

MASHAM NEIGHBOURHOOD PLAN STEERING GROUP

Meeting held on 26.09.2024 commencing 7.00pm at l'Anson's Offices.

MINUTES

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

Kathryn Jukes of Directions Planning Consultants Harrogate until item 3.

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

Declarations of Interests: None.

- 1. Minutes of meeting 12.08.2024** - approved without amendment.
- 2. Draft Plan. Prior to the meeting Kathryn Jukes had provided a further version of the Draft Plan containing advice on individual Policies and Community Actions.**

The SG considered each item and arrived at an Action Plan to enable each of these to be considered further:

- a) Obtain Census information from 2001, 2011 and 2021 – review Population/age groups and Housing data to establish trends.
- b) Obtain HEDNA (Housing and Economic Development Needs Assessment) 2018 and any earlier version available.
- c) Contact Education Authority to obtain evidence of current and projected numbers for Masham school.
- d) Check planning consents in last five years for business units - new or extensions.
- e) Refer to the Peacock and Verity Local Housing Need Assessment and any used for last Local Plan to compare with current one when available.

- f) Obtain Traffic data through Masham from NYC Highways.
- g) Investigate availability of technical grant for preparation of a Design Code from Locality.
- h) Analyse all HBC Supplementary Planning Documents including that concerning Dark Skies in AONBs.
- i) Investigate Cases of Agricultural Occupancy Restrictions being removed locally, or certificates of lawfulness being granted.
- j) Clarify Council tax / business rates rules for second homes or holiday cottages. Numbers in Masham to be provided by NYC Rural Housing enablers.
- k) Create methodology for Local Green Spaces, Non-Designated Heritage Assets, Special Character Areas and Landscape Views.
- l) Investigate how 'Green and Blue' corridors dealt with in other NPs including Pannal and Burnbridge.
- m) Consider if it is practical to define areas where no large-scale renewables such as wind turbines and solar farms should be sited.
- n) Confirm existing flood risk areas. Refer to flood risk maps from water courses – Ure, Swinney Beck and also surface water flood risk maps.
- o) Clarify National Park planning policy on temporary caravan sites.
- p) Investigate Class Q and Article 4 procedure for removing permitted development rights for conversion of retail units to houses.
- q) Check if Masham is a Designated Shopping area under Local Plan.
- r) Investigate Yorkshire Water Asset management plan re the sewerage treatment works.

- s) Contact the Regional Health Trust about procedures to establish adequacy of local doctors' surgery. Liaise further with local practice on this matter.
- t) Contact Janet Entwistle at NYC re process to request CIL money is spent here.

ACTION: HM to pursue these matters and report back to next meeting.

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

- a) No response yet received from Mr Dan McAndrew, whom it is hoped will provide advice on environmental issues. **ACTION: NP to contact Mr McAndrew and ask if he is willing to attend a SG meeting later in the year.**
- b) CIL payments – HM currently investigating cases within Masham Parish Council area where payments are outstanding. **ACTION: HM to report back to meeting once investigation concluded.**

4. Update on Local Housing Needs Survey.

Copies of the form and covering letter have been posted to houses throughout the Masham PC and Fearby/Healey PC area. Amanda Madden is to attend Masham Sheep Fair on Saturday and will host a stall to encourage local people in Housing need to complete the form. Posters have been displayed on noticeboards and at the Masham Community Office, who have also included it in their weekly newsletter. Amanda is also contacting the major employers to encourage them to ask any employees in need of affordable housing to fill in the forms, copies of which she is providing.

5. Section 106 'Local Connections' criteria.

HM provided a document setting out the criteria used as part of the s106 agreement between the developers and NYC in connection with the recent consent granted for housing on the former Auction Mart site in Masham.

It was agreed that the wording used to define those eligible initially was appropriate, but the SG was concerned that if no-one at that point requires the housing, that it will then be made available to those from the whole of the North Yorkshire Council. It was felt that the local community would

expect that it remain available for a reasonable time and then there would be a 'second stage' where they are offered to people in adjacent Parishes before the wider North Yorkshire area applies.

ACTION: Policy on this topic within the Draft Plan to be amended to reflect this.

6. Any other business.

FG to invite David Rhodes to next meeting to advise on 'Masham specific' design features.

7. Date/venue of next SG meeting.

The next meeting will be held at l'Ansons offices on Wednesday 20.11.2024 commencing at 7.00pm.

Meeting closed at 9.25pm. Minutes taken by HM. Dated 30.09.2024.