

SEDGEFIELD TOWN COUNCIL

Minutes of the proceedings of the **SPECIAL MEETING** of the **Council** held at **7 p.m.** in the **Parish Hall**, Sedgefield, on **Monday 5th January 2015.**

Present **Cllr. Chris Lines (Chairman)**
Cllr. Mel Carr (Vice-Chairman) and
Cllrs. Allan Blakemore, David Brown, Mart Cant, Lynne Dentith, Tim Jeanes, Ian Sutherland, Alf Walton and Dudley Waters

Officer Dr Jane Ayre (Town Clerk)

1. Apologies

Cllrs. Vanessa Carmichael, John Robinson, Maxine Robinson and Gloria Wills.

2. Declaration of interest

Cllr Alf Walton declared an interest as one of the points he would need to raise under agenda item 5 related to his personal business interest.

3. Public Participation

The Chairman, Cllr. Chris Lines closed the meeting for the public to give views and comments.

The public present did not have any comments to make.

The meeting was then re-opened.

4. The Draft Sedgefield Plan: Presentation of key assertions and issues, and policies and evidence database by Mr David Bowles OBE

Cllr Chris Lines reminded Cllrs that in September 2013, soon after the Council resolved to develop a Neighbourhood Plan for the Sedgefield parish, a Steering Group was formed to gather evidence, consult with the community and draft a Plan. He reiterated the purpose of a Neighbourhood Plan and explained the Steering Group had the challenge of developing a Plan that on one hand reflected the views of residents, while on the other would pass the various stages of examination that the formal neighbourhood planning process would put it through.

Cllr Lines acknowledged the huge amount of hard work done by The Sedgefield Plan Steering Group, led by Mr David Bowles as Chair as well as other members present at this meeting (Tony and Sarah Guest, Julie Archer and vice chair Mort Spalding, along with advisers Dominic Waugh

and David Abercrombie from Fairhurst) and others who were not at the meeting. All had made a massive commitment of time and effort to this process. Like Cllrs, they are volunteers who have been working on behalf of the community and the Town Council owes them a vote of thanks for their contributions to date.

Cllr Lines explained the purpose of the meeting was for the Steering Group to present a draft of The Sedgefield Plan to the Town Council and take feedback/answer questions. Each Cllr was given a copy of the draft before Christmas in order to give it prior consideration to this meeting.

Cllr Lines then handed over to the Steering Group to present on the key assertions and issues, and policies and evidence database.

Mr David Bowles delivered a Powerpoint presentation (copy attached) detailing the work undertaken in order to develop the current draft Sedgefield Plan which had been circulated to all Cllrs prior to the Christmas break (as well as being available in varying different draft formats prior to that date on the Plan's dedicated website). The Steering Group was established in September 2013 with the task of producing a Neighbourhood Plan on behalf of the community of Sedgefield focusing upon land use and the impact and implications of such usage. Considerable research was undertaken, and has been on-going throughout, which has included looking at the development of Neighbourhood Plans elsewhere in the country.

For the Sedgefield Plan, a "Vision" was created in conjunction with the community, which has overwhelming community support. From this "Vision", and the findings from an array of community consultation exercises, the Steering Group was then able to identify nine objectives (a tenth has been added since the draft was circulated to Councillors). Again via community consultation as well as consultations with other stakeholders the Group have developed a series of policies to underpin these objectives. Mr Bowles gave examples of "other stakeholders" which included Northumbrian Water Ltd with whom extensive discussions have taken place regarding the sewage capacity in their infrastructure in Sedgefield. These discussions found that there will be no more sewage capacity within their infrastructure in Sedgefield before 2022 and preparatory discussions to develop their next 5 year budgetary cycle will not commenced until 2018. Mr Bowles explained to Cllrs that since the draft Sedgefield Plan was issued to them prior to the Christmas break the Steering Group and Fairhursts have been undertaking additional work to refine and strengthen these policies. For example, Policy H2 will now become three different policies as the original policy (contained in the copy given to Cllrs prior to the Christmas period) contained multiple statements and references which needed to be separated out. Mr Bowles also highlighted that final editing work was also required in relation to grammar. Throughout the plan drafting process consideration has been given to issues and solutions being considered/undertaken in Neighbourhood Plans elsewhere in the country. As a result of this on-going research the concept of a Built Up Area Boundary was found in the Cuckfield Neighbourhood Plan (which has now been "made" and is a legal document). This was seen as a way of protecting an area from excessive/over development and has been incorporated into the Sedgefield Plan to reflect the community's strong view that Sedgefield is essentially seen as a village rather than a small town. To date following discussions between the Steering Group and DCC, DCC have stated they are happy with the idea and principle of a Built Up Area Boundary in the Sedgefield Plan.

