

NOTES OF THE IDEAS MEETING ON MONDAY 12TH JUNE 2017

Present: Charles Denton, Dick Silson, Elaine Hill, Janet Miller, Jean Todd, Joe Dugdale, John Bishop, John Estruch, John Robertson, Lesley Caddy, Richard Lower, Rosemary Wood, Steve Bradshaw, Steve Caddy, Susan Read, Susan Wolton, Tina Heathcote

Apologies: Adrian Brown, Dave Carlisle, Dave Holdway, Helen Davison, Jim Lowe, Jo Holdway, Philip Barton, Roddie MacLean, Simon Fussell, Suzanne Pearson, Viv Marriott

1. INTRODUCTION

Dick Silson chaired the meeting which started with a round of introductions.

He then introduced the latest Dick's Derivation, with reference to unexpected general election results: 'I'll eat my hat', a pledge in the event of something unlikely happening, to do something equally unlikely. Apparently nobody has any idea where the expression came from!

2. NOTES OF THE LAST MEETING

The notes of the meeting on 16th May were agreed to be a true record. There were no matters arising.

3. PROJECTS - CLOSING REPORTS, PROPOSALS & UPDATES

3.1 Buxton Spring Fair Closing Report

A draft closing report had been circulated. It was noted that the appended task list underlines what a huge job this event is, also that new people had been involved in the planning and organising this year. The event was generally very well received, negative comment from one individual needs to be taken in context.

3.2 A BID for Buxton

Following discussion at the last Ideas Meeting the Directors had agreed in principle that we could contribute £250 to the cost of the feasibility study. Roddie will be drawing up a Supporting Role Proposal very soon. Meanwhile the project has been delayed due to the ratings list for the town not yet being available.

3.3 Open Gardens Trail

Jo had sent an update by email, it seemed the trail went very well in spite of disappointing weather. Some of those present had opened their gardens and reported that visitors came from all over the country and abroad, and many had also been to the RHS Show at Chatsworth. A closing report will be produced in due course.

3.4 PDBW Grand Opening

The Grand Opening will take place this Saturday, with a large number of civic dignitaries attending, as well as representatives from local community groups, and a special extended market. Helpers are still needed, anyone who can spare some time on the day was urged to contact Tina.

3.5 Buxton in Bloom

There have been lots of entries already, especially for the Flowerpot People category. A Trail Map will be produced and go on sale soon.

3.6 Talking Signposts 2017

The doodlepoll for volunteering for shifts is now open, anyone who is interested in getting involved should email Kate - director@creative-heritage.net

3.7 Utilising Corporate Volunteer Hours

An initial session took place with four volunteers from Cemex, who cleaned and painted five of the benches on the Slopes. Noted that all publicity on the project has to be approved by the company.

3.8 Welcome to Buxton Station

This was a Supporting Role Project run by Friends of Buxton Station, our final involvement was with regard to the illustrated map. This has now been installed in ceramic tiles on the wall of the station building, alongside various other artworks, including a sculpture made from artefacts recovered from the DB Schenker site.

4. HIGH PEAK LOCAL PLAN AND NEIGHBOURHOOD PLANNING - Presentation by Joe Dugdale

Joe's slides are included in the appendix. Key points and discussion as follows:

4.1 Background and Context

High Peak does have a Local Plan, though around 40% of Local Authorities have still not completed theirs. It was adopted in April 2016, and sets out the framework for development over the next 15 years.

There is now a presumption in favour of development, and Local Plans now have to be proactive in meeting the needs of the community, rather than simply reacting to development proposals as they come in. They need to identify a rolling 5 year supply of land for housing, to enable objectively agreed housing needs to be met.

They also devolve more decisions to the local area and allow for Neighbourhood Development Plans, which can be specific and detailed. Neighbourhood Plans cannot block development, they can only shape it. Once developed a Neighbourhood Plan has to be examined by a planning assessor, if acceptable it is then voted on in a local referendum. Once agreed and adopted it becomes a part of the Local Plan.

