

Gargrave Neighbourhood Plan Working Group
Meeting 7-30 pm, Tuesday 26 September 2017
At Kirk Syke, Gargrave

Present:

Peter Ward, Chris Lloyd, David Syms, Mike Palin, Rufus Drake, Jane Drake, Louise Kirkup (Kirkwells) and Janet Turner

In attendance - Hugh Turner to take notes

Janet reported on the Parish Councils Liaison meeting at Craven DC on Wednesday 20 September:

Smurthwaite had reported on the position on the Local plan. The following day CDC's barrister was to advise them on various matters on the draft LP. The SEA and HRA are agreed except that further information is required on three sites which were not named. Developers were arguing that CDC should change the numbers of houses from 240 p.a. with 40% of them affordable.

He expected that in 4 to 5 weeks the LP would move to the Pre-submission consultation stage. At the beginning of December the LP would then go to all the committees required.

Cllr. Richard Foster, the Leader of CDC made it clear that all those committees would meet that week and that they would not be allowed to drag on through the Christmas period. He said that developers are also arguing for reductions in Green Spaces (Peter thought this would probably refer to the Green Spaces within each development).

Janet also reported that on Thursday 21 September she had attended a similar Liaison meeting with NYCC. Castleberg Hospital is currently closed and there is a consultation as to what will happen to it. Decisions are not expected until May 2018. The beds at Castleberg are still viable and the NHS are looking to buy extra beds in Neville House at Gargrave and Ashfield at Skipton. This implies that Neville House is likely to have a longer life than had been anticipated.

Janet reported that the Parish Council had sent its responses to the latest consultation on the Local Plan to CDC.

Rufus said that his reading of the minutes of the Spatial Sub-Committee of CDC led him to believe that Sian Watson does not believe that the December date above will be met (by a long way). It is therefore still likely that the GNP may be approved before the LP.

Louise reported that last week the Government had issued new guidance on the methodology of arriving at new house numbers. This is aimed at ensuring that all local authorities use consistent methodology.

Janet reported that she had explored the possibility that the Marton Park Lodges might be included in the Gargrave housing quote. The answer is no.

Rufus asked Louise if an Inspector might refuse the GNP if it omits the Eshton Road site. Louise replied no because that site is included in the emerging LP and mention of its use for elderly care is referred to in the GNP.

Rufus argued that if the GNP is approved before the LP and NYCC decides not to proceed with the elderly care use for Eshton Road, the C3 designation of the site would allow it to go for ordinary housing.

Janet suggested that, as well as the call on Thursday to be made to Feeney at CDC about what their barrister has advised and about the 3 outstanding sites regarding the HRA and SEA, Louise might make a similar call.

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Louise asked what the group would do if they went for a further S.14 consultation and lots of objections to the amended draft GNP resulted.

Peter suggested that the GNP should be left as it is (subject to a proof read by everyone) but that the Parish Council should put out a document to all houses in the village to explain that the Eshton Road site is now included in the plan because the housing numbers have been increased, i.e. not at the behest of the Parish Council or the group. This document should explain how people could comment on this (in response to the LP).

Rufus expressed dissatisfaction that, rather than seeking confrontation with CDC on the basis of non-co-operation on their part, we had now accepted the changes in wording suggested by Ruth Parker.

Janet explained that the solicitor consulted by the Parish Council had advised that as, at that time, the HRA and SEA was expected to be completed in September, the CDC suggestions should be accepted rather than spending a lot of money on legal action. The solicitor had said that if CDC do delay matters further he would be happy to write, in collaboration with Louise, a solicitor's letter to CDC to press them.

In conclusion the following comments were made:

Rufus accepted that we should accept the current draft GNP subject to a proof read and put out the circular proposed by Peter.

Mike thought the circular should go out quickly.

Chris said the circular should highlight the Eshton Road site not included in the draft GNP which the village has seen.

Peter asked that Louise draft the circular and agreed that she should be paid for this extra work. He asked her to prepare a fee proposal.

Jane argued that we are still at the mercy of CDC.

Rufus said we should be prepared to get the GNP moved forward before the LP..

Louise asked that we wait for further comment from Ruth Parker before we submit the draft GNP.

The meeting finished at 8-55 pm