



Tadcaster Town Council

The Ark, 33 Kirkgate, Tadcaster LS24 9AQ

01937 834113

clerk@tadcastertowncouncil.gov.uk

www.tadcastertowncouncil.gov.uk

Open Monday to Thursday 9.30am to 12.30pm

MINUTES OF TADCASTER NEIGHBOURHOOD DEVELOPMENT PLAN - STEERING GROUP MEETING HELD ON 13 MAY 2024 12.00PM AT THE ARK TADCASTER

PRESENT:	CHAIRMAN	D Gluck
	STEERING GROUP	D Bowgett, S Cobb, J Firth, K Poskitt
	CONSULTANT	M Dando
	DEPUTY CLERK	Present
	OTHERS	None

NDP207 Apologies - To receive, record and approve apologies for absence – None

NDP208 Declarations of Interest - None

NDP209 Minutes – Members noted the minutes of 26 February 2024, approved at the Council Meeting 19 March 2024.

NDP210 Matters Arising –

D Gluck reported he would complete the NDP203 Action – D Gluck to confirm with the three schools if they are used for community use and report back.

M Dando to chase Action NDP203 - To investigate membership of Tadcaster Bowling Club and report back.

Deputy Clerk reported that Allotment information had been forwarded to M Dando.

NDP 203 – **Slow Ways** – M Dando reported that it would be Town Council decision if Slow Ways information was to be included in the plan.

ACTION – D Gluck to circulate Slow Ways information to the Council for consideration.

NDP211 Regulation 14 Consultation Results Grid – Draft 2 – Members to discuss and agree the draft. M Dando reported that the two sections Housing and London Road could now be discussed and agreed following the Revised Version of Selby Local Plan.

D Gluck asked how certain the group could be that there would not be any alterations as a result of consultation on Selby Local Plan.

M Dando reported that there was no certainty, discussions were required at the end of the meeting regarding timings progression of the Neighbourhood Plan, once the changes were made there would be document ready to submit.

Members discussed highlighted wording in the document as follows: -

Page 23 – Members agreed to delete “emerging SLP” reference as requested.

Page 61 & 63 - Members agreed with Tadcaster Community Sports Trust that it was illogical to on one hand protect the built recreational facilities at Queens Gardens through NDP Policy CFS1 but then not to protect the green space without which their existence would be largely redundant. M Dando recommended that the Queens Gardens Open Space be an addition to Green/Open Space in the plan. Members agreed.

Page 105 – H1 - Central Area Car Park – Point F – Policy sets a parking standard of 1 space per dwelling and a requirement for in – curtilage car parking. NYC suggest that these standards be reviewed against cap parking standard set by the Highways Authority to ensure they don't conflict with those currently used.

M Dando reported that the parking standard was unclear on one hand stating 1-2 spaces depending on no of bedrooms on the other allowing for a flexible approach and lower standards in central locations where public transport provision is greater. The latest LP

Minutes - Tadcaster Neighbourhood Development Plan

13 May 2024

requirement says the new replacement car parking, underground or other will meet the needs of new homes on site. Anything the NP says which conflicts with the LP will be over-ruled once the LP is adopted.

Members agreed that the above Point F should be deleted.

Page 106 – Clause G – referred to the provision of above ground car parking for disabled M Dando referred to a comment of objection made regarding clause g – the provision of above ground disabled and parent/carer/child public parking spaces at Chapel Street/High Street corner of the site, there was no reason why these facilities need to be provided above ground.

M Dando felt that above ground car parking would be required for disabled, parents' carers etc. and suggested that the clause remained the same and to expand the clause to make it clear it related to replacement town centre parking.

Members agreed the above suggestion.

Central Area Car Park was not an NDP Proposal.

Page 114 – Policy H2 – Mill Lane – NYC had questioned an alternative access from Wighill Lane to the Mill Lane site as it would require access over third-party land not subject to the preferred allocation. This would lead to the site being undeliverable and suggested that it be removed.

He recommended that the criterion be removed.

Members agreed that clause g be deleted.

NP Policy TTT3 - identifies land at Mill Lane as one of the 4 locations at which replacement parking for that lost in the town would be supported, the wording could be improved to clarify the exact intent of the clause.

Members agreed to improve the clause h.

Page 117 – Policy H3 - Station Road – Point I - NYC Comment – requires provision of a local shop and café within the site. Suggest this should be subject to viability considerations and the need for such provision evidenced as this could render the site unachievable.

