



Glossopdale Area Forum
Glossopdale Community College, Talbot Road Site
Thursday 22 May 2008

Topic: Shaping the future of High Peak

Questions and Answers

Question 1: Submitted by email from resident

The lower part of Cottage Lane, running down from the main part of Gamesley to the A57, is a dreadful eyesore and a missed opportunity.

We picture two approaches to the issue.

First is the general upkeep of the area, with good quality fences, kept in good repair, and litter cut down to an absolute minimum. Along with vandal-proof lighting and well-maintained surfaces for walking on even in wintry conditions, this would make a great improvement.

Our second approach builds on our basic suggestion. This would entail the opening out of the woodland close to the present track, so that the track would be immediately surrounded by a strip of fairly open parkland with a few trees and shrubs, soon giving way to the present woods. This might be seen as more attractive by day and safer after dark.

In either case, the appearance of the area close to the A57, around the bridge, could perhaps be improved. The bridge itself has potential as the focus of that space. Thus, along with improvements to the lane and its immediate surroundings, we might add an attractive new feature to the entry into Glossop.

We appreciate that this might be seen as an unwise investment of resources, for it would be hard to ensure that such an inviting "lovers' lane" (or whatever) retained a pleasing appearance. But problems are there to be solved!

Answer: *Derbyshire County Council response:*

Cottage Lane is only adopted highway, as far as the last house going from its junction with Melandra Castle Road. The remainder down to the A57 is unadopted and (subject to confirmation) it is not a definitive Right of Way either. In this case, although it probably remains a public highway for non-motorists, its maintenance and improvement is not the County Council's responsibility.

The section of Cottage Lane from Gamesley to the disused Railway Line is bridleway and part of the Trans Pennine Trail. The section from the Disused Railway Line to the A57 is not a right of way, and does not come under the remit of the Rights of Way Section. Currently, the footpath on the disused railway line is being improved as part of the Pennine Bridleway, and will be upgraded to bridleway. As part of this work, litter picks are currently being undertaken in this area of Cottage Lane, although it does feel as if we are fighting a losing battle.

The woodland to the south-east of Cottage Lane (and the boundary fencing) – is in private ownership.

Question 2: Submitted by email from a resident

A. The current Moratorium on new housing has, in part, led to a substantial increase in house prices in the borough, due to the normal supply and demand mechanics. How will the balance between supply and demand be managed, going forward, to ensure that adequate housing stocks are available for all residents and newcomers to the High Peak, and more specifically, the needs of adequate supplies of Affordable Housing that developers are loathe to build, unless forced to, as it limits their profit levels and the marketability of their developments?

Answer: High Peak Borough Council response:

The housing moratorium was introduced in 2004. In the last four years, 763 new houses have been built in the Glossop area and, currently, there are outstanding permissions for a further 368 houses. The restraint policy has had no significant effect in reducing the number of completions, but has curtailed the excessive supply. New houses only account for approximately 10% of the total housing supply. It is likely that the moratorium will gradually be lifted up to 2011.

The Core strategy will have a housing target, taken from the Regional Spatial Strategy. This is likely to be in the region of 300 dwellings per year, for the High Peak, to 2026. This figure has been derived by taking into account projected population growth. This was subject to examination last year and we are awaiting the final report from the East Midlands government office.

All developments over a certain size will have to provide an element of affordable housing. This is already the case. The Core strategy may introduce different levels of affordable housing when the evidence, which is currently being collected, is appraised before policies are drafted.

B. Our Heritage and the Conservation of existing buildings is a large part of what the High Peak is focused on. Where is the Architectural Heritage that we, in the 21st Century, are leaving for those in the 23rd Century? Should special provision not be made in the framework for buildings of special Architectural and Environmental Merit? These, while adhering to normal planning codes, would be allowed in Heritage and Conservation Areas, as they give benefit to the overall aesthetics of the area.

Answer: High Peak Borough Council response:

In the course of processing planning applications for development affecting conservation areas or the setting of a listed building, local authorities are (statutorily) to encourage good quality contemporary design, as well as designs of a more traditional nature. The issues, therefore, for the Local Development Framework would be to establish policies that promote good quality architectural design.

