

## **Minutes WBNP SG Meeting No. 4; Monday, 3rd December 2018**

**Venue:** At Footsteps, Market Street at 6.15pm

**Present:** Eileen Burt, Carol Cade, Jon Goldfinch, John Pritchard, Martin Thomas

**1. Apologies:** Andrew Fox (Town Clerk), Sally Kaill

**2. Minutes of 3rd Meeting held on 12<sup>th</sup> November 2018:** It was **AGREED** that the Minutes were correct. (NB It was noted that earlier versions had been distributed with the incorrect date of the meeting.)

**3. Matters arising:** Re: Minute 8: It was noted that:

- (i) John Pritchard has contacted Katie Tyreman; Katie would be not be available to attend meetings of the Steering Group but wishes to be on the mailing list to receive Agendas and Minutes so that she is ‘in the loop’ and able to contribute ideas via email
- (ii) There is no resident of Furness Vale on the SG; Cllr James McCarthy will be invited to join the SG
- (iii) Eileen had visited Jill Petch’s house but received no reply. Carol will contact Jill to discuss participation in the WBNP.

**4. Officers:** It was **AGREED** that Carol Cade be confirmed as Chairman. The position of Vice-Chairman continues to be left in abeyance.

**5. Key ‘Areas of Interest’:** After a long discussion, it was **AGREED** that until further notice the key ‘Themes’ should be:

- (i) **Traffic Issues** (to include: Traffic Congestion, On-street Parking, Off-street Parking)
- (ii) **Commerce** (to include: Enhancement of Town Centre (Land at Wharf Road), Empty Buildings (Trans-shipment Warehouse, Jodrell Arms), Unused Land (Carr Field at Horwich End), Guest Houses, Employment and SMEs (Small and Medium-sized Enterprises), Regeneration), Tourism, Heritage)
- (iii) **Countryside** (to include: Leisure Activities (Walking, Running, Cycling), ‘Green’ Corridors, Enhancement and Extension of the former Cromford and High Peak Railway for Public Use, Local Nature Reserves, Provision of a ‘Round the Reservoir’ Circular Walk, Provision of Allotments)
- (iv) **Housing\*\*\*** (to include: Housing Design, Lifetime Homes, Eco-homes, ‘Green’ Roofs, Needs of Elderly Persons, Needs of Persons with Other Special Needs. (**Note:** See Appendix 1, below, prepared by John Pritchard about the High Peak Local Plan and Affordable Housing in Whaley Bridge).

These Themes might be revised subsequently in the light of feedback from public consultation.

## 6. Name and Logo:

It was AGREED that the name of the WBNP should be ‘**Vision4Whaley**’. There was nothing to report regarding the Logo.

**7. Town Council feedback:** There was nothing to report.

**8. FAB Market on Saturday, 8<sup>th</sup> December 2018:** Various members will produce Maps, Boards, Photographs, Leaflets, a ‘Letter to Santa’ and Postbox, two or three ‘open’ questions, etc. Eileen, John, Jon and Sally will be in attendance. A ‘Talkaoke’ (see: <http://talkaoke.com/about/>) is expected to be provided with a slot for participation by members of Vision4Whaley.

**9. Funding and Application Process:** It was **AGREED** that Martin and John would:

- ask the Town Clerk to include Agenda Items on the Agenda for the December meeting of the Town Clerk ‘**Request for the sum £2,000 for the to be included in the Town Council Budget for 2019/2020 for the preparation of the Whaley Bridge Neighbourhood Plan**’ and ‘**Request for the sum of £100 to be made available forthwith for the reimbursement of incidental expenses incurred by members of the Whaley Bridge Neighbourhood Plan Steering Group**’.
- ask the Town Clerk for a meeting with the Town Clerk ASAP to explain face-to-face where we are at and how we intend to proceed, and to advise him that we will provide him early in 2019 with a draft of the answers to the relevant questions on the Application Form to enable him to apply formally for a Basic Grant of (probably) £9,000 which, together with £2,000 funding from WBTC from the 2019/2020 WBTC Budget, should be sufficient to cover the costs (yet to be estimated by the WBNP SG) to be incurred in the preparation of the WBNP (other than the costs which will be incurred by HPBC).

**10. Consultation Strategy (Key Stakeholders):** Carol reported that the stakeholders at the Jodrell Arms PH and the land at Wharf Road had AGREED to meet with her, but dates had not yet been fixed. John offered to investigate who might be the stakeholders for **Taxal Lodge**, Linglongs Road (empty for many years), **Drill Hall**, New Horwich Road (also empty with windows in a dangerous condition near a Public Right of Way), ‘**Bates’ Yard**’ (off Old Road) and **Whiteleys**, Bingswood Road (see the pending Planning Application HPK/2017/0252 for 14 houses at <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=216229>).

