



Minutes of a Extraordinary meeting of Ingleby Arncliffe Parish Council
held on Wednesday, 07 August 2019
in Ingleby Cross Village Hall, started at 7:00 pm

Chairman: Councillor C Walley (CW)
Councillors: D Cook (DC)
R Eastham (RE)
H Warhurst (HW)
Clerk & RFO: S Stephenson (PC)
Press Representative
14 Members of the Public

Min. No:		Resp.
19/095	<u>To Receive and Approve Apologies for Absences by an Elected Member</u> G Hunter sent apologies.	
19/096	<u>To Approve and Sign the Minutes of the 16th May 2019</u> It was resolved to approve and sign the minutes of the above meeting	
19/097	<u>To Note Any Declarations of Business (or other) Interests by Elected Members</u> Nothing declared.	
19/098	<u>Opportunity for Public Participation</u> Several residents voiced their opinions and concerns regarding the outline planning application on the school site. All residents attending were asked for their opinion on the Diocese's outline planning application and the majority expressed their opposition to the Diocese's proposals.	
	<i>The Chairman requested permission to change the order of the Agenda to commence with the Neighbourhood Plan.</i>	
	<u>Planning Applications</u>	
19/099	19/01419/FUL – Somerset House, DL6 3JP A site visit was conducted by three councillors. It was agreed that the Parish Council supports the application on the understanding that the self-contained units are for business use only, as stated on the application, and will not be used for residential accommodation.	
19/100	19/01448/OUT – Ingleby Arncliffe CofE Primary School, DL6 3NA The Chairman briefed the meeting on Beyond Housing's negotiation on the acquisition of the school site and play field. He then went on to outline to summarise the reasons for the Parish Council's objects to the Diocese Outline planning application. The Chairman's more detailed notes are attached. Additional comments were made by residents pointing out that unlike all other houses on the Main Street, the application would see houses with their gable ends to the Main Street. Concerns were also raised concerning the privacy of nearby residents adversely affected by the application. The Parish Council strongly disagrees with the proposed application and it was agreed that a letter setting the Parish Council's objections be drafted.	RE

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	It was agreed that a community circular be sent round the Parish explaining in brief the reasons for the Parish Council's decision and providing information of how residents could contact HDC planning with comments.	HW
19/101	<u>Business Items brought forward</u>	
16/010	<p><u>Neighbourhood Plan</u></p> <p>The Chairman gave an update on the current status of the Neighbourhood Plan, as attached.</p> <p>It was agreed that a letter be sent to Mr S Wilson at NYCC requesting clarification on the current status of the proposed sale of the school playing field and urging progress on the negotiation with Beyond Housing.</p>	CW
	<u>New Business Items</u>	
19/102	<p><u>Refuse Bins located opposite the church</u></p> <p>It was agreed that the Clerk will contact the Waste Department at HDC for advice.</p>	PC
19/103	<p><u>Closing Chairman's remarks</u></p> <p>The Chairman had nothing further to add.</p>	
19/104	<p><u>Date of Next Meeting</u></p> <p>A further extraordinary meeting will be held on 13 August 2019 at 7:45pm.</p>	
	<u>The Meeting Closed at 8:30 pm</u>	

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Status Report on the preparation of the Parish of Ingleby Arncliffe Neighbourhood Plan

Steering Group ("SG")

George Hunter, whilst continuing the SG has decided to pass on the Chair's role to his deputy, Ken Jones. The appointment will be confirmed in accordance with the SG's Terms of Reference, clause 6c. at the next SG meeting.

David Cook, who recently became a Parish Councillor has asked to join the SG. This brings the SG up to 8 members, 5 of whom are Parish Councillors, and in addition with Karen Wilde, Susan Stephenson and Ken Jones.

The Parish Council is looking for the consultant to commit to a timetable to get the remaining stages of the Plan over the line.

Monthly, or more frequently if necessary, SG meetings will be a feature going forward to ensure that the Plan moves forward at pace.

Grants versus Costs

Total funds available nearly £6,500 with estimated costs to passing the plan over to the Local Planning Authorities, likely to be around £5,800, leaving a contingent amount of £700. The position will be closely monitored as grants cannot be obtained for funds already spent. We understand that a further grant application could provide up to £1,250.

Plan Status

The Policy Intentions Consultation Draft Plan was issued for consultation on the 6/12/18. Resident responses exceeded over 100 and there was majority support for the Plans ambitions.

