



**Glossopdale Area Forum
Glossopdale Community College, Hadfield Site
Thursday 19th July 2007
Topic: Regenerating Hadfield**

Questions and Answers

Questions submitted before the Forum

Question 1: Resident

Could the High Peak Council position pleased be clarified regarding the current planning applications by Messrs. S.C.C. Ltd., at the bottom of New Road, which is close to the boundary between Hadfield and Tintwistle.

I understand from local newspaper articles, plus my own correspondence with the local Council that this firm are currently using the site in question without the required planning permission and are now attempting to continue this and also significantly extend the operation by not only storing the prefabricated buildings but also manufacturing them on this site.

This has been a matter of considerable concern by local residents for several months now. When will the local Council make a decision on this matter - and are they fully aware of the very strong feelings from local residents in Hadfield and Tintwistle who feel their views have been ignored by the Council allowing this (unofficial and unapproved) development to continue as long as it has?

Answer : Adrian Fisher, High Peak Borough Council

SCC Ltd are operating at the Bridge Mills site without the benefit of planning permission. The matter of the unauthorised activity was considered by the Council's Development Control Committee on 15 January 2007. At that time it was decided that the current works were harmful to the character and amenity of the area and consequently it was resolved to take enforcement action against them.

Local Authorities are encouraged to resolve planning problems with businesses wherever possible without recourse to formal action. As a result it was decided to give the company 3 months to submit a comprehensive application for a new factory on the site. An application was duly received on 5 April (application reference HPK/2007/0257) for a new factory manufacturing and fitting out concrete modules - and the Council gave a further 3 months for this application to be determined.

Unfortunately the planning application was unable to be satisfactorily resolved and so last month the Council issued an enforcement Notice which takes effect on 16 July. The notice concerns the open storage use and the new railings on the front of the site; a period of 3 months is given for compliance. This means that, unless an appeal is submitted, the notice must be complied with by 16 October. It is not illegal to operate without planning permission, but to do so can often cause many problems. However if the Enforcement notice is not complied with a criminal offence will have been committed and those involved can be prosecuted. Planning Application HPK/2007/0257 was withdrawn on 20 June 2007.

Question 2: Resident

Does regenerating Hadfield include Padfield or not? And if not, when will Padfield's particular needs take centre stage?

Answer: Dai Larner, High Peak Borough Council

Issues around Padfield will be discussed tonight and we welcome people's views on any areas of concern or opportunities within the neighbourhood.

Question 3: Resident

As a resident of the Woolley Bridge area I assume that we are (at least theoretically) included in this Forum - we appear to be the forgotten community, unrepresented in any aspect of local issues.

Please tell me what regeneration is proposed in this part of Hadfield - I have seen nothing but continuing decline since moving into the area 12 years ago. This is highlighted by eyesores such as the 'Riverside Inn', left in a derelict condition for over 3 years, this is the first 'sight' that greets our visitors to the High Peak. What do Derbyshire / High Peak or whoever, propose to do about this unsightly mess. I understand that a change of use has been proposed to an oriental restaurant; this will never happen in a million years unless the property owners have extremely deep pockets, as the property and surrounding site are totally dilapidated. Perhaps it is the intention of those parties involved in granting approval to such a project, to turn this area into the Derbyshire 'curry mile' to compete with our friends in Rusholme?

Answer : Dai Larner, High Peak Borough Council

Planning permission has been granted for a restaurant and work has started. We understand that there have been recent delays in completing the project but we believe work is likely to restart soon.

Questions asked on the night**Question 4: Resident**

On Station Rd. in Hadfield the grids are blocked so that the water is running down pavements, some street furniture is still broken, cars are parking on paving stones which break. No flowers in the planters as there are elsewhere, only shrubs. Station Rd – There is no safe walking route to school e.g. Hadfield Rd. Too narrow and no dropped kerbs.

Answer : Paul Armstrong, High Peak Borough Council

We will get the network manager from Derbyshire County Council to come and look at the route and see what can be done through the planned maintenance programme. Will review whether there is any money which can be spent on Station Rd. Gullies should be cleared on a programmed basis.

Question 5: Resident

Is there anything being done so that the economic benefit of new companies coming into the area is being felt by the area, e.g. jobs for local people?

Answer: Paul Armstrong, High Peak Borough Council

We keep a good relationship with Job Centre Plus. We encourage companies to employ local people. We are preparing a local labour market agreement to use in negotiating planning applications.

Question 6: Resident

Nice to hear that money is being spent at Bankswood Park. It used to have flower beds and rose gardens. Now it is quite often referred to as a woodland park but it is more than that and is the main park in Hadfield. Money is spent in Manor Park etc but not Bankswood. Return it to former glory with a park keeper.

Answer: Dai Lerner, High Peak Borough Council

Valid comments. Opportunity for feedback tonight. Will feed it back to Parks Team. Will make effort to respond to what people want.

