

Site Meeting Wednesday 21st December 2011**Backdale, Wagers Flat & the Eastern end of Longstone Edge****Present**

Peter Hunt
 Andrew Daley
 David Bent
 Anthony Northcote

Apologies

John Keeley

We met Peter Hunt and Andrew Daley on site at their request to discuss the potential for the Backdale site. Peter is currently in negotiations to purchase the whole of the interests of Bleaklow Industries, including all of the farmland at Bleaklow, together with Wagers Flat, Backdale and Peak Pasture. The purchase also appears to include the acquisition of the Slaked Lime business. The purchase if it is completed would take place in late January 2012.

Peter does not appear to be interested in further mineral extraction, nor does he appear to have much appetite for continuing to run the Slaked Lime business. He wishes to utilise the Bleaklow farm enterprise more productively and as part of that he may want to discuss a replacement farm dwelling at Bleaklow with the Authority in due course.

The ambitions for the Backdale site are based around some restoration works, with the introduction of a handful of new B2/B8 employment units on the quarry floor to the south of the existing buildings. He would hope to re-vamp the existing buildings as a further B2/B8 unit. The restoration works would include the movement of the existing spoil on site to form a new lower bench platform at the 15m bench level on which to undertake new strategic planting. It would not be possible to create a higher bench at the next level due to insufficient material on site, but some limited planting may be possible. They would also propose to introduce some additional tree planting on the site frontage behind the existing trees to mitigate views of the industrial buildings from the footpath on the opposite hill.

We discussed the ideal viewpoint of the Authority, i.e. to see the Backdale site restored fully with the buildings removed and Wagers Flat filled in and restored to agriculture. There are no difficulties with achieving this on the Wagers Flat site. We also discussed the fact that the ROMP on the 1952 permission is in Suspension and come the end of October 2012 the Authority will need to consider a Prohibition Order. We also discussed what have been the ambitions of Glebe to work the Peak Pasture area. This purchase does not appear to include the purchase of any of the Glebe mineral rights.

We also discussed how employment units on the site would be contrary to policy, both in terms of national and local policy relating to minerals policies and our employment policies. We also talked about the difficulties and challenges that the eastern end of Longstone Edge has posed the Authority and the sorts of considerations the Authority would need to consider to any proposal being advocated as an exception to planning policy. The meeting was an exploratory meeting to help them understand the planning context and to allow us to understand what they are considering.

No indication was given on the merits or not of the scheme being posed, our discussion focussed on the generalities of the planning issues with the site. This includes the fact that the Authority does not consider that the Slaked Lime business has planning permission; the buildings only authorised use is for the processing of vein mineral from the Derbyshire orefield; that no B2 use is authorised on the site; the buildings are required to be removed on cessation of their vein mineral processing use; and that the parking of lorries on the site is unauthorised.

We also discussed the merits to the streetscene in the removal of the existing building complex in any restoration or new use scheme.

Plainly whilst Peter Hunt is looking to achieve some financial return from the Backdale site, the measures he was suggesting for restoration would be likely to cost in excess of the financial returns available from the development proposed. He did seem potentially keen on the public status of being seen to address this problematic site.

They will let us know in January if they do purchase the site, I got the impression that the purchase is likely to continue as I do not think anything we told them today was of surprise. They did not request any formal view of the Authority on their proposal at this stage.

Given the high profile nature of the site and the complicated planning issues involved, together with the competing material planning considerations this is an issue where a consensus view could helpfully be reached internally before we get asked for any formal view from Peter Hunt.

Anthony Northcote
21st December 2011

Circulation: John Lomas; Bob Bryan; John Keeley; David Bent; File - M2382