

# GARGRAVE PARISH COUNCIL

## Minutes of the Gargrave Neighbourhood Plan Working Group

Wed 15 April 2015

Gargrave Village Hall

**Those present:** Chairman Edward Bartle, Chair of Parish Council Janet Turner, Pr Cllr David Syms, Cllr Peter Ward, Chris Lloyd, Mike Palin, Jane Drake, Rufus Drake, Louise Kirkup and Margaret Whewell, Kirkwells and Pr Cll Clerk – Kath Ashby.

**1. Apologies:** received from Mike Bland and Anne Hargreaves.

**2. To agree the minutes of the meeting on 18 March 2015:** Mike Palin handed over a typed amendment with a more detailed clarification of a discussion within Item 7. Clerk to amend accordingly.

**3. Matters arising from the meeting on 18 March 2015:** Edward Bartle raised the point of everyone in the group making a declaration of interest, to be placed on the website with names and addresses. Cllr Janet Turner explained to the meeting the reason why the Parish Council do not do this. Chris Lloyd asked if this were the process Cllr Janet Turner would direct the group to. Cllr Janet Turner pointed out that this group has fluctuated along the way. After further discussion, Louise Kirkup told the group that she would recommend the names of the steering group be placed on the website. A vote was taken and it was agreed unanimously to place the names of the steering group on the website. Edward Bartle proposed and Cllr Janet Turner seconded, all in favour and agreed unanimously.

Item 6 b) a meeting is planned with Stephen Brown on the 23<sup>rd</sup> April 2015. Clerk to determine a time and email the group.

Rufus Drake asked if this was an opportunity to question what is the starting point dates and the development clarification. Opinion is different from CDC and we need to resolve that. Why do we have to fit around what they are doing? We need to understand how CDC arrived at their figure. We need something in writing whether in fact we are starting from Day 1 of the plan or from the Neighbourhood Plan or even when they received our letter of intent, which was January 2014.

Edward Bartle felt that we should try to come to some agreement with them so that we can get our way. If they become very difficult about it that is the time we argue.

6 c) Chris Lloyd has not heard back from Highways yet re arranging a meeting.

6 d) We now have the report from Windle Beech Winthrop.

#### **4. Workshop with Kirkwells to discuss the Call for Sites Assessment Report and Version 2 of the Draft Neighbourhood Plan:**

Louise Kirkup explained to the meeting that she was going to hand over to Margaret Whewell who has very kindly taken on board this piece of work and followed the

assessment criteria, the process the group agreed a couple of months ago. Margaret will take you through the key findings.

Right back to the beginning the sites she assessed were all of these, some of which have now been built and also as a result of the call for sites, a further single site No 32. Chris Lloyd pointed out that GA05 on Church Lane, has been refused, following an Appeal decision. Margaret Whewell can understand that decision as this area is part of the setting for the Church and a very green area. Cllr Janet Turner handed out to the meeting, the Appeal Decision the Parish Council received recently from CDC.

Margaret Whewell explained that she had looked at all of the sites in terms of the group's assessment and using information from the Environmental Agency, Agricultural Land information, apart from the Archaeological information but it is not going to make a big difference based on the scoring as a result of the site assessments.

What this report has done is to identify sites that could be considered as oppose to some sites that should not, for other reasons.

Cllr Janet Turner pointed out that No 19 was not a proper house, it was included but suggested that it be excluded.

Rufus Drake told the meeting that he felt the group should not exclude any site because of flood risk at this point as the sites would be assessed sequentially for flood risk.

A discussion then took place on scoring issues and Edward Bartle told the meeting that they could argue until the cows came home about scoring but the only way was to put certain sites to the public for their opinion.

Cllr Janet Turner asked for a key to explain the scoring of 1 – 5 please.

Chris Lloyd requested that Kirkwells revert to using the original site numbers as changing the numbers now will cause confusion.

Mike Palin asked for an opinion on the Highways issues. Louise Kirkup explained that if we have a strategic environmental assessment, the flooding would be picked up in there. It is possible to apply for funding of up to £8000 for technical studies. It would be wise to discuss with CDC what they would recommend in terms of technical studies and flooding. The Environment Agency provided some detailed information in the form of flood maps. A developer prior to building would be required to do a flood assessment risk. Louise Kirkup to look up the contact at the Environment Agency.

Edward Bartle asked that the group now went through the sites.

Site GA001 The village wanted this one to stay as commercial to give employment in the village. The group voted to exclude unanimously.

Site GA002 This site is already developed.

Site GA003 This site was considered suitable and the group agreed to let the village consider it.

Site GA004 The group agreed this site as suitable.

Site GA005 this site to be excluded as turned down on Appeal.

Site GA009 The group agreed to exclude this site on account of pump sewerage.  
Site GA010 The group agreed to include.  
Site GA012 The group agreed to exclude due to its economic use.  
Site GA014 The group agreed to include.  
Site GA017 The group agreed to include.  
Site GA019 This site was voted to be excluded by the group on the basis of the Application No 30/2015/15545 and the conditions attached to it.  
Site GA020 The group agreed to include this site.  
Site GA021 The group agreed to exclude this site on its scoring.  
Site GA022 The group agreed to exclude this site on its scoring.  
Site GA023 The group agreed to include this site.  
Site GA025 Edward Bartle read out a letter out to the group from the Developers. CDC did put this site forward for employment as well as housing at first. To look at risks other than flooding if the group were going to exclude it. Chris Lloyd said he felt that visually it would create a little island of development, completely out of character with the rest of the village.

He also suggested that building on that site would constrain the existing sport facilities and prevent expansion of playing fields in the future which was likely to be required as the village grew.

Rufus Drake asked this be put to a vote. The group voted to include this site making it clear we can only include on housing only.

Site GA026 This site already built.  
Site GA027 the group agreed to include on its scoring.

Site GA028 The group agreed to exclude on its scoring.  
Site GA029 The group agreed to exclude on its scoring.  
Site GA030 The group agreed to exclude on its scoring.

Site GA031 The group agreed to include on its scoring.  
Site GA032 The group voted 6 against 2 to include this site.

Louise Kirkup and Margaret Whewell confirmed that they would now go away and revise this report with the original GA numbers on, composite map showing the options. Also amend current working draft Neighbourhood Plan. Then the next step will be to arrange some public consultations.

## **5. AOB**

The meeting agreed a date of Saturday 30 May 2015 for a Village Consultation in the Annex of the Village Hall as an all day event. Louise Kirkup to contact the Environment Agency to request a flood map to have on view on that day. Clerk to book a room for Wed 29 April at 7.30 for a NPWG Meeting to finalise the Plan and also for the all day event on Saturday 30 May for the Village Consultation. Publicity in the form of posters around the village, Public Houses, Craven Herald, Parish Magazine and the website.