Finally, Mr Bowles explained that once the Sedgefield Plan becomes a legal document it must be monitored on an on-going basis and then reviewed every 5 years. This will be the responsibility of the Town Council.

Mr Bowles handed over to Mr Mort Spalding to explain the evidence base which underpins the Sedgefield Plan. All documentation relating to the Sedgefield Plan's development has been archived and reference to ensure that there is a clear evidence audit trail. Accompanying the Draft Sedgefield Plan sent to every Cllr prior to the Christmas period was a CD which was also

accompanied by a paper index highlighting the documentation contained on the CD. In total there are 225 headings of different types of evidence with each heading having between 2 and 20 sub-headings underneath. As well as this CD archive, there is an email archive and a hard copy archive. All of which will be handed over to the Town Council for future storage once the Plan becomes a legal document.

Cllr Chris Lines thanked Mr David Bowles and Mr Mort Spalding for their presentations.

5. Feedback and questions from Councillors

Cllr Chris Lines opened the meeting to Cllrs to ask questions and give feedback.

Cllr Allan Blakemore asked Mr Bowles to explain that happens to the Draft Sedgefield Plan once it has received Town Council endorsement. Mr Bowles explained that once Town Council endorsement has been received the Plan will be frozen and agreed. At this point the Town Council and Steering Group will need to commence a 6 week statutory consultation process with all interested parties. This process will also entail writing to all interested developers, statutory consultees (including Environment Agency and utilities etc) making them aware of the plan and its contents. DCC must be notified of this consultation process. During this 6 weeks it is planned to hold 3 open events in Parish Hall at Sedgefield with 2 taking place during week days and another at a weekend. These will be supplemented with information on the dedicated Plan website and a leaflet drop around the Town. Mr Bowles confirmed that during this process the Plan can still be amended by the community. When this 6 week consultation period is over the Plan will be submitted to DCC. DCC have a statutory number of days in which to undertake their own 6 week consultation process when they will consult with the same consultees. After this then DCC and Sedgefield Town Council (in conjunction with the Steering Group) will jointly appoint their own Inspector. The Sedgefield Plan Steering Group strongly recommend that Fairhursts are included in an advisory capacity on the appointment of such an Inspector. The Inspector will review the Neighbourhood Plan. This inspection will take place behind closed doors, i.e. there will be no public participation. The Inspector will finally then issue one of 3 possible judgements:

1. Fit for purpose
2. Fit for purpose with amendments (the Inspector will suggest the necessary amendments)
3. Not fit for purpose

If judgements 1 or 2 are made then (once necessary amendments are made) the Plan will go forward to a community referendum whereby those members of the community eligible to vote in elections get the chance to vote on the Plan. 51% or more of the votes is a win and at this point the Plan would be “made” and become a legal document and part of DCC’s planning application determination process.

Cllr Alf Walton raised his concerns regarding the map contained in the evidence CD along with the map contained in the Draft Sedgefield Plan which related to land to the west of the A177. He highlighted that 90 acres of land is missing from the map which relates to golfing and motor sport leisure facilities. Early in the plan writing process Cllr Walton had supplied a colour coded map clearly showing these areas. In addition, Cllr Walton highlighted that Donnywell Farm caravan part, a tourist site, is also not included. He felt strongly that such leisure and tourist facilities already available within the Parish must feature in the Plan in order to give a true reflection of the current status. Mr David Bowles and Mr Mort Spalding confirmed that the Open Space Assessment map had been provided by DCC. They gave assurance that the Draft Sedgefield Plan does relate to the Parish and it was agreed that Cllr Alf Walton, Mr David Bowles and Mr Mort Spalding would meet separately to ensure this matter was resolved.

Cllr Chris Lines expressed his view that the business and economy policies within the draft Sedgefield Plan are relatively weak and require more work. Cllr Lines pointed out that Policy B&E1 reads like a statement of intent rather than a policy relating to land use.

Cllr Ian Sutherland highlighted Policy LU2 which related to recreational facilities and asked why there is only reference to the running track when the Town also has the Bowling Club and Squash Club with future aspirations. Mr David Bowles and Cllr Ian Sutherland will meet separately to progress this policy.