In considering resident responses two main changes have taken place:

1. The selection of future sites for housing namely the Atkinsons and Chapman sites have been removed for two reasons:
 - a. There was a noticeable level of comments about the choice of further new housing sites;
 - b. In the light the SG felt that all sites should be considered at the time for any future proposal for additional housing. The merits and disadvantages of each site should be reviewed at the time and the most suitable site selected.
2. Community Action Point N1, the SG decided again based on resident responses to concentrate as an immediate objective on seeking to obtaining a relaxation of the Grain Store's planning criteria for new housing.
 - a. *Please note that Community Action Points are not the subject of the referendum vote, rather they set an agenda for your Parish Council.*

The draft Plan has been revised to reflect the above changes and the Plan's outside consultant has updated the Policies into "planning-speak". This involves considering our proposed policies in the context of the LPA's policies.

The next stages are the:

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1. The completion of a Strategic Environmental Determination Statement and Report. This is a legal requirement which asks us to consider the environmental and habitats impact of the plan. The report has been completed which concludes by stating that our Plan does not require a Strategic Environmental Assessment or a Habitats Regulations Assessment. The report will be formally approved by your Parish Council next Tuesday evening, issued and published on the Parish's website and the LPA'S websites;
2. The Parish's website needs to be updated with more details on the SG meetings;
3. We will need advice from the Consultant on whether there are any material matters in the recently released draft local plan that the Parish should comment upon.
4. Production of a Community Consultation Statement which broadly sets out how the Plan has been prepared with the community's involvement. George has prepared a draft which is shortly to be reviewed by the consultant;
5. The publishing of a Pre-Submissions Consultation Draft Plan which has had to be held up to enable a fuller contextual comparison with the recently released Hambleton Local Plan;
6. The consultant will in the meantime work on producing a Basic Conditions Statement which will be examined at a later stage to make sure that our Plan has regard to National planning policy, contributes to achieving sustainable development, is in general conformity to the strategic policies of the LPA's development plans and that the plan is compatible with European and human rights legislation.

This next draft plan will be the subject of a further 6-week period of consultation, and after making any changes arising from responses, the Plan will be handed over the LPA'S to start the next stages.

One point to draw out that the LPA in considering planning application has a legal obligation to consider same under the NPA 2017 but only when the plan reaches its post examination stage.

School Site and Playing Field

Just a remainder that the plan is for the new housing development of 18 houses to be built on the combined sites of the school and playfields. the school site alone will not accommodate all the new houses.

Another reminder, Parish Councils are NOT PLANNING AUTHORITIES, all we can do is the exactly the same as any resident which is to comment on applications.

Playing Field

1. Owned by N.Y.C.C.
2. Under Beyond's housing plans would accommodate around 9 houses;
3. Preliminary offer made to N.Y.C.C. at a price per house (or plot);
4. *Due diligence and legal work have not commenced;*
5. Concerns expressed by Beyond, Diocese, and Diocese's advisers that progress needs to be made;
6. We have contacted our County Councillor, Bryn Griffiths who very promptly wrote to the Property Portfolio Manager at N.Y.C.C. first looking for a status report and on the second occasion urging progress;
7. The Parish Council will consider whether a letter from the Council would be helpful?

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School Site

1. George's Parish Notice of the 5th July informed us that Beyond Housing were the preferred bidder for the school site;
2. The Beyond and the Diocese have proceeded in their negotiations, lawyers have been briefed, heads of terms prepared, and the Diocese is looking for exchange of contracts during August to September;
3. Beyond's position is that they wish to deliver on new housing what the Parish requires so although the purchase of the N.Y.C.C. playing field site is not a condition within the Diocese/Beyond contract, Beyond are trying hard to bring both deals together at the same time;
4. The Diocese outline planning application has been made after a pre-application enquiry in February 2018 indicated that HDC would support development on the site (Planning Statement Page 3,2);
5. There has been discussion on what is termed on the outline application "Vicarage Gardens" with the Diocese apparently back tracking on the site after Beyond made their offer.
6. At the same time the Diocese advised us that they would be making a planning application which to quote their words "The reason for doing so is that we need to have a fall-back option available to us in the event that the Beyond and N.Y.C.C. be unable to reach an agreement over the purchase of the school field" end of quote;
7. The Diocese submitted their outline planning application on the 3rd of July for 4, 4-bedroom detached properties;
8. An outline planning application with some matters reserved is generally used to find out, at an early stage whether a proposal is likely to be approved by the planning authority. Reserved matters mean that furthermore precise and specific details would have to be agreed following a "reserved matters" application at a later stage;
9. In considering the Parish Council's reaction to the outline application, we have several thoughts:
 - a. are the application proposals what the Parish needs?
 - b. does it prejudice or enhance the prospect of moving the NP forward?
 - c. Are their planning issues with the application itself?

