

BINGLEY TOWN COUNCIL



The Hub, Myrtle Place, Bingley, BD16 2LF

**Minutes of the Neighbourhood Plan Working Group meeting held at The Hub, Myrtle Place, Bingley on
Wednesday 7th February 2024**

Councillors present:	Forrest (MF), Gibbons (PG), Truelove (MT),
Councillors absent:	Drucquer (RD), Heseltine (DH), Williams (SW)
Non-member Councillors in attendance:	None
Non Councillor members present:	John Dekker (JD), Jan Smith (JS), Tony Urwin (TU)
In attendance:	Eve Haskins (EH, Town Clerk)
Members of the public:	None

Start: 6.35pm

Finish: 8.05pm

**Apologies to residents: due to technical reasons, this meeting was not recorded
and therefore it has not been possible to place it on YouTube.**

2324/49 Apologies for Absence

Apologies received, and the reasons for absence approved from Councillors Heseltine and Williams, Andrew Quarrie and Lynne Williams (LW).

2324/50 Disclosures of interest

None received.
No written requests for dispensation received.

2324/51 Minutes

Resolved to approve as a correct record the minutes of the meeting held on 18th December 2023.

2324/52 Confidential items to be discussed in confidence after item 2324/56

Resolved to agree that no items to be discussed in confidence after item 2324/56, following exclusion of the press and public, due to their sensitive nature.

2324/53 Public Participation

None.

2324/54 Regulation 14 Consultation

- Review of materials and discussion re open days (Saturday 24th February and Sunday 24th March 2024):

The following was agreed regarding the materials and open days: Town Clerk to arrange for two hard copies of the Neighbourhood Plan to be kept in the Hub, the other to be placed in Bingley Library; two hard copies of the appendices to be printed out to be kept at the Hub; large policies map to be displayed in the Hub on the open days, affixed to the cupboards with adhesive stickers, library to be asked whether they can house the smaller policies map; index to be compiled indicating the significance of all the BING numbers on the policies map (information on pages 83, 87 and 88 of the Plan).

- Rota/attendance for the open days:

JS and SW unable to attend the open day on 24th February; MT and MF unable to attend open day on 24th March. Members to meet at the Hub on the day shortly before 10am, bring lunch if required, tea, coffee and biscuits to be provided.

- Development of frequently asked questions (FAQs):

The FAQs were discussed, and the following agreed:

- If the answer to a question is unknown, a note to be taken of it for the resident to be contacted at a later date with an answer.
- A list of the following questions to be compiled by the Town Clerk and circulated to all via email for further additions/input prior to the first open day (the first 13 questions are based on comments/questions from residents that came up during the initial informal consultation on the Plan, included in pages 95-98 of the Plan):
 1. Why is the Plan so long/too tedious a read?

The Plan is a legal document sitting under Bradford Council's Local Plan. It must not contradict anything in the Local Plan. It also must pass a formal assessment against Environmental Regulations and the inspection by a government appointed inspector. We might like to have written some of the document in a more flowing prose style but if we did then it would not pass the formal inspection stages. Therefore, with some regret, it is not an easy read at times. We will attempt to write an executive summary that captures the broad themes of the Plan.
 2. Is there any reference to the economic viability of the Town Centre, and how will areas of commercial weakness be addressed, with more shops and office space?

With the help of grant funding, we have commissioned the production of two important studies for the parish from a consultancy called AECOM, a global infrastructure firm. These are a Design Code for the Town Centre and a Masterplan for the whole Parish. These documents should enable us to address the improvements to the infrastructure and allow us to address the economic viability of the Town Centre and areas of weakness commercially with more shops and more office space being promoted. Bingley Town Council note that the main drivers of businesses and where they are sited is in reality the decision of the investors or business owners. Very often costs such as Business Rate levels are taken into consideration as much as the ground rent being levied. Both of these costs are, however, outside the remit of the Town Council.
 3. Why does the Plan include a funicular and ski lift suggestion?

The reason this idea was promoted in the Plan was to encourage thinking about how we might connect together Myrtle Park and St Ives Estate to make the most of these 'green' assets and create connectivity from the town square across to St Ives via recreational pursuits.
 4. How will the Plan encourage the use of the market square and address the need for more shops in the town centre?

We are obviously aware of the empty nature of the market square and are putting forward ideas to combat this, with a focus on our Town Centre and its economic viability by bringing local shops to Bingley centre. However, overall we believe we have the balance about right. The Design Codes and Masterplan documents from AECOM already mentioned above should address many of the infrastructure issues being highlighted by ourselves in the brief and the respondents to the consultation.
 5. Will additional affordable housing not devalue other houses in the area, and why were private retirement homes excluded from the housing totals?

The Housing Needs Analysis provided by AECOM goes into significant detail concerning the spectrum of housing types in Bingley and provides exact numbers of each style of house for the Plan period. The inclusion or exclusion of the McCarthy and Stone

development residency numbers is a matter of timing with respect to when the Plan gets approved.