Cllr Tim Jeanes highlighted that whilst the Draft Sedgefield Plan contains specific reference to concerns regarding the sewage capacity within NWL's infrastructure in the Town there is no specific reference to water supply capacity itself. Mr Mort Spalding confirmed that this matter is covered within the evidence base for the plan. Mr David Abercrombie suggested that the relevant policy within the Plan be amended to reflect that every planning application which comes forward in the area needs to give a utilities assessment and this will include the supply of water, sewage etc. Mr David Bowles and Fairhursts to consider this and amend the policy accordingly. Mr Spalding explained that current sewage capacity is for 300 new homes. If multiple developers came forward then NWL have stated they would share this allocation out amongst developers until headroom is reached.

Cllr Ian Sutherland asked why there is no reference to archaeological digs within the Plan. Mr David Bowles confirmed there is no reference to this as there is no requirement because such activities are part of standard procedures.

Cllr Allan Blakemore expressed the view that the Town Council and the Steering Group need to start to convey strong messages across the Town regarding this Plan prior to any referendum process in order to encourage a successful outcome. All Cllrs agreed that this was essential.

Cllr Dudley Waters asked what each elector gets in the event of a referendum, e.g. each elector gets a copy of the Plan, a voting slip etc. Mr David Bowles confirmed that each elector will receive a voting slip only.

Cllr Chris Lines referred to the statement in the Draft Sedgefield Plan whereby Storey Homes have expressed the wish to remove the existing entrance/exit road into the Town at Stockton Road. He questioned if this was articulated in the County Durham Plan. Mr Bowles confirmed that this is not in the County Durham Plan, however, there is apparent support for this proposal within DCC Highways. Cllrs reiterated their support for this entrance/exit road into the Town to remain and continue as a prominent feature of the Town.

Cllr Chris Lines stated that DCC continue to maintain that both the Old Community Hospital site and the Pactive site are unsuitable for development. The draft Sedgefield Plan challenges this, as reflected the by Site Preference Survey findings. The DCC peer review highlighted this conflict with the Local Plan and therefore it is possible the Sedgefield Plan will not be broadly compliant. If DCC's view about housing on those two sites were to prevail, where will the balance of any allocated housing be built? Mr David Bowles and Mr Mort Spalding replied that in this eventuality housing development would go onto the Eden Drive site.

Cllr Dudley Waters asked whether it would be a DCC Officer or Elected Member decision to approve the Sedgefield Plan. Steering Group members were unsure of the exact answer to this question, however, this Plan would be the first Neighbourhood Plan within the County and as such it would be expected that DCC Officers would write a recommendation report for consideration by DCC Elected Members.

Cllr Mel Carr asked if, in relation to NWL's capacity, the 300 units already allocated to the Caravan Park have been considered in the County Durham Plan. Mr David Bowles replied that NWL had already taken into account the 300 units at the caravan park before making their statements about their remaining sewage capacity being able to cope with an additional 300 homes. He stressed this consideration only related to sewage capacity as no application had been made to NWL for water supply in relation to the Caravan Park.

Cllr Mel Carr commented that NETPark is included within the Built Up Area Boundary allowing only industrial development. He stated that there is a possibility that in Phase 3 of this site's development there could be a usage change with discussions already having been made regarding the potential location of a hotel there at some point in the future. Could such an action open the way for other residential development in this area? Mr David Bowles replied that NETPark is still designated as an industrial site. Mr Dominic Waugh also commented that in order for NETPark to change the usage of that site from commercial to residential they must provide lots of evidence to show that commercial usage is not needed or is not economically viable. The NPPF would also restrict what could happen at such sites.

Cllr Lynne Dentith stated that with the exception of the minor amendments which had been highlighted during the course of this meeting she fully endorsed the work of the Steering Group and expressed her support of the Draft Sedgefield Plan.

Cllr Chris Lines reported that Cllr Gloria Wills had submitted her comments regarding this Plan. A summary of these was read out by the Clerk and will be forwarded to Mr David Bowles.

6. Outline of steps and timescales to full approval once draft plan has been accepted by Town Council

This matter had been discussed in agenda item 5 above.

- 7. Agree next steps (including timescales). Options to consider include:**
- a. Acceptance of current Draft Plan**
 - b. Acceptance of current Draft Plan with minor amendments**
 - c. Requirement for major amendments / re-write**

Cllr Chris Lines proposed that as information has been shared by the Steering Group during the course of this meeting and that changes are being made to policies which underpin the Sedgefield Plan it is not possible to endorse nor edit the Draft Plan at this meeting. However, he proposed that Cllrs forward their comments on the existing Draft Plan to the Town Clerk who in turn collates these and forwards to the Sedgefield Plan Steering Group in order that an amended Final Draft Sedgefield Plan can be re-circulated to Town Councillors and considered against the options above at a Special Meeting. All Cllrs present agreed with this proposal.

