Rooley Moor Neighbourhood Forum (RMNF)

Trustees Meeting

Thursday 7th June 2018 from 7:00pm

Croft Head Barn, Knacks Lane, Prickshaw Village, Rochdale OL12 6BD

Meeting Minutes

Present: Fran Healey, Andy Meek, John Newcombe, Nick Green and Alan Rawsterne

Chair: Andy Meek

The meeting commenced at 1900

1. Introductions, Apologies and Code of Conduct
    - Andy Meek chaired the meeting, introductions not required – JN was thanked for hosting the meeting.
    - Apologies from Cecile Biant and Morley Morgan.
    - AM asked all present to respect the Code of Conduct.
2. Declaration of Interest
    - None declared.
3. Minutes of last meeting / Matter arising / Updates
    - Everyone took time to review the minutes from the last meeting.
    - FH proposed we accept the minutes as a true and accurate record.
    - JN seconded the proposal.
    - All present accepted the minutes.
    - AM suggested matters arising could be covered later in the meeting – all agreed.
    - AR gave a brief update of the listed actions:
        - Document concerns about neighbourhood plan – to be covered later in the meeting.
        - Equestrian event – went very well.
        - Drop in event – went very well.
        - GDPR requirement implemented.
        - Other forum policies to be covered in a different meeting.
        - Lobby forum members for trustee position - on-going.
        - Communication to Phil and Tim about trustee applications – Done.
        - Set up online vote for appointment of Phil Massey as trustee – This will be done as soon as actions regarding the neighbourhood plan have been agreed.
        - Catley Lane Head bus service – Rosso are not interested – no further action.
        - Review possibility of scheduled status for the Cotton Famine Road – To be covered in AOB.

4. Review Consultation responses / Agree RMNF response / Identify any required changes to plan

Rooley Moor Neighbourhood Plan Pre- Submission Consultation Control Document Six Weeks Consultation Period from Monday 26th March 2018 to Friday 4th May 2018

*Comment reference "HCR" denotes "Hard Copy Representation" and comment reference "OLR" denotes "On-Line Representation".
Original hard copy and on-line representations are available upon request if supported with a valid reason for viewing the documents.
**Comments have been summarised to remove any references that might identify the person making the comments.

Specific comments

Comment Reference*	Comments (Include Policy Number, etc.)**	Support or Object (S/O)	RMNF Response	Change to plan Required Y/N	Action Required
HCR006	Page 41 - Only one mention of off-road vehicles given the severity of the issue seemed surprising.	S	This is an enforcement issue that is outside the scope of the neighbourhood plan. It is worth noting that the forum does try to engage with landowners and enforcement authorities in an attempt to remedy this issue.	N	
	Page 52 - I don't remember the stats now but it came across as surprising that there was strong support for renewables.		General comment.	N	
	Page 52 - Can we be more specific about what constitutes unacceptable noise? I.e. A simple ETSU standard would not be enough, need to take into account the emerging research on low frequency noise.		This is outside the scope of the neighbourhood plan and requires a change of national policy. The forum can lobby for change if that were deemed appropriate.	N	

Comment Reference*	Comments (Include Policy Number, etc.)**	Support or Object (S/O)	RMNF Response	Change to plan Required Y/N	Action Required
OLR008	Page 21 Listed Buildings - I think it would be helpful to clarify current naming of these buildings	S	Agree.	Y	Change FERN HILL FARMHOUSE to FERN HILL FIRST FARMHOUSE as described on the Historic England website: https://www.historicengland.org.uk/listing/the-list/map-search?postcode=OL12%206BW&clearresults=True
	Page 33 Character Areas / Views - Fully supportive of the recognition of Fern Hill and other "character" areas, and identifying all the significant views in the area. I think this is a really positive addition to current planning policy references.		Noted.	N	
	Page 65 Action Plan - I would like to add to the action plan, if it is possible, to remedy new planting of non-native species, which is out of keeping with the character and heritage of the area.		It's desirable for native species to be planted at existing properties. This is probably best approached as a general request rather than a requirement.	N	

