



Chorlton Voice Bulletin.

October 2018

We plan to issue bulletins in between Newsletters. Some information will be repeated in the Newsletter for those who cannot access information on-line. In this Bulletin:

- Chorlton developments – information from the consultations
- City Centre developments
- Chorlton Voice Trips
- Beelines report consultation event September 29th
- Minutes of Chorlton Voice meeting 10th July 2018

Stop Press: Christmas Bring and Share, Wine and Cheese Gathering, Tuesday December 11th, 7.30 Community room Chorlton Library

Chorlton Developments – update on consultations.

The much awaited report on the Consultation exercise about the proposed developments in Chorlton is now available. It can be found on the Council's website at https://www.manchester.gov.uk/downloads/download/6948/outcomes_of_council_tax_support_consultation_2017.

Because it was taking so long, one of our members submitted a Freedom of Information request to the Council. After the legal deadline, and on the same day the Council's reports were made available, he received a reply. The reply contained much of the same information, but also included all of the comments and submissions received. These make for very interesting reading and have not been filtered in the way that the summary of responses has been. The comments are worth sharing because they will stimulate ideas and thinking about what might be possible. Try accessing this https://www.whatdotheyknow.com/request/results_of_consultation_on_chorl#incoming-1239420

Please let Carolyn know if the link has ceased to work (cmkagan@gmail.com).

There is no attempt to summarise the views of the 1000 or so people who attended the face to face consultations, many of whom will have submitted written ideas, but some of whom may not have done so.

We are intending to hold a meeting about the Precinct, inviting residents to come and explore creative options for the re-development. The Council's preferred method of consultation is to invite individual responses: let's get **TOGETHER** and generate ideas.

Looking in detail at the information that has been made available , and putting aside for a moment the detailed submissions that many people took a lot of time over preparing)

(The live recording of the Executive meeting where the summary report was discussed can be found at: https://manchester.public-i.tv/core/portal/webcast_interactive/366423)

Chorlton Voice remains concerned at the course of events. The report to the Council Executive tried to summarize over 1,260 responses in about two pages and to set out analysis and response in another two pages. Inevitably, this was very selective and superficial. Many of the points made in our own response are ignored (and I am sure others' are too).

The recommendation was that officers are given delegated authority to approve revised development frameworks for the Shopping Centre and Ryebank. These will then be material considerations in any planning application. These are documents produced by the land owners not the council. We don't know how they might be revised. We are disappointed that this recommendation was approved. We will be inviting Councillors to our next meeting to share their understanding of the next steps.

City Centre Developments close to the Town Hall

You may have been following the proposals (by Gary Neville and Ryan Giggs again!) to 'regenerate' (rebuild?) the historic centre of the City close to the Town Hall. The Council has, amidst widespread citizen opposition, approved revised proposals. Just to remind you,

The site is inside Manchester's historic core of 9 Conservation Areas. It is within 250m of 72 listed buildings, many of which have been graded within the nation's top 10% by Historic England. For many, their settings will be compromised.

For these reasons, Manchester Civic Society objected to this scheme. So did the Victorian Society, the Twentieth Century Society and Save Britain's Heritage. Historic England stated that they are 'unable to support the application...due to the cumulative harm that would be caused to highly graded listed buildings'.

Civic Voice - the national charity for the civic and conservation movement – voiced deep concern that this decision undermines the protection granted nationwide for all conservation areas. Civic Voice also supports the Chair of Manchester Civic Society, Steve Speakman's initiative in challenging this decision.

Steve eventually sought a judicial review, after the Secretary of State declined to call in the scheme for a public inquiry, although the heritage organisations, and Manchester Civic Society, asked for this. He gave no reason for his refusal.

I am sorry to tell you the judge involved did not permit Steve to proceed and charged him £5000 expenses.

So the scheme as planned is to go ahead – a sad day for Manchester. This is what we can look forward to...



