**Dore Neighbourhood Forum**

**Green Belt Working Group meeting 12th July 2016**

**1. Present:** David Crosby (DC), Thelma Harvey (TH), Andrew Johnson (AJ), Joanne Meaney (JM), Christopher Pennell (CP), Geoff Wilson (GW).

**2. Apologies**

Dawn Biram and Joe Otten did not attend.

**3. New Working Group member**

Joanne Meaney, a resident of Long Line was warmly welcomed to the Group

**4. Minutes of the previous meeting (12th May 2016)**

The minutes of the previous meeting were agreed as a true record

**5. Matters arising from the minutes**

There were no matters arising from the minutes that were not covered by the agenda

**6. Neighbourhood Plan – Green Belt Section Next Draft**

**a. Review comments received at Drop-in Consultation 25th May**

There was widespread support for the backing the text of the Draft Neighbourhood Plan gives to protection of the Green Belt against development. It was agreed that the strength of support was such that the Working Group was in a position to put forward strong policies and proposals to reflect the weight of public feeling.

It was felt that the Group should be clear in its definitions and refer to CPRE guidelines on protecting landscape settings. The Dore Neighbourhood Area borders the Peak District National Park and is valuable because it affords views from the Park of visually attractive landscape. The landscape is of intrinsic value, the majority is designated of High Landscape Value in the Unitary Development Plan. All the Green Belt within the Neighbourhood is either in the Area of High Landscape Value or is visible from it or from the Peak District National Park and should be protected. Any development which is permitted must protect and wherever appropriate enhance the appearance and character of the Area of High Landscape Value, Peak District National Park and on land that is conspicuous from either.

Specific comments on Long Line showed support for the developing policy with further evidence of a desire for policy protection of views in and out of the National Park.

**b. Review comments received from Long Line consultation**

As Chair of the Working Group GW carried out a consultation of Long Line residents seeking their views on limitations to the amount of infilling of the built-up frontage of Long Line. He wrote to residents, the relevant paragraph stated:

‘In order to protect this environmentally sensitive landscape, the Forum is considering making a policy to define the built-up area of Long Line as comprising the three groups of properties nos. 1-19, 57-63 and 147-175. This would mean that development would only be possible within each of these groups of built-up areas and would not be permitted between these areas. The Policy would also include the requirement for any new development to improve the design and landscape of the area and to improve views both of Long Line from the Peak District National Park, and of the Peak District National Park from Long Line’

A further paragraph sought views about traffic on Long Line, it stated:

‘The Forum is also considering a Proposal to introduce traffic management measures on Long Line to reduce traffic speeds in order to increase safety for pedestrians, cyclists, riders and vehicles. The Forum would promote this proposal through the City Council Highways Department.’

Many helpful responses were received from residents of Long Line with GW estimating a 20% return rate. Responses were via a mix of emails, phone conversations and face to face meetings. Comments were strongly in favour of the Policy and proposal and further reasons for not building between the existing three built-up areas were given e.g. the importance of maintaining uninterrupted views both to and from the Peak District, it being a crucial part of the Green Belt and a vital corridor for wildlife, sewage limitations, damage to ancient culverts, increased drainage and water run-off.

A key issue arose in considering where the third of the defined built up areas starts. Is it at No. 147 or No. 125? The Group confirmed that it is only looking at frontage properties not the land behind. No. 125 is the first house in a small lane leading off the main road and falls within current planning policy. It was concluded that the third block should be defined as No. 139 to No. 175.

**ACTION**

DC will include these conclusions in the next draft of the Plan

Responses to the traffic management proposal were all in firm agreement with the proposal with speed being a big issue. Traffic calming methods were suggested with ‘speed bumps’ being ruled out as impracticable for Long Line because they would hinder agricultural traffic and snow ploughs. Lack of any kind of footpath was also frequently mentioned.

**ACTION**

The Group concluded that a proposal for restructuring the grass verge on one side of the road to create a ‘leisure lane’ which could cater for walkers, cyclists and horses should be written into the proposal. Re-structuring of the grass verge rather than using paving would maintain Long Line’s unique quality as a lane. This and traffic calming ideas should be referred to the Transport Working Group.

**c. Agree revisions to Neighbourhood Plan for next draft**

The immediate urgency has been removed as DNF have been advised that SCC’s next iteration in the timetable towards a revised Local Plan has been pushed forward by 3 months to January 2017. However it has been decided by the Steering Group that the revised draft Plan will still be sent to SCC in July in the hope that they may provide comments and clarify technical issues which we can feed into the 1st October event at King Ecgbert School.

**ACTION**

DC will finish re-drafting the Plan before the end of July and will include reference to specific policies in the Unitary Plan. All Group members will receive a copy of the Green Belt section which will form part of the minutes of this meeting.

**7. Planning Application for Holt House Farm (Ref 16/02347/FUL)**

SCC have received a planning application from the occupants of Holt House Farm on Long Line for a proposed development. The proposal is for the erection of 3 detached, five bedroomed dwellings with landscaped frontages on land the south side of Long Line, situated to the south east of Holt House Farm. The proposal also includes the subdivision of the existing Holt House farmhouse into 3 independent dwellings.

The new build properties would each have single access points off Long Line. A new access would be created to facilitate the access of the three dwellings created from the subdivision of the farmhouse.

The Group concluded that this is a wholly inappropriate development and underlines how much our Policy is needed.

It was re-iterated that because Long Line lies both in the Green Belt and an Area of High Landscape Value, and is conspicuous from the Peak District National Park the ‘substantially developed frontage of Long Line’ needs to be more closely defined to protect Long Line from development that would damage the character and amenity of the Green Belt, the Area of High Landscape Value and views from the Eastern Moorland Fringe of the Peak National Park. Provision should be made, if new infill development is proposed, for further enhancement of the landscape.

**ACTION**

DVS will send a response stating a wide range of objections drawn from the Green Belt Group and the recent consultation led by GW.

CP has alerted CPRE who may be interested as it was proposed development in this area that led to the formation of CPRE

In addition it was felt to be important that Long Line residents should lodge their individual objections – GW will lead this as a resident of Long Line and as it is appropriate to his role as Chair of the Group

**8. Other Green Belt Enhancement Areas**

**Cross Lane (revised action and proposal)**

The site of the derelict former sports field in Cross Lane is conspicuous in views from the Area of High Landscape Value and from the Eastern Moorland Fringe of the Peak District National Park and is detrimental to the visual amenity of this part of the Sheffield Green Belt. The derelict building should be demolished, cleared and returned to grass.

DNF proposal: a scheme of reclamation should be undertaken for the removal of the derelict sports pavilion on Cross Lane.

**ACTION**

At the Drop-in Consultation Event on 25th May DC was approached by a solicitor who may be able to help trace the owner of the pavilion - DC to follow this up.

JM will also try to establish the identity of the owner.

**9. Next Meeting**

It was agreed to follow up actions between Group members via email at present as more information should be gained at the Dore Show and at the 1st October event so if necessary a further meeting date can be agreed after these events.