

Pool-in-Wharfedale Neighbourhood Plan Steering Group Notes of Meeting – Monday 6th March 2017

Present: Jeremy Griffin, Alexa Ruppertsberg, Cllr Barry Anderson (Leeds City Council), Cllr Joanna Rowling (Pool PC), Nicola Griffin, Cllr Gavin Barlow (Pool PC), Cllr Ailsa Bearpark (Pool PC)

Apologies: John Porter

Chair of meeting: Jeremy Griffin **Note taker:** Nicola Griffin

The Minutes of the previous meeting were approved.

It was agreed to cc Pat Lazenby to minutes as she is still providing very useful information and help.

Planning Meeting – Friday 3 March 2017 - LCC

This was attended by Barry Anderson, Jo Rowling and members of Pool Parish Council (PPC).

Re: Development off Chapel Hill Road. The Council have requested further clarification from the developer on several issues.

Re: Taylor Wimpey development. The Council have concerns over the proposal and they are currently working with Taylor Wimpey.

Re: Buriel Sites. An approach has been made to the Agent of Taylor Wimpey to assess the feasibility of allocating part of the development land for buriel site.

Re: Shell. Will be meeting with Highways Agency to look into the options for the “roundabout”.

Re: Gas Pipeline. The Officers of LCC had not realised there was a high pressure pipeline situated so close to the Taylor Wimpey development and so near to the surface.

Public Transport

It was suggested that public transport would not change to allow the X84 to deviate its route to come through Pool – maybe once an hour – until there is proven need. We discussed the option of PPC giving FirstBus the money to trial this route and it was decided to include a survey about this as part of the Consultation.

Meeting with NP Consultant – Monday 6 March 2017

Attended was Jeremy Griffin, Jo Rowling and Alexa Ruppertsberg along with Mike Dando and Catherine Dukes, planning consultants of Directions Planning Consultancy.

Mike has already written Linton and Walton Neighbourhood Plans.

There are 3 strands to concentrate on:

Planning in general
Community Actions i.e. air quality, integrated transport
Identification of Projects i.e.. burial sites

Mike and Catherine gave background of housing requirements. For example, if there are more than 50 new homes there should be assisted living as well as affordable housing.
Developers are allowed to earn 20% net profit from the site and this is protected.
If there are abnormal costs, such as SUMP, developer gets concessions to maintain his protected profit margin i.e. assisted living and affordable housing are not stipulated if profits go down.

If our investigations prove that Pool needs more of a certain type of housing, the NP has an influence over future planning.

The first step is to create a Policy Intentions Document to go out for public consultation. The Policy Document would set out policies that would then form the Neighbourhood Plan.

Mike's feeling is that it will take a further 2 years before the NP is "made".

Challenges

Do we need to tender? Can we appoint Mike Dando if the quote is acceptable?

Funding

Jo is sending off the expression of interest. We will then receive an application form.
Funding has to be applied for and spent within 6 months of acquiring it.

AOB

We discussed whether developments should be allowed to have private management companies to pay for and look after all common areas. For example, if drainage was paid by out of a management charge and this drainage has a knock on effect on the rest of the village, it could be detrimental. A management company is a private company and has no interest in the rest of the village.

Jeremy to receive copies of all minutes to forward onto John Ryan in pdf format and also put on NP website.

John Ryan to be cc'd into all correspondence.

Next Meeting

Monday 3rd April 2017