

**6pm, 6<sup>th</sup> October 2016**  
**Committee Room D, Halifax Town Hall**

## **MEETING NOTES**

**In Attendance: -**

Councillor John Hardy (Chair), Councillor M Payne, Councillor B Collins, Councillor A Wilkinson, Councillor D Foster.

**Advisers: -**

Sarah Ratcliffe, Sam Saxby (CMBC). Richard Ingham (Genr8)

**Apologies:**

Councillor A Tagg, Councillor Marcus Thompson

**1 Minutes of the last meeting**

1.1 The minutes of the last meeting were agreed.

**2. Outstanding actions from the previous meeting**

**2.1** SR explained that road names for the Taylor Wimpey site had already been confirmed by postal addressing (28<sup>th</sup> January 2016), namely; Hebble Lane, Hebble Avenue, Beck Road and Barge Avenue. The Councillors were disappointed with these names and considered them uninspired. Councillor Wilkinson, had contacted postal addressing following the consultation on these names and suggested alternatives.

**Action SR to contact postal addressing to assess, following consultation, how much Councillors can influence the road naming process.**

**2.2** An update on the Councillor comments (project board 4<sup>th</sup> August) for the eTRO on Mearclough Bridge was given. Councillors expressed concern about the eTRO process.

**Action SR to contact the appropriate person in CMBC to provide a fuller update to all project board Councillors on the action to be taken concerning the Experimental Traffic Regulation Order on Mearclough Bridge. Additionally, SR to ensure that an appropriate person attend the next Project Board – December 8<sup>th</sup>.**

**2.3** Pam Smithies provided an update on the allotments. The Councillors accepted that the Sacred Heart site could be considered an alternative to the Milner Royd allotments. All Councillors supported the creation of further allotment provision to replace the unworkable plots at Milner Royd. The extension of the green corridor into this allotment site was discussed. All agreed this was an appropriate way forward. Richard Ingham will provide suitable support for this idea from Genr8.

**Action SR to circulate briefing note from Pam Smithies.**

### **3. Project update**

RI provided a project update and outlined the next steps and target milestones.

#### **3.1 Employment**

- |   |                   |
|---|-------------------|
| • Completion of fit out on Unit 2 (BCA)               | 24th October 2016 |
| • Completion of construction on units 1, 3 & 4        | December 2016     |
| • Mechanical/Electrical/Internal works units 1, 3 & 4 | Oct – Dec 2016    |
| • External works units 1, 3 & 4                       | Oct – Dec 2016    |
| • Overall completion of all employment space contract | End December 2016 |

#### **3.2 Residential**

- |                           |                               |
|---------------------------|-------------------------------|
| • Show house open         | 28 <sup>th</sup> October 2016 |
| • First legal completions | 1 <sup>st</sup> qtr 2017      |

#### **3.3 Green Corridor**

- |                          |  |
|--------------------------|--|
| • Advance works contract | 4 <sup>th</sup> qtr 2016 – 1s qtr 2017 |
|--------------------------|--|

**Action SR – To provide Councillors with a brief summary of outputs for site**

### **4. Matters arising**

**4.1** Councillor Tagg had raised a concern before the project board regarding the concrete walls being built around the perimeters new industrial buildings. 'Why were they being built and would they have any potential effect on flooding?' RI explained that whilst he did not know exactly which walls Councillor Tagg was referring to based on the discussion at the meeting he thought the concrete walls may be simply retaining walls for the access track at the rear of the employment units. RI said that he believed this track was part of the schemes detailed design and planning permission but would check specifically whether the wall in question had any role in the sites flood strategy/design. In addition, Councillor Payne had spoken at length to Gary Cliff from the Environment Agency and had been reassured of the site's suitability.

**Action SR to send Councillors paragraph from Environment Agency concerning the low flood risk at the development and the ability of new homeowners to access flood insurance.**

**Action RI to respond re business wall and sites flood strategy/design.**

**4.2** Councillor Collins brought up the issue of Himalayan balsam adjacent to the highway behind what was called the cascade feature. Himalayan balsam and Japanese knotweed (Councillor Foster) were discussed across the site.

**Action SR to find out whose responsibility it is to maintain the Himalayan balsam adjacent to the highway. SR to update Councillors on the long term strategy for Himalayan balsam and Japanese knotweed across the rest of the site**

**4.4** Councillor Foster was concerned about two issues with the new link road. Firstly, the ridge on the road surface when exiting the bridge away from Copley. SR explained the road is currently in a defects period and all issues will be picked up by the engineers. RI clarified that part of the highway has now been adopted by CMBC following its construction in 2012 and that the exact location of the ridges would be identified. Secondly, Councillor Foster was concerned as to why there were no dropped kerbs for pedestrian access on the road near the railway bridge to align with the path from the riverside.

**Action SR to check ridge is part of the defects list with the engineers**

**Action RI to check if dropped kerbs had been considered in this location by the highway designers.**

**4.5** Councillor Collins had asked for a briefing note to be prepared on site remediation. RI provided this document.

**Action SR to circulate Remediation Strategy Note.**

## **5. Date and time of next meeting**

The next project board meeting is scheduled for Thursday 8<sup>th</sup> December 2016, 6 – 7.30pm in Committee Room D, Halifax Town Hall.

The meeting closed at 8.00pm.