6. Why is the proposed Greenhill development not referred to in the Plan?
On the contrary, the Neighbourhood Plan identifies the fields intended to be built on as Green Spaces and thereby seeks to justify why the development should not go ahead. However, it should be noted that Planning Permission for this site was granted before the formation of Bingley Town Council and has been the subject of a public enquiry too.
7. Do we really need a Neighbourhood Plan?
There are two answers to this. Firstly, whilst a Neighbourhood Plan cannot limit the number of houses that the Local Planning Authority (Bradford Council) determines should be built in a parish, the plan can stipulate what type of development can take place and where. Once adopted, the Plan and its policies have weight in law and must be taken into consideration. Secondly, the town benefits from the Community Infrastructure Levy (CIL) which is a new levy that is raised on certain new forms of development, particularly housing. CIL is in addition to any sites specific planning obligations, such as section 106. CIL is charged based on the Charging Schedule prepared by the Local Planning Authority. Bingley could see significant new development in the future and this could, potentially, generate significant CIL receipts. A set proportion of these receipts will be passed by Bradford Council to eligible town and parish councils – 15% if they do not have a Plan; 25% if this Plan is approved.
8. Why are there no land allocation preferences included in the Plan, i.e. reference to the March Cote Lane proposals, nor a mention of identifying additional land for allotments?
Bingley Town Council has a legal right to comment on any application for Planning Permission but has no power of granting or denying it. Were the Town Council to allocate land, for any reason, it would run the risk of legal challenge from developers and the community. Land allocation is the province of Bradford Council by virtue of legislation and they are set up to provide this function in a legal and financial sense.
9. Why is there no mention of Prince of Wales Park in the Plan?
The Prince of Wales Park is already registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest. Any protection offered by its inclusion in the Neighbourhood Plan is of a lesser value than this.
10. Why is there no mention of Leeds Bradford Airport in the Plan?
Leeds Bradford Airport is within Leeds and as such both Bradford Council and Bingley Town Council have little voice regarding it. However, the Town Council has previously written to a resident of Menston (who has contacted us asking for support) and Bradford Council asking questions relating to the development of the airport.
11. Why is there insufficient consideration of Micklethwaite in the Plan?
All five villages are described in detail within the chapter on Village Identities and Micklethwaite features within the Masterplan.
12. Why are lost heritage buildings not listed?
The Neighbourhood Plan is a legal document looking forward to the end of the period covered by Bradford Council's Local Plan, so there would be no benefit in including buildings already subject to change of use or demolition. The Plan acknowledges the parish's heritage but it is not an historical record.
13. Why does the Plan not include a greater focus on climate change?
There is reference to climate change primarily in the Built Environment Chapter and in the Masterplan, where they relate to avoiding travel by car and greener transport.
14. Why has this Plan been compiled for Bingley?

Partly to plan for the future of the town for more priority-driven requirements for the locality, and also so the Town Council will receive more money from the Community Infrastructure Levy (CIL) on local developments, to invest in local infrastructure.

15. Does the Plan state where the money will be spent?
No – it states what its aspirations are, and there is admittedly a large gap. The aspirations are not funded. We are asking for residents'/businesses/organisations' views/suggestions on this.
 16. Why does the Plan not suggest where housing can/should be built?
Bradford Council is consulting on housing needs, as the district authority, and it is too large a job for the Town Council to undertake to assess developers etc.
 17. Regarding local heritage buildings and structures: will this Plan restrict what I can do with my garden wall (or similar)?
No, not unless it is being listed as a character of Bingley – ultimately Bradford Council are the planning authority.
 18. What are the views regarding Bingley Pool?
We are supportive of the work of the Friends of Bingley Pool to ensure that swimming provision is brought back to the town.
 19. Who are AECOM, and why have they been involved in this process?
AECOM are a US based infrastructure consulting firm, whose services were used to obtain technical information/advice for the compilation of the Plan.
 20. Is there anything in the Plan regarding improved transportation in and out of the area?
There is a section regarding improved public transport (railway services, bus services) that the Town Council would like to see, and the need for an improved town centre one-way circulatory system, which is part of a traffic improvement section with reference to pedestrianization, links to outside areas, need for more charging points for cars etc. (Chapter 13: Improving Bingley Town Centre).
 21. Is there anything regarding disability/accessibility in the Plan?
Not really at present, however we will look at adopting policies to show we are supportive of improving accessibility for people with health conditions or impairments. We could also consider spending some of the extra CIL money received once the Plan has been adopted to improve accessibility to/in the town.
- It was also agreed that it would be useful to have a list of acronyms available at the open days, including the following:

CBMDC	City of Bradford Metropolitan District Council
CIL	Community Infrastructure Levy
DPD	Development Plan Document
HRA	Habitats Regulations Assessment
NPPF	National Planning Policy Framework
RUDP	Replacement Unitary Development Plan
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document

2324/55 Next Meeting of the Neighbourhood Plan Working Group

Agreed that the next meeting of the Neighbourhood Plan Working Group to be held on Wednesday 28th February 2024 at 6.30pm at the Hub.

2324/56 Exclusion of press and public

There were no agenda items from which the press and public were excluded under the provision of the Public Bodies (Admission to Meetings Act 1960 s1 (2)), due to their confidential nature.