RESOLVED:

- i) All Cllrs to forward to the Clerk by no later than 12 noon on Friday 9th January 2015 their comments on the Draft Sedgefield Plan (issued to them prior to the Christmas period).**
- ii) The Clerk to collate comments and to forward to Mr David Bowles at 12 noon on Friday 9th January 2015.**
- iii) Mr David Bowles and the Sedgefield Plan Steering Group to amend the Plan based upon these comments and to provide the Clerk with copies of a Final Draft Sedgefield Plan to issue to Cllrs.**
- iv) Cllrs to consider the Final Draft Sedgefield Plan at a Special Town Council meeting at 6.30pm on Monday 19th January 2015.**

The Chair thanked the Sedgefield Plan Steering Group for their sterling work and all Cllrs for attending and closed the meeting at 8.45pm.

SEDFIELD TOWN COUNCIL

Minutes of the proceedings of the **SPECIAL MEETING** of
the **Council** held at **6.30p.m.** in the **Parish Hall**,
Sedgefield, on **Monday 19th January 2015.**

Present **Cllr. Chris Lines (Chairman)**
 Cllr. Mel Carr (Vice-Chairman) and
 Cllrs. Allan Blakemore, David Brown, Vanessa Carmichael, Lynne Dentith, Tim
 Jeanes, Ian Sutherland, Alf Walton and Dudley Waters

Officer Dr Jane Ayre (Town Clerk)

1. Apologies

Cllrs. Mark Cant, John Robinson, Maxine Robinson and Gloria Wills.

2. Declaration of interest

None

3. Public Participation

The Chairman, Cllr. Chris Lines closed the meeting for the public to give views and comments. The public present did not have any comments to make. The meeting was then re-opened.

4. Consideration of updated Draft of The Sedgefield Plan

Cllr Chris Lines reminded Cllrs that this meeting had been called following the Special Town Council meeting held on Monday 5th January 2015. At this earlier meeting Cllrs had considered the draft Sedgefield Plan and requested that additional amendments be made to the document and requested an additional Special Meeting in order to consider the amended Plan for adoption. Following the earlier meeting Cllrs and the Town Clerk had submitted to the Sedgefield Plan Steering Group their comments. The purpose of tonight's meeting was to consider the amended draft Sedgefield Plan which had been circulated to all prior to the meeting to allow time for

consideration. Cllr Lines reported that the current draft Plan is not a designed version so as to avoid unnecessary costs and acknowledged that several typing and grammatical errors are still present.

Cllr Lines then handed over to Mr David Bowles and Mr Mort Spalding of the Steering Group to explain the latest position with amended draft Sedgefield Plan.

Mr Bowles stated that within the press currently are lots of reports of developers across the country taking advantage of the lack of Neighbourhood Plans in order to push through their planning applications. This clearly highlighted the protection that a Neighbourhood Plan can offer an area. Since the Town Council's last Special Meeting a number of comments from Councillors (Lines, Wills and Jeanes) plus the Town Clerk were received and incorporated into the Plan. The Steering Group are now of the belief that the amended draft Plan is as complete as possible and therefore they recommend the Town Council adopt the amended draft Sedgefield Plan (on the understanding that typing errors and grammatical errors will be corrected) in order that the process of submission to DCC commence moving the Plan forward towards examination.

Cllr Chris Lines thanked Mr Bowles and Mr Spalding for their work and opened the meeting up to Cllrs for their comments.

Cllr Chris Lines read out an email from Cllr Gloria Wills in which she expressed her concerns that the Council should not make any premature decision to adopt the Sedgefield Plan ahead of the Inspector's Interim Report in relation to the end of Stage 1 of the County Durham Plan EIP process. With this report due imminently (mid-February 2015) Cllr Wills believed it was important to slightly delay the formal adoption of a Sedgefield Plan to ensure the local Neighbourhood Plan did not promote less development than set out in the Local Plan or undermine its strategic policies (as per section 184 of the NPPF).