C. Traditional building processes in the High Peak, as well as today's standard building practices, are not Environmentally "Friendly". What provisions will be put into the framework to ensure that future development not only meet the National Codes, but exceed it by enforcing a strict code of Environmentally Sustainable provisions.

Answer: High Peak Borough Council response:

We expect new homes built in the Borough to meet the Code for Sustainable Homes level 3. These homes are 25% more energy efficient than required by the current Building Regulations standards, as well as being water efficient and designed to help people recycle and use their cars less.

In addition, we expect major developments to meet 10% of their energy needs from renewable energy that is generated on site.

At Granby Road, Buxton, for example, the site has been laid out so that all homes are facing north-south, or within 30 degrees of this, in order to make maximum use of natural heating by sunlight, and all will be fitted with solar hot water panels on their roofs.

More information can be found on our website under Planning / sustainable development (www.highpeak.gov.uk/planning/sustainabledevelopment/)

D. While Affordable housing for the community, in general, is split into Social and Trust style shared ownership, will any provision be made in the framework for individuals and groups of individuals who wish to physically Self Build, either on single developments or in Co-operative schemes?

Answer: High Peak Borough Council response:

If self build includes an element of affordable housing, then it would be allowed currently, under the moratorium. We are not able to allocate areas of land specifically for self build, they would be dealt with in the same way as any application for housing. The Local Development Framework, in response to the Regional Spatial Strategy housing targets and evidence of need, may need to introduce new housing policies, find sites for more houses and change the affordable housing requirement.

Question 3: submitted by email from a resident:

As the A57 passes through Glossop, then I would be obliged to hear a statement from Derbyshire County Council, giving a clear indication of when the present restrictions (10mph speed limit and temporary? traffic lights) are to be removed. These restrictions were put in place, following a Landslip, which resulted in a three-week closure on 24th January 2008, and no further work has been done on site since the 14th February.

What further work are we waiting for and, given the present good weather, why are DCC not taking advantage of this and completing the work?

Answer: Derbyshire County Council response:

The restrictions on A57 are in place because of a land slip. This is being dealt with by our Structures Section. The landslip is extensive and covers an area of around 3km above and below the road itself, and the area will have to be stable for some time in order for repairs to be undertaken. It is likely that the traffic lights will remain for some time until the area stabilises.

Supplementary Question relating to the A57, Snake Pass from resident:

I believe that the road has been closed in the past for two to three years. Have DCC considered closing the road to heavy traffic, to avoid damage to it?

Answer: From Derbyshire County Council:

The current land slip is not due to heavy traffic.

Question 4: submitted by email from a resident:

The High Peak recognises a two-speed economy, with a high proportion of degree-qualified residents, employed in senior positions outside the borough and, particularly, in Greater Manchester.

The benefits of linking to the growth of Greater Manchester's Knowledge and Digital Economies are apparent, but the links are currently negligible. Glossopdale businesses need to drive for several hours into the East Midlands to benefit from the type of e-business events available much more locally. I organise some of these events in Tameside and Manchester, whilst my "East Midlands" business interests are poorly served locally.

Reflecting the Regional Social Planning Strategy placing the High Peak within Manchester City Region, I think that the High Peak should be (jointly?) encompassed within the remit of the Manchester Digital Development Agency. This would open up the opportunities of the digital/knowledge economies and Mediacity:uk to Entrepreneurs and employees in the High Peak.

Business events and school/college employer links should recognise that the sub-regional economy is more closely aligned to Greater Manchester than the East Midlands! The encouragement of additional home-working, linked to Greater Manchester's emergent economies, will stimulate local sustainable and higher value-added employment whilst reducing carbon emissions.

The "Wireless Cloud", proposed under the ONE Manchester Digital Challenge, is coming to Tameside. Businesses and residents across the border into the High Peak should be encouraged to engage with it.