Question 7: Resident

The slide at Bankswood is not good enough so I have to take children to Chapel Lane where the facilities are better. We need better facilities at Bankswood for younger children.

Answer: Paul Armstrong, High Peak Borough Council

The High Peak Play Strategy has an allocation against Newshaw Lane and Bankswood play areas. We will know if we have funding Sept/Oct. The detailed plans for individual parks will be the subject of consultation with local residents when the funding is secured.

Question 8: Resident

Station Rd – width of pavement so wide that cars park on three quarters of the pavement. Cars speed down the road, no deterrent. If cars do park fully on the road, causes chaos.

Answer:

Councillor Wharmby, Derbyshire County Council – I have asked DCC to investigate parking and putting in a disabled bay.

Gerald Tommy, Derbyshire County Council - DCC and police need to get together to try and sort a resolution on this. Parking on pavement is an enforcement issue.

Question 9:

Rossington Park – has ruined the view for a lot of people. How will you control the noise pollution coming from the units?

Allocation of funding for parks - Friends of Chapel Lane Park was established to sort it out but only got a new bin. More goes to the other parks.

Answer: Dai Lerner, High Peak Borough Council

The Council tries to control any noise issues through the initial planning e.g. determining when vehicles can come and go. If there are noise problems from Rossington Park, can be addressed through the council's environmental health service and I would encourage residents to report any concerns they have.

Chapel Lane Park has been identified in the Play Strategy as receiving £5000 for play activities if the bid is successful.

Question 10: Resident

Who wants Rossington Park and a concrete factory (Bridgemills) on their doorstep? A petition of 650 signatures suggests not. Unemployment levels were stated at 1.5%, therefore employment at 98.5%. How much existing space available? How much extra capacity is needed?

Answer: Dai Larner, High Peak Borough Council

Bridgemills – current activity is unauthorized and the council is undertaking enforcement action. Stop notices are a severe penalty and the council took the view that it was too much of a risk to the tax payer. The Council has to go through the legal procedure or would be open to legal challenge and that use would then be there forever more. Breaching enforcement conditions is a criminal offence.

Unemployment – There is a low rate in High Peak but this hides a lot of people that don't sign on or the huge decline in manufacturing industry in Glossopdale. We need to find new, modern premises for these types of businesses as the old premises are unsuitable e.g. mills.

The Council is keen to consult – extensive consultation was undertaken in 1996 through the Local Plan process. Additional consultation was undertaken on the JD Williams application and no objections were received. Rossington Park is there because there is a demand for more jobs.

Supplementary comment: 700 people signed petition. Enforcement is said to have been happening for a long time but nothing has happened. Rossington park was not done sympathetically.

Answer: Dai Larner, High Peak Borough Council

Rossington Park is in an area designated for this sort of business, limited designs available in terms of build and colour for this sort of facility but take on board what you say.

Question 11: Resident

School Routes. Problems with double parking, cars on pavements, cars speeding, wheelie bins on Bank Street. Blind spot when approaching Bank Terrace. Need safe crossing and speed restrictions.

Answer: Gerald Tommy, Derbyshire County Council

I have made a note of this and will take it back for action

Comment: Councillor Mann

Chapel Lane Park – is Chapel Lane included in a lottery bid? North Hadfield is an area of deprivation. 8% don't have central heating, 38% are without a car, 22% with longterm illness. Don't ignore Hadfield North.

Answer:

Chapel Lane Park has been identified in the Play Strategy as receiving £5000 for play activities if the bid is successful. The Park has had a history of vandalism to equipment

and in the Play Audit undertaken by HPBC Parks section it was recommended that some diversionary play activities should be considered prior to any further investment

Question 12: Resident

Can Rossington Park units be painted a different colour?

Answer: Dai Lerner, High Peak Borough Council

Will take back issues of appearance including colour but the buildings do not belong to the council and we do not have the power to enforce changes in the colour scheme.

Question 13: Resident

How come Kentucky Fried Chicken could change the colour of their roof in Glossop whereas this isn't done in Rossington?

Answer: Dai Lerner, High Peak Borough Council

Not aware of this issue. There are issues around industrial buildings and the materials that are available

Question 14: Resident

State of Station Road and others - Works have been carried out to improve physical appearance and traffic flow but these have caused congestion. Extensions are used by people who park vehicles for long periods of time. Need large speed humps, would not be an issue for public transport along these roads.

The paving is cheap looking and a number of slabs have collapsed.

Full scale traffic viability study needed. Schools have been unable to complete Safer Transport plans.

Answer: Gerald Tommy, Derbyshire County Council

Highways will have to come out and examine the situation.

Question 15: Resident

A Single steel refuse bin – does it cost £3000?

Answer: Paul Armstrong, High Peak Borough Council

It Costs £350 - £400 – they have to be reasonably robust and good design.

