

LAZONBY NEIGHBOURHOOD PLAN

STEERING GROUP MINUTES

Subject Steering Group Meeting

Date of Meeting: 9 February 2017

Location of Meeting: North Bank, Lazonby

Attendees: **Name:**
Gordon Malcolm (GM)
Cllr Virginia Minihan (VM)
Cllr Gordon Nicolson (GN)

ITEM		ACTION
1.	<p>Apologies</p> <p>Apologies were received from Cllr Peter Minihan (PM), Cllr Chris Hill, (CH) Roger Campbell (RC), Neil Kennedy (NK), Rachael Armstrong (RA) - EDC</p>	
2.	<p>Matters Arising from January minutes</p> <p>GM had had an informal discussion with EDC's Planning Department about how the Inspector's required amendments to the Eden Local Plan might affect the LNP. He was told that the Key Hubs remained as before but that EDC was required to increase the projected numbers of homes to be built over the life of their plan and that each Key Hub would now have a specific allocation. For Lazonby the number was 116 new homes required by the end of 2032 (the end date of the Eden Local Plan).</p> <p>GN met with the planners on the morning of 9 February for an updated, printed version of this. He explained that the allocations to the 12 Hubs of 720 out of 3,600 (= 20%) had gone up to 4,356 which meant that the new allocation across the Hubs is 871 (=20%) of which 84 are completed, 206 under construction or have consent, leaving a residual of 527 (= 29 p.a.). Lazonby has therefore been allocated a requirement to take 12% of the total which = 103. However, as some of the Key Hubs lack sufficient developable land, the shortfall has been allocated to the two largest Key Hubs (Shap and Lazonby) meaning that we have to build 116 homes by 2032. Our Plan currently allows for 167 (+45 windfall sites) before 2029 (the end life of LNP) so we are well within the number that we have to allocate, which is a good position to be in. It was discussed whether the numbers only related to the Village or the whole Parish (the LNP dwelling numbers include 35 at Heskett Park ie outside the Village). However, on looking at the EDC calculations it seems possible that they involve areas outside of the Key Hubs.</p> <p>Kevin Hutchinson (EDC Planning) has asked to meet with representatives of LPC to consult on the changes to the Eden Local Plan. GN and VM will go to this meeting and raise the issue of the allocation area (Village as Key Hub or including whole Parish) and the progress of the Screening Opinion request.</p>	<p>GN VM</p>

3.	<p>Arrangements for Saturday's Consultation Event</p> <ul style="list-style-type: none"> The Village Hall has allowed us to use their display boards - GM will arrange for A3 copies to be printed of the Plans and Maps taken from the draft Plan; VM will print out website and email contact details. It was decided to not print out the Policies but to have hard copies of the executive Summary and the full documents available to refer to. VM to sort out with Beccy. GN will unlock the Village Hall at 10.15am to allow for setting up of refreshments, tables and boards. VM will access the dedicated LNP email address and monitor and report back on all responses/comments received about the Plan 	<p>GM</p> <p>VM</p> <p>GN</p> <p>VM</p>
4.	<p>Response to Scaur Lane Outline Planning Application</p> <p>GN went through the points to be included in the LPC letter and also raised the idea of suggesting that Cumbrian Homes put their affordable homes (15) on the old Egg Packing Site. GM went through the draft letter to be sent on behalf of the Steering Group and it was decided to add comments about access of site traffic. Both letters now compliment each other and cover points raised. Also by putting in two separate letters it will allow us two slots in which to speak at the EDC Planning Committee Meeting instead of just one. GM will email round the finished letter for approval by the whole Steering Group before it is sent to EDC.</p>	<p>GM</p>
5.	<p>Progress of Discounted Sites Database</p> <p>VM and GM have completed some gaps and the headings have been revised. The Steering Group has not considered some of the discounted sites in the EDC Local Plan database as they are not available, but others need matching up with the numbers on the Plan sent round by GM. Someone with in depth local knowledge is needed for this before the database can be completed. GM will talk to Sheila Fletcher and a neighbour to try to match up the field numbers with names. JJ will also be asked to help due to his local knowledge.</p>	<p>GM</p> <p>JJ</p>
6.	<p>Feedback for Health Check Consultants</p> <p>IPE have acknowledged receipt of the cheque and have asked for some feedback on their report. Positive feedback, with examples, was given and will be sent back to IPE by GN along with a further question about whether we can incorporate a local Community Infrastructure Levy, as EDC seem rather vague on this point. A CIL is allowed under the National Planning Policy Framework (NPPF) but not recognised under the Eden Local Plan as they work through Section 106 Agreements. A CIL would allow any money obtained from the developers (known as Planning Gain) to be spent anywhere in the local community, a S106 can only be spent in connection with the specific development. In the case of the Story development it went to CCC to provide transport to the local Secondary schools for the children from The Meadows.</p>	<p>GN</p>
7.	<p>Photographs for final submission documents</p> <p>PM has all of the original photographs on a pen if more are needed. It was thought that some could be included in the Design Guide to illustrate some of its points. They could be included in Appendices if it is too difficult to incorporate them into the text.</p>	<p>GM</p>
8.	<p>AOB</p> <p>It is hoped that all the documents can be submitted to EDC by the end of March but this will depend upon what the Screening Opinion says and when the answer about this is received from EDC. Ideally we would want our plan to be adopted the day after the Eden Local Plan is adopted so that we can be sure that it is in compliance with the</p>	

	<p>final version of the EDC Local Plan and does not have to be in compliance with the saved policies and the Eden Core Plan. This is hopefully on track for July 2017.</p> <p>It was felt that now that most of the text is complete in the draft Plan (just the discounted sites, recalculation of housing numbers and any alterations due to feedback from the Consultation Event to be completed) it would be necessary to look at the Design Guide and Basic Conditions Statement to see if any improvements can be made. The Consultation Statement will be updated in light of comments received from the distribution of the Executive Summary and Saturday's Consultation Event.</p>	<p>GM</p> <p>VM</p>
<p>9.</p>	<p>Date of Next Meeting</p> <p>To be decided at Saturday's Consultation Event depending upon the reaction of the Parish to the draft Plan and progress made on the Discounted Sites database. The timetable and the need for any further grant money has to be considered.</p>	