General Comments

Comment Reference*	Comments**	Support or Object (S/O)	RMNF Response	Change to plan Required Y/N	Action Required
HCR001	Object to local people making decisions on other people known to them. Happy with decisions and planning to continue and be made by Town & country Planning	O	Planning decisions reside with the local planning authority (LPA). Please refer to Appendix O and the "Planning Decision Process Map".	N	
HCR002	The proposed neighbourhood plan would add a bureaucratic hurdle for businesses. I'm happy with the existing planning rules and see no need to change the independence of it.	O	Planning decisions reside with the local planning authority (LPA). Please refer to Appendix O and the "Planning Decision Process Map". The Neighbourhood plan makes it easier for some types of business to develop by reflecting the views of the community and removing hurdles.	N	

Comment Reference*	Comments**	Support or Object (S/O)	RMNF Response	Change to plan Required Y/N	Action Required
HCR003 & OLR001	I support the neighbourhood plan and it's policies. In some areas the plan does not go far enough to identify other "Character Areas" and "Important Views". In my opinion Fair View and Dunishbooth should be noted as character areas with important views. I believe the plan should also note the additional heritage assets of two WWII Pillboxes and three scheduled monuments: 1. BROADLEY STATION - MONUMENT NUMBER: 499065 2. TRIPLE BANK AND DITCH - MONUMENT NUMBER: 1525509 3. EARTHWORK BANK AND DITCH - MONUMENT NUMBER: 1525508 Would like to see better photos of character areas and views, which should include Fair View cottages.	S	Note the southern view from Fair View, two Pill Boxes and three scheduled monuments.	Y	Add an addendum to the neighbourhood plan.
HCR004	I object to the neighbourhood plan in its entirety. We are already covered by Town & Country Planning regulations through the local authority – an independent body	O	Planning decisions reside with the local planning authority (LPA). Please refer to Appendix O and the "Planning Decision Process Map".	N	

Comment Reference*	Comments**	Support or Object (S/O)	RMNF Response	Change to plan Required Y/N	Action Required
HCR005	I strongly object to this plan as I believe this will result in neighbour against neighbour. I believe decisions should be left to an unbiased council which has served us well for many years	O	Planning decisions reside with the local planning authority (LPA). Please refer to Appendix O and the "Planning Decision Process Map".	N	
OLR002 & HCR007	Since we live in within this area it would be nice to be asked our opinion before any proposal is submitted Just typical of power crazed people try to sneak there view through under the radar without a proper consultation or discussion We will be surprised if this makes it onto the website I disagree with the policy in its entirety and do not support any of the policy	O	27/03/18 Letter sent, see appendix K of the consultation statement. It would be helpful to know what changes could be made for you to support the plan.	N N	
OLR003	No Comments	S		N	
OLR004	No Comments	S		N	
OLR005	No Comments	S		N	

Comment Reference*	Comments (Include Policy Number, etc.)**	Support or Object (S/O)	RMNF Response	Change to plan Required Y/N	Action Required
OLR006	I am very pleased to support the aspirations, the purposes and the aims of this Forum. I support all of the policies stated within the Draft Plan and I hope that it attracts the community support needed to allow it to be adopted into Rochdale's strategic plans for the future. As never before, the preservation of our heritage is so important for future generations.	S		N	
OLR007 & HCR008	We have listed a number of general observations & queries which will be sent under separate cover in the form of a word document. Our concerns mainly centre upon the removal of jurisdiction from an independent body (Planning Dept) to one that is potentially significantly influenced by parties with a vested & potentially prejudicial interest. We wholeheartedly support the control of industrial scale development but feel this Plan could be viewed as intrusive on a domestic level.	O	Noted under reference HCR008. Planning decisions reside with the local planning authority (LPA). Please refer to Appendix O and the "Planning Decision Process Map".	N N	

	Our motivation in respect of the Forum is to help enhance the presentation of our Village & promote a sense of Community but the RMN Plan is a step too far for us.		Noted.	N	
	P7 Section 1 - This Plan is to be enshrined in Planning legislation so needs to be fully representative of the views of the populous. The Policies of the Plan will be "used to make decisions on planning applications in the neighbourhood area" – this therefore has very wide ranging implications		Agreed.	N	
	P8 para 1 - As above, this plan will guide planning decision making process		Agreed.	N	
	What was the consultation process, the questionnaire?		See the consultation statement – printed copies available Riverside and Spotland Libraries – online at: http://www.rmnf.org.uk/wp-content/uploads/2018/03/04-RMNF-Consultation-Statement-V6.pdf	N	
	P9 para 1&2 - Key Objectives are presumably laid down in the constitution but it is not really representative of my personal motivation for involvement in the Forum		It is an individual's responsibility to understand the constitution and keep abreast of the forums activities. The objects of the forum have remained unchanged since the inception of the forum and as such you might want to question whether you should be a member of an organisation with which you fundamentally appear to disagree.	N	

