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# **BLACKSHAW PARISH COUNCIL**

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6 Adelaide St, Todmorden, OL14 5HT 01706 815155  
[blackshawclerk@gmail.com](mailto:blackshawclerk@gmail.com) [www.blackshaw.net](http://www.blackshaw.net)



## **Minutes of Blackshaw Parish Council Informal Meeting to discuss the Blackshawhead Village Envelope on Monday 12<sup>th</sup> June 2017 at Blackshaw Head Methodist Church**

**Present: Councillors Butterworth, King, Moss, Goodman and Sutcliffe  
and 16 members of the public**

**Apologies: Councillors Davies and Bowen**

### **1. Discussion about the village envelope in Blackshawhead Village**

Councillor Butterworth explained the background. As part of the development of Calderdale's Local Plan, there are proposed changes to the classification of 'village envelopes'. The proposal is that village envelopes situated within Green Belt land can now either be 'washed over' by the Green Belt, (meaning that all areas inside the village will be subject to green belt planning restrictions, making future development much harder), or they can be 'inset', meaning that green belt restrictions do not apply, and future planning applications within the envelope will be possible. He also explained that the village is not in greenbelt but Land Around Todmorden, the difference being that the latter is not governed by national legal structures, but is ostensibly treated the same as GreenBelt by CMBC.

The current proposal from Calderdale is that Blackshawhead will be 'washed over'. Chair explained that since creation of current village envelope boundary around 30 years ago, there are now double the number of dwellings.

Chair asked questions around the level and type of housing stock in the village, are there enough starter or retirement homes for need. Do we want more amenity areas, for example, would we want the fete field to be a recreation ground etc. Need to think in terms of sustainability of the village, ensuring enough people to sustain the school, the bus, the Chapel, for example, and justify upgrades of utilities.

He explained that the Neighbourhood Plan consultant has asked all the settlements in the Plan area to come up with a Village Design Statement, which can be as detailed as the type of building materials that would be desirable, for example.

It was also stated that within the Local Plan there will be no major developments in the Upper Valley, because the A646 is at capacity. Any smaller developments in our area will be treated by CMBC as windfall, rather than as contributing to the total housing planned.

Questions raised by those present included:

- whether in order to have the potential of a recreation ground in the village, the village envelope needs to be extended, or conversely, this would open up the potential for unwanted development, and instead it would be possible to have a change of use from agricultural to recreation within the Land Around Tod? No-one present could answer this with any degree of certainty and Clerk agreed to find this out.
- If we extend the village envelope more widely, but have the Village Design Statement, would this give us greater control?
- Would water supply, drainage and other services cope with additional development?

Comments included:

- Need to enable young families to live here – no affordable housing and lots of housing is underoccupied by older people, mainly because there is no other 'retirement' places to move to without moving out of the community altogether. There was general agreement that this was the case, and a suggestion that retirement homes could be provided for older farmers.

Support for a small extension to the village envelope, but only for the sort of housing that is needed by the village.

- Need to be sensitive to existing residents who have moved here for the openness and small size of village.
- Support expressed for a recreation ground.

Clerk took a survey with show of hands to find out level of support for a small extension to the village envelope, and that it should be 'inset' rather than 'washed over'. 11 people in favour, 4 against, and one undecided.

Clerk asked that all present should now, having heard all the information, and got a feel for the sentiments in the room regarding the village envelope, go away and then send the Clerk any further thoughts and more detailed considerations and these would be fed into the PC feedback to the Local Plan consultation and the Neighbourhood Plan. Suggested people should also talk to their friends and neighbours about this, and encourage them to also participate.