

**PENISTONE EAST AND PENISTONE WEST AREA FORUM**

**Held at the Silkstone Sports Pavilion**

**3<sup>rd</sup> July 2002**

- 19H(1) **Present:-** Councillors Rowley (Chairman), Hinchliff, Smith, Toon and Unsworth; together with Mr. J. Wade and Mrs. G. Gower (Co-opted Members).

32 members of the public were also present.

(2) **Appointment of Chairman**

**IT WAS AGREED** that Councillor Rowley be appointed the Chairman for this Area Forum meeting.

(3) **Declarations of Personal Interest**

There were no declarations of personal interest from Members or Co-optees in respect of items on this agenda.

(4) **Notes of the Meeting held on the 12<sup>th</sup> June 2002**

**IT WAS AGREED** that the notes of the inquorate meeting held on the 12<sup>th</sup> June 2002 at Thurlstone School be accepted as an accurate record.

(5) **Report of the Area Forum Officer**

The Area Forum Officer reported on the following issues:-

(a) **Cawthorne – Public Conveniences**

It was reported that there would be a meeting of the Cawthorne Parish Council on the 4<sup>th</sup> July 2002 to consider the local views of the long term future of the public conveniences in Cawthorne which have now been boarded up and are subject to a Review by this Council.

(b) **Yorkshire Rural Community Council**

It was noted that a meeting to promote the Rural Target Fund administered by YRCC would be held on the 24<sup>th</sup> July 2002 at Scout Dike Centre.

(c) **Youth Forum**

It was noted that leaflets printed in association with the Youth Service and the Market Town Initiative advertising a youth conference on the 13<sup>th</sup> July 2002 at Scout Dike were available at this Area Forum.

(d) **Silkstone Wagonway Enforcement**

It was reported that a letter from Planning Services had been sent to Hanson and Hardy's Brewery requesting the removal of the wall which had been built out into the bridleway at Silkstone in the vicinity of the Ring O Bells Public House in Silkstone.

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(6) **Policing Issues in the Forum's Area**

Inspector Taylor commented with regard to the spate of burglaries in Penistone which had led to one person being arrested and was in the process of being charged.

He stated that 15 burglaries in the Penistone East and Penistone West Area had been reported in the past two weeks however the auto crime problems previously reported in the Silkstone Common area had led to a downturn with overall only 7 auto crime offences being reported in the whole Forum's area.

He stated that officers had been involved in observation duties on the motorway bridges within the Forum's area however he had to report one incident on the 2<sup>nd</sup> July where 3 objects had been thrown onto the M1 motorway from the Needlewood Bridge. He stated that ongoing investigations were taking place.

With regard to motorcycling on the Dove Valley Trail two persons had been issued with summonses in this respect.

On the Cawthorne public conveniences issue he stated that a number of people had been spoken to in recent times due to their presence around the toilets in question however on a positive note he stated that the situation had been reasonably quiet due to the recent action and publicity.

A Member of the Forum asked if it would be possible for some type of protection cages to be placed over the bridges over the M1 motorway within the Forum's area which would provide a measure of protection for motorists below on the M1.

A member of the public on the same subject stated that since the fatal accident a number of years ago requests have been made to provide some form of protective cover over the bridges in question and requested that investigations be made into how these could be provided. A reply was given that this had been raised at a recent Council meeting to highlight the potential possible serious injury situation and fatality, however as a number of different agencies were involved it may be difficult to action in the short term. The Area Forum Officer agreed to contact the Highways Service about raising the matter with the Highways Agency.

The Chairman thanked Inspector Taylor for attending this Area Forum.

(7) **Periodic Electoral Review**

Mr. A. Maher (Chief Executive's Department) gave a slide presentation on the background to the periodic electoral review of the Borough the first such review since 1979 under the auspices of the Electoral Commission. The Commission had invited the Council and other organisations in the Borough to consider the size of the Council and its warding arrangements, as a result of which the Council had approved for public consultation purposes a Council of 63 Members from 21 wards as opposed to the existing 66 Members from 22 wards. The public consultation period had commenced and opportunities existed for organisations and individuals to comment on the Council's proposed scheme and to put forward any alternative scheme during the consultation period. Mr. Maher set out a timetable for the entire processes and explained to the Forum that the Council's proposals were now on display in the Central Library, Penistone and other Libraries, Town Hall and Wellington House for a two week period. A number of organisations

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within the Borough had also been invited to comment on the proposals. The Council would reconsider its proposed scheme in conjunction with any representations received as part of the consultation process at a meeting of the Council to be held on the 15<sup>th</sup> August 2002 following which the Council's final approved scheme will be submitted to the Electoral Commission. The Commission will consider both the Council's scheme and any other proposals submitted to it and publish its own scheme will be available for public consultation prior to the Commission making a final decision on the size of the Council and its warding arrangements. The final scheme would take effect from the 2004 municipal elections. He then outlined the proposed changes to wards within the Forum's area which specifically affected Hoylandswaine, Stainborough, Hood Green and Tankersley/Pilley.

