

# **MASHAM NEIGHBOURHOOD PLAN STEERING GROUP**

Meeting held on 12.08.2024 commencing 7pm at l'Anson's Offices.

## **MINUTES**

**Present:** Neil Pickard (Chairman), Richard Mawer, Flo Grainger and Howard Mountain (NP Co-ordinator).

Angela Walmsley (Rural Housing Enabler NYC) and Amanda Madden were also present until item 3, having been invited to provide advice on Affordable Housing.

**Apologies:** Jim Dalton, Mark Cunliffe-Lister and Eleanor Paddison.

**Declarations of Interests:** None.

**1. Minutes of meeting 26.06.2024** - approved without amendment.

**2. Affordable Housing**

**a) Local Housing Needs Survey.**

Angela Walmsley introduced Amanda Madden who is a consultant employed by NYC who specialises in producing Housing Need surveys for Local Councils and NPs. Amanda will be able to arrange a Housing Needs Survey on behalf of NYC to provide evidence for our NP and also to inform us as to whether there is a real need to justify looking further into the practicalities of providing a Community-Led Housing project in the Masham area. Whilst it is usually assumed that it is only younger people in need of such housing, other age groups also have requirements that cannot be easily met within market housing and it was therefore felt important that the survey would reflect all such parties.

The survey will run from 01st-31<sup>st</sup> of October and cover the area comprising the Plan area and the neighbouring Parishes covered by Fearby and Healey Parish Council (Fearby, Healey, Ilton, Ellingstring and Colsterdale). The form will be posted to all households within the area, and it can be completed as a hard copy or online using a QR code. Amanda will also visit the major employers in the area – l'Ansons, Swinton Park, Theakstons, Black Sheep and Jamesons – in order to reach employees currently living outside the area who may wish to live here if a suitable property were available. The Survey would be publicised

on posters, websites, newsletters, Facebook etc and potentially at the Sheep fair in Masham at the end of September. Amanda will then produce a report on the findings similar in format to that produced previously for the Peacock and Verity project in Masham, which should be published in Mid/End November.

It was agreed that the SG would be responsible for all publicity, providing a contact at the major employers and liaising with the Sheep Fair organisers to arrange a suitable location for a stand.

**ACTION: Amanda will forward a copy of the draft letter to accompany the survey form and the form itself for any input the SG might wish to make. SG to organise publicity during September and provide all other assistance necessary.**

**b) Associated issues affecting provision of housing for local people.**

Angela was asked if it was possible to establish how many people were currently on the Local Authority waiting list (Home Choice) for properties in the Masham area and also if any data was available from NYC on the number of second homes and holiday lets in the area by reference to Council Tax and Business rates information. It would also be useful if possible, to know how many former Council properties in the area are still available to provide social housing through NYC or Housing Associations.

**ACTION: Angela to respond with any information which is available (directly or via Amanda) in due course.**

**c) Local Connections criteria.**

There was concern expressed that the precise wording of the Local Connections criteria used as a qualification which potential occupiers must meet to have the opportunity to purchase or rent affordable housing, were too wide with the result that people from other areas were being rehoused here instead of local people.

**ACTION: HM to analyse the criteria used for recent affordable housing as set out in s106 agreements linked to planning consents with a view to including a Policy within the NP to more closely define these.**

### **3. Action Points from last meeting not covered elsewhere on the agenda.**

a) Advice on Environmental Policies - HM has contacted Mr Dan McAndrew again and will advise when we receive a response.

b) Advice on Design Code – **ACTION: FG to contact Mr David Rhodes and report back to next meeting.**

c) CIL payments – still awaiting any response from NYC. **ACTION: HM to check again with Cllr Felicity Cunliffe-Lister before next meeting. Note – response since received from NYC which has been forwarded to SG members.**

### **4. Review of Draft Plan working document – version 2.**

a) Introductory Sections 1-6. – no revisions at this stage. Section 5 (Planning Context) will require on going amendments to reflect any changes which arise when the National Planning Policy Framework is reviewed by the new Government and as work on the new NYC Local Plan is undertaken.

**ACTION: Further work to be undertaken by SG members and by HM/KJ as previously allocated.**

b) Section 7 – Topic 1 (Housing), Topic 2 (Heritage/Built Environment), Topic 3 (Landscape/Natural Environment). Topic 4 (Employment) and Topic 5 (Infrastructure/Community Facilities). The draft Policies and Community Actions were reviewed, and alterations made.

**ACTION: Steering Group members and HM to consider the Policies and Community Actions and bring suggestions to the next meeting for further refinements.**

### **5. Brief report on Masham Futures meeting 25.07.2024** including update on Maple Creek units.

HM reported that the situation at Maple Creek had been discussed at the meeting but NYC Sheltered Housing manager (Dawn Saxby) had not been able to be present. A statement from her to members via Cllr Cunliffe-Lister is to be circulated prior to the next meeting on 16.10.2024 where the matter is to be discussed again.

The position regarding the local primary school was also covered as it is currently in Special Measures with a much-reduced number of pupils. It was stated by the school representative (Vicky Greensit) that action is now in place

to improve the situation and it is expected that the school will be taken over by an Academy in the short term.

**6. Any other business.**

None.

**7. Date/venue of next SG meeting.**

The next meeting will be held at l'Ansons offices on Thursday 26.09.2024 commencing at 7pm.

Meeting closed at 8.55pm. Minutes taken by HM. Dated 25.08.2024.