**Minutes from Strategic Planning Committee 29 October 2020**

**Present** Cllrs: Barbara Beeley (Chair)

Pam Byrne

Sam Al-Hamdani

Graham Sheldon

Robert Knotts

Andrew Fletcher (AF)

**315. Apologies**

Geoff Willerton

Jane Soriente

Georgina Brownridge

Adele Metcalfe

**316. Minutes of meeting held 24 September 2020**

Agreed as true record

**317. Matters arising**

There were no matters arising

**317. Further survey results**

Cllr. Al-Hamdani referred to responses from the survey which he believed need to be referred to other regulatory bodies, for example, infrastructure, crime, transport, particularly parking and road conditions and overdevelopment. Will circulate the document.

Regarding Community Safety- out of 225 answers 139 requested more police. That is a response that needs flagging up at a local and national level.

He referred to a question about broadband issues – out of 80 over 40 thought it was good, 30 thought not good enough.

Cllr. Knotts asked if it was possible to define the area. Cllr. Al-Hamdani said it was and will action.

Cllr. Beeley asked if responses could be given village by village.

Cllr Al- Hamdani said that was possible.

Cllr. Knotts asked if a Parish Plan was being developed.

Cllr. Beeley said that responses that are not appropriate to be included in the Neighbourhood Plan would be included in a Parish Plan.

Cllr. Byrne suggested a Parish Plan be included as an appendix to the Neighbourhood Plan to avoid any responses being ignored as Cllr. Sheldon feared.

Cllr. Al-Hamdani said that there is a need to ensure that the people of Saddleworth know the Parish Councillors are listening. He suggested- in terms of the responses hi-lighted- the series of letters be put together from SPC to OMBC, GMCA and Communities (National Level).

Cllrs. Beeley and Al-Hamdani agreed to draft the letters.

Cllr. Beeley said that for the next meeting, policies needed to be firmed up and a press release was needed to inform Saddleworth residents of the progress made so far. Cllr. Beeley said that she would retrieve responses from the Dobcross survey.

Cllr. Beeley requested that item 6. On the agenda be discussed.

**318. Planning for the Future**

The response to the government White paper, planning for the Future, had been sent to the appropriate authority and an acknowledgment received.

**319. Briefing on GMSF**

Andrew Fletcher (AF) presented the latest version of the proposals. These had been available online since 23rd October2020 and were due to be considered by the Greater Manchester Combined Authority on 30th October.

The document will be put before the District Councils during November and will, subject to approval by them all, be put out for public consultation on 1st December for eight weeks. The intention beyond that is for it to be submitted to the Secretary of State and Examined by an Inspector during 2021, and formally adopted in 2022. Dates could be extended due to current circumstances.

**Allocation at Robert Fletcher’s (now renamed Chew Brook Vale)**

The Parish Council has in the past made representations that the development must be guided by a masterplan and phasing plan. The masterplan should be used to ensure that what is created is a place with a mix of uses and a Saddleworth village character. It should not be suburban, but a place where people want to live and visit which also provides an enhanced tourism and leisure experience and strengthens the local economy. A phasing plan is needed to ensure that the derelict land within the Allocation is developed first. The new policy includes a requirement for a masterplan, Design Code and phasing scheme as requested by the Parish Council.

Councillor Al-Hamdani referred to a lack of specificity in Policy 5 regarding an access point. AF agreed that a number of the policies were less specific in their wording, leaving detail to be determined through the master planning process. For instance, it was unclear whether a new “spine road” from the mill drive to Banks Lane was still a possibility, despite the landowners’, Peak Park and Parish Council opposition

Councillor Sheldon mentioned the need to protect the existing trees within the Allocation. Councillor Beeley said that this had been raised with Oldham Council during previous consultations, but would need to be raised again.

Councillor Knotts asked if further information was yet available on contamination issues. AF replied that no information had been published as far as he was aware.

Councillor Knotts raised concerns about the need for extra school places arising from a proposed development of 170 homes. AF said that there were now Policies for this Allocation relating to pressures on education and health facilities, and other infrastructure issues. But assurance on delivery would clearly be important.

Councillor Knotts asked whether the need for retirement homes was included. AF replied that there was a requirement for affordable housing, but not specifically to retirement homes, and without any indication of its location

AF said that it would be necessary to discover whether the IBI Concept Plan 2019 now had any status as part of the Proposals. It was this Concept Plan which had suggested that 170 homes could be accommodated within the Allocation. The current proposals refer to this number. The Parish Council had consistently been of the view that 120 homes was a realistic maximum given the many constraints and policy requirements affecting the Allocation.

The additional holiday lodges, boutique hotel and Visitor Centre were no longer policy requirements for the Allocation. They were now described as “aspirations” in the supporting text. The Parish Council had argued that other options for the Visitor Centre’s location should be considered as possible alternatives to the IBI suggestion.

Councillor Sheldon mentioned that work was being carried out on a property near Greenfield House. Nobody present had information about this. Councillor Beeley said that the Parish Council had in the past requested that Oldham Council should not approve any plans which might possibly prejudice the overall master planning of the Allocation area.

**Additions to the Green Belt in Saddleworth**

The 2019 version of GMSF had proposed that four areas should be added to the Green Belt In Saddleworth. These were

* Dacres, Greenfield
* Wall Hill, Dobcross
* Stoneswood, Delph
* Land near the Community Hall, Denshaw.

It appeared that only the Denshaw site was included in this category in the 2020 version.

It was agreed that it would be necessary to ask for an explanation of this change. Councillor Beeley suggested that Borough Councillors needed to raise this matter with OMBC. Councillor Al-Hamdani said that the Oldham Council meeting to consider GMSF had been postponed with no new date yet set.

**Next Steps**

Councillor Beeley is ensuring that the Fletcher’s sub group is reconvened.

The deadline for responses to GMSF is likely to be around 25th January 2021. More definite information about the consultation timetable and engagement processes should be available for the next meeting of the Strategic Planning Committee.

**320. AOB**

No other business.

**321. Date of next meeting**: 26 November 2020.