

Durham City Centre Neighbourhood Planning Forum Working Group Meeting, 25 November 2015, Redhills

Present: Sue Childs (Note taker), Roger Cornwell (Chair), Ann Evans, John Lowe, Angela Tracy-Smith, Ros Ward, Elizabeth Williams

Apologies: John Ashby, Pippa Bell, Jonathan Lovell

1. Minutes of 17 November: These were reviewed and agreed as a true record.

2. DURF meeting with DCC: This was held on 18 November. The DCC provided information on the progress of the PBSA and HMO policies; details of how the policies would be amended in the light of the consultation responses were not provided. The amended policies will be ratified in December/January. Once ratified, the PBSA policy will then take effect. The HMO policy will not take effect until 17 September 2016. Any extension of the Article 4 area will be treated as a separate application. The normal DURF meeting will take place on 10 December and DCC staff involved with planning and the Landlord Accreditation Scheme will be present. The results of the student project on students' accommodation preferences will be presented.

It was agreed that the proliferation of To Let boards needs to be addressed, ideally via an Article 7 direction and possibly in the interim by making compliance with the voluntary code a requirement for being an Accredited Landlord.

3. Air Quality Consultation: Matthew circulated a draft of the City of Durham Trust's submission to the DCC consultation on air quality. We need to decide if we submit our own, amended version of this or send in a joint submission with the Trust.

4. Project Manager: Ros Ward was welcomed as our Project Manager. Ros is a member of the RTPI, and she is a very experienced and qualified planner who has specialised in producing structure and development plans. She has worked in Durham, Sunderland, Sedgfield, Vale of White Horse and London boroughs.

We discussed her brief and agreed that she would:

- maintain the momentum
- meet with the DCC's Planning team and harness their support. Roger will email Gavin Scott to say Ros has been appointed and will be in touch with him
- obtain the resources we require from the DCC's evidence base
- advise on what stakeholders we should contact, how best to contact them, and how to record this contact
- meet with Topic groups

5. Funding Application: Sue previously circulated an updated grant application form. The Forum will pay Ros' expenses and she will volunteer her time. She anticipates that her expenses will be modest. She has recently attended a RTPI seminar on Neighbourhood Planning held at Newcastle. As in the current funding round the minimum funding request is £1,000 which will have to be spent by 31 March 2016 we agreed not to submit an application at this time. We will develop an application to be submitted as soon as possible for the new round starting on 1 April 2016.

6. Stakeholder Contacts: Roger has had a response from the Woodland Trust: Low Burnhall will be maintained as publicly accessible woodland in perpetuity. Any planning proposals that could impact on the site would be on the land where the Low Burnhall farm buildings have been developed into residential buildings. A car park is present on the site. They doubt there is anything else for the site that would require planning consent.

Sue has arranged to meet Val Standen, Friends of Flass Vale. She has contacted the Friends of Wharton Park but has yet to receive a reply.

Harvey Dowdy, Durham University, has received our stakeholder email and is considering the University's response.

Roger has contacted the DCC's Asset Manager.

Roger has contacted Kevin Husband to organise a meeting.

Re the County Hospital Planning Appeal: P J Livesey Group submitted a letter noting their long term interest in this site for C3 residential development, with sensitive treatment of this historic asset.

Other organisations to contact: Crook Hall (JohnL); Houghall College (JohnL); New College (JohnL) – though New College is outside the Forum area it has a big impact; Housing Associations (Sue and JohnA).

Ros will consider how best to contact Historic England.

Roger will write a draft press release (noting Ros' appointment and asking for any developers to contact us) and pass it on to Pippa to send to Mark for the Northern Echo.

