

## Durham City Neighbourhood Plan Working Party 17 September 2019, Miners' Hall

### 1. Welcome and apologies

**Present:** John Ashby, Pippa Bell, Sue Childs, Roger Cornwell (Chair), Ann Evans, Peter Jackson, John Lowe, David Miller, John Pacey, Matthew Phillips.

**Apologies:** Angela Tracy.

We were sorry to hear that Angela is unwell and wished her a speedy recovery and return home.

**In attendance:** Carole Dillon (DCC)

Carole was welcomed to the meeting.

### 2. Notes of working party meeting on 10 September 2019

a) **Accuracy:** The notes were agreed and Sue will post them on the website.

b) **Matters arising:** None

### 3. Basic Conditions Statement

It was **agreed** that this was satisfactory pending any final amendments following the receipt of the final *Sustainability Appraisal* from AECOM. It was currently based on their report dated 2 September 2019.

### 4. Tying up all loose ends

Pippa and John L had met Carole Dillon and James Cook on 16 September to discuss final details of the Economy and Sustainability policies.

**Policy E1:** DCC is unhappy that we have not included the Green Belt car park in our plan. **Pippa** will explain this in the supporting text.

**Policy E2:** It was **agreed** to remove the Providence Row site as it is already under development. The Blagdon Depot site will also be removed from the policy as we cannot allocate it without carrying out the sequential test about flood risk, but it will be mentioned in the text as a possibility for development if the flood risk can be dealt with and Green Belt concerns assuaged. Fowler's Yard will be retained to protect its special characteristics as an arts quarter.

**Policy E5** We need to retain the protection against the conversion of visitor accommodation to HMOs.

**Policy S2:** It was **agreed** that the definition of major residential development sites should be amended so that it applied to 30 rather than 10 dwellings. Also, the wording of criterion a) needed making more precise and **John L** would amend this in consultation with **David**.

**Policy T1:** "Adverse impacts" need explaining in the supporting text.

**Policy T2:** It was acknowledged that the final decision about designating the CPZ rests with

DCC.

**Policy H3:** It was **agreed** to retain H3 as it follows logically from H2.

**Policy H4:** Following discussions with Carole, **Sue** and **Ann**, it was **agreed** they would revise the wording and circulate it to the Working Party and Carole.

**Observatory Hill:** We are awaiting AECOM's response. John A reported on a very positive meeting with the Head of Durham School. Roger and the Parish Clerk also took part. They explained that the School had the right to submit comments during the Regulation 16 consultation to be conducted by DCC. The School does have development plans but they are not yet specified. It was **agreed** that we should identify three options:

- A: The original LGS proposal in our pre-submission draft 2017;
- B1: The original plus the fields suggested by DCC during the 2017 Regulation 14 consultation;
- B2: The above plus the lane and school fields as suggested by NXCA during the 2019 Regulation 14 consultation.

It was further **agreed** that we needed to ensure that at least option A, or preferably B1 is designated as LGS, even if the examiner thought B2 was too big. **Carole** will obtain from Ged Lawson his reasons for not designating the whole area as of Higher Landscape Value. **John A** will draft a text to send to AECOM on behalf of the Parish Council. All **agreed** to this approach.

[Note: I've just seen the flurry of emails about this (5.15pm on 18 Sept) and hope to goodness I've got these options correct! They are taken from my notes of the meeting.]

**Policy D2:** **John A** will clarify the reference to Mill Hill Lane and St Aidan's College and the corresponding map.

**DEADLINE FOR FINAL TEXTS: The final red/green texts must be submitted to Sue by the end of Thursday 19 September.**

**Roger** will draft a foreword for the Chair of the Parish Council.

**Consultation Statement:** Any additional information should be submitted to John L as soon as possible: **All**

Following the conclusion of the Working Party, any future communications from **DCC** should be addressed to Roger as Chair of the Parish Council's Planning Committee.

## 5. Any other business

None

## 6. Date of Next Meeting

It was **agreed** that this would be the last scheduled meeting of the Working Party and that all future decisions about the final documentation should be taken by the Parish Council's Planning Committee and the full Parish Council. Roger thanked all members of the Working Party for our

contributions over the last six years. We would remain available should the Parish Council wish to consult us on any further matters.