



Minutes of Local Plan Review Member Steering Group - 24th January 2022 at 14.00

Hybrid Meeting via Webex / Aldern House

1. Roll Call

Officers	Members
Joanne Cooper (Planning Liaison Officer)	Chris Furness
Adele Metcalfe (Policy Team Manager)	Annabel Harling
Brian Taylor (Head of Planning)	Janet Haddock Fraser
Clare Wilkins (Community Policy Planner)	Robert Helliwell
	Andrew McCloy

Apologies: Ken Smith, Yvonne Witter

2. Introduction and Presentation

The Policy Team Manager delivered a presentation outlining the timetable for the next stage of the Local Plan Review, and the policies which were of particular relevance to Bakewell.

The Community Policy Planner gave an update having met with Bakewell Town Council the previous week, where it had been agreed to aim to reinstate the Bakewell Partnership. A workshop was being planned as part of this process, which it was hoped would take place in February 2022. The partners will also meet again in April 2022. The re-establishment of the partnership was felt to be a good move, particularly following the withdrawal of the Bakewell Neighbourhood Plan, and Members were keen to be involved.

The Head of Planning advised that Officers were in further discussion with the applicant regarding the wider future of the Newholme Hospital site, following the granting of planning permission for a new health centre last year.

3. Key Questions

A discussion took place around key themes and questions which had been circulated prior to the meeting.

The key questions were:

- A. What is the vision for Bakewell? Are the spatial objectives set out in the Core Strategy right for the next plan period?
- B. Should we look again at the development boundary? Does it need to give more room for growth?
- C. What should a town centre policy for Bakewell aim to achieve? Where is the town centre?
- D. Should we use the local plan process to work with local communities to find new green spaces and/or designate local green space?
- E. Should we use the list of green spaces and non-designated heritage assets that were proposed in the Neighbourhood Plan and consider designating them in the local plan?

4. Discussion of Key Questions

A. What is the vision for Bakewell? Are the spatial objectives set out in the Core Strategy right for the next plan period?

The objectives set out in the Core Strategy for Bakewell were as follows:

- Explore and identify the potential for new affordable homes
- Retain and provide community facilities and services
- Co-locate jobs and homes
- Support the development of appropriate recreation and tourism facilities
- Consolidate Bakewell's role as a tourist centre and a hub from which to explore other attractions
- Enable a new hotel
- Retain and enhance the role of Bakewell as a market town and a centre for agricultural business
- Safeguard employment sites in suitable locations.

It was noted that permission had been granted for a new hotel in Bakewell. Members asked whether there was a need for further bed space in addition to this given the financial benefits of encouraging day visitors to stay overnight. Members wondered what the community view might be on this.

With regards to affordable housing, Members were keen for the elderly and down sizers, to be taken into consideration as well as people setting up home for the first time.

Members emphasised that with regards to employment in Bakewell, it was important to know what the demand is for business expansion and for employment. The Policy Team Manager advised that colleagues would be working on this during the coming year.

Other issues raised by Members were:

- Nature recovery and climate change and the need to incorporate sustainability as a priority for future policies for Bakewell
- Bakewell's future as a market town (its market town status being its USP) and the future of the market (it was noted that there is a waiting list for stalls).
- Transport and the need to consider congestion in the town- does the town need a public transport hub?
- Flood resilience and mitigation, and the desirability of making this a core strategy objective.

Member Steer:

The vision as set out in the Neighbourhood Plan is a good starting point. We should work with the Town Council and residents to update this and to include the 'missing' elements, for example sustainability, climate change, flood alleviation and nature recovery.

B. Should we look again at the development boundary? Does it need to give more room for growth?

Members were shown a map of the development boundary from the withdrawn Neighbourhood Plan (See Appendix 1).

It was agreed that there is a necessity to establish what the demand is for the growth of employment space i.e. by surveying whether existing units are full to capacity. Whilst a study by DDDC suggested that there is no additional demand for retail space, further work could be done regarding office and other employment space.

