

MINUTES OF THE MONTHLY MEETING OF HEPTONSTALL PARISH COUNCIL

HELD AT HEPTONSTALL SCHOOL J I & N SCHOOL, 7 DECEMBER 2015

Present : Councillors J Scarborough (Chairman) A Baldwin J Crowther
J R Dunford M V Edwards N James S Slater & B Stott

133/15 MEMBER ABSENCE

It was noted that Councillor Roberts was unable to attend the meeting.

134/15 DECLARATIONS OF INTERESTS

A Disclosable Interest was declared by Councillor Crowther in respect of land owned at Slack Bottom, adjacent to Green Slack. A pecuniary interest was appropriate.

This declaration would be relative to discussions in respect of Land Allocations relating to the Local Plan. (minute 141/15)

135/15 PUBLIC PARTICIPATION

Mrs Jean Crowther of Green Slack, Heptonstall, wished to speak in relation to the draft Land Allocations of the Local Plan wherein filtered land 0148 was classed as 'Green Field' which she said was an incorrect classification.

She has an intention to develop five to seven dormer bungalows on the site with attendant facilities – the target occupation being of elderly persons.

Mrs Crowther asked that the Parish Council be made aware of the proposals when considering Land Allocations. She was thanked for her information.

Glynne Newsome of Townfield Lane, Heptonstall, wished to advise members of some detail in respect of Cliffe Street, Heptonstall, where a wall had been constructed across the street. He advised that the resident responsible for this did not own the land, and a barrier to free passage had been created.

He produced documentation to show that Cliffe Street is designated as having 'right of foot' and the actions have obstructed this right.

Mr Newsome was thanked for the supplied information.

136/15 The **minutes of the Monthly Meeting** of Heptonstall Parish Council held 2 November 2015 were approved as a correct record, subject to 2 minor amendments which were confirmed by the Chairman's signature.

137/15 The **minutes of the addendum to the last Monthly Meeting** of Heptonstall Parish Council held 8 November 2015 were approved as a correct record.

138/15 2016/17 FINANCE

The Clerk confirmed that the Finance and Staffing Committees would each meet at Hebden Bridge Town Hall on Monday 18 January 2016.

It was resolved :

- Organisations who have applied for Grants exceeding £250 be allocated ten minutes each for their presentation commencing 7.00 pm.
- The Staffing Committee to commence at 7.30 pm.
- The Finance Committee to resume at 7.45 pm.
- Councillor Edwards to substitute for Councillor Scarborough who has tendered his apologies.

139/15 APPROVAL OF ACCOUNTS

The following **accounts** were approved for payment :

R M Greenwood	Salary (net) – 3 months to 31/12/ 2015.	£ 1140.55
Post Office Ltd	HMRC - PAYE	£ 285.20
Open Spaces Society	Annual Subscription	£ 45.00
Society of Local Council Clerks	Annual Subscription	£ 103.00
AOL/Talk Talk	Broadband	£ 18.31

140/15 PLANNING

(a) Planning Decisions : notification of recent decisions were received from the Planning Authority and presented for information.

(b) The following **Planning Application** was considered :

- **PA 15/01433/LBC : Installation of wood burning stove with flue which will protrude above the roof line by 600 mm – 1 Whitehall Fold, Townfield Lane, Heptonstall**

It was resolved to object to this application as it is considered the structure would be visually inappropriate for a Listed Building within the Conservation Area.

141/15 DRAFT LOCAL PLAN : LAND ALLOCATIONS : POTENTIAL SITES

Before discussions commenced the Clerk advised that the draft document illegally includes the playground at the bottom of Longfield. He told members that this land was given by the Parish Council to the Principal Authority under a restrictive covenant which grants perpetuity to the future use of this land as a playground.

