

## **Minutes of the Tarsset and Greystead Neighbourhood Plan Steering Group Meeting Tuesday 24th February 2015.**

### **1. Introduction and Apologies.**

Present: Preston Hoggan (Chair), Megan Nixon, John Holland, David Watkins, Mary Lou Downie, Jenny Ludman (NNPA) and David English (NCC).

Apologies were received from Kevin Tipple (NCC)

The Group heard with regret that Anne Monroe had resigned and wished to record thanks and appreciation for all her contributions to the Plan's progress.

### **2. Minutes of meeting held on February 3rd**

The minutes were accepted as a true record.

### **3. Matters arising**

Since Tony Gates has paid Jenny's last invoice, her role as NNPA support to the Group continues.

### **4. Minutes of 'Health check' meeting held on February 17<sup>th</sup>**

Scrutiny of the Minutes for the Health Check Meeting was deferred until the next meeting, the focus this week being on the Action List resulting from the health check.

### **5. Matters arising – action list – referral for comparison version 9.22 and 9.23**

Overall the meeting had been very encouraging.

The bulk of changes in the Action List had been incorporated into the Plan, now at Version 9.23. Those remaining, circulated by Preston, are listed below, with the resulting decisions/actions.

#### **General Items:**

*Analyse the out of date status of the large scale tourism policy in Tynedale Core Strategy and explain how the Plan deals with it. This will be dealt with in the Basic Conditions Statement.*

There remains the question of testing the Plan against other strategic policies, e.g. in NCC Core Strategy. It will be necessary to decide which policies are 'strategic' and which are not. Further, earlier strategic policies must be examined to see which are superseded by NPPF changes.

The Group will reconsider Jenny's Stage 2 quotation included writing the Basic Condition Statement.

**(Jenny/Group)**

#### **TG3**

**1.** *Need a link somewhere to make Appendix 2 'Criteria for sustainable development' relevant to the policy.*

These criteria are for testing whether the Plan contributes to sustainable development - each policy will be tested against them. The appraisal will be part of the final supporting documentation. They can be removed from the pre-submission Plan.

**2. - 4.** *Pp 21-25 design details referred to in e) effectively makes all of this explanation into policy, and it is too prescriptive in places, so*  
*- revisit to ensure reasonable flexibility in the design guidance*  
*- redraft the introductory policy sentence to refer to good design, rather than referring to it in e).*

It was decided to promote policy point e) to earlier in the list and reword it to clarify for decision makers that the Policy Explanation explains what constitutes 'good design'. The Policy Explanation would be edited to make it more descriptive rather than prescriptive.

(Mary Lou & Megan)

5. *h) and design guidance: current lighting restrictions affect only external lighting. Clive will check any NNPA guidance and also permitted development rights. Could justify preventing transparent conservatory roofs, which is mentioned several times in design guidance, if it were specifically required in the policy on basis of the Dark Skies status.*

Decided: Preston will check these lighting issues. Although the suggested policy requiring solid roofs for conservatories was not specifically generated by the community questionnaire, it was justifiable to include such a policy in h) due to the Dark Skies designation and growing importance of Dark Skies tourism.

6. *i) is redundant and can be removed since Building Regs now cover energy efficiency*

Decided i) is to be removed.

## TG5

1. *wording of policy: 'presumption against development' may be overly negative? Consider alternative phrasing*

Decided: retain existing wording.

2. *Need new photo p 31 to show bothies*

Decided: current photo is adequate.

## TG7

*Consider the floating sentence at foot of policy box, re PD rights: it raises the question of 'capable of conversion without extension'. Extensions are mentioned in Policy Explanation but not in the policy and this could be changed.*

In order to allow for extensions at the time of conversion, it was agreed that b) should read 'the conversion and any extensions must preserve....' and to retain the floating sentence re removal of permitted development rights at the foot of the policy box. Reasons for this are to be added: '..in order to maintain the character and appearance of the original building'

It was agreed to remove i) re structural survey requirement and the supporting section from the Policy Explanation on p 37

## TG8

Although not included in the second version of the action list, it was agreed that the introductory sentence should be altered to cover both designated and undesignated historic assets. The policy points should then be redrafted to distinguish more clearly between designated and non-designated assets.

(Jenny)

## TG11, TG12, TG13

*Introductory sentences need to be reworded to ensure the policy requirements are feasible.*

It was agreed to sort the criteria in each policy into two groups: those applying to all proposals within the LCA and those which apply only to some proposals and not to others, and to reword the introductory sentences accordingly.

(Megan & Mary Lou)

TG11 g) re stone walls, is partly addressed in TG3 f). It was decided to remove the former and enhance the latter, supporting it by moving the relevant sentence from the p46 Materials Policy Explanation to that of TG3.

## TG14

*There is sufficient NPPF content restricting tourism development in rural areas to that respecting the area's character, protecting communities etc, to justify departing from the now dated large scale tourism policy for the Kielder area, some of*

*which falls in the Parish. Therefore need to argue this in the Basic Condition Statement.*

This is dealt with above.

## **TG16**

*Include policy item requiring planning consent for change of use of the pub.*

There was discussion of a ministerial communication concerning future changes to the planning system requiring planning consent for change of use of a locally designated pub. At present change of use from a pub to a bed and breakfast is not a 'material change of use' and therefore does not require planning consent. David will clarify the details for the next meeting.

**(David Watkins)**

Peter Biggars had suggested removing the viability clause from this policy but it was suggested that it should be retained to avoid buildings remaining indefinitely empty if their use was non-viable but change of use were prevented by the policy.

## **TG17**

*Query whether g) is supportable via the planning system*

It was decided to retain this clause. A similar one passed examination of the Allendale Neighbourhood Plan.

## **6. Completion tasks and date for version 10**

Amendments were to be made before the weekend if possible so that Preston can reformat the draft Plan and create a final Version 10 by Tuesday 3rd March.

## **7. Response forms**

A response form has been drafted, inviting responses for each individual policy and for the Plan as a whole.

It was decided to add the Policy Intention as an introduction before each Policy response question.

Statutory consultees do not need a response form since they do not vote. The PC will send a letter to the consultees clearly stating how to access the Plan online and defining the full 6 week consultation period and deadline for responses. David English will send David Watkins a sample letter.

**(David English)**

A copy of the Pre-submission Consultation Plan will be posted to every house in the Plan area with a paper copy of the response form for each adult and a stamped addressed envelope for returning them. The date for responses to be received will be inserted on page 5 of the Plan; it is likely to be mid-April.

## **8. Launch event**

The consultation will be advertised in the next Tasset News, likely to be in late March and possibly the Hexham Courant.

A launch event is proposed, perhaps two weeks into the consultation period, so that people will have had a chance to read the plan beforehand.

## **9. Remaining tasks – JL to advise**

## **10. AOB**

The PC has expressed its thanks for the Group's work.

**11. Date of the Next Meeting**     The next meeting will be in the Village Hall on Tuesday 3rd March at 10.00 a.m.