

# Lanchester Parish Council



## Neighbourhood Plan Working Group

Lynwood House  
Wednesday 10 April 2019  
9.30am

**Present** Steve Bailey (Chair)  
Brian Naylor, Mike Gladstone, Jill Gladstone, Chris Phillips,  
Councillor David Friesner, Councillor Paul Jackson

Shaun Hanson - Planning Advice Plus

### 1. **Welcome**

Steve Bailey welcomed everyone to the meeting.

### 2. **Apologies for Absence**

Apologies were received from Mike Wardle, Councillor Ossie Johnson, Councillor Keith Harrison, Stuart Carter and Terry Coult.

### 3. **Declarations of Interest**

There were no declarations of interest.

### 4. **Notes from the last meeting**

The notes from the meeting held on 6 March were received.

### 5. **Lanchester Neighbourhood Plan – Draft 7**

The group considered draft 7 of the Lanchester Neighbourhood Plan which had been circulated prior to the meeting.

Draft 7 had included the following changes:

- changes to introductory text agreed at the February meeting
- changes to the policy sections agreed at the March meeting
- changes to text in the 'Green Spaces' policy section
- a section on 'Monitoring and Review'

- a paragraph on the Strategic Environmental Impact Assessment (SEIA) and Habitats Regulations Assessment (HRA)
- a statement on 'Housing' in the Statements section

The group considered and agreed the changes. Any comments on the 'Monitoring & Review' section and the 'Housing Statement' to be forwarded to Sally by Friday 12 April

In addition the following amendments were agreed:

- Page 24 – the blue highlighted sentence is not needed
- Page 15 – include a photo of flooding
- Page 49 – add the words 'Wildlife Corridors'

Shaun Hanson introduced the new proposed LNP1 chapter. This is now about boundary and setting. This is a simplified approach defining the line between built up area and countryside. This new LNP1 chapter has been considered by the County Council who are happy with it. Some small changes were made to the text and policy box.

It was agreed to replace the existing LNP1 chapter with this new one.

The following points were agreed:

- Need to replace 'Settlement Edge' with 'Settlement Boundary' in the whole document
- Put 'Lanchester' in front of 'Neighbourhood Plan' in all references
- Ensure it is clear whether we are referring to the County Durham Plan or the Derwentside Local Plan
- Need to be clear when 'Lanchester' refers to village or parish
- Add 'Development Plan' to the glossary
- Change 'Paste Egg Bank' to 'Paste Egg Hill'

Shaun has some wording to clarify the issue of 'village' or 'parish' which he will forward.

The updated maps are to be received shortly. These will be circulated around the group for comment. It will be necessary to clarify which of the maps refer to policies in the Neighbourhood Plan and which are covered by policies in the Local Plan.

The updated photos were circulated. Feedback on the photos to be received by 17 April.

It is planned to present the final draft document to the Parish Council at their meeting on 14 May. The document will be set and printed by the end of May. It is planned to undertake the first 6 week consultation during June / July.

## 6. Lanchester Design Statement

The County Council have provided feedback on the draft Lanchester Design Statement.

A smaller working group has considered the feedback which included: concern of policy statements being in the document and whether 'aspirations' should be included in the document.

The smaller working group identified 4 key issues to consider:

- Restriction of 3 floor developments – should this be in the policy
- Restriction of dormer windows – should this be in the policy
- Aspirations – should these come out of the Lanchester Design Statement
- Settlement Edge/Boundary section – should this come out of the Lanchester Design Statement

Following discussion it was agreed that 3 floor developments and dormer windows should not be included specifically in the policy.

A lengthy discussion took place on the Design of New Development policy chapter and the guidance documents which will support it. Within the 'Design' chapter there is a 4 page design guide with photos and short statements. Discussion took place on whether this guide section could be expanded to include all guidance.

The following points were agreed:

- The 4 page design guidance in the policy chapter will provide an overview of guidance
- The policy in point (e) refers to local design guidance. This needs to state which local design guidance documents are referred to. The group listed 4 documents, these being:
  - The 4 page guidance in the policy chapter
  - Lanchester Design Statement
  - The Lanchester Conservation Area Appraisal
  - AONB Building Design Guide
- The wording in the policy point (e) should be changed to 'Developers should demonstrate how they have had regard to .....
- There is a need to explain in the supporting text in the policy chapter where the 4 page guidance document came from
- The 4 page guidance document could be reviewed and strengthened as a guidance document
- Page 38 – take out 'Lanchester Community Heritage Audit' and tidy up paragraph
- Page 39 – will need a paragraph to explain policy point (e) as all other policy points have an explanation paragraph. It was agreed that this wording could be taken from the 'Design, Layout and Appearance' paragraph on page 38.

The smaller working group confirmed that they have worked on a further draft of the Lanchester Design Statement following the County Council feedback. This is to be sent to Sally to circulate to the working group and passed to the County Council for feedback in due course.

## **7. Next Steps**

- Any comments on the 'Monitoring & Review' section and the 'Housing Statement' in draft 7 to be forwarded to Sally by Friday 12 April
- Replace the existing LNP1 chapter with the new one
- Ensure that the whole document reflects the changes in LNP1
- Shaun to provide wording on clarification of Lanchester village and parish
- Circulate the updated Maps around the group for comment
- Feedback on the photos to be received by 17 April.
- Progress draft 8 of the Neighbourhood Plan document as agreed
- Progress the Lanchester Design Statement
- The revised Lanchester Design Statement to be circulated to the working group

## **8. Date of next meeting**

The next meeting of the group to take place on Wednesday 1 May at 9.30am at Lynwood House.

Meeting ends 1.00pm