

**Durham City Neighbourhood Plan Working Party  
29 January 2019, Miners' Hall**

**1. Welcome and apologies**

**Present:** John Ashby, Pippa Bell, Sue Childs, Roger Cornwell (Chair), Ann Evans, Peter Jackson, John Lowe, John Pacey, Angela Tracy.

**Apologies:** David Miller, Matthew Phillips.

**2. Notes of working party meeting on 22 January 2019**

- a) **Accuracy:** The notes were agreed and **Sue** will post them on the website.
- b) **Matters arising:** John P asked for clarification on the consultation regarding the extension to the area covered by the Neighbourhood Plan.

**3. Implications of the Pre-Submission Draft of the County Plan**

DCC has corrected the list of policies regarded as strategic - now 15 are classed as non-strategic. Issues of soundness and the status of the consultation will be raised by the Western Relief Road Action Group. Other possible or actual defects were noted. The term 'greenfield' as applied to the Sniperley housing development proposal was queried as being of lower significance than greenbelt; however, greenbelt is a policy designation whereas greenfield is merely classifying the land as not previously developed. Roger's paper categorising the significance of the revised CDP policies to the Neighbourhood Plan was welcomed. The "future-proofing" checklist will need to be refreshed.

**4. Any matters to report from:**

**a) Parish Council**

The Parish Council is holding a special meeting on 4 February to hear suggestions for comments on the Pre-Submission Draft County Plan. The Western Relief Road Action Group, City of Durham Trust and some residents' groups have asked to speak. **Roger** will find out if the University has been invited.

The Parish Council's legal representation on the planning application for a new DCC HQ on The Sands has been dismissed by the County Council but further environmental assessment reports have appeared. It seems that the Environment Agency will not be commenting on the application.

**b) AECOM**

The draft report received on 28 January was welcomed. **Theme convenors** need to consider implications for their Theme by the next WP meeting. The Working Party agreed that the scoring of the three options for Observatory Hill LGS clearly shows that Option 3 is best. This will be discussed at the Parish Planning Committee meeting on 1 February. **John A** will draft the text to insert into AECOM's draft report. Ann asked about responsibility for reinstating the footpath across Observatory Hill; this needs to be raised with DCC Rights of Way officer.

## 5. Timetables for Neighbourhood Plan and County Local Plan

After discussing the various options and constraints, it was **agreed** to aim for the following timetable:

- Monday 11 March: Draft Plan sent to Parish Planning Committee
- Friday 15 March: Presentation of Plan to Parish Planning Committee
- Tuesday 19 March: NPWP meeting opportunity to make final amendments
- Wednesday 20 March: Consultation Draft Plan sent to Parish Council
- Thursday 28 March: Consultation Draft Plan considered for approval by Parish Council
- April and May: Regulation 14 public participation

However, with members of the PCNPWP being committed to preparing draft reports for other bodies on the Pre-Submission Draft County Plan, it is possible that the timetable will revert to the dates set out in the notes of the WP's meeting held on 22 January as follows:

- Monday 8 April: Draft Plan sent to Parish Planning Committee
- Friday 12 April: Presentation of Plan to Parish Planning Committee
- Tuesday 16 April: NPWP meeting opportunity to make final amendments
- Wednesday 17 April: Consultation Draft Plan sent to Parish Council
- Thursday 25 April: Consultation Draft Plan considered for approval by Parish Council
- May and June: Regulation 14 public participation

**Roger** identified that he will seek an Ordnance Survey Licence for the Parish Council for base maps.

## 6. Consultation Statement

**Sue** will update the 'story so far' but **all** to (a) suggest entries to the story; (b) comment upon draft sections 1-5; (c) make progress on the Tattenhall tables; (d) ditto the Appendices; (e) provide notes to Sue of detailed meetings with DCC, developers, other organisations and groups. It was **agreed** that a statement at the front of the document would make clear the period covered by the Forum and the subsequent period covered by the Parish Council.

## 7. Basic Conditions Statement

**John L** will send the draft AECOM report to Carole Dillon and offer dates in the second half of February to discuss our draft documents and related issues. Our draft agenda is as follows:

- *The Basic Conditions Statement*
- To seek an assurance that DCC was no longer sticking to the criticisms it made in its letter in December 2017, and that the only point at issues was the *Sustainability Appraisal*.
- AECOM's *Sustainability Appraisal* report.
- The implications for the Neighbourhood Plan of the 'strategic policies' in the Pre-Submission Draft of the County Durham Plan.

## 8. Plans for the Regulation 14 Consultation

**All** are reminded to send to Sue any amendments to the Summary leaflet that David had distributed.

## 9. Looking Forward document

Angela suggested ideas for the design of the front cover and for the ‘hub’ diagram; these were enthusiastically **agreed**. **She and Peter** will meet Keith Bartlett for general comments and guidance on engaging potential partners. Peter emphasised that some key projects must not become obscured by less significant projects. The document was **approved**, noting that it is a ‘living’ document. It will be presented to the Parish Council by Angela and David in April or May, following the month in which the Parish Council considers the Neighbourhood Plan and subject to their diaries.

## 10. Tasks spreadsheet

All to update.

## 11. Progress on Consultation on the Plan Area

The consultation closes on Thursday 31 January. No reported problems.

## 12. Development query re Houghall College

An email to officers of the WP noted rumours of proposals for executive housing development at Houghall College and asked for our views. **Agreed** to refer to the Parish Planning Committee meeting on 1 February.

## 13. Any other business:

(a) Angela reported that the TESTT space above the bus station has a large community table, used at the present time by studio holders. Members are beginning the process of discussing how this resource could be used to bring together a wider group of people to think creatively about the replacement bus station as part of the regeneration of North Road. This could potentially culminate in an exhibition in the space. Roger noted that the Crossgate Community Partnership is discussing the bus station at its meeting on Thursday 7 February at 7.45 pm. and wondered whether one of the TESTT initiators might attend - **someone** to mention to Nick Malyan/ Carlo Viglianisi.

(b) Sue displayed a cutting from ‘The Guardian’ about a “luxury” Business School proposed development in Durham city. Roger confirmed awareness but that no planning application has yet appeared.

(c) Sue wondered if we should change the contact address yet; **agreed** to wait until a permanent office for the Clerk of the Parish Council has been found.

(d) John P recounted how unsatisfactory the DCC web-site experience is proving to be in trying to find documents. For example, people are advised to look for the CDP response form but the web address is merely for ‘Durham’s Future’ and it is necessary to go through ‘County Durham Plan’, then ‘Have your say on the Plan’, only to find a message saying ‘pick up a form from your library or ‘customer access point’. John A has submitted a criticism on the website.

## 14. Date of Next Meeting

The next meeting will be on Tuesday 5 February 2019 at 9.00 am at the Miners’ Hall.