



## Working Group Meeting

10<sup>rd</sup> December 2015, Huby Chapel, Huby, 8 pm

1. **Present:** Richard Todd, , Kathryn Wallis, Betti Tyson, , John Phillips, Gary Dunning, Val Burnham, Terry Wolf; David Gluck, Consultant; Eric Lazenby, Parish Councillor; Christine Cookman, District Councillor
2. **Apologies :** Rachel Marshall, Paul Jackson and Sally-Jane Fell
3. **Declaration of interests:** None
4. **Minutes of last meeting:** Betti asked that one correction be made: under Matters Arising, to note the action brought forward from the previous meeting that David was to meet with Darren Howell, Trevor Peacock as part of his evidence gathering re community facilities. With this addition, the minutes were accepted as a correct record.
5. **Matters arising:**
  - a. Richard reported that he has received a response from Ed Spiven, a highways specialist re access to the playing field site. His desktop review concluded that:

“Robin Lane undoubtedly gains access to a number of properties along its length - far more than any current (or superseded) Design Standard would allow, so it is already "over-used". Moreover, it is narrow, so that opposing cars cannot pass.

I would anticipate that Robin Lane is Adopted Highway - probably from boundary to boundary, and so the passage of vehicles is fully legal.

Any separated footpath link would be useful and should be encouraged.

You should be able to re-develop the current footprint of the building for a similar Use (in Planning terms) without needing any planning permissions. Although, if you need to demolish or re-build, then you will need some permissions, and then the question of the access is likely to come up.

If you could find a way to establish places along Robin Lane where opposing cars could pass each other, then that could be critical. Even two would make the world of difference to the Highway Authority's view of the usability of Robin Lane - but that may depend on a frontager (or two) agreeing to allow a passing-place to be built on their land and on their frontage.

Without some improvement (although quite minor in nature), I don't think the council will allow the site to be re-developed such that traffic is increased on Robin Lane.”

- b. David reported back on his meetings on 4<sup>th</sup> November with Darren (and Ken Piercy) and Trevor and his tours of the two halls. Clearly the state of both halls is not good and without some action both are at risk of becoming unusable in the future. He will feed back to the Working Group more formally in writing when he has all of the evidence in place.
- c. David also reported back on his meeting with Bill and Fredda Evers on 9<sup>th</sup> November which focused on the heritage issues. Fredda suggested some amendments to the proposed historic core boundaries and they provided much useful background documentation. They also provided David with additional background information re the community facilities issues.
- d. The cover letter for the revised Housing Needs Survey has gone to Amanda Madden at HDC. It is anticipated this will now go out in January.

## 6. Project Plan

Some minor amendments to the project plan were agreed to reflect current delays in finalising all of the evidence base. The updated plan will be circulated with these minutes.

## 7. Draft plan: Evidence review

- a. *Historic Core character assessment*: The group spent time examining various maps of the village, including amendments to the original historic core for a possible design statement. David explained that in a NP we can only protect a given area via a heritage assessment, but that we can encourage designation of a new conservation area. He also noted that any protected area needs to be contiguous, so that we can't really include any individual heritage locations, such as the old schoolhouse, that fall outside the main area.

### Action:

- Terry to circulate the maps provided by David.
  - It was **agreed** to include the tofts and crofts adjacent to the Main Street core plus the north side of Gracious St. in the designated historic core. Chapel Court will be excluded.
  - It was also agreed to double check boundaries for the proposed area along Robin Lane – what are marked on old maps as historic properties may have been demolished and replaced with new ones. DG to check this.
  - It was also **agreed** that we should include in the plan an aspiration for a Conservation Area for the village.
- b. *Heritage assets*: Kathryn asked David about the status of her barn, which is very old and unusually for the village half brick and half stone. David noted that the village's

agricultural hinterland has not really been mentioned thus far – this may be more important in the future, for example, should a new settlement be proposed within Huby Parish along the A19.

- c. *New housing survey*: Christine Cookman noted that the Huby survey will be going out close to the start of a Hambleton District Council six week consultation on updating the housing policy. This will include deciding where new housing will go – eg mainly in market towns (as is present policy), or spread more across villages, or indeed even the development of a new settlement along the A19 corridor. Our survey will provide timely evidence of need/views in Huby parish.

