

**Durham City Neighbourhood Plan Working Party  
3 September 2019, Miners' Hall**

**1. Welcome and apologies**

**Present:** John Ashby, Sue Childs, Roger Cornwell (Chair), Peter Jackson, John Lowe, John Pacey, Matthew Phillips.

**Apologies:** Pippa Bell, Ann Evans, David Miller, Angela Tracy.

**In attendance:** Carole Dillon (DCC)  
Carole was welcomed to the meeting.

**2. Notes of working party meeting on 27 August 2019**

- a) **Accuracy:** The notes were agreed and **Sue** will post them on the website.
- b) **Matters arising:**
- **Theme 1:** Roger was incorporating the reference to public art in Policy C1 instead of S1. John L had revised the treatment of masterplans in Policies S2 and E1 and Pippa had written to support this.
  - **Theme 2b – Observatory Hill:** a number of points were made:
    1. AECOM have revised their *SA Report* and support the addition of the Durham School field.
    2. We need to discuss this with the School by writing immediately to the Chair of Governors (copy to the Head Teacher). **John A** and **Sue** will draft a letter for the Parish Clerk to send.
    3. Peter pointed out that Banks might also be involved as a landowner of a section of the land in question. **John A** and **Sue** will check this and write if necessary.
    4. Carole said that any landowners could make representations as part of DCC's Regulation 16 consultation.
    5. **Carole** will check whether we can use DCC's licence to check ownership via the Land Registry.
    6. **Carole** will ask Ged Lawson for his views about the Higher Landscape Value of the area.
    7. The NPWP will discuss this matter on 10 September when members have had time to digest the AECOM Report that only came on 2 September.
    8. The matter will then be further considered by the Parish Council's Planning Committee on 13 September before a final decision is taken by the full Parish Council on 26 September.
  - **Theme 4:** John A reported that he is amending the supporting text to ensure that Policy D2 does not prevent extensions to colleges as distinct from PBSAs. With regard to 25% affordability, the DSU Report by Meg Haskins is not in the public domain but there is a *Palatinate* article that we can use as evidence.

### 3. Categorisation Documents and Revised Plan Texts

- **Theme 2a Heritage**

Carole offered to meet Ann to discuss policy wording. **Sue** will talk with Ann about this and accompany her to any such meeting.

- **Themes 2b Green Infrastructure and 4 Housing**

John A and Sue reported that they had had very useful meetings with Carole last week to refine policy wording.

- **Theme 3 Economy**

Carole offered to meet Pippa to discuss policy wording. **John L** will talk with Pippa about this and accompany her to any such meeting.

The focus of all these meetings was to improve policy wording where we felt help was needed.

- **Theme 5 Transport**

Matthew had prepared a list of issues to be considered. The following points were **agreed**:

- **Comment L18:** No change needed.
- **SEM5:** Use the proposed shorter response and also include a back reference from Appendix D.
- **SEM10:** This proposal about parking at the rail station is too specific for the NP and any planning application can be assessed using applicable policies, including those protecting views to and from the WHS.
- **SEM16:** Use the proposed response plus a cross reference to Policy S1.
- **L3a:** Copy Sue's response on this point about parking on the Chorister School field.
- **L5b:** remove any possible conflict with Policy C1 by deleting the words "to set down / pick up passengers and" from sub-section g) of C1.
- **L15:** Use the proposed responses.

Matthew had also prepared some policy text amendments. **Carole** is meeting DCC colleagues on 6 September to consider these and will advise Matthew accordingly.

### 4. Consultation Statement

John L had circulated a draft statement for consideration. It was **agreed** that it provided a satisfactory framework, fit for purpose. Carole confirmed that it seemed to satisfy the procedural requirements.

**ALL** are asked to supply any further information that will supplement what is already there, especially in the appendices and the chronology in section 7. **Sue** offered to update the list of developers. In particular, **all Theme Convenors** need to update the **Tattenhall tables** that will constitute section 5. It would also be helpful if they could complete their **List of Contacts** (see sample attached to the email with these notes).

Carole helpfully pointed out that we need to strengthen the references to AECOM's *SA Report* and mention of the reactions of the statutory bodies.

#### **5. Any other business**

It was acknowledged that the tasks timetable was tight, but it did allow some leeway for slippage so long as the bulk of any documents were completed on time. There is a gap of 10 days between our scheduled final meeting on 17 September and 27 September when we are due to present all the documents to the Parish Clerk. This should enable us to tidy any loose ends and even, if necessary, hold an additional meeting.

#### **6. Date of Next Meeting**

The next meeting will be **Tuesday 10 September at 9.00 am in the Miners' Hall.**