

Pool-in-Wharfedale Neighbourhood Plan Steering Group

Notes of Meeting – Monday 6th October 2014

Present: Cllr Barry Anderson (Leeds City Council), Gavin Barlow, Cllr Ailsa Bearpark (Pool PC), Fred Bell, Pat Lazenby, Cllr Joanna Rowling (Pool PC), Alexa Ruppertsberg.

Apologies: Andy Brook, Catherine Gamble, Nicola Griffin, Jeremy Griffin, Jean Fisher, Sue Meadows, Guy Northrop.

1. **Contact details:** The steering group agreed to share contacts within the group. This process will be repeated as other individuals join the group meetings. Until then notes will be circulated to others BCC.
2. **Chair of meeting:** Joanna **Note taker:** Ailsa
Meeting agreed this will change at next meeting.
3. **Briefing on work to date:**
 - i. Joanna explained the purpose of the NP is to set down planning guidelines developed by the community of Pool in Wharfedale (PIW) that will be formally adopted, have legal status, and be applied to all future development within the NP designated area.
 - ii. The designated area has been accepted by the local authority, Leeds City Council (LCC) as being the parish boundary.
 - iii. Next step: to start a consultation process through which the views and aspirations of the community can be established for presentation to LCC and then on to an independent panel. Once the panel has satisfied itself that the document is constructive and is proven to reflect the views of the community they will give permission for a referendum to take place. The NP will be adopted and included as part of the formal planning process if 51% of the vote agrees the process should be completed.
 - iv. Initial survey: A survey was circulated to all homes in the parish earlier in 2014. Returned surveys indicated a number of key issues of importance.
See attached document.
 - v. Community Infrastructure Levy (CIL): An advantage of having an adopted NP is an increased share of the CIL payable by developers for the benefit of the community when any development takes place. An NP in place qualifies the local community for 25% of the CIL, (Leeds City Council gets the rest). Without a plan the local community gets only 15%.
 - vi. Wharfedale Greenway: This is a project that is being promoted by Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale Councils. It aspires to introduce a cycle and pedestrian route along the Wharfe Valley, largely following the old railway line. The consultation showed support from 94% of all those attending. The highest proportion of responders per head of population came from Pool. This level of support means that the greenway will become a central component of the NP.
 - vii. Time Scale: it is anticipated the process including referendum will take 18 months.

4. General Discussion:

Cllr Anderson explained that LCC's overall Core Strategy has been formally adopted by Councillors following the Inspector's report. Officially the total number of houses that need to be built within the next 14 years currently stands at 70k. However, Councillor Anderson, together with colleagues and local MPs, is hoping to reduce this quantity to 48 - 50k, as the original calculations on which the number was formulated have been found to be flawed. Members of the Pool steering group are also interested in investigating this issue. LCC will now address the precise

areas that will be developed, through its review of the Site Allocations Plan. 1200 of these are likely to be in the Outer North West area. The expected finalisation of this plan is likely to be the summer of 2015.

- i. Development in PIW: Any developer wishing to build on the fields to the west of PIW will have to install a road. The great expense involved in this will mean that the developer will have to be certain the development will bring in sufficient revenue. At present house prices may not be buoyant enough for this to be the case. On this basis the NP may well be fully in place before any application for planning permission is processed.
- ii. LCC Affordable Housing Policy: LCC are aiming at 35% affordable housing in each development. The NP steering group will seek community opinion on how this should be distributed. Housing for older people – sheltered accommodation and smaller houses for people wishing to ‘downsize’ – is also needed in Pool.
- iii. Facility provision: Cllr Anderson expressed concern over the uncertain future of PIW Post Office. Post Office Limited is reviewing the viability of the outlet and may transfer its location to the Shell Station by Pool Bridge. A public meeting is planned for Tuesday 21st October. This will give an opportunity for the NP group to consult the community on facility provision and, informally, to begin to collect information about the skills that members of the community can bring to the NP process..
- iv. Community Consultation: Fred observed the importance of appealing to the community in a way that can engage an enthusiastic response. It was agreed that the Wharfedale Greenway consultation was very successful. The steering group felt that single issue consultation was likely to be more productive than wider, less focused, consultation.

5. Core Tasks:

- i. Communication: Establishing a website and social media accounts with which to interact as fully as possible with the community. Nicola and Jeremy Griffin have already offered to set up a website. Fred will liaise with them as soon as possible and keep the group informed. Fred offered the Half Moon Public House premises for any events, meetings or consultation meetings.
- ii. LCC resources: Cllr Anderson will supply the group with links to ‘The Observatory’ and other social statistical sites for analysis of the make-up of PIW residents including Employment.
- iii. List of Community Assets and Businesses within PIW: To identify commercial needs and possibilities.
- iv. Land Registry Search: Identification of open space ownership within the NP designated area.
- v. Education: To understand the implications of increased need for educational provision in PIW at all levels.
- vi. Environmental and Ecological Policy: To develop policies that reflect the aspirations of our community with regard to sustainability, community safety.
- vii. Skill Survey: To maximise volunteer resources within the locality and therefore save financial outlay.
- viii. Review existing Village Design Statement: Update information and consider aspects of format for inclusion in the NP

6. Action Plan:

- i. Communication: Fred will work with Nicola and Jeremy Griffin to develop the website and social media facility. Note will be made of the following issues
 - a) Business
 - b) Transport, including the Greenway

- c) Community Integration
 - d) Community Security and safety including flood risk
 - e) Housing Stock
 - f) Heritage
 - g) Educational and Medical needs of the community
 - h) Ecological Development
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- ii. Neighbourhood Plan Review: Ailsa will research existing and proposed plans especially of neighbouring communities to gain knowledge of preferred presentation and content.
 - iii. Innovation and Aspiration: Alexa will develop consultative documents to enlighten and advise the community in the possibility of new and environmentally neutral systems and styles of building. Recycling and low energy approaches will be particularly favoured.
 - iv. Community Assets and Investments: Jo will consult the Land Registry to establish the value and ownership of land and buildings with the NP area. The preservation of the conservation area will be paramount. The enhancement of the character of the area also of high importance.
 - v. Education and community needs: Gavin will review the impact of changing needs within the community especially in relation to school places and housing requirement.
 - vi. Progress reports: Steering Group members will update each other during the month and provide information electronically wherever possible.

Future meetings: 1st Monday of each month in the Pool Village Memorial Hall meeting room.

Next Meeting: 7 pm Monday 3rd November 2014