

# LAZONBY NEIGHBOURHOOD PLAN STEERING GROUP MINUTES

**Subject**                                 **Steering Group Meeting**

**Date of Meeting:**                   30 July 2015

**Location of Meeting:**           Lazonby Village Hall

**Attendees:**                         **Name:**

Roger Campbell (RC)  
Cllr Chris Hill (CH)  
Elizabeth Howe (EH)  
Cllr John Judson (JJ)  
Neil Kennedy (NK)  
Gordon Malcolm (GM)  
Cllr Peter Minihan (PM)  
Cllr Virginia Minihan (VN)  
Cllr Gordon Nicolson (GN)

ITEM		ACTION
1	<p><b>Matters Arising</b></p> <p>Apologies were received from John Nichol.</p> <p>NK advised that he did not attend the last meeting although included on the minutes of the last meeting (28.05.15). EH apologised and noted that NK had sent his apologies in advance of the last meeting.</p> <p><b>Comments Box</b> – GN advised that he had made the box and had prepared a note setting out the details for the comments box VM advised that the comments box details would be uploaded to the PC website and newsletter.</p>	<b>VM</b>
2	<p><b>Eden District Council consultation documents</b></p> <p>Eden District Council (EDC) has prepared a number of documents as part of its draft Local Plan and these are now subject of public consultation. The documents are:</p> <ul style="list-style-type: none"> <li>• Taking Stock – EDC’s Strategic Market Housing Assessment (SHMA) – looks at the overall need for housing in the district to the year 2032 as well as sizes, types and tenures that may be needed over that period;</li> <li>• EDC’s Land Availability Assessment (LAA) – catalogues land that may be available for new housing.</li> <li>• Proposed Changes to the Draft Settlement Hierarchy – details proposed changes to the criteria used to identify “Key Hubs” and villages that may be suitable for new housing.</li> </ul> <p>The draft documents had been circulated prior to the meeting and the closing date for</p>	

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<p>submitting comments to EDC is Monday 24 August 2015.</p> <p><b>Proposed changes to the Draft Settlement Hierarchy</b></p> <p>EH noted that EDC had changed the criteria for identifying “Key Hubs” (Lazonby is already identified as a Key Hub in the draft Local Plan). The changes appeared to result from the cuts to rural bus services which meant settlements such as Shap and Tebay would no longer qualify as Key Hubs. The changes to the criteria do not affect the designation of Lazonby as a Key Hub but did mean that both Kirkoswald and Great Salkeld would now fall within the Key Hub definition. Nenthead and Melmerby would no longer be Key Hubs as located within the North Pennines AONB.</p> <p><b>Land Availability Assessment</b></p> <p>Much heated discussion took place concerning this draft document.</p> <p>It was noted that the allocations for housing sites set out in the draft Local Plan 2014 had been changed. Housing sites were no longer allocated for Key Hubs in the draft Local Plan and instead a total of 720 housing units identified for the Key Hubs would be spread out across Key Hubs over the Plan Period (2014-2032) (as set out in the draft Settlement Hierarchy document). This meant that Lazonby could potentially be allocated significant amounts of new housing.</p> <p>CH noted that significant amounts of housing had been identified at Lazonby, far more than for other Key Hubs. It was noted that in the 2014 draft Local Plan no specific housing sites had been allocated for Lazonby. The research undertaken by CH and EH as part of the evidence base for the Neighbourhood Plan had been carried out taking account of the proposals contained in the draft Local Plan 2014, ie, with no allocated housing sites. It was considered therefore that there is a danger that small sites that had potentially been identified for new housing as part of the Lazonby Neighbourhood Plan might not be consistent with Eden’s draft Local Plan.</p> <p>The SLAA identified the following potential sites in Lazonby as deliverable:</p> <ul style="list-style-type: none"> <li>• Land at Scour Lane (Story homes site under construction, 48 units)</li> <li>• Egg Packing Station (5 units, has planning permission).</li> </ul> <p>The SLAA also identified the following potential sites in Lazonby as developable:</p> <ul style="list-style-type: none"> <li>• Land to the rear of the Lilacs (5 units);</li> <li>• Auction Mart (63 units);</li> <li>• Rosebank Farm (22 units);</li> <li>• Scour Lane adjacent to Story homes site (39 units).</li> </ul> <p>None of the above sites benefit from planning permission and it was questioned if these sites were actually available for development.</p> <p>There was disagreement within the Steering Group relating to the amount of housing that could be located in Lazonby.</p> <p>JJ raised the proposal for a road to the west of Lazonby running from Scour Lane to near</p>	

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<p>to Wills Pool. EH responded that this had been discussed at an earlier meeting (April 2015) and the Steering Group had agreed not to proceed further with this proposal as part of the LNP as it could lead to the potential development of 150+ houses, and that public consultation indicated parishioners did not want large-scale developments in the village.</p> <p>JJ considered that members of the Steering Group appeared to be limiting the amount of development and resistant to development. This was refuted by members of the Steering Group. EH noted that work on the LNP aimed to provide a sustainable and holistic settlement including identifying employment sites, not just housing sites.</p> <p>The Steering Group agreed that the site in Scaur Lane was probably the most acceptable, however, the site had access problems and would increase congestion in the village. The need for additional housing in the village had not been demonstrated.</p> <p>It was agreed that the Steering Group should draft and submit a response to the consultation documents and that this should be separate from any response submitted by the Parish Council. EH agreed to draft the response and to circulate to the Group.</p> <p>GN suggested that he contact Paul Fellows at EDC Planning Policy to discuss the draft documents.</p> <p>GN noted that the Eden District Council's Local Plan was expected to be submitted to the Secretary of State for Communities in October 2015 with Examination in Public in Spring/early Summer 2016. EDC anticipate adopting the Local Plan Autumn 2016.</p> <p>EH noted that the SLAA identified the Auction Mart as a site for housing and that the agent is H &amp; H. EH asked if H &amp; H had raised this when tendering for work on the NP as she considered it would a conflict of interest. GN confirmed that H &amp; H had mentioned their role in relation to this site but considered it was not a conflict of interest as it was a different part of the company.</p>	<p>EH</p> <p>GN</p>	
3	<p><b>Any Other Business</b></p> <p><b>Renewable Energy Topic Paper</b></p> <p>EH had prepared a Topic Paper and draft policy. This was deferred to the next meeting.</p> <p><b>Draft Plan</b></p> <p>It was agreed to look at the draft NP at the next meeting. EH would update and circulate the draft in advance of the meeting.</p> <p><b>Locality Grant</b></p> <p>GN noted that the application for the second Locality grant would include payment for LVH room hire, sundry items and printing costs. The Steering Group need to consider if technical or professional support is also required to write the Plan. This item was deferred until the next meeting.</p>	EH

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ITEM	ACTION
4	<b>Date of next meeting</b>
	20 <sup>th</sup> August 2015, 7.30pm, Lazonby Village Hall

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