**Action:** Terry will liaise with Amanda re timing of the survey and means of getting this out to all residents in the Parish.

- d. *Local greenspace*: We discussed the status of the maypole and its remaining green space. We could include this in the list of protected greenspaces. We could also aspire to put the maypole back at some point, given its historical importance and the fact that the top of it still exists.

**Action:** Terry to add the maypole green to the greenspace designation form and complete the relevant text to justify this and send this to David.

## 8. Draft policies

David circulated a paper with revised draft policies and briefly took us through them.

- In terms of the drains, we still could do with some photos of pooling or flooding after heavy rain – again to ask people for any possible photos. We could have an aspiration to fix any pooling problems such as those at the Main Street end of Robin Lane.
- Re the Housing policy – we discussed the wording here. David doesn't think we will be allowed by HDC to stipulate a maximum number of houses allowed. He agreed to discuss this with them further. In terms of deliverability allowing up to say 8 or 10 houses on a single site will be essential to make development attractive to developers. Otherwise the plan risks being thrown out as undeliverable.
- Community facilities – Again we could include an aspiration to have the Parish Council register the chapel, village hall, sports pavilion and even the two pubs as community assets. This would provide time for a village response to any threatened closure.
- David asked the group to consider if there is anything else we need a policy for. For example, are the village footpaths and bridleways safe? David agreed to get the definitive map of these and circulate – we need to check the status of all our paths, especially the Folly Wood ones. Is there any evidence of obstruction or other problems with access? He suggested we could also include an aspiration to encourage the Parish Council to form a partnership with North Yorkshire County

council to maintain the footpaths etc. Other communities have done this very successfully.

- We also need a list of Tree Protection Orders.

**Actions:**

- Circulate request for any photos or other evidence of drainage problems on the village website or facebook pages. Terry to ask Rachel to do this.
- David to discuss with HDC the allowable wording re housing numbers in the NP.
- David to obtain the definitive footpath/bridleways map and circulate.
- David to obtain the list of Tree Protection Orders in the village.

**9. Next steps**

David asked for feedback on the policies discussed at the meeting. We will be aimed to have a (finalish) draft plan for discussion at the next meeting.

**Action:** Terry to circulate the tabled papers with the minutes. All asked to get any comments to David by 5<sup>th</sup> January 2016.

It was suggested that the Parish Council should set a review date (usually 5 years) for items in the HNP, especially around housing. We also need to begin to consider how we will conduct the consultation process for the draft plan in the spring.

**Action:** It was **agreed** to ask for volunteers to form a small sub-group to plan the consultation process, including having a look at how other NP groups have done this.

**10. Any other business: none**

**11. Date of next meeting:** Thursday 21<sup>st</sup> January 2016, 8pm venue tbc. Chapel preferred if available. Terry to confirm.

## Action Summary Table:

Activity	By whom	Date to be completed
Circulate the updated project plan and the maps provided by David.	Terry	To go out with the minutes
Include the tofts and crofts adjacent to the Main Street core plus the north side of Gracious St. in the designated historic core.	David	For inclusion in draft plan – end Jan 2016
Double check boundaries for the proposed area along Robin Lane	David	For inclusion in draft plan – end Jan 2016
It was also <b>agreed</b> that we should include in the plan an aspiration for a Conservation Area for the village.	David	For inclusion in draft plan – end Jan 2016
Liaise with Amanda re timing of the survey and means of getting this out to all residents in the Parish.	Terry	Before Christmas
Add the maypole green to the greenspace designation form; complete the relevant text to justify this and send this to David.	Terry	Before Christmas
Circulate request for any photos or other evidence of drainage problems on the village website or facebook pages.	Rachel	Before Christmas
Discuss with HDC the allowable wording re housing numbers in the NP.	David	By mid-January
Obtain the list of Tree Protection Orders in the village.	David	By mid-January
Terry to circulate the policy paper with the minutes.	Terry/all	<b>Comments to David by 5<sup>th</sup> January 2016</b>
Ask for volunteers to form a small sub-group to plan the consultation process, including having a look at how other NP groups have done this.	Terry/all	By next meeting have a sub-group set up