The difficulty of finding new sites for employment was acknowledged. Expansion of existing sites is also not straight forward. Further work may need to be done on this if it is decided that the work undertaken as part of the withdrawn Neighbourhood Plan is not sufficient.

Members questioned whether there is sufficient land within the development boundary to meet the high need for affordable housing. Officers advised that there is, if the extension areas proposed in the withdrawn Neighbourhood Plan are taken into account. Otherwise strategic changes to Bakewell's shape will have to be considered.

It was agreed that Members and Officers would remain open minded regarding the development boundary.

Member Steer:

We need to understand more about the land use requirements for new employment and housing. When we do we can make a decision about whether the existing boundary is sufficient. If it is not, we should look for opportunities to expand the boundary, acknowledging the difficulty of this due to Bakewell's topography and landscape setting.

C. What should a town centre policy for Bakewell aim to achieve? Where is the town centre?

Members were shown a map of the Bakewell Central Shopping Area. (See Appendix 2)

Officers and Members agreed that the town centre policy should aim to achieve a thriving and sustainable town both for locals and visitors, which retains its market. Residents views regarding the town centre are outlined in the Neighbourhood Plan, but the policies are no longer applicable due to the changes to the Use Class Order and permitted development rights.

Officers asked Members whether they thought there were any areas outside the town centre, which should actually be included in it. Discussion took place regarding the Riverside Business Park site and whether there was an opportunity to create a “corridor” between there and the town centre. It was suggested that this could focus on artisan food businesses.

Members felt that Riverside should be considered to be outside the town centre due to it being beyond reasonable walking distance for many people, and that the attractive town centre with its historic shop fronts, history and cultural heritage, is a large part of what draws visitors to Bakewell so it is important that this is preserved. This is less evident at the Riverside site. A comparison was drawn with the detrimental effect Meadowhall may have had on Sheffield City Centre, and the need to avoid a similar situation.

It was also felt to be important to avoid a situation where the development of Riverside leads to the town effectively having two centres, which would encourage visitors to park twice.

The Head of Planning advised that most of the Riverside Site has recent permissions. The new bridge is largely in place, but the slip road has not yet been completed. The construction of the Premier Inn was delayed but will commence this year. Changes to use class orders could mean that parts of Riverside could be changed to retail use without planning permission. If this was the case, it would be important to create pedestrian links.

Members raised whether the Agricultural Business Centre should be incorporated into the town centre as it is where the majority of people park.

Member Steer:

Town centre policy should aim to achieve:

- a thriving and sustainable town both for local people and visitors, which retains its market
- better pedestrian/cycle links to the Riverside Business Park
- sustainable transport/recreation hub
- flood resilience and mitigation
- green space provision.

The town centre should remain largely as currently defined, but we should also consider including the Agricultural Business Centre. If ‘out of town centre’ retail is developed due to permitted development rights, policy should focus on the creation of pedestrian links to the town centre.

D. Should we use the local plan process to work with local communities to find new green spaces and/or designate local green space?

Officers advised that green spaces had been a very important part of the withdrawn Neighbourhood Plan.

Members agreed that the new Local Plan would be a good opportunity to take this up again and to increase the quality of the green spaces by making a link to nature recovery and biodiversity enhancement and engagement with the natural environment, as well as recreational use. With four schools in the town it was felt that the retention and enhancement of green spaces would provide an opportunity to increase educational opportunities.

Officers suggested that Bakewell would benefit from having a “Town Centre Manager” and that potentially a bid for funding this could be worked out with constituent authorities.

Member Steer:

Yes. Importance of green space for biodiversity, recreation and education. Also should be for the benefit of local people and visitors. Obvious tie-up with NP's nature recovery ambition, tree-planting targets, etc. Should be a close relationship with the town's 4 schools over this, especially Lady Manners.

E. Should we use the list of green spaces and non-designated heritage assets that were proposed in the Neighbourhood Plan and consider designating them in the local plan?

Members were very supportive of this.

Member Steer:

Yes.

5. Next Steps

A draft survey for parishes will be sent out for comments from Members in the next couple of weeks.

6. Date of next meeting

21st February 2022 at 10am – Farming and Economy.