A Member of the Forum asked for clarification regarding the situation regarding Hoylandswaine and specifically asked how long would it take for the establishment of a new parish which was suggested for Hoylandswaine. A reply was given that advice on the procedures should be sought from the Borough Secretary and that the process could take approximately 12 months.

A Member of the Forum stated that there may be a problem taking Hood Green and Stainborough away from its rural status and placing it into what was considered to be an urban area i.e. Dodworth and he also expressed problems that whilst it was suggested that Tankersley and Pilley be split up with half of the ward being in the proposed Penistone Rural ward and the rest in the proposed Rockingham ward which in his opinion should not be. A reply was given that all wards from the Western area were particularly large wards and in particular Penistone Rural which included part of Tankersley. It was stated that there were counter-arguments on the situation involving Stainborough which was a basis for discussion and deliberation.

A Member of the Forum stated the guidelines issued by the Boundary Commission stated that that parish council areas or their wards should not be split up between two metropolitan district wards. A reply was given that Penistone Town Council would have to be re-warded however the Penistone Town Council external boundaries would not be affected.

A Member of the Forum asked if it would be possible to make suggestions towards the new names of the proposed new wards. A reply was given that these were not set in stone and could be changed or left the same if so required.

A member of the public asked if the Council were final arbitrator on the selection of names for the proposed new ward areas i.e. Penistone and Penistone Rural A reply was given that these were suggestions but the Boundary Commission will decide the final outcome.

A member of the public stated that she expressed concern regarding the possibility that the proposed Penistone ward could be looked upon as not being a rural area in the near future especially with some of the proposals outlined at this Forum.

A member of the public stated that the electoral numbers suggested in each area did not add up and were inaccurate. A reply was given that any suggestions or complaints should be made either to the Chief Executive or the Boundary Commission.

A member of the public asked that if the Council had gone for the 20 ward proposal Penistone would not have been affected whatsoever. A reply was given that the 20 ward proposal had been looked at by the Chief Executive but it was seen that many more problems arose with this and that he had recommended a 21 ward proposal for consultation purposes.

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A member of the public expressed concern on statements that the proposals would lead to Hood Green/Stainborough becoming urbanised when in point of fact they were in a rural setting. A reply was given that these statements had not been taken in the right context.

A member of the public asked if the proposed boundary changes would affect parents preferences for local schools. A reply was given that there would be no change to the current system whereby parents could have a preference for any school they wish.

A member of the public asked if Hoylandswaine would remain within the Penistone Town Council boundaries. A reply was given in the affirmative however the Hoylandswaine ward of the Town Council would need to be redrawn as there would be differences with the boundary of the proposed ward change. These would be represented to the Penistone Town Council.

In conclusion Mr. Maher stated that all the proposals could be accessed at local libraries, on the Internet or by phone from the Chief Executive's Department.

The Chairman thanked Mr. Maher for his presentation.

(8) **Affordable Housing**

Rob Hignett (Housing Services) stated that affordable housing certainly to the west of the borough was a problem, the housing strategy which was drawn up each year particularly looked at rebalancing the housing market within the Borough and it was hoped to produce an affordable housing strategy within the near future.

In respect of the Penistone East and West area 77% of housing were owner/occupied with only 13% being council tenants. The average household income was higher in the area than the average within the other parts of the Metropolitan Borough and house prices were considerably higher with the average being £106,000. However there was still a strong demand for council house housing in the Penistone wards.

Kevin Swift (Planning Services) made a slide presentation to the Forum as detailed below:-

**Affordable Housing**

- What is affordable housing?
- How does it tie in with the Planning system?
- What is Barnsley Council's current position?

**What is Affordable Housing?**

- Cheaper than the open market.
- Can be subsidised.
- To buy or to rent.

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The Policy Framework

- “Where there is a demonstrable lack of affordable housing to meet local needs – as assessed by up-to-date surveys and other information – local plans and UDP’s should include a policy for seeking affordable housing in suitable housing developments.”

*(Source: PPG3 March 2002)*

- The last examination was inconclusive.
- Barnsley MBC are re-examining it in the UDP Review.

What Are the Problems?

- How to define need.
- How to legally restrict occupation.
- What is ‘affordable’?

Who Provides the Housing?

- The private estate developer. OR
- A Housing Association. OR
- Other (unusual).

What are the Mechanics?

- Conditions on planning permission.
- ‘Section 106’ Agreements.
- Builders can include affordable housing in their scheme. OR
- ‘Registered Social Landlords’ can build on site. OR
- The Builder pays a ‘commuted sum’.

