

**North York Moors National Park Authority  
Development Plan Working Group Meeting**

Public Minutes of the meeting held at The Old Vicarage, Helmsley on the 15 July 2016.

**Present:** Mr Bowes, Ms Fisher, Mr Hugill, Ms Oswald, Mr Walker

**Apologies:** Mr Bailey, Mr Coulson, Mrs Dent, Mrs Frank, Mrs Patmore, Mr Ritchie

**Officers in attendance:** Chris France (Director of Planning), Paul Fellows (Head of Strategic Policy), Mark Hill (Head of Development Management, Clair Shields (Policy and Conservation Officer), Vanessa Burgess (Committees & Customer Services Officer)

The meeting formally started at 2.10pm on becoming quorate with the arrival of Mr Hugill.

Chris France, Director of Planning welcomed everyone to the meeting.

11/16 **Election of Chair**

**Resolved:** That Malcolm Bowes be elected as Chair of the Development Plan Working Group.

12/16 **Election of Deputy Chair**

**Resolved:** That Jeremy Walker be elected as Deputy Chair of the Development Plan Working Group

13/16 **Apologies:** Listed above

14/16 **Minutes**

**Resolved:** That the public minutes of the meeting held on 9 June 2016, having been printed and circulated, be taken as read and confirmed and signed by the Chair as a correct record.

The Chair reminded Members that proceedings were still very much at the discussion phase at present and agreed to update all Authority members on the Group's progress at monthly Planning Committee.

Reminder that this Groups purpose is as a sounding board to help guide discussions. It is not for making decisions, which is the role of the relevant Committee.

**Action:** Malcolm Bowes to give verbal update to Members at Planning Committee

15/16 **Members Interests**

Members were reminded of their responsibility to declare any personal and prejudicial interests relating to any agenda item prior to its consideration.

16/16 **Brief Update on preparation of a Local Plan for new Members including proposed timetable/work programme, including documents to be prepared (PF)**

Paul Fellows gave members a quick update on timescales for the new Local Plan for those Members not present at the last meeting.

Copy of the Presentation slides shown at the meeting can be found in the minute book.

Members commented on the following:

- Risk assessment at each meeting to help keep Local Plan on track and identify any risks which might impact this. To be reviewed monthly.
- Need to ensure time scales for the production of final documents coincide with sign off at suitable committee meetings, and also when this meeting feeds back to Planning Committee. Include key meeting dates in timetable.
- The wording in timetable to be amended to read 'publication **and final** consultation'.

**Action:** CMF to provide members with a more detailed gant chart including meeting dates.

**17/16 Relationship between the new Local Plan and existing Development Plans (Helmsley Local Plan 2015 and Whitby Business Park Area Action Plan 2014)**

Discussion took place between Officers and Members, regarding how the new Local Plan will fit with the existing Helmsley and Whitby Business Park plans.

- Aim is to have the new Local Plan overlying the area covered by the two adopted plans within it (i.e. the Helmsley Plan and WBP). Adopted policy in the Helmsley and WBP Plans will remain extant and sit alongside Local Plan policy.
- There has been a lot of housing development in Helmsley and time is needed to review what's been delivered already. The main allocated sites within the NP part of the town have all either received planning permission, about to apply or have commenced development.
- Officers will need to speak to Helmsley Town Council to explain.
- Sites may come forward in Helmsley as part of the Local Plan process, but only revisit if very good reason to do so.

**18/16 Discussion of Policy Issues to be addressed in the new local plan, highlighting any omissions**

Paul Fellows circulated a list of policy issues and asked members to indicate if there were any omissions to the list. Members/Officers highlighted, discussed:

- Business enterprise and employment. Need to think about the number of jobs, job types.
- Business infrastructure e.g. broadband and IT. What do we want to be perusing? Do we want to be a connected Park?
- Village envelopes/limits. Providing limits tend to deliver more development as they delineate areas where development may be acceptable in principle.
- SUDS – while we are unlikely to have the scale of development where SUDS requirement is triggered, this should be something we advocate.
- Traveller sites (see HDC document).
- Camping pods, activity tourism sites and established woodland.

- Botton village, specific policy, interrelationships between properties. Is a separate approach still appropriate?
- Cycling and mountain biking and the increased pressure on landscape.
- Farm shop policy, other diversification
- Design and quality of design. Vernacular vs modern. Scale. We should lead on this.
- Stables - should be broader to include kennels, catteries and other similar land use activities.
- Public Sculpture/Art – can be quite a challenging subject, some Members thought a policy was not required.
- Green energy conservation at local/individual dwelling scale.
- Building Regulations and implications on new housing.
- Better understanding of the Use Classes Order and PD implications in relation to retail.
- Conservation Areas – an approach on how we deal with them.
- Transport & Highways & Parking and quality of villages as a result.
- Clarification on legislation and PD Rights for domestic and agricultural buildings.
- Adverts and A-boards. CYC proposing no A-boards unless pavement is wider than 2m.
- Dark Night Skies policy (see SDNP)
- The need for simple English when writing documents

19/16 **Discussion and initial views on settlement hierarchy and local needs housing**

- The existing Settlement Hierarchy needs simplifying. Important to maintain settlement/open countryside distinction as this is still set out in national policy to avoid sporadic and unsustainable development patterns.
- How have services changed over the past 5yrs? How has broadband impacted on home-working?
- Need a consistent set of criteria to assess settlements, though not necessarily the same as previous plan.
- Support the maintenance of existing facilities and increase if possible. It's about creating the right conditions to sustain a community. What do we want our settlements to be like in the future? It's not just about what services there are there now.
- Not rely on previously used bus criteria given rural nature of the Park.
- Should we let the market decide verses conscious decision to intervene?
- General thought that local occupancy is probably needed in some circumstances
- Size limits to ensure new housing remains affordable for local people?
- Has there been any impact on tourism from change of use of holiday accommodation to local occupancy letting?
- Reuse/conversion verses new build, impact on economy
- Main residence rather than alternative occupancy as is being proposed in some NPs

- What is the turnover of local occupancy housing? Total market turnover annually and what % of these are local occupancy. Would help provide a broader picture.
- Benefits or impacts of less stringent clauses operated by other LPAs.
- Could do a consultation on local occupancy alone.
- Every new house built should be directed towards local needs. Are we trying to contain second homes?
- Current policies allow local occupancy dwellings to be purchase or letting. The purpose of allowing conversions for local occupancy letting is to provide income for landowner.

**Action:** Paul Fellows to provide members with more info, full set of criteria – settlement hierarchy, plus more information regarding percentage of housing where local occupancy applies.

**20/16 Discussion of arrangements for initial consultation**

Paul Fellows circulated a first steps document to members for their consideration prior to the next meeting – Part One = 10 questions to PC's, Part Two = 20 questions looking at some of the main issues.

Members/Officers commented as follows:

- This is the first public document so needs to be attractive, clear presentation, better designed document, simplified text.
- Possible drop in sessions, plus targeted events such as Parish Forums. We need to engage better with those communities and Pc's who aren't as forthcoming or vocal as others.
- Need to engage with as many groups as possible.
- Possibility of a Parish Community Questionnaire instead?
- Anyone can comment on the Plan.
- Consistency between what we are asking questions on and our issues list.

**Action:** Paul Fellows to include comments from meeting, then circulate first draft of document to members prior to next meeting.

..... (Chair)  
19 August 2016