**11. Any Other Business:** None.

**12. Date of Next Meeting:** This will be at 6.30pm at Footsteps, Market Street on **Monday, 7th January 2019**. It was **AGREED** that SG Meetings will in future commence at 6.30pm.

The meeting closed at 8.45pm.

## **APPENDIX 1: HIGH PEAK LOCAL PLAN AND AFFORDABLE HOUSING**

### **1. HIGH PEAK LOCAL PLAN**

The current High Peak Local Plan was adopted in April 2016; it covers the period 2011 - 2031; see:

[https://www.highpeak.gov.uk/media/160/The-High-Peak-Local-Plan-Adopted-April-2016/pdf/The\\_High\\_Peak\\_Local\\_Plan\\_Adopted\\_April\\_2016.pdf](https://www.highpeak.gov.uk/media/160/The-High-Peak-Local-Plan-Adopted-April-2016/pdf/The_High_Peak_Local_Plan_Adopted_April_2016.pdf)

Note, in particular, the following pages:

#### **Page 116: Housing Allocation, Central**

Site Macclesfield Road C9 83 Early; Site Furness Vale A6 C16 39 Early;  
Site Furness Vale Business Park C29 26 Late

#### **Page 117 - 118: New Housing Development**

#### **Page 118: Policy H3 New Housing Development**

#### **Page 119 – 120: Affordable Housing**

#### **Page 120: Policy H4 Affordable Housing**

#### **Pages 152 – 163: Strategic Development Sites (Central Area)**

#### **Pages 156 – 157: Bingswood**

#### **Page 158: Policy DS 11 Bingswood, Whaley Bridge**

#### **Page 232 – 233: Appendix 4: Housing Supply Whaley Bridge**

#### **Page 234: Appendix 4: Housing Supply Furness Vale**

### **2. AFFORDABLE HOUSING SITES**

#### **Affordable Housing Sites in Whaley Bridge**

##### **HPK/2017/0536 (Land at Bridgemont)**

I supported a planning application for the development of 13 affordable housing units at a site within the Green Belt at Bridgemont. This development within the Green Belt is an 'exception' as provided for in the High Peak Local Plan. The application (HPK/2017/0536) was APPROVED at a meeting of HPBC Development Control Committee on 19<sup>th</sup> March 2018. There are expected to be 5 two bedroom houses and 8 one bedroom apartments. The

Decision Notice may be seen at:

<http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=409003>.

Note, in particular, in the Office Report to Development Control Committee (see:

<https://democracy.highpeak.gov.uk/documents/s7171/ITEM%203%20DRAFT%20COMMITTEE%20REPORT%20HPK%202017%200536.pdf>) the following paragraphs:

6.4 - 6.6 Local Housing Need: The need for additional affordable housing provision in Whaley Bridge is quantified and discussed. The development will in part be funded by a successful bid to Homes England (<https://www.gov.uk/government/organisations/homes-england>).

7.11 Green Belt Exception: Reference is made to the Green Belt 'Exceptions' **policy** for the provision of affordable housing to meet local community needs.

7.61 S106 Contributions: There will be contributions of £32,000 towards Play, Parks and Gardens, Outdoor Sports, Allotments and Education.

7.63 – 7.65 Green Belt Exception Justification: An explanation is given for the **justification** of allowing the development of affordable housing at this site within the Green Belt.

#### **HPK/2017/0247 (Land off Macclesfield Road/Linglongs Road)**

Another planning application (HPK/2017/0247) for the development of 107 houses at a site to the south of Macclesfield Road (with access off Linglongs Road) was APPROVED at a special meeting of HPBC Development Control Committee on 24<sup>th</sup> September 2018. There are expected to be 75 'market' houses comprising 23 three bedroom, 49 four bedroom and 3 five bedroom, and 32 'affordable' houses (a mix of 'rental' and 'shared ownership') comprising 9 three bedroom, 17 two bedroom and 6 one bedroom. The Decision Notice may be seen at:

<http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=421938>). The Officer Report to Development Control Committee may be seen at: <https://democracy.highpeak.gov.uk/documents/s9638/Report.pdf>.

**There are, therefore, expected to be 45 (13 + 32) new affordable houses constructed in Whaley Bridge.**