict buildings in open countryside.

Query 5 – Footnote

Page 48 – *The quote beside the photo for The Moorland and Forest Mosaic is not attributed in a footnote.* Megan provided the source.

Query 6 – Date for return of comments on Pre-submission Draft

Page 5 “*All responses must be made by xx2015*”

Fixing this date was deferred until after the health check meeting.

Query 7 - Two additional queries were raised at the meeting:

a) Policy TG2 i) re water usage. It was agreed that rewording should remove 'through increased resource use'.

b) Policy TG2 j) 'will not affect the amenity of future occupants as a consequence of nearby exiting uses.' Similar wording is used in the NPPF and it was agreed to remain unchanged.

Preston will update Version 9.2 of the Plan, to incorporate the decisions above and then send it to NCC, NNPA and Peter Biggars this afternoon.

(Preston)

Maps – a number of outstanding concerns

Several items, especially labels for property names, remain to be changed. Preston will ask Ed to do these after the health check meeting.

5. Version 9.2

Appendices and the A4 maps have been added. Preston will try to further improve the map scales.

Part of the Historic Environment section is missing.

(Anne)

Most photos have now been acknowledged.

The local housing need definition needs to be added to the Glossary.

Appendix 5 Historic Sources will now be incorporated into the bibliography and data section rather than being a separate appendix.

The reference at the end of the Historic Environment section as a redacted version of the TAG Atlas, so should be included in the acknowledgements.

(Preston)

6. Remaining tasks

Consider how policy might address reconstruction of derelict buildings outside settlements.

(The Group)

7. Arrangements for joint meeting to discuss and health check Plan

The meeting will be at 10 a.m. on 17th February in the Village Hall. Clive Coin, newly in post at NNPA, will give feedback on behalf of the National Park.

When sending the Draft Plan, Preston will ask NCC, NNPA and Peter Biggars to flag up any 'show stopper' issues to him before the meeting, so that the agenda can allow for them. **(Preston)**

8. Version 10.

Version 10 will incorporate any amendments resulting from the health check meeting.

Megan will consult Mark and Colin re eventually putting Version 10 on the Tasset website, using Version 9.2 for now as an indicator of its size and format.

(Megan)

9. AOB

Preston has resolved the expenditure coding and has received from Emily at NNPA accurate monthly statements covering the history of the Group's financial status. A single item of £500 is outstanding to be resolved.

(Preston)

10. Date of the Next Meeting

This will be the Health Check meeting at 10.00 on Tuesday 17th February in the Village Hall.