Question 16: Resident

Bankswood Park and Newshaw Park – how much money has the Council put in?

Answer: Paul Armstrong, High Peak Borough Council

Council will have put some money into this but don't know how much.

Question 17: Resident

No significant funding in Hadfield parks whereas a lot spent elsewhere e.g. Manor Park. The £30,000 proposed for Bankswood will go nowhere.

Answer: Dai Lerner, High Peak Borough Council

Shirebrook Park improvements were funded through a Section 106 agreement, the money is provided by the developer of the estate. The Council tries to increase the pot by negotiating with developers to provide play areas and also through bids such as to the Lottery Fund. Will always look at opportunities to invest in residents' priorities.

Question 18: Governor for St Andrews school

St Andrews has a temporary building since 1940s. What about regenerating our schools?

Answer: Gerald Tommy, Derbyshire County Council

DCC has long term development programme for all schools across the county.

Question 19: Resident

Couldn't find much happening in Hadfield for children and young people over the summer by looking at the internet. Lots happening in Gamesley. Where are our events?

Answer: Andy Brown, High Peak Borough Council

Gamesley Community Centre is a partnership project, money received through the lottery and Primary Care Trust because of issues of poor health and access. Difficult to attract funding to areas which do not seem as deprived.

Supplementary comment:

Deprivation figures for north Hadfield comparable to Gamesley and Stonebench.

Answer: Andy Brown, High Peak Borough Council

Gamesley is the only area in the High Peak which is classified as in the 10% most deprived neighbourhoods in England. As it result it will attract more Government funding than other areas No reason why people of Hadfield can't access facilities in Gamesley

Supplementary question:

How do you get there?

Question 20: Resident

The facilities in Hadfield for young people are minimal. Runs hand in hand with anti-social behaviour. We need ways of keeping them off the street and need help from the Council.

Answer: Andy Brown, High Peak Borough Council

There are plans for investing in an all weather pitch in the area. It is a big investment but this is only the start. We want your ideas for what to do. We can't guarantee we can deliver it all but can try and get funding for the ideas. We are grateful for the support you can give.

Question 21: Resident

Who's going to use the all weather pitch and where will it be?

Answer: Andy Brown, High Peak Borough Council

We are proud of it because the community said they wanted it. It is a partnership project with the Glossopdale Community College at the centre. It would go where the old hockey pitch is behind the school in Hadfield if it is successful. It would be made available to the

community including the school changing rooms. Access would be given to the school when they need it. Access given to the community, particularly at weekends and evenings.

Gerald Tommy, Derbyshire County Council

A facility like this is an expensive commodity which must be available to the school and for community use.

Question 22: Councillor Bell

There is a £35,000 skateboard park held in storage by the council. Why can't it be in Hadfield now?

Colour pollution of Rossington Park – will members of the planning committee and planners have training in colour?

Answer: Dai Lerner, High Peak Borough Council

A new skateboard park was put in Manor Park as part of the lottery funding so the old one was no longer required but is still available to use in Glossopdale. The council wants to consult people on where to put it.

Supplementary: Why haven't you consulted previously?

Answer: Dai Lerner, High Peak Borough Council

We are consulting now and we want to find out what people want. We know that there is a strong demand for the skateboard park. Not everyone wants it near them. Need to balance different views.

Question 23: Resident

What is wrong with Hadfield Library, why is it not a community centre?

Styals Close – garages are going to be flattened and houses put on them. Will create traffic problems. Parking is a problem.

Answer: Dai Lerner, High Peak Borough Council

Give your views on the community centre tonight. The big proviso on providing one is cost of the building and running the centre.

Question 24: Resident

Is the age of consent for drinking in Hadfield different from the rest of the country? Many young people walking down Station Rd, New Road, past the reservoir and up to the woods with alcohol.

Answer: Sergeant Doyle

The age of consent is the same. We have done work with off-licenses on this. We try to encourage them to adopt Challenge 21 where people who look under 21 are asked for identification. Should also keep record of refusals book which the police view. We have done test purchases with Trading Standards.

Station Road – we are aware of youths gathering. Problems on Lambgates have died down. Documented 45 visits to Lambgates in last 2? months. Listening to what people are saying.

Question 25: Resident

How often are activities planned in Hadfield for young people over the summer?

Answer: Faye Edwards, Derbyshire County Council Youth Services

Three coaches going from Hadfield -to Alton Towers, mobile unit, event in Manor Park

High Peak Community Housing – three sessions booked on Chapel Lane Park – sports coaches. If successful we will provide more.

Question 26: Resident

It is not just kids that cause anti-social behaviour. I have a neighbour who behaves in an antisocial way but then calls the police. Victims feel police treat them as though they are causing it. What is the procedure for dealing with this sort of complaint?

Answer: Sergeant Doyle

I know what you are talking about. We cannot discuss it in a public meeting. Had a meeting yesterday on how to deal with it. They are police issues, public order offences.