The housing need in High Peak has been objectively assessed, and Buxton is expected to provide between 1,136 and 1,526 new houses by 2031. The largest proposed site is at Foxlow Farm (440), others are at Dukes Drive, Tongue Lane, Hogshaw, Harpur Hill College, Hardwick Square, Station Road and smaller sites.

High Peak has a particular problem because of the constraints of the national park, the housing requirement has to be accommodated largely outside its boundaries. Many of the sites identified are not that easy to develop because

of contamination or access issues. There is also a problem that even if a site gains planning permission, actual development depends on market forces, book valuations and other economic factors.

A Neighbourhood Plan can specify the layout, housing mix, aspect and general design of a development. It can also prioritise benefit to the community and take into account the need for schools, shops and other infrastructure. It can ensure that development controls are fit for purpose, raise awareness and enable people to 'have their say'.

4.2 How do you Produce a Neighbourhood Plan?

- (i) Define the area. This is not so easy because Buxton is not parished, so there is no existing boundary. The defined area has to make sense as a neighbourhood. The whole of the unparished area would be very big, and using ward boundaries might not work, we could alternatively make use of the sub-divisions defined in the Local Plan. Noted that Dove Holes is included in the Chapel Neighbourhood Plan.
- (ii) Set up a community forum of 21 people who will develop the plan and present it to the Local Authority.
- (iii) Gather evidence base: this can to a large extent be extracted from the Local Plan.
- (iv) Consult: this gathers additional local knowledge and also engages the community throughout the process.
- (v) Develop and then refine the plan: this has to fit in with the Local Plan, so for instance a community can opt for more houses, but not fewer. As a local example, Bradwell are in the national park so had no target for housing, but have included a development of 30-40 houses on a disused industrial site, which they are developing themselves.
- (vi) Submit plan for examination: if requirements are too stringent it will not pass this stage, but the plan can stipulate higher environmental standards, improved access, infrastructure etc.
- (vii) If approved, hold a referendum.

The whole process is likely to take between 18 months and 2 years.

4.3 Other Comments

It is a big job to take on, but is easier now the Local Plan is in place as so much of the evidence base and strategic consultation has been done already.

So far between 3-400 Neighbourhood Plans have been approved in the UK as a whole.

The Neighbourhood Plan can include detailed requirements and more stringent design standards, that the Local Plan cannot do, because of the presumption in favour of development: everything is allowed unless it is not specifically forbidden. The Local Plan has design guides, but no detailed specifications for individual sites.

The Neighbourhood Plan can also amend the affordable housing requirements, by increasing them on some sites and reducing them elsewhere; this is easier if the neighbourhood covers a larger area.

Specifications included in the Neighbourhood Plan are enforceable, they become part of the statutory plan, and planning decisions must follow what is in them.

The Neighbourhood Plan and the Local Plan work together. In Chapel the Neighbourhood Plan was completed very early, and failed to stop a development because at the time the Local Plan was not in place.

Under the Community Infrastructure Levy (replaces Section 106, not yet adopted in the High Peak) a proportion of the levy goes to the community where the development takes place; a Neighbourhood Plan increases this proportion from 15% to 25%.

Even with a Neighbourhood Plan, development is not completely controlled because of the requirement for a 5 year land supply; there is talk about reducing the requirement to 3 years where there is a Neighbourhood Plan in place. There are a lot of incentives to developing a Neighbourhood Plan.

4.4 Moving Forward

It was agreed in principle that developing a Neighbourhood Plan would be advantageous. Joe will come back to this meeting in 2 or 3 months to explore the idea in more detail.

5. TOWN DEVELOPMENTS

Noted that the work in the Pump Room is almost complete, and that the building would be used for the launch of the Friends of Buxton Crescent next week. There are plans for it to be open to the public in July and August.

6. ANY OTHER BUSINESS

None raised.

7. FUTURE I&V MEETINGS

Dates for upcoming meeting are as follows:

Thursday 13th July

Tuesday 15th August

Monday 11th September

Tuesday 10th October

Wednesday 15th November

Monday 11th December

All at 7:30pm, Dick will arrange rooms at the Dome or elsewhere.

JCMM

28June17