Below the Parish Council more detailed notes on what will form the basis of their objections

1. There is agreement that the Diocese school site (and the NYCC playing field) have no continuing need for educational purposes, so a change of land use is agreed. However, the Parish Council disagrees strongly with the size and tenure of the properties proposed in the application.
2. The NPPF (2019) does indeed as quoted at para 32 in the Diocese Planning Statement ("DPS"), "in rural areas, planning policies and decisions should be responsive to local circumstances and support housing development that reflects local needs". The outline application as presented fails on that point:
 - a. Parish new housing need as evidenced in four housing surveys (2011, 2013, 2016, 2017) all support the need for a mixed housing development of different property types, sizes and choices of tenures;
 - b. The need for planning to be reflective of local needs is supported by the NPPF statements such as

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- i. The NPPF at Item 2 Page 20 "A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations."
 - ii. NPPF, Item 5 Para 61 "Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities...)"
 - c. The policy intentions consultation version of the Neighbourhood Plan ("NP") based on the housing surveys, put forward the need for 18 houses, 89% of them 2 bedroom or less, and with 8 houses, social housing or 44% of the total¹
 - d. The resident consultation responses to the NP, (109 in total) showed well over majority support for the mixed housing scheme and for the policy that any new housing development had to be based solely on the Parish's needs²
 - e. The largest housing survey, with a 70% response level, conducted in 2016 with the assistance of the Rural Housing Enabler showed no demand at for 4 bedroom or larger properties³;
 - f. The NP issued in early December 2018, drew attention on Page 12, under Property Sizes to the already disproportionate number of 4 or more-bedroom houses in the Parish, 43% compared with a desirable mix of between 5% and 10%⁴
 - g. In conclusion the applications' housing proposals don't as set out in DPS para 51 "albeit in a modest way would meet existing housing needs in the village" they do exactly the opposite, they exasperate the housing position in the Parish and offer no solution to our housing needs.
3. The outline application prejudices the Parish's Neighbour Plan for the following reasons:
- a. The DPS incorrectly states at para 35, that there are several alternative sites to meet the new housing need over the next five years.
 - b. The NP lists 6 sites⁵, two of which may be available but at the very earliest in 2027, the NYMPA site, was found not to be viable. Out of the three remaining sites, two would either require substantial infrastructure spending, possible road closures and encounter difficult planning issues, leaving only one site available now for new housing development.
 - c. Thus, the only available site, available now for development is referred to as the "Former Primary School and Adjacent Land".
 - d. The outline planning application seeks to remove the School Site an area of land from within the Parish's NP there by not only prejudicing development but placing a major negative in front of the NP;

¹ Draft Neighbourhood Plan Page 16-17 Housing Build Numbers, Types and Tenures.

² <https://www.inglebyarncliffe.org.uk/neighbourhood-plan-supporting-documents.html> Resident Responses to Policy Intentions Consultations - Summary of Responses

³ Ingleby Arncliffe and Ingleby Cross Neighbourhood Plan Housing Needs Survey Final Report November 2016, Size and Type of Property Required, Page 7

⁴ 2016 SHMA Report Hambleton Strategic Housing Market Assessment Update Report Page 29 5.41

⁵ Draft Neighbourhood Plan Pages 18-20

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- e. DPS again at para 35 and para 50 suggests that the land parcel marked blue on their plans, "Vicarage Garden" could provide for 5 houses. Our view is that the amount of existing tree cover on that site and the present stance of the Diocese with regard to how much land would be sold would only permit at best 2 new houses.
- f. Further we understand that when negotiations started between the Diocese and Beyond Housing association, whilst the "Vicarage Garden" was offered for sale, it has subsequent been subject to further discussion, which has led to the amount of land to it being withdrawn from the sale process.
- g. The NP is not as mentioned in DPS para 35 at an "early stage". The pre-screening draft has been consulted on, the SEA/HRA will shortly be submitted to both LPAs. The release of the pre submission plan has been delayed in order to consider the impact of the recently released HDC Local Plan and will be released shortly. After a 6-week period of consultation it will be in the hands of the LPA'S to take onto its final stages.

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