A really interesting alternative set of ideas was offered, putting heritage and conservation at the heart of the development. You can see the kind of development that starts with sustainable principles and takes account of citizen views at:

<https://www.savebritainsheritage.org/campaigns/item/516/Press-release-SAVE-presents-alternative-scheme-for-St-Michaels-site-in-Manchester>

And the full report at

https://gallery.mailchimp.com/9ea03bb11e3ccc82634488e2b/files/f27b1780-afa4-4422-9705-2ed1f4d2f865/SaveManchestersHistoricHeart_13092018.pdf

You can see details of the campaign at <https://www.crowdjustice.com/case/save-manchesters-historic-heart/>

Ian Harvey of Civic Voice, has commented 'In determining planning applications, the local authority must consider how the proposed development within a Conservation Area 'preserves or enhances' the character or appearance of the area. If this scheme really does conform to national guidelines, then the protection of historic assets and their settings, supposedly provided by the National Planning Policy Framework and central government, is illusory and will set a poor example for communities across the country.

Maybe there are lessons here for all of our efforts to ensure sensitive, sustainable and citizen-involved developments in Chorlton.

Chorlton Voice Trips

Tuesday 23rd October – St Clements – tour and history. Meeting point to be confirmed

Please contact Cath if you are interested in going on one of the trips:

Catherine.brownhill@ntlworld.com or 07722958541

Manchester Beelines

The extensive report produced by Chris Boardman at the request of the GM Mayor takes a bit of deciphering. Cllr Eve Holt will run a consultation session on the implications of the report for Chorlton on September 29th, 12.00-2.00pm Chorlton Library. You can make comments on the online maps in the report at <https://mappinggm.org.uk/beelines/>



Chorlton Voice – Full Group Meeting

Minutes of the meeting held on Tuesday 11th September, 7.30pm

Chorlton-cum-Hardy Library

17 members present

- 1 Apologies received from Tom Lassey, Barry Whitmarsh
- 2 Notice was given that the talk about Alan Turing had had to be postponed until November 13th (and the meeting with Claire Mooney to January 8th). Several people who had attended to hear the talk then left the meeting.

Carolyn Kagan introduced Cllr Matt Strong, Chorlton Councillor, who gave an update on the Chorlton development proposals. The key points he made were as follows.

Leisure centre.

Context: the Council is in a very difficult financial situation with services pared to core social care and essential services like waste management. The Council therefore needs to gain the market value for the site – this decided 3-4 years ago.

It is preferred that the site is retained as a community facility plus accessible housing – 1-2 bed flats on top and possibly health centre below – maybe a new home for Chorlton Health Ce.

Community right to Bid 'delayed' matters. (*Secretary's note – Community right to Bid, although triggers a moratorium on the actual selling of the site, does not prevent an owner continuing discussions with other potential buyers during this period, so it is unclear what was delayed*). The two bids received were considered unacceptable.

Precinct Site

Owned by Greater Manchester Pension Fund (GMPF) not the Council, although there is some influence as the Head of the Trustees is the leader of Tameside Council.

GMPF wanted to begin development about now but tenants in Graeme House have exercised their legal right to extend their tenancy for 2-3 years.

The favoured approach is for mixed development. Delay gives time for GMPF to talk to the Traders (*Secretary's note: and maybe residents?*) so may not be bad thing.

Ryebank Fields

Owned by MMU who have for a long time wanted to do something with it. Now they want to sell the land to build houses. With planning legislation it will be difficult for the Council to stop MMU pursuing their plans.

MMU need to come up with a viable plan, and if this fitted the legal framework there will be no option but to approve. But there are doubts as to whether a viable plan can be put together to mitigate problems such as traffic. Councillors and Officers are getting in touch with MMU.

Two local groups for residents have been formed. (i) Chorlton Led Housing (*Secretary's note: Chorlton Led Housing <https://chorltoncommunityledhousing.org/> state their group is for those who wish to be involved, including those who prefer no development on this site but who wish to participate if it goes ahead. We will be working for an imaginative, innovative, environmentally sound and socially useful scheme, in line with our principles.*)

(ii) Friends of Ryebank Fields (<https://www.facebook.com/RyebankFields1/>) are opposed to any development of the fields.