Cllr Lynne Dentith referred to page 41 of the amended draft Plan and questioned if the statement in relation to the Community Assets List was correct. The Clerk reported that at this point in time only Sedgefield Library is on the list of Community Assets. An expression of interest has been submitted in relation to the Parish Hall Car Park and discussions are underway with the Methodist Church Council but no formal expression of interest submitted as yet. The Clerk recommended that the list in the amended Plan be updated stating it is current at the time of going to print and that the Town Council are continuously monitoring community assets. These comments were noted and Mr Spalding stated he would undertake this amendment.

(Cllr Alf Walton joined the meeting at this point).

Cllr Allan Blakemore reminded Cllrs of the forthcoming purdah and stated that any delay in the Sedgefield Plan's development would move the process nearer towards this time of purdah at which point delays would be outside of our control. Mr Spalding reported that when looking at other Neighbourhood Plans developed across the country the case had been found in Thame whereby the central government appointed Inspector had overturned the County Council's decision as part of the EIP process. In this instance the Local Plan's allocation had been reduced based on the content of the Neighbourhood Plan, i.e. the Neighbourhood Plan had progressed at a quicker rate than the County Council's Local Plan. Mr Bowles stated the same was true in relation to Tatton Hall whereby the High Court supported the allocation recommended by the Neighbourhood Plan and not the Principal Authority's Plan. Mr Bowles stated the amended draft Sedgefield Plan does not advocate 450 new dwellings but instead 300 because during the plan development process it became clear that this was the wish of the local community. Based on this the Steering Group moved forward. The Group's advisers, Fairhursts, also agreed with this approach.

Cllr Chris Lines stated that the potential date of the Inspector's Interim Report on the draft County Durham Plan had originally been expected at the end of January 2015 but then revised to mid-February 2015. He asked if the Steering Group had any further information on this matter. Mr Bowles commented that CPRE and Ms Jayne Knight have both stated the Interim Report is due in mid-February 2015. However, Mr Bowles stated that the Inspector's Interim Report in relation to the Gateshead Local Plan was only 3 pages long and not as detailed as some people had been expecting.

Cllr Ian Sutherland asked if the Inspector looking at the County Durham Plan could demand the Sedgefield Plan be seriously considered against the content of the Local Plan? Mr Bowles and Mr Spalding referred to their earlier examples of Thame and Tatton Hall where there has been evidence this can be the case in some instances.

Cllr Chris Lines commented that the Inspector's Interim Report due in 3-4 weeks time should indicate the dwelling allocation for Sedgefield. What happens if the Inspector's view on this allocation is different to that contained in the Sedgefield Plan? Mr Bowles stated the Neighbourhood Plan should be "broadly compliant" with the Local Plan's core strategy. Cllr Lines asked who decides what is broadly compliant. Mr Bowles confirmed that this decision will be made by DCC, however, this decision must be made within a set of rules as detailed in the NPPF. Cllr Lines explained that his line of questioning was to avoid the Council submitting a plan which gets part through the examination process and then needs to be reworked all of which will have a negative impact.

Cllr Lynne Dentith expressed her concerns about the impact of potentially delaying the Sedgefield Plan's progression based upon speculation regarding the Inspector's Interim Report. It is unknown exactly when this report will be published or what its contents will be.

(Cllr David Brown joined the meeting at this point).

Cllr Vanessa Carmichael expressed the belief that the Sedgefield Plan should be delayed as more work is required on it. The purpose of the Plan is to protect Sedgefield and to do this more work should be undertaken now before it is too late.

Cllr Mel Carr expressed the concern that 300 houses vs 470 houses is not broadly compliant. He asked if the Steering Group were aware how many Neighbourhood Plans had been thrown out due to not being broadly compliant. He also asked if the Sedgefield Plan has a set time by which it must be submitted to DCC. Cllr Chris Lines explained that the timetable for the Sedgefield Plan's development is within the hands of the Town Council and that it is only once the plan is submitted to DCC that the timetable then becomes dictated by others. Cllr Allan Blakemore reminded Cllrs that the Steering Group have arduously debated these issues and undertaken a vast amount of work in order to achieve the current draft Sedgefield Plan being considered now by Cllrs. He stated the view of the Steering Group is to get the examination process started as soon as possible to protect the Town against all the potential development. The Town Council had also during the course of its discussions consistently stated 300 new houses as being acceptable. He expressed his concerns that the County Durham Plan could still be being deliberated in 12 months time and it is by no means guaranteed that this Plan's development will run to its schedule.

Cllr Vanessa Carmichael reiterated her view that if the Sedgefield Plan is rushed then it may not be right and there is a danger it will get to a point from which it cannot come back.