	P11 Mid Stage - What was the rate of return of the 228 questionnaires?		Please see the questionnaire analysis – printed copies are available at Riverside and Spotland Libraries or online at: http://www.rmnf.org.uk/wp-content/uploads/2018/03/Questionnaire-analysis-11-09-final.pdf	N	
	P12 Current Stage - Who is on the panel considering the representations on the consultation & what is the decision making process on amendment?		Members of the forum were invited to join the neighbourhood plan group whose first meeting was on the 11/01/17. The group members are: Andy Meek, John Newcombe, Cecile Biant, Morley Morgan and Alan Rawsterne. Roy Thorniley was a member of the group, but subsequently retired, Roy remains a member of the forum. Paul Simson is a planning consultant who supported the process; the forum was awarded a grant to commission a consultant. The decision making process for amendment is review by the plan group with a recommendation to the trustees. The trustees will be asked to make the final decision about submitting the plan, at which point the council will review the document and seek independent examination.	N	
	P14 Plan Docs - Where are the areas designated to "manage development"?		There are no areas designated for development. The majority view of people who responded to the questionnaire was the area could stand a little development – I.E. restoration of derelict buildings, change of use of existing buildings, etc.	N	

	P22 Heritage Features – Fernhill Hamlet is mentioned here but it is not supported by the residents of Fernhill who would prefer it not to be specifically identified.		We are not sure you can say, "it [presumably the neighbourhood plan] is not supported by Fernhill residents" as we are aware of some Fernhill residents who do support the plan. We are not sure if your response was from you as an individual or as a spokesperson for some Fern Hill residents? If you are acting as a spokesperson we strongly recommend you advise each individual that they have the right to respond individually and as such any concerns would carry more weight if each of those residents explained their issues and proposed remedy.	N	
	Fernhill farmhouse is not a listed building so can this please be corrected or made clear.		Agreed, this will be changed to FERN HILL "FIRST" FARMHOUSE as described on the Historic England website: https://www.historicengland.org.uk/listing/the-list/map-search?postcode=OL12%206BW&clearresults=True	Y	Also noted at OLR008
	P26 Recreational Opp's – What forms will the additional parking facilities take? Will this serve to benefit the area in a positive way?		That would depend on a planning application at which point we would be able to respond.	N	
	P28+29 - is this a restatement of planning policy?		The policy refers to national (Government) and local (Council) greenbelt planning policy and also reflects the majority view of people who responded to the questionnaire.	N	
	P30 Design - para g) innovation does not need this additional condition placing on it, I would expect the planners to be capable of deciding this.		Planning decisions reside with the local planning authority (LPA). Please refer to Appendix O and the "Planning Decision Process Map".	N	

	para h) seems to be rather onerous and is this part of the Forum's remit?		This reflects current Council Policy. Each application would be taken on merit; as such the forum does not have a remit other than to reflect the view of people who responded to the questionnaire.	N	
	P31 Conversion & Re-Use – para b) why should we resist major reconstruction if done in a sensitive manner & in keeping with the area? This should not be a barrier to reinvigorating the area		Please refer to the explanation on page 32. This is a requirement to comply with Government / Local Council greenbelt policy by trying to ensure that the footprint of a development does not expand overly from the original building and encroach into greenbelt.	N	
	para's d) & h) appear to be a restatement of planning guidelines		Agreed.	N	
	para g) is this a bit over zealous?		Agreed, but, Off street parking, bin storage and collection points are a nice to have, especially if you want to maintain the look and feel of an area. This wouldn't necessarily stop a development if this wasn't achievable – It would depend on the application and our Local Council planning decision.	N	
	P33 Character Areas & Important Views – The residents of Fernhill would prefer the hamlet to not be specifically identified as a character area and request this be removed.		Your comments do not necessarily reflect the opinion of all Fern Hill residents. As such we suggest you make individuals aware they have a right to respond and any concerns they may have would carry more weight if each explained their issues and proposed remedy.	N	
	Ditto, from the section on important views. Resident comment on the important views should be sort & approved to ensure satisfaction with their inclusion.		The purpose of the pre-submission consultation is to allow residents to comment.	N	