Timescales: The Consultation Report has finally been released today on MCC website

https://www.manchester.gov.uk/downloads/download/6948/outcomes_of_council_tax_support_consultation_2017

Approx 800 on-line comments received and 1000 people attended consultation events – MCC is listening (to an extent). Residents' job is to get them to listen more!

Questions and comments included:

Would hard copies of the Consultation be made available?

The underpinnings of Ryebank Fields are unstable (an Environmental impact report would be needed)

Chorlton has a high water table and the Fields would be liable to flooding

It would be good if residents can locate any covenants covering the use of the Fields for leisure purposes

Councillors are lobbying the GMPF on both the social design of the Precinct and on divestment from fossil fuels in their portfolio. GMPF members also need to campaign. (Secretary's note: see www.fossilfreegm.org.uk for information about the divestment campaign).

Current parking arrangement at the Precinct are unfair – Councillors want to keep free parking for the precinct

3 Planning Applications

A number of applications had been received and the Committee recommends no comment on all except support for the last.

- a. Longford Rd – no objection to change of use of former ammunitions shop to Beauty Salon
- b. Egerton Rd N garage: plan for 6 houses.
- c. 346 Barlow Moor Rd – remodelling of restaurant and flat above – as long as this doesn't mess up the arcade no objection.
- d. 105 hardy Lane – on Green Belt, plan to build 2 houses just inside Green Belt..

- e. 247a Barlow Moor Rd – plan to knock down office and build shop with flats above. Agreed to make no comment.
- f. Coop Hall, Hardy Lane – application for Certificate of Lawfulness for the use of the Hall. No comment.
- g. 1a proposal to knock down derelict outbuilding (garage?) and build a zero energy Passivhaus with modern cladding (in conservation area). Support.

4 Treasurer's report

There is £806.91 in the bank. Expenditure (on printing) is exceeding income.

5 Events

- a. CV Events: contact Cath - events@ChorltonVoice.org or see Facebook page www.facebook.com/groups/chorltonvoice
- b. September 24 Afternoon tea and tour of Barlow Hall (Golf Club)
- c. December 11th Tour and History of St Clements church
- d. Tour of Victoria Baths tbc
- e. November 13 CV Meeting - Paul Morris talking about Alan Turing
- f. January 13 CV Meeting Claire Mooney, Singer songwriter

Other events

A number of imminent events were announced not listed here as they will have passed.

Defibrillator training sessions Chorlton Library meeting room:

Wed Oct 10th 10-1; Tuesday Oct 16th 2-5. Contact Jenny or Cath if you would like training at your group c/o Catherine.brownhill@ntlworld.com

St Clements will be having a service to mark the 100th anniversary of the end of WW1. (and a Pets' Service on Chorlton Green on 23rd September, 2pm)

Chorlton and Whalley Range Dementia Action Group will be holding an event in November about what Chorlton might look like if it were dementia friendly. Date and venue to be announced

6 AOB

- a. The history walk on September 23rd has had to be cancelled due to illness.

- b. We are pleased to welcome Hazel Gibb as the new newsletter editor. As her emails have not been sorted. Please send any copy to chair@chorltonvoice.org in the meantime.
- c. Arts Festival: Peter Topping reported on the Traders' meeting at which one of the Trustees of the Arts festival attended. It is hoped that the festival will move back nearer the community. It was proposed that Peter represented Chorlton Voice on the Arts festival Board – agreed.
- d. We have been contacted about some Fly tipping at Weller Avenue next to some woodland where there is a badger sett. Members reported there used to be 8 badger setts prior to construction of the tram being completed.
- e. Southway Housing is developing a peer:peer support project – details to be confirmed.
- f. The pavement outside Barclay's Bank has been resurfaced to great acclaim.
- g. The fish and Chip shop of Beech road has erected some new decking and is inaccessible. The planning application we had received was for changes to the frontage with no mention of decking. To be pursued with the planning department.
- h. Members would like to see Christmas Window competition again. CV Committee will draw up a plan for publicity
- i. A group of residents are planning a participative event for people to share ideas about what the Precinct development could look like. Further details to be confirmed.

7 16th October is the closing date for items to be included in the next newsletter and members were encouraged to submit material.

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