Answer: From Paul Armstrong: Economic Development Manager, HPBC

As regards the knowledge and digital business work, undertaken in Greater Manchester. High Peak Borough Council are talking to Tameside Metropolitan Borough Council about their work and will explore the developments, via Manchester Digital Development Agency, and whether we can draw funding from the East Midlands to contribute to the network and open up opportunities for businesses on the Manchester City Region Axis.

Open Question and Answer Session:

Question (5) from resident:

Concerning passenger transport and rail links. There is a large difference between the cost of travel from Broadbottom to Manchester, rather than Dinting. It is much more expensive from Dinting. Why is this?

Answer: From Derbyshire County Council:

Train prices are commercial. To get a full answer to this, you will need to ask train companies, who run the service.

Question (6) from resident:

There is no train station in Gamesley. Why not? It would be more environmentally friendly to provide a station.

Answer: From High Peak Borough Council:

In the local plan, we have set land aside for a station and land for housing to help fund it. Derbyshire County Council supports this. Building a station is very long and complicated process. But over last year, all agencies have agreed that the Glossop line will be looked at and further work on the feasibility of the station will be considered. This could also link to the issue of consideration of congestion charging in Manchester.

Answer: From Derbyshire County Council:

Dronfield is getting increased train services but this is only on the basis of increased use.

Question (7): From a 'Friend of Glossop Station'.

Is it true that the Footpath Society were prepared to build a footpath linked to the station at Gamesley, in support of its provision?

Answer: From High Peak Borough Council:

Glossopdale is a hub for a number of national footpaths and there are possibilities linked to this.

Question (8): From High Peak Borough Council Councillor:

Glossop town centre is nice now but I have received complaints about the number of advertising boards on the footpath and in the arcade – for example, the coffee shop on corner of Norfolk Square. There are also tables and chairs on the footpath that may not have approval. What happens if there is an accident?

Answer: From Derbyshire County Council:

There is no DCC policy on 'A' boards on pavements at present. DCC need to look at this. The Café should be licensed to put tables on the footpath.

Response from High Peak Borough Council:

If the tables and boards are on the highway, then this is a matter for DCC to deal with. High Peak BC leases the arcade and we have had discussions with shops on the use of 'A' boards and will follow this up.

Question (9): From resident:

Glossop market seems to be on its last legs. What is the council's view on this?

Answer: From High Peak Borough Council:

We have a relatively well-frequented Market Hall. We have got £250,000 to refurbish Market Hall to make it more attractive. And we will be consulting on these plans.

Question (10): From resident:

We have seen recent improvements in the appearance of the Glossop town centre and have recently heard that Ferro Alloys chimney is to be demolished. Is this true? And, if so, when will it come down?

Answer: From High Peak Borough Council:

The current demolition works do not include the chimney. We are holding discussions, with the East Midlands Development Agency and Derby and Derbyshire Economic Partnership, regarding a potential grant application to pay for an assessment of the costs of removing the chimney and to provide some design guidance to inform the redevelopment of the site.

We do not expect immediate demolition of the chimney but would like it to be as soon as possible. The site is constrained and demolition is difficult. We are working with the owner on a brown field action plan to bring the site into use after demolition.

Question (11) From resident:

How will the consultation process on the Core Strategy be made to be representative of complete spectrum of residents in High Peak from all ages and different groups?

Answer: From High Peak Borough Council:

There have been many different detailed comments and proposals and these will result in more detailed proposals coming forward for consultation. We want to get a good cross section of comments and we have been talking to businesses and voluntary groups, as well as taking forums such as this. We are keen to get into High Peak schools e.g. 'A' level students who may be interested in this as part of their curriculum. We recognise that an event, like this, only captures a small section of the community.

As part of the Local Development Framework, we have to consult in line with our Statement of Community Involvement (on the website), which identifies ways in which we engage with members of the public/stakeholders. We are also working on a Consultation Strategy for the Core Strategy, which identifies the "Hard to Reach Groups", such as the elderly and younger people, and seeks ways in which to engage with them.

Question (12) From resident:

Is there any more information on the proposals for Victoria Hall upper level?