Where Do We Go From Here?

- We talk to Housing Associations, developers, etc.
- We listen to all views expressed.
- The Council considers as part of the UDP.

A Member of the Forum asked for clarification regarding the possible inclusion of covenants being placed on persons purchasing affordable housing which would not doubt be subsidised to prevent any ‘entrepreneurial’ buying and selling of this type of property. A reply was given that the Council would draw up an appropriate covenant to cover this and it was accepted that at the present most house prices within the East ward were still beyond the incomes of many people. Also the type of property being built as affordable housing would need to be studied in detail and there would be proposals to give part of any perceived development whereby affordable housing was being built to housing associations free of charge who may be able to obtain subsidy on the scheme which would lead to cheaper purchase opportunities.

A Member of the Forum asked if Section 106 resources could be utilised for affordable housing schemes. A reply was given in the affirmative.

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A Member of the Forum stated that the Yorkshire Metropolitan Housing Association did actually carry out social building schemes on an affordable basis with prospective purchasers being taken from the housing waiting lists together with their own. There had been problems with re-selling properties at a quick profit and a stipulation was needed that a person would have to stay in a house for a set given period. A reply was given that legal restrictions would be drawn up to prevent this type of activity.

A Member of the Forum asked if conditions will be placed on developers for them to transfer land in question for affordable housing and would this specifically lead to the gazumping of prices on the rest of the development to cover the affordable housing scheme. A reply was given that prices would no doubt be in accordance with the market demands at a given period however negotiations with builders would take place at an early stage.

A member of the public stated that various documents stipulated that executive housing was to be encouraged west of the borough and would this lead to a conflict with affordable housing within the area. A reply was given that this would not be the case and that the two would work hand in hand.

A member of the public asked if land owners would be turned down for planning permission for development if they did not agree to provide land for affordable housing. A reply was given that this would not be the case.

A member of the public asked if Barnsley Council would be bound by the same criteria. A reply was given in the affirmative, however affordable housing would not apply to very small sites.

A member of the public expressed concern at the migration of young people out of villages within the Penistone area because they could not afford the house prices in order to remain within the area where they were born and bred.

The Chairman stated that a meeting was to be arranged to discuss specific problems and proposals for Cawthorne Village which had been highlighted at an earlier meeting of the Forum.

The Chairman thanked Rob Hignett and Kevin Swift for their presentations.

(9) **Co-opted Members to the Forum**

The Borough Secretary submitted a report to review to the co-optees to the Forum for the current municipal year.

**IT WAS AGREED** that the Area Forum Officer write to the four organisations as set out in the report, and also to the 13 parish councils within the area to ask them if they wish to nominate one person on their behalf, and that the matter be considered at a future meeting of this Forum.

(10) **Community Support Fund Applications**

The Area Forum Officer submitted details of applications received from organisations for financial support from the Area Community Support Fund.

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**RESOLVED** that financial assistance be afforded as detailed below:-

<u>Organisation</u>	<u>£</u>
Tankersley Parish Council – site clean ups and planting	250
Barnsley Arabic Dance Group – audio, visual and dance equipment and publicity leaflet	250
Millhouse Institute – new chairs, health and safety equipment	500
Area Forum Proposal – additional Saturday morning bulk waste collections – one in each ward	1600
Area Forum Proposal – litter and dog waste bins at various locations in each ward	840

(11) **Date, Time and Items for Future Meetings**

The Area Forum Officer submitted a schedule and drew Members' particular attention to the arrangements for the next meeting to be held on Wednesday 24<sup>th</sup> July 2002 at Penistone St. John's Community Centre at which the principal item of business would be the Arms Length Management Organisation – changes to council house management.

(12) **Public Questions and Answer Session**

(a) A member of the public expressed concern regarding a planning application for a new bungalow in Silkstone Common which encroached onto a public footpath. A reply was given that the complainant should make his representations known to the Council's Planning Services.

(b) A member of the public expressed concern regarding the venue for this Area Forum because of difficulties with the grounds and building being used for a cricket match at the same time as the Forum meeting. A reply was given that there were great problems with obtaining a venue in Silkstone on Wednesday evenings for an Area Forum meeting however the Area Forum Officer would look at the possibility of this venue being used in the Autumn months in the future.

(c) A member of the public expressed his satisfaction at the placing of recent notices regarding dog fouling within the Manchester Road area of Millhouse and would this be extended to other "hot spots". A reply was given that notices were being placed in agreed locations and operations were being carried out by the dog warden on "hot spot" areas.

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(13) **Appointment of Chairman for the Next Meeting**

**IT WAS AGREED** that Councillor Unsworth be appointed as Chairman for the next meeting of the Forum to be held on the 24<sup>th</sup> July 2002 at St. John's Community Centre in Penistone.

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Chairman.