7. Vision and Themes: We agreed to use David's work as a working document to develop our Vision, Themes and Issues and Options. We agreed to use Great Aycliffe's terminology: i.e. Your issues (for objectives/aims) and Our proposals (for options). JohnL presented his work translating our current Topics to David's themes, and has linked the themes with the Durham City saved policies. We agreed the following five Themes:

Theme 1 - A beautiful and historic City

Theme 2 - A City with a diverse and resilient economy

Theme 3 - A City with attractive and affordable places to live

Theme 4 - A City with modern infrastructure

Theme 5 - A City with enriched community life (David's Theme 6)

'A City that is adapted to climate change' (David's Theme 5) will be a cross-cutting aspect to be covered in all the themes, particularly Themes 2, 3 and 4.

These new themes map on to our Topics as follows:

Communities & environment

Population numbers and demographics - background

Education facilities, Health and social care facilities, Community buildings and facilities, Sports and recreation facilities - Theme 5

Physical landscape, Biological landscape and resources, Green belt and green spaces, Protected wildlife sites – Theme 1

Flooding risk – cross cutting

Housing

The spatial distribution and location of housing, Housing types, size, tenure, cost and state, Housing design and local distinctiveness, Constraints, e.g. physical, infrastructure, Current and projected housing need and demand, Specific needs, e.g. students, young people, elderly people, disabled people – Theme 3

Infrastructure

Roads, cycle paths and footpaths (location, maintenance and upkeep), Transport usage (public transport, cars, bikes, pedestrian) and projected demand, Transport facilities (e.g. bus station, bus stops, train station, car parking and car parks, taxi ranks), Traffic management, Water and sewerage, Utilities – Theme 4

Economy

Type of economic activity (e.g. retail, business parks, food and drink, leisure and entertainment, private health, professional services, tourism, public sector, etc.), Existing employment sites, location, nature and employee numbers – Theme 2

Conservation & heritage

Conservation areas, Protected historic buildings and sites, Other historic sites and spaces, Historic views, 'Green' heritage, Cityscape character, Threatened sites – Theme 1

The new themes map to the saved policies as follows:

Theme 1: CC = City Centre, E = Environment, Q = Design.

Theme 2: EMP = Employment, V = Tourism, S = Shopping

Theme 3: H = Housing

Theme 4: T = Transport, U = Utilities and Infrastructure

Theme 5: R = Recreation, C = Community Facilities.

Note: DCC has produced a document "City of Durham Local Plan. Consistency Assessment of Saved Policies with National Planning Policy Framework and Guidance" and this is available at:

<http://durhamcc-consult.limehouse.co.uk/file/3512047>

John Lowe has written a commentary on this document which is available at:

<http://npf.durhamcity.org.uk/themes/generic-resources/>

Convenors for these Themes are:

Theme 1 Kirsty Thomas

Theme 2 Pippa Bell

Theme 3 John Ashby and Sue Childs

Theme 4 Matthew Philips and Karen Elliott

Theme 5: Roger Cornwell

Sue will update the website accordingly.

The aspects originally listed under the Topics were comprehensive and do not all need to be covered in the Plan. We should be guided by (and be able to map back to) the Priority survey responses. However, we do have the opportunity at this stage to add in additional issues if they are deemed necessary as at the Issues and Options consultation local people can vote on these. For example, no Priority survey responses covered healthcare facilities and therefore have not generated any issues about this. But with the additional housing numbers allocated to the City by the DCC, we may need in the Plan to cover the need for an additional GP practice (the only GP practice in the Forum area is Claypath).

8. Any Other Business: We need a map of the Forum area overlaid with the Green belt areas (as has been done with the conservation areas). We need a large scale map of the Forum area so we can identify individual streets. Ros will see what the DCC has available. Roger will explore 'Open Street' possibilities.

Banks is submitting an application to change the conditions of the planning permission for Mount Oswald. They are holding an exhibition in the Lindisfarne Centre, St Aidan's College, 7 December 3 to 7 pm, www.banksgroup.co.uk/mount-oswald/ (but the leaflet posted in the doors in the area does not appear to be up on their website).

NEXT MEETING:

Wednesday 2 December at 2.00pm, upstairs room, Redhills.