



Committee Meeting, 9th March 2005

MINUTES

Present:	Gillian Jones	(GJ)	Chairperson
	Heather Thomas-Smith	(HTS)	Vice Chairperson
	Andrew Walkden	(AW)	Treasurer
	Keith Grimshaw	(KG)	
	Gavin Dewar	(GD)	
	John Mathew	(JM)	
	John Rodgers	(JR)	
	Malcolm Beresford	(MB)	
	David Butterworth	(DB)	Chief Exec YDNP
	Peter Watson	(PW)	Chairman YDNP

1.0 Apologies

Samantha Glossop (SG)

2.0 Discussion with David Butterworth and Peter Watson

- 2.1 **PW** said that the new Local Plan would be likely to be approved at the next Planning Committee meeting in April. Thereafter, there's a 6 week period to comment on any changes that need making. Final adoption could take as long as until August.
- 2.2 The next Local Plan will in fact be a Local Development Framework, doing the same job, but in smaller chunks, and so should take less time to prepare.
- 2.3 **DB** praised Ian Lockwood's piece in the Craven Herald, as it brought attention to the perils of prolonging the adoption process, i.e. developers trying to sneak plans in, conscious of what the next Local Plan will disallow. He's unsure of what external influences may affect the plan in the post-April meeting period.
- 2.4 **PW** confirmed that Peter Stockton's aspiration to be using the new Local Plan for planning applications, from 19th January hasn't happened.
- 2.5 **DB** commented that the YDNP members are split 50/50 in terms of taking a national versus a local view, with national members seeking to adopt the new local plan sooner. He was also stunned that the inspector agreed that there are enough houses in the national park, as inspectors usually take a developmental view.
- 2.6 **PW** confirmed that the Lake District, and the North York Moors have also adopted a policy of denying development to non-locals.

- 2.7 **DB** noted that the Audit Commission has come down on YDNP in the past for passing 'extension type' planning applications, increasing the value of homes, rather than passing more 'affordable development' planning applications.
- 2.8 **PW** said that if the local plan is adopted, then private development within the national park *will* still occur, but for higher density (30 houses per hectare), smaller (≤ 90 sq. m floor space) houses for local occupancy., **DB** adding that Grassington, Sedburgh, Hawes, and Reeth are the 4 major developments in the park where such development would be able to happen.
- 2.9 **PW** warned that once a Local Development Framework (the successor to the Local Plan) is reported on by the inspector, then it is beyond question, so we will need to constantly protect our position. The housing aspect of the local plan will be reviewed again in 2006, on the inspector's recommendation.
- 2.10 **PW** will send LoPRA a copy of the program of events regarding review process for the local plan.
- 2.11 **DB** commented that both the Skipton Building Society plans, and the local needs policy are minor attempts to address a housing policy problem that has existed from 20 years ago, when 'right-to-buy- removed 92,000 houses out of the rural community. If ever the national policy changed to offer right-to-buy to housing association tenants, there'd be no point in bothering to fight the rural affordable housing shortage any more. *However* under existing legislation, there is the option to opt out at a council level, of right-to-buy, e.g. in Richmondshire, and possibly Craven.
- 2.12 **DB** had not been aware of how closed Gill Dixon is making the development of the new housing needs survey, but reassured us that it is simply one piece of evidence to use when looking at a planning application. However, he would take it up with Gill and Duncan Hartley at a meeting he had with them on Friday (11th March). He'd also ask why neither LoPRA's letters, nor Peter Scott-Smith's survey had been responded to by them. The YDNP now has a policy to support affordable housing rather than just promoting the national park to visitors.
- 2.13 **PW** further reassured us that a developer offering to build 10 affordable homes in exchange for building 30 open market properties is totally out of the question.
- 2.14 **DB** noted that views about the national park are changing. Numbers of visitors used to be the major concern for its residents, but now 72% of respondents claim affordable housing as their main concern for the park over the next 5-10 years. Of total housing stock, 18% are holiday homes (down on the figure for 1991).
- 2.15 **PW** stated that when dealing with developer transgressions, they prefer to negotiate a conclusion, as it's often cheaper, and far quicker than formal action. Cost of legal action is not a factor, but since last July, enforcement has been put onto the priority category for the YDNP, leading to more budget. Now they are awaiting the response of two enforcement officers they have interviewed for work.
- 2.16 **DB** stated that if there existed a good enough reason (the Skipton Building Society offer to create affordable housing) then the YDNP could be forced into making compulsory purchase orders for land on which to build affordable housing, but it's a rather extreme option.

3.0 A65 Revocation Order

- 3.1 **JR** reported that the Highways Agency intends to revoke the purchase orders on land that was to be used for the proposed bypass, and that objections need to be lodged before 22nd April 2005. Objections would result in a public enquiry.
- 3.2 **PW** stated that the YDNP has no formal view on detrunking, as it has not been discussed by its members.
- 3.3 **DB** added that a letter to him asking for his views on any matter would crystallize his thoughts, and that he might take a view on a road passing through a conservation area such as Long Preston.

4.0 Preparation for the public meeting on 15 March 2005

- 4.1 **KG** urged that we need to discuss the planning application at Gallaber Farm (plans submitted to Hellifield PC, rather than Long Preston PC). It was agreed that the PC would run with this, as they were (on MB's recollection) considering having a public display on the matter, as soon as they've received the plans, and it may be stepping on their toes to take this up in a LoPRA meeting before they've acted.
- 4.2 **GJ** will report on the meeting with PW, and DB.
- 4.3 **JR** will report on the A65 revocation order.
- 4.4 **HTS** will report on the publication of the Village Plan
- 4.5 **MB** commented that copies of the Village Plan will be available for sign out at the Post Office
- 4.6 **AW** to summarize tonight's meeting to GJ by Sunday.
- 4.7 **JM** to print out 70 copies of the agenda for the public meeting.
- 4.8 **HTS** to email JR with the agenda file for the meeting before Sunday.
- 4.9 **GD** said he could make the Village Plan available on the LoPRA website.

5.0 AOB

- 5.1 None was discussed

Date & venue of the next LoPRA public meeting 15th March 2005 Long Preston Village Hall.