	P35 Heritage Assets – in the explanation section, why are we extending the consideration of the effect on non-heritage assets in the penultimate paragraph, is this necessary?		This complements Policy P2 of the Rochdale Core Strategy, which seeks to protect the Borough's heritage. Perhaps you can expand on your concern?	N	
	P36 4th para – Is this not too prescriptive and invasive by seeking to impose onerous restrictions on new development that could be viewed as restrictive?		Are you referring to the paragraph commencing, "Dry-stone"? If you are the "Note" has a qualifying statement, "as far as possible". It would be for our Local Council planning department to make this determination whilst considering Policy P2 of the Rochdale Core Strategy.	N	
	P36\37 Note on Conservation Area – Is this merely restating Planning Policy?		We believe this is Local Planning Council policy.	N	
	The note about the trees appears to be very onerous & will apply to many self-seeded trees that could potentially be detrimental to the environment they are situated in.		We expect this is an existing Local Council guideline that facilitates planners making a determination between a sapling and a tree.	N	
	P38 Policy RE1 – If the proposals are in addition to existing policy, this seems extremely onerous & setting the bar very high to encourage rural regeneration of the farming community.		You may want to consider the opposite view; the policy is very supportive of the rural economy, in the event of a farmer wanting to diversify and apply for planning permission there would be no need to consult with the forum. If you were to suggest section F was counter intuitive when compared to Policy HO1 (Page 28, section D) an amendment would seem appropriate.	Y	Remove the condition, "***they do not require new dwellings within the rural area to support the enterprise;***"
	P38 Explanation Para 2 – subjective assessment criteria for the "careful balance….. scale and character"		This would be for the Local Council planning department to determine.	N	

	P42 Equestrian Development – Is this is additional legislation to supplement existing Planning Legislation? Seems very onerous and restrictive towards any future development proposals.		This is existing legislation with a slight revision. Rochdale & Bury Bridleways consulted on this policy, the outcome was an improvement in the ruling for removal of a ménage, currently 6 months, to a proposed neighbourhood policy of 12 months. Other than the increased period of disuse, the policy would have no effect on exiting ménages.	N	
	Have the farming community been consulted on this?		The forum chair, Andy Meek, has been approached and awaits a response. The farming community can, of course, make representations through the consultation process.	N	
	P62 Control of New Development – who will represent the Forum in its role as consultee?		The trustees.	N	
	P63 Reviewing the Plan – who will undertake the review & how will the proposed amendments & updates be incorporated? What are the checks & balances to the amendment process?		The planning group would review and make a recommendation for the trustees to approve or reject. Only upon trustee approval would the plan be submitted to the council. And, subsequently (if approved by the Council) independent examination, 6-week consultation and then a referendum of all eligible residents who live in the area.	N	
	P68 Policy E3 – Light Pollution – I am not aware that there is an issue currently. Have representations been made?		We not aware of any issues or representations. The policy is intended for any development in a “Dark Sky” location and has no effect on existing developments.	N	

- We also reviewed consulted responses from United Utilities, National Grid, The Coal Authority and Historic England, copies of which are available in the Consultation Statement. There were no comments that required any changes to be made to the plan and the trustees noted that the Historic England response was extremely supportive of the neighbourhood plan process.