M Dando suggested that the plan states that it was aspirational, or the wording “subject to a Viability and Needs Assessment” could be included, presently there was no evidence to suggest the need.

Members agreed the additional Viability Assessment wording above.

Page 118 – 2) Criterion b) heights of buildings – SSOB comment that building be altered to 2/3 storey dwellings.

Members agreed that a height restriction of 1.5 – 2 storeys.

Members agreed no action be taken.

3) Criterion c) – SSOB comment – c) requires 10% of the site to be set aside in the lower southwest corner in order to provide SUDs and swales. There was no evidential basis for making such a strict and prescriptive requirement for the site.

M Dando reported that this was considered to be legitimate policy and is based on a Design Code drawn up by AECOM on behalf of TTC and lodged as an Evidence Based Document.

Members agreed that it is a potential opportunity that will require further technical consideration and prioritising by the design team.

Criterion f) SSOB comment – requires that the buildings be orientated “outward” front facing Leeds /Station Road in order to create a positive street scene. The design of the scheme was

Minutes - Tadcaster Neighbourhood Development Plan

13 May 2024

being developed and may or may not include outward facing frontages. The requirement should be removed.

Members agreed there was scope for an aspiration rather than a required design principle, in line with the Design Code saying it was a potential opportunity that would require further technical consideration.

Page 120 – H4 – Hillcrest /Butch`s Field – re open space provision, M Dando suggested that the Polices map define West Tadcaster.

Members agreed the above.

Page 130 – Policy H7 – General Housing policy – NYC – Members agreed to accept NYC rewording of the policy to make clear that “appropriately sited proposals for housing development on non-allocated sites, which do not conflict with other polices within the development plan, will be supported in line with the approach set out in the development plan, rather than as an evidenced housing need to establish the principle”

Members agreed that if the policy was reworded as above to make the policy clearer this would answer the concerns.

Page 134 – Housing Mix – Policy H8 – Members agreed to amend H8 to include support for the residential nursing home currently included at CFS3 and delete from CFS3.

Page 135 – Policy H8 – Members agreed to remove the wording “provide a diverse mix” and replace with “to meet up to date robust evidence of needs in the latest HEDNA or equivalent document” this would strengthen the policy.

Page – 136 – Policy H8 – Members agreed to include wording re older people housing, as follows “good accessibility to town/local centres or a range of community facilities.”

Page 138 – K Poskitt asked if Green Space could be protected for specific uses, e.g. recreation as opposed to for wildlife, highlighting an instance where landscape managers were changing the character and therefore potential use of spaces contrary to residents wishes. M Dando asked to look at wording of plans site-specific housing policies where green space provision is specified and to tighten up on it where future recreational use is intended.

ACTION – M Dando to review each of the housing polices.

Page 138 – Policy H9 - Affordable Housing – M Dando reported that there had been changes to planning policy, previously Policy H9 had stated that new development must seek to achieve 40% affordable housing provision, he suggested rewording to bring policy into alignment with adopted strategic Local Plan Policy, NYC now sets out maximum provision of 20% affordable housing for Tadcaster, this was the figure appearing in the emerging LP. Going ahead with 40% would be trumped by the LP of 20%.

He questioned having any % in the Neighbourhood Plan.

Members agreed to state a minimum of 20%.

Page 140 – Policy H9 – M Dando reported that NPPF had changed since the policy was drafted and emerging local plan policy amended accordingly such that commuted sum payments cannot be sought on non-major sites. This rendered 2nd clause of H9 in conflict with national and emerging LP policy.

Members agreed to remove the above clause.

Page 171 – Policy London Road 1 – M Dando reported that this was a Special Policy Area site in the emerging Local Plan.

Minutes - Tadcaster Neighbourhood Development Plan

13 May 2024

Members agreed for the NDP to say no to housing at this site, but would support car parking, green space and employment, and look to protect existing recreational open space and associated buildings. Members felt that the A64 Clover Leaf junction was a priority.

M Dando to rewrite the policy in light of members discussion.

The completed draft version to be brought back to the next meeting, followed by a final draft submission plan to be approved by Council.

NDP212 Any Other Business – None.

NDP213 Date of future meetings - Members agreed to submit the plan to NYC as soon as approved by Council and prior to the LP. To aim for late summer early autumn 2024 for submission.

ACTION – M Dando to contact NYC to request a timeframe for the Selby Local Plan.

Members agreed the next meeting 10 July 2024.