

GREAT AYCLIFFE NEIGHBOURHOOD PLAN



Notes of a joint meeting of the Great Aycliffe Neighbourhood Plan Steering Group and Thematic Groups, held on Thursday 17 March 2016

Present: Cllr B Hall – Great Aycliffe Town Council
 Cllr I Gray – Great Aycliffe Town Council
 Cllr C A Wheeler – Great Aycliffe Town Council
 Cllr J Atkinson – Great Aycliffe Town Council
 Mr B Riley – GAMP
 Mr D Sutton-Lloyd – Public Representative
 Mrs K Clark – Business Representative

Cllr R S Fleming – Thematic Groups
 Cllr A M Chandran – Thematic Groups
 Cllr J P Hillary – Thematic Groups
 Cllr W P Hillary – Thematic Groups
 Cllr W M Blenkinsopp – Thematic Groups
 Mr C Peacock – Thematic Groups
 Mrs S Cooke – Thematic Groups
 Mrs K Woodhams – Thematic Groups
 Mr J Snowball – Thematic Groups
 Mrs C Benson – Thematic Groups

Officers Mrs C A Walton – Corporate and Policy Officer
 Miss A Donald – Town Clerk's PA

Item No	Discussion	Action
1.	Apologies for Absence Apologies for absence were received from Cllr M Dalton and Mr S Cooper	
2.	Declarations of Interest There were no declarations of interest.	
3.	Notes of the Previous Meeting John Snowball wished to make an amendment under item 7, para 6 to read that he had 'pointed out that the draft County Plan depends on inward migration and a policy specifying local jobs would go against this'. Cllr Atkinson wished to add to the notes, under item 5, that although the group listens carefully to all comments, it was important to note from the outset that the Steering Group guidance notes for the NP tasked them to 'keep it simple' and went into some detail to keep the Plan away from the minutiae of strategy covered by planning specifics and regulations, which would be beyond the remit of the group.	



	<p>Under Item 7, Cllr Atkinson wished to clarify that the business section had not been included for reasons of duplication as the business community was already working on a Shaping the Future Project. He asked if a deadline had been agreed for inclusion of some additional information in the business section. Chrissy Walton confirmed that no deadline had been agreed.</p> <p>The notes were then accepted as a correct record.</p>	
<p>4.</p>	<p>Neighbourhood Planning Policies</p> <p>Draft planning policies had been circulated in advance of the meeting for consideration. It was noted that some amendments were yet to be completed, following consultation with planners from DCC. The following comments were made:</p> <p>CH2 – this had been rephrased to comply with national policy. Mapping of the town’s green spaces was still in progress.</p> <p>CH3 – amenity open space and recreational areas are a key part of the town’s character and support for these was a major element of the consultation’s findings. Although reference was made to parking problems in other policies, it was repeated in this section for emphasis – the planners may request its removal. It was noted that the wording ‘exceptions development’ is planning terminology.</p> <p>E2 – DCC planners have recommended that two green wedges be specified for Aycliffe Village.</p> <p>E3 – it was noted that this was the only conservation area in the NP’s boundaries.</p> <p>E4 and E5 – both of these were included deliberately as a ‘belt and braces’ approach. It was noted that both Durham County Council and Great Aycliffe Town Council have a tree management policy.</p> <p>H1 and H2 – it was noted that, although a need for suitable housing for Aycliffe’s higher than average ageing population, it was important to maintain balance in order to attract younger people to the area. Policy H2 was therefore amended to read ‘Dwellings Appropriate to the Needs of Residents’.</p> <p>H6 – the standards specified in the policy were higher than existing standards in an effort to improve parking problems on the town. However, there was also a requirement to offset this against a need to protect green space.</p> <p>H8 – it was acknowledged that this policy would potentially have to be amended or clarified to define a parking area.</p> <p>AV3 – it was noted that this policy could be deleted. However, concerns were raised regarding privacy of</p>	



	<p>residents and it was agreed that a minimum standard should apply. It was therefore agreed that a privacy statement could be included in policy DB1.</p> <p>DB1 – there was concern that large scale housing sites which were developed in stages would not comply with the requirement to achieve a village feel, with houses grouped around green areas. It was agreed that this would be emphasised within the wording of the policy. The definition of large-scale development was also queried and this would also be defined within the policy.</p> <p>Retail – an additional paragraph had been included, approving any new retail development.</p> <p>CIL – this paragraph was still to be reworded. It was noted that public priorities for uses of any CIL monies had been identified and included. It was clarified that improvements to signage on the Business Park was a preliminary aim and further monies could then be used for other purposes.</p> <p>T2 – it was clarified that parking on small green spaces would use a geogrid type finish, tarmac would be used for larger areas.</p> <p>It was agreed that the development of cycleways should be moved to form its own policy – T3.</p> <p>All references to the County Plan were to be removed from the Neighbourhood Plan as this had now been withdrawn.</p> <p>Councillor Chandran volunteered to write to local residents' associations to elicit support for and endorsement of the Neighbourhood Plan.</p>	
<p>5.</p>	<p>Important Dates</p> <p>A meeting had been held with DCC planners at which a schedule had been agreed for the remainder of the Neighbourhood Plan project.</p> <p>The completed Plan would be sent to DCC by 1 April for final comments, in preparation for a six-week public consultation starting 15 April. A further six-week consultation period would then be undertaken by the County Council from 10 June to 22 July. An independent planning inspector would be appointed to examine the Plan, with a suggested referendum date of 15 September 2016.</p> <p>Kerina Clark agreed to forward some details for inclusion in the business section to Chrissy Walton in time for the 1 April deadline.</p>	

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6.	Date of Next Meeting The next meeting was scheduled for Thursday 14 April 2016 in the Council Offices. However, it was agreed that e-mail updates would be sufficient and if a future meeting was required, this would be notified to the group in advance, as normal.	
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