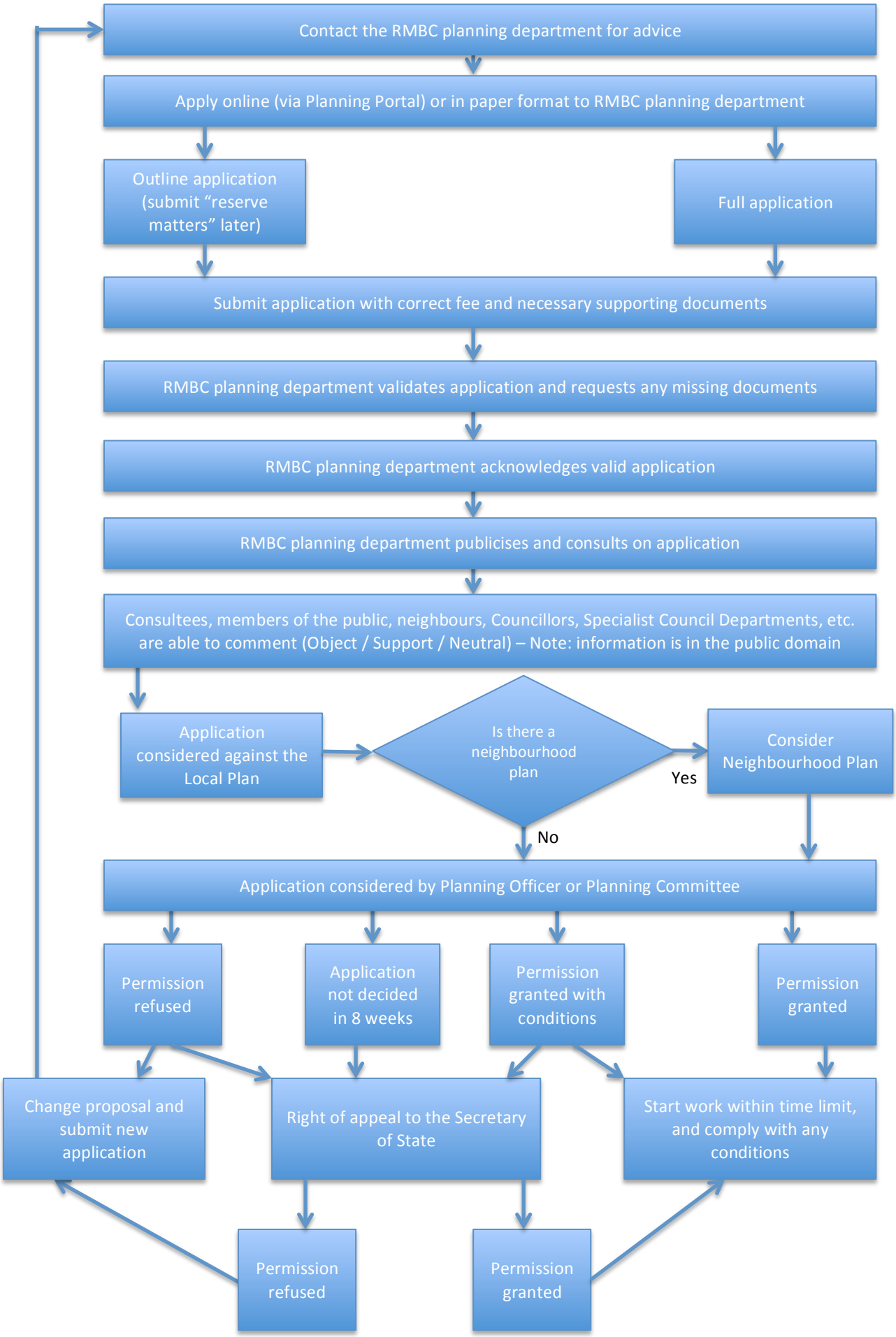
5. Decide if the plan should be submitted to Rochdale Council
    - The unanimous decision of the trustees present is to amend the plan as described above.
    - The unanimous decision of the trustees present and a proxy vote from Morley Morgan was to submit the plan to Rochdale Council as soon as practically possible.
    - NG wanted it to be noted in the minutes that his personal wish was to take Fern Hill out of the plan. NG suggested this might also be the view of some other Fern Hill residents and suggested the majority of Fern Hill residents want to remove Fern Hill from the plan as they prefer to "Self Govern". The other trustees present noted an absence of any substantive comments to evidence the desire for Fern Hill to be removed from the plan and suggested that the Township meeting, at which the plan might be approved for external examination, would be a suitable platform for concerned Fern Hill residents to express their desire and rationale for Fern Hill to be removed. The other trustees present also wished it to be noted that should the plan be approved for, and pass, external examination, there would be another consultation period where residents could comment and a referendum where all eligible residents in the area would be able to object or support to the adoption of the plan.
    - Next Steps:
        - Update the plan.
        - Submit the plan.
        - Publish a neighbourhood plan update to share with all RMNF contacts.
6. AOB
    - AR gave details of the meeting with the Co-operative Heritage Trust (CHT) at Rochdale Pioneers Museum:
        - We agreed there is an historic connection between some of the founding pioneers and the Cotton Famine Road. As such we agreed to explore a collaborative approach with Rochdale Connections Trust to schedule the Cotton Famine Road as a monument.
        - CHT will facilitate contact with an author who is currently documenting Co-operative links to heritage and landscape.
        - Recording historic action zones, including landscape is now a real possibility. There is now a Historic England portfolio holder for Rochdale based in Manchester and AR will try to facilitate a meeting.
        - Heritage schools are being set up in the area and CHT have secured funding for Continuous Professional Development (CPD) training. AR has been invited to the first training session on the 5th July 2018, there are 10 school places which are currently oversubscribed.
        - We discussed an initiative for the South Pennines to become a National Park.
        - All agreed involvement of young people in our respective organisations is critical.
    - FH advised the HLF project has been on hold awaiting the outcome of this meeting and the concerns raised by NG regarding Fern Hill. All Trustees present agreed to continue with the HLF project as this was unanimously supported at its inception. Unfortunately, the delay will hinder the placement of the first visitor interpretation board that would have supported the “In Bloom” initiative, which in itself considers community and heritage as important elements of the project, in time for the first round of judging. FH advised a meeting is to take place early next week to discuss the timeframe for visitor interpretation board design, printing, installation and cost. There are 4 other heritage trails to document and print.