It was resolved to submit the Council's reaction to the consultation opportunity to Calderdale MB Council in respect of the draft land allocations relating to the Local Plan. It was also resolved to pass the same commentary to the Neighbourhood Planning Joint Committee :

- (a) **In general** the proposed residential sites and density would amount to over development in the limited geographic area, and would also represent a disproportionate allocation of residences (196) from the joint sites for which 620 are allocated. Furthermore the number of dwellings in Heptonstall would represent a 50% increase.
- (b) **Site LP0000 : Ogden Delph** : Resistance to this site is deemed to be a collective of a lack of flat ground, being visually intrusive at the entrance to the historic Conservation Area, wildlife and tree protection should not be disturbed and support of the West Yorkshire Ecology recommendation to filter out this site.
- (c) **Site LP0784 : Acre Lane Grazing Site (the 'Co-op Field')** : This site to be rejected for the following reasons : the 2011 Community-led Plan found no appetite for development at this site, 72 properties here would represent over-intensification, potential contamination from the old refuse site (as stressed by Calderdale MBC in discussions on potential asset transfer), visual impact from surrounding viewpoints of an iconic vista, likely inability to cope with the service infrastructure (sewerage etc) and additional traffic as well as school capacity. If development were to take place here the council is of the opinion that low density development in line with the existing Becketts Close would be the most appropriate and acceptable type.
- (d) **Site LP1494 : Land adjacent to Acres Lane : The Recreation Ground is in the ownership of Calderdale MB Council BUT was transferred under a restrictive covenant which commits the use of the site to be a playground in perpetuity.** The remainder of the site should also be filtered out given the adverse visual impact and would be a major incursion into Greenbelt. The proposed density would in any event be excessive.
- (e) **Identifying additional sites for development** : Members are aware of sites which would be appropriate for small, tasteful development which the owners would support :
- (f) **Site 0148 : Land adjacent to Green Slack at Slack Bottom**
(Councillor Crowther, having declared a Disclosable Interest, absented herself from the meeting)
 Members recognised that this site represented a Brownfield (not Greenfield) site and this would support an unobtrusive site of a 5 to 7 bungalow development.
(Councillor Crowther returned to the meeting)
- (g) **Sites 1498 & 1499 : near Highgate Farm, edge Lane, Colden** : Members are aware the site owner s looking to make a small and tasteful development at this location. It was resolved to support this intent.

142/15 Arising from correspondence received :

- **Re-siting of 'Southfield' sign at junction with Hepton Drive.** The Clerk confirmed no response had been received from Calderdale Council to previous correspondence. It was agreed to chase up this matter.

143/15 ROLLING PROGRAMME OF COUNCIL ENFORCEMENT ACTIONS

The Clerk tabled the update on Planning/Enforcement issues from Calderdale MB Council. It was particularly noted with disappointment that actions relating to land at North Slack were, again, not yet taken.

144/15 NEIGHBOURHOOD PLANNING

Mr Greenwood provided an update on the progress toward compiling a joint parishes Neighbourhood Plan. The next Joint Committee would meet on 14 December when Dr Lindsey Smales would present his analysis of consultations. Mr Greenwood expressed concern that Wadsworth Parish Council was again displaying uncertainty with regard to their continuation with the process.

145/15 LOCAL COUNCIL APPEALS TO PLANNING INSPECTORATE : PETITION

It was resolved to sign the on-line petition to secure the opportunity to lodge appeals to decisions made by the Planning Inspectorate.

146/15 CONSTRUCTION OF WALL : CLIFFE STREET, HEPTONSTALL

It was resolved to advise Calderdale Council of the construction of a wall which prevents 'right of foot' – which is the classification of this street.

147/15 EXCESSIVE WATER ON ROAD : SLACK BOTTOM

As some works have commenced to remedy the problem it was resolved to bring this item back on the agenda for the meeting on 4 January 2016.

148/15 PARISH COUNCIL REPRESENTATION ON HEBDEN BRIDGE PARTNERSHIP

It was agreed to defer this item until the next monthly meeting of Council.

149/15 REPORT OF PROGRESS OF ACTIVITY OF THE TRAFFIC GROUP

Councillor Scarborough provided an update on the progress of the current issues being pursued by the Traffic Group.

Councillor Scarborough was thanked for his report.

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(Chairman)

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(Date)