



Tadcaster Town Council

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Open Monday to Thursday 9.30am to 12.30pm

MINUTES OF TADCASTER NEIGHBOURHOOD DEVELOPMENT PLAN - STEERING GROUP MEETING HELD ON MONDAY 15 AUGUST 2022 11.00am AT THE ARK TADCASTER

PRESENT:	CHAIRMAN	S Cobb
	STEERING GROUP	J Firth,
	CONSULTANT	M Dando
	DEPUTY CLERK	J Mottershead

NDP96 Apologies - To receive, record and approve apologies for absence.

NDP97 Declaration of Interest - To receive and record declarations of interest at this point or at any other point on the agenda – none.

NDP98 Minutes – Members approved the minutes of 11 July 2022.

NDP99 Matters Arising

NDP100 Pre-submissions Neighbourhood Plan – Partial Draft Version 2.

M Dando reported that responses received from the Planning Intentions Document had been agreed and turned into the first draft second version.

A Housing Needs Assessment was missing from the plan, but would be required to complete the Housing section.

Local Heritage Areas –

There were three areas requiring consideration for inclusion in the plan.

1. Woodlands Estate – members agreed for this area not to be included in the plan.
2. Breweries south of Bridge Street – members felt this area was of value and worth assessing.
3. York Road Wighill Lane and Oxtan areas – members felt there was less architectural interest in these areas but that it should be considered anyway.

Members discussed candidate non designated heritage assets. J Firth and The Historical Society had been sent the information and had removed some assets from the list. Proformas for approximately 50 areas were to be started, the Historical Group would then be asked to enlarge on information. Proformas were to be started the first week of September 2022.

Members discussed highlighted elements of the Plan page by page up to page 31 and agreed amendments. Members agreed the following: -

Page 18 – Gateways - To take Garnet Lane and Stutton Road out.

Page 19 – Non Planning Community Actions - Members agreed to lobby the following with SDC and leave in the plan.

Lobby SDC to use its powers to implement an Article 4 Direction or Directions that withdraws/ withdraw the Permitted Development Rights of property owners to alter, replace or remove doors, windows, roofs, boundary walls, yards and shopfronts within the conservation area.

Lobby the highways authority re preparing specific guidance for the maintenance and management of highways, roads, pavements and private driveways (NB including street lights, signage and painted lines) within the conservation area, in order to maintain and enhance the character and appearance of the area. This should be based on Historic England's Streets for All and the government's Manual for Streets 2 guides.

Lobby SDC re preparing and publishing guidance for climate adaptation retrofitting of historic properties within the conservation area, in order to provide guidance to property owners and developers on how to retrofit buildings whilst conserving and enhancing the character and appearance of historic properties within the conservation area. This guidance should incorporate

Minutes - Tadcaster Neighbourhood Development Plan 15 AUGUST 2022

advice on appropriate insulation strategies, Sustainable Urban Drainage Systems (SUDS), window and door enhancement or replacements, photovoltaic panels as well as the siting of air source heat pumps and the impacts of ground source heat pumps on sub-surface archaeology.

Page 21 – Magnesium Limestone North Locally Important Landscape Area - Members agreed to a Draft Landscape Area Policy.

Page 22 – Local Green Space – there were 36 potential green space sites in the plan, M Dando suggested that Task Groups be formed to assess each site using a blank proforma and guidance notes.

ACTION – M Dando and D Gluck to develop a mechanism for Task Groups to assess the above Local Green Space sites.

Page 24 – Provision of New Green and Open Space – Skate Parks – Action for the Town Council to support Skate park sites.

Page 25 – Biodiversity Nature Conservation – M Dando – all aspects had been covered by the Local Plan and the Neighbourhood Plan could not add anything to the Local Plan in general policy terms. That said, he advised and members agreed for Castle Hill and Brickyard Farm to be included in the Neighbourhood Plan in some guise.

Page 26 – Water Quality – M Dando – all aspects had been covered by the Local Plan and the Neighbourhood Plan could not add anything to the Local Plan in Policy terms.

Air Quality – Members agreed to include in the plan and to lobby NYCC for the installation of Air Quality Stations.

Page 27 – Flood Prevention – M Dando – all aspects had been covered by the Local Plan and the Neighbourhood Plan could not add anything to the Local Plan in general policy terms.

Scope however for NP to include a policy relating to the detailed requirements of the Tadcaster Flood Alleviation Scheme against which any future planning application could be assessed. Relevant members requested to discuss what might go into this policy at meetings of the local flood group.

Page 29 - Town Centre Regeneration – Members agreed in principle to the Brewing Heritage Centre.

Page 30 – Control of Retail Frontages – Members were asked if they were happy to see any new uses coming into the town centre to fill the empty properties in town centre areas or was it important to try to control the number of different uses to ensure a balance. Members discussed a 40% 60% split. M Dando charged with developing an appropriate policy.

Page 31 – Street Market – There was no need for the NP planning policy on Street Markets.

Page 31 onwards was to be discussed at the next meeting.

NDP101 Housing Needs Assessment – AECOM – D Gluck had received a draft report from AECOM which was to be discussed at the next meeting.

NDP102 Any other Business – The Council had been briefed on Selby Local Plan on 12 August 2022 there would be an update at the Council meeting on 16 August 2022. The LP Consultation was to run from 20 August 2022 – 7 October 2022.

There had been positive links with North Yorkshire Council there had been discussion regarding acceptance of the LP post April 2023.

There had been controversy regarding plans for an underground car park, SDC would not accept the plans until 227 replacement parking spaces had been found.

NDP102 Date of next meeting - 10 October 2022 in The Ark