- JN advised that Gleeson's, a developer, had started a consultation for building houses at Spring Mill, which borders Prickshaw conservation area. JN has contacted Rossendale Council who are not aware of the consultation, the council has provided previous planning applications and acknowledge RMNF as a consultee. JN will keep the forum informed.
- NG sought the opinion of the other trustees present regarding his position as a trustee. Whilst all other trustees were keen for NG to remain a Trustee, the collective view of the other trustees is that they don't understand NG's position regarding taking Fern Hill out of the plan and the consensus was NG should consider if he supports the Forum objects, if he doesn't, he shouldn't be a trustee. NG confirmed he does support the forum objects and doesn't see any conflict between the Forum objects and his desire to remove Fern Hill from the plan. The other trustees supported NG's desire to remain as a trustee, but asked him to carefully consider his reasoning for not seeing any conflict between the Forum objects and his desire to remove Fern Hill from the plan.
- We discussed the fact that only FH, MM and AR had been on a trustee-training course. We agreed it was important for trustees to understand their legal responsibilities. AR offered to share details of training providers, AM, NG and JN agreed they would like to attend a course as soon as possible.

The meeting closed at 2200

Actions from this meeting:

We agreed the following:

What	Who	When
Set up trustee meeting to review forum policies.	AR	TBA
Lobby forum members for trustee positions.	All	TBA
Set up online vote for appointment of Phil Massey as trustee.	AR	Might wait for AGM – TBA
Change FERN HILL FARMHOUSE to FERN HILL FIRST FARMHOUSE as described on the Historic England website.	AR	Done
Note the southern view from Fair View, two Pill Boxes and three scheduled monuments in an addendum to the neighbourhood plan.	AR	Done
Policy RE1 (page 38) remove the condition, "***they do not require new dwellings within the rural area to support the enterprise;***".	AR	Done
Draft neighbourhood plan update to share with all RMNF contacts.	ALL	ASAP
Arrange meeting with Historic England portfolio holder for Rochdale.	AR	TBA
CHT will facilitate contact with an author who is currently documenting Co-operative links to heritage and landscape.	AR	TBA
Circulate our first HLF heritage trail.	All	ASAP
Advise HLF project time frame for visitor interpretation board design, printing, installation and costs.	FH	ASAP
Seek help with documenting and printing the other HLF heritage trails.	All	ASAP
Keep forum inform of potential planning application to build hoses at the Spring Mill Site.	JN	Ongoing
Share details of trustee training providers with AM, NG & JN	AR	Done
Arrange date for next meeting.	AR	TBA

Appendix O - Planning Decision Process Map (High Level)