Answer: From Councillor George Wharmby, Derbyshire County Council.

There are no plans at present. This is still under subject to consultation.

Question (13) From resident:

What is affordable housing? Could builders use this as a tactic to increase the numbers of homes they build?

Answer: From High Peak Borough Council:

Affordable housing is housing that is available at below the market price. It can be either built for rent at below market rents, or it can be built for sale on a shared ownership basis, as a result of a grant subsidy from the Housing Corporation. Developers are required to include a proportion of affordable housing within new housing developments.

Question (14): From resident:

In Germany, a self-build process leads to affordable housing. Perhaps High Peak Borough Council could look at this.

Would High Peak Borough Council allow changes of tiles in conservation areas to allow the use of photo voltaic cells?

Answer: From High Peak Borough Council:

We are prepared to look at self-build if proposals if they come forward.

Conservation versus energy saving can often cause conflict. The vast majority of homes are not in conservation areas, so can have these, but at present, we would tend to give priority in conservation areas to preserving historic character.

Question (15): From resident:

How many allotments are available in Glossop and what is the demand?

Answer: From High Peak Borough Council:

Supplied by the Parks section, after the meeting:

The Parks Section manages a number of sites across High Peak, including Jordan Street in Glossop and Cuningdale in Buxton. Other sites are self managed, such as the site in Cote Heath and Nunsfield Road in Buxton, and some Parish Councils, such as Tintwistle and Whaley Bridge, manage sites on our behalf. There are also sites wholly owned by parish and town councils, such as those in New Mills and private sites, such as Whitfield in Glossop.

There are waiting lists for Jordan Street and Cuningdale. We do not know the demand for other sites which are either self managed or owned by other bodies, but we believe that there is generally an over demand and under supply at the moment, due to the high profile of sustainable living and healthy eating. However, demand does fluctuate. There is an application process for Council run sites.

Interested applicants should contact our call centre on 0845 129 7777

Derbyshire CC Comment.

According to our records, there are currently six vacant school crossing patrol sites. Please contact DCC if you know of anyone, who is interested in undertaking this important role.

Comment from Councillor:

Tintwistle Parish Council requested a school patrol following a resignation, but due to the number of children in the school, we have been told we cannot have one.

Derbyshire County Council response:

The two crossings talked about (for St Charles School, Glossop, and Tintwistle School) are on the list. The former had found a recruit, who was eventually unable to fill that post – it is being re-advertised. The Tintwistle site is being reassessed in early June, to see if it is still suitable. At no stage did the County Council refuse to maintain this site because of school numbers.

Comment from resident:

Outside some schools, there are no speed restrictions, so perhaps DCC should look at this – for example, All Saints and Duke of Norfolk.

Comment from resident:

Is £5.71 per hour enough for this job? If you paid more, there may be more volunteers.

Comment from Councillor Bob McKeown.

We have had two litter picks on Cottage Lane area. A bin at each end would help keep litter down.

Answer: From High Peak Borough Council:

We will look at this.

Question (15) from Resident:

There are some small plots in Tintwistle, where a couple of small houses could be built. Would this be possible under present policies?

Answer: From High Peak Borough Council:

The current moratorium would apply, but we are starting to look at this. It is likely to be lifted in 2011

Question (16): From Friends Of Gloss Station:

Could Derbyshire County Council comment on the need for an integrated transport policy? This would include buses taking people from the trains to outlying areas of Glossop.

Answer: From Derbyshire County Council:

It is an aspiration that we have, but getting separate operators to look at this is difficult. It could involve subsidy. You could contact operators direct and make the case.

Question (17): From resident:

Glossop is a mill town with a heritage. Wren Nest Mill has been an issue. Howard Town Mill refurbishment is underway. Woods Mill is being looked at. Could Hawkshead mill be next? Can we keep retaining the character of these mills? Or do we need another solution e.g. High tech businesses?

Answer: From High Peak Borough Council:

The Regeneration policy in Glossop is heritage led. The principles for Woods Mill will be heritage led. Spaces for high tech businesses have been achieved in some other areas – so it may be possible.