Cllr Chris Lines informed Cllrs that there is the option of the Sedgefield Plan undergoing a further health check by Planning Aid which will be undertaken in the form of an independent mock examination. Cllr Lines suggested that may wish to consider the proposal that the Town Council is broadly happy with the Plan subject to a health check by Planning Aid.

Mr David Bowles stated there are two elements in which the Sedgefield Plan could be considered to be not broadly compliant. The first being in relation to the number of proposed new houses. The other being the introduction of a built up area boundary, however, with regard to this matter this idea has been presented and discussed with DCC who have endorsed this concept. The

Plan has been reviewed by DCC in the form of a Peer Review and active discussions have taken place with DCC Officers throughout the development of the Sedgefield Plan. DCC's only comment in relation to the proposed number of new houses was they wanted 470 and not 300. Cllr Chris Lines pointed out that in the notes from this Review that DCC officers had stated the number of proposed new houses was an issue "in conflict". Mr David Bowles reminded Cllrs that the development of the Sedgefield Plan has been an on-going process for 15 months and throughout this time the Steering Group have actively sought input from an array of people. The Plan has been developed on the knowledge and strategies gleaned from research, advice of advisers and on the part of the Steering Group. A first draft Plan was initially presented in August 2014 which got significant endorsement from the local community.

(Cllr Tim Jeanes joined the meeting at this point).

Cllr Chris Lines stated the Town Council wants a Sedgefield Plan that will succeed and the purpose of this Special Meeting, and the one earlier in the month, is to test and challenge to ensure robustness. Cllr Dudley Waters asked what would happen if a Plan was submitted to DCC for examination but was thrown out before a Referendum, i.e. would the Town Council get a second chance to develop a Plan? Mr David Bowles replied that the Steering Group have had active discussions with DCC Officers throughout the Plan's development to ensure that there are no surprises to either party. A further meeting is scheduled for next week and opinion will again be sought as to whether DCC Officers foresee any problems with the Plan. Cllr Chris Lines reminded Cllrs that there are 3 possible judgements for the Plan:

- Fit for purpose
- Fit for purpose with amendments (the inspector will suggest the necessary amendments)
- Not fit for purpose

He asked Mr Bowles/Mr Spalding if they had any knowledge as to whether any Neighbourhood Plans were being rejected outright on the basis of not being fit for purpose. Mr Bowles responded that from their research they had found only one such plan, Slaugham in Sussex, and this had failed on multiple issues. Cllr Allan Blakemore stated that whilst there is the opportunity for an independent health check, and this can only be a good thing, Cllrs must remember that DCC will also review the Plan before it goes to an independent Inspector. Mr Mort Spalding stated that the only way in which DCC could reject the Plan outright was if it did not include a Basic Conditions Statement. With this Statement included DCC must ensure that it is then passed over for independent inspection.

Cllr Chris Lines thanked all Cllrs for their comments. All Cllrs confirmed that they had been given the opportunity to express their views.

5. Formal adoption of The Sedgefield Plan

Cllr Chris Lines proposed that the amended draft Sedgefield Plan be adopted by the Town Council on the following provisos:

- Necessary proof reading refinements take place;
- The Plan successfully completes the independent Planning Aid health check;
- The Steering Group make the Town Council immediately aware of any concerns expressed by DCC during their meeting the week commencing 26th January 2015.

This proposal was seconded by Cllr Ian Sutherland and moved to a vote.

A vote took place by a show of hands. 8 Cllrs voted in favour of adopting the amended draft Sedgefield Plan, 1 Cllr votes against adopting the Plan and 1 Cllr abstained.

RESOLVED:

Sedgefield Town Council adopt the amended draft Sedgefield Plan.

6. Next Steps

RESOLVED:

The Steering Group will now:

- **Make the necessary proof reading refinements plus amendment agreed following Cllr Dentith's comment earlier in the meeting regarding the Community Assets List;**
- **The Steering Group will meet with DCC Officers the week commencing 26th January 2015 to seek their comments on the adopted Plan and discuss the submission process (Note: The Steering Group will make the Town Council aware of any pertinent issues raised).**
- **The Plan successfully completes the independent Planning Aid health check;**
- **Submit the Plan for appropriate final design work;**
- **Continue to keep the Town Council informed of developments via the Council's Monthly Meetings.**

The Chair thanked the Sedgefield Plan Steering Group for their work and all Cllrs for attending and closed the meeting at 7.04pm.