**Murton Parish Neighbourhood Plan Working Party**

**Report to the Parish Council June 13th 2018**

1. **Membership**

Andy Theyers has accepted the invitation to join the Working Party. The Secretary has briefed him.

1. **Meeting with our consultant**

A meeting with our consultant, Dave Chetwyn, took place at his offices in Liverpool on May 25th. It was decided that the next stage was to concentrate on Section 5 of the Report, the Policies, and that the grant request to Locality should reflect this. He will give us templates for the other parts of the Report, the Consultation Statement (which builds on Section 4 of the Report), the Strategic Environmental Assessment and the Basic Conditions Statement.

Dave pointed out the value of using the contents of the Village Design Statement in the main body of the Report rather than as an Annex.

1. **Present planning issues**

In last month’s report to the Parish Council, we noted that the recent national Inspector’s report on the planning application for two buildings at Redthorn is of interest to our interpretation of the Green Belt and the village envelope in which the Inspector appeared to give great weight to the Green Belt issues even though the Council properly refused permission for the buildings. He drew attention to paragraph 89 of the NPPF and in particular the third bullet point.

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

* buildings for agriculture and forestry
* provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
* the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
* the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
* limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan
* limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

Subsequently, the national Inspector’s report on the application to build a bungalow at the Homestead, draws attention again to paragraph 89 of the NPPF and this time to the sixth bullet point.

It is clear that paragraph 89 is extremely important for our Neighbourhood Plan.

1. **Locality grant**

The first steps for the application for the next grant have been taken.

1. **Neighbourhood Planning Changes – introduced 31 January 2018**

We have been informed by YLCA of this important piece of legislation

A new requirement for Local Planning Authorities to notify neighbourhood planning groups, in the “advanced” stage of developing a neighbourhood plan, of any upcoming planning applications which could impact on the emerging plan came into force in January.

The Regulations make a consequential amendment to the Town and Country Planning (Development Management Procedure) (England) Order 2015, putting beyond doubt that plan steering groups will be aware of future planning applications in their area. Local planning authorities must automatically notify qualifying bodies of any future planning applications or alterations to those applications in the relevant neighbourhood area where there is an advanced neighbourhood plan and where the qualifying body has not confirmed in writing to the local planning authority that it does not wish to be notified.