

## **Masham Neighbourhood Plan (MNP) Steering Group**

**Meeting at 7:30pm Wednesday 18<sup>th</sup> December 2019**

**I'Anson Bros Ltd**

### **MINUTES**

Present: Neil Pickard, Richard Mawer, James Wilson, Jim Dalton, Kelly Kitching, Susan Briggs, Nigel Simms, John Ellis and Graham Jameson

Apologies: Chris I'Anson, Mark Cunliffe-Lister, Flo Grainger

### **Welcome to New Members:**

Neil Pickard welcomed and introduced Kelly Kitching, Jim Dalton, Susan Briggs and John Ellis to the Masham Neighbourhood Plan Steering Group. In his absence he also thanked Chris I'Anson for his inputs to date and accepted that he wished to stand down due to pressure of other work commitments going forwards.

### **Actions from Previous Meeting:**

- **James Wilson** uploaded the Constitution document and Vision document to the website following the agreed amendments.
- **Neil Pickard** contacted Harrogate Borough Council and obtained lots of very useful information from Joe Varga (Harrogate Borough Council). This was circulated around the group for everyone to look through. James Wilson will upload as many of these to the website and send copies round by email for future reference.

### **Discussions:**

Throughout the meeting there was numerous in-depth discussions. The most relevant discussions/comments made were as follows;

- Nigel indicated that Masham was ear-marked for up to **120** new homes by 2035 to comply with Harrogate Borough Council Local Plan requirements. This figure has been re-visited due to a fall in recent population numbers within our district and may in fact be revised down further.
- Development has been approved in the field next to Jameson Mill (outline for up to 60 dwellings) and the 'The Auction Mart' site which is a brownfield site has been included in future projections (approximately 30 dwellings). The council own an area of land where the old garages are near Theakston Brewery which should be made available for community housing (3-4 dwellings) within the next 2-4 years. The development of a number of dilapidated/non-commercially viable farm buildings within the neighbourhood area would bring the potential number of houses close to the desired number.
- Affordable Housing – Affordable housing is a big concern for many residents and their families. The amount of affordable housing built does depends on the size of plot and the number of houses being built on that plot. However, if there is sufficient demand this could be promoted further.
- We discussed the possibility of how it may be possible to prevent outsiders buying properties in Masham to use as holiday lets. It is recognised that holiday makers that

stay in the town overnight contribute more to the local economy than day trippers. One solution to this is to ensure the allocated numbers of houses get built in order to ensure a bigger pool for both locals and for tourism purposes.

- Susan mentioned in regard to **Tourism** that there is current work underway to publish a Tourism report for Masham. Once this is published and in the public domain then Susan will present the findings at one of our future meetings.
- Jim indicated that the **Primary School** would have an increase of 4 children per year group (24 children in total over 6-year groups) if Masham develops an additional 120 houses according to the national formula. He considers that the Education Authority would view this growth as possible to accommodate on the existing site. He suggested that the only time that Masham would be considered for a new school on a green field site would be if a full strategic review of primary education concluded that fewer larger schools were more cost effective and efficient to run. This would have negative impacts on surrounding schools or perhaps even Masham itself.
- Comments were made regarding the current **Sewage system** in Masham and whether it could withstand the increase in new housing. Investigations need to be made with Yorkshire Water to see what future plans they have for the current system/site. Nigel and John indicated that there was talk of the sewage works moving across the river and further downstream, this would have some advantages, so this could be included in any discussions with Yorkshire Water.
- Graham commented that he had been informed that there is plenty of capacity for both **Electricity and Utilities** for servicing his outline approved site in Masham.
- Susan explained that we should focus on increasing the '**Pride**' we have in Masham and believes that it currently has a rather worn appearance. The town may come across as dull and unattractive to visitors. This is an area we should investigate when we engage with the community. There is a piece of art called 'Masham in a box' which **Susan** holds and will present at our next meeting in February. This could also be utilised at our first open morning/public meeting.

#### **Actions for Next Meeting:**

- **Neil Pickard** (with input from **Susan and Richard**) to draft up a 'Community Engagement Strategy' prior to our next meeting.
- **Susan Briggs** to bring the 'Masham in a Box' to our next meeting.
- **James Wilson** to upload minutes and evidence gathered to the website
- **Everyone** to think of questions which we can use at our public meeting/open morning which will help us to get ideas on things to improve within Masham and what the vision of our residents and businesses is for the next 20 plus years.

#### **Date of Next Meeting:**

**Thursday 13<sup>th</sup> February 2020 at 7pm at Susan Briggs House (The Old Mill, Masham)**