



**Central Area Forum
St, Matthews Church, Hayfield
Wednesday 7th March 2007**

Reference: 01 CNL 8/3/07 - Strategic Development Plan

Question:

What stage is the Strategic Development Plan up to and how will affect the North West?

Answer: (HPBC)

The Inquiry begins in May for adoption in the Autumn of 2008. High Peak Borough Council's approach is to ensure that the North West and East Midlands Regional Plans marry up.

Reference: 02 CNL 8/3/07 - Housing Sites

Question:

Hayfield has high cost housing. What is the first stage of the Council identifying sites?

Answer: (HPBC)

House prices have increased by 200% over the last 2 years in this area. Speak to the strategic housing team, who work to identify sites. The lead officers are Joanna McKendrick and Kate Morten of the Strategic Housing Team.

Reference: 03 CNL 8/3/07 - Planning Enforcement

Question:

Why does High Peak employ planning enforcement officers, when there are still properties operating without planning permission?

Answer: (HPBC)

If you provide the Planning Officers with information, they will follow it up. Sometimes the Development Control Committee will specifically resolve that it is not expedient to take action against unauthorised works. This is the case with the property in mind here.

Reference: 04 CNL 8/3/07 - Accountability

Question:

Are the Planners constrained to be as accountable as they would like to be?

Answer: (HPBC)

Policies are developed through extensive consultation, those policies form the basis of the decisions that guide the Planners.

Reference: 05 CNL 8/3/07 – Controversial planning issues

Question:

Who defines what is a 'controversial' planning issue to be passed to the Executive for consideration?

Answer:(HPBC)

Borough Councillors can intervene at any time.

Applications are determined in accordance with a scheme of delegation that is in the Council's constitution. There is Government advice that puts all Councils under pressure to reduce the number of planning applications placed before Committee in order to speed up decision making.

Reference: 06 CNL 8/3/07 - Planning objections

Question:

If the Planning Officer receives a letter of objection, should this not be taken before the Committee?

Answer: (HPBC)

Cannot take all the objections received before the Committee. We have to abide by the Government on targets on the time allowed to determine planning applications.

Reference: 07 CNL 8/3/07 - Parish Councils

Question:

The Planning Officer indicates that the Council relies upon their relationship with the Parish Councils, but how genuine is the Council about taking the Parish Councils views into account?

Answer: (HPBC)

Absolutely genuine. The Council's decision cannot always reflect the views of the Parish Council. The Parishes views are taken into account, along with other views and the Planning Regulations.

Reference: 08 CNL 8/3/07 – Local Development Orders

Question:

Could you explain where High Peak Borough Council is in the process of drafting Local Development Orders, what consultations will be allowed before determination, and how you think any extension of permitted development rights will affect the built environment of Hayfield Parish?

Answer: (HPBC)

Orders enable you to grant wider powers and freedoms in terms of 'Permitted Development'. The Council has no firm plans to publish any orders at present. On large housing estates in the 1980's there was a tendency to withdraw these rights – and High Peak Borough Council is considering looking at relaxing these restrictions in specific areas.

Reference: 09 CNL 8/3/07 – Chapel-en-le-Frith land

Question:

If the Council still owns the land at the Bowden Lane roundabout in Chapel, what plans does it have for this land?

Answer: (HPBC)

The Council does still own the land, but there are no specific plans for its use at present.

Reference: 010 CNL 8/3/07

Question:

Does the community have a say in its future?

Answer: (HPBC)

At the moment the land is listed on the strategic plan, along with a lot of other Council owned land, which is to be considered by the Executive within the next few weeks.

Question:

How can the public influence the use of the land?

Answer: (HPBC)

Decisions are made by the Councillors. This is a separate issue from the planning process. Different agenda – assets and planning perspectives may conflict.

Reference: 011 CNL 8/3/07 – Barker Report

Question:

What effect will the Barker report have?

Answer: (HPBC)

Looks at housing and how to streamline the Planning process. Big infrastructure projects will be easier to plan, however we don't have many in High Peak. We will probably see an increase in housing in the coming years as a result of the report.

Reference: 012 CNL 8/3/07 – Planning Committee

Question:

When you get applications which have to be taken to Committee, who determines who speaks for 3 minutes?

Answer: (HPBC)

The 3 minute rule, which applies to all parties, was decided 5 years ago by the Development Control Committee to keep the meetings manageable. It could be changed in the future.

Reference: 013 CNL 8/3/07 – Development Control Committee

Question:

What training is provided for the Development Control committee members?

Answer: (HPBC)

All Councillors must attend regular training to sit on this Committee.