



# The Holywell News

Volume 5 - Issue 8 - January 2018

## a happy holywell news year!

### Wow! Where did 2017 go?

We can't believe another year has passed and we're approaching the fifth anniversary of our appearance at Halifax Town Hall in front of the planning committee!

But it's true. And we've come a long way since that fateful January night in 2013.

Throughout that time we've faced many challenges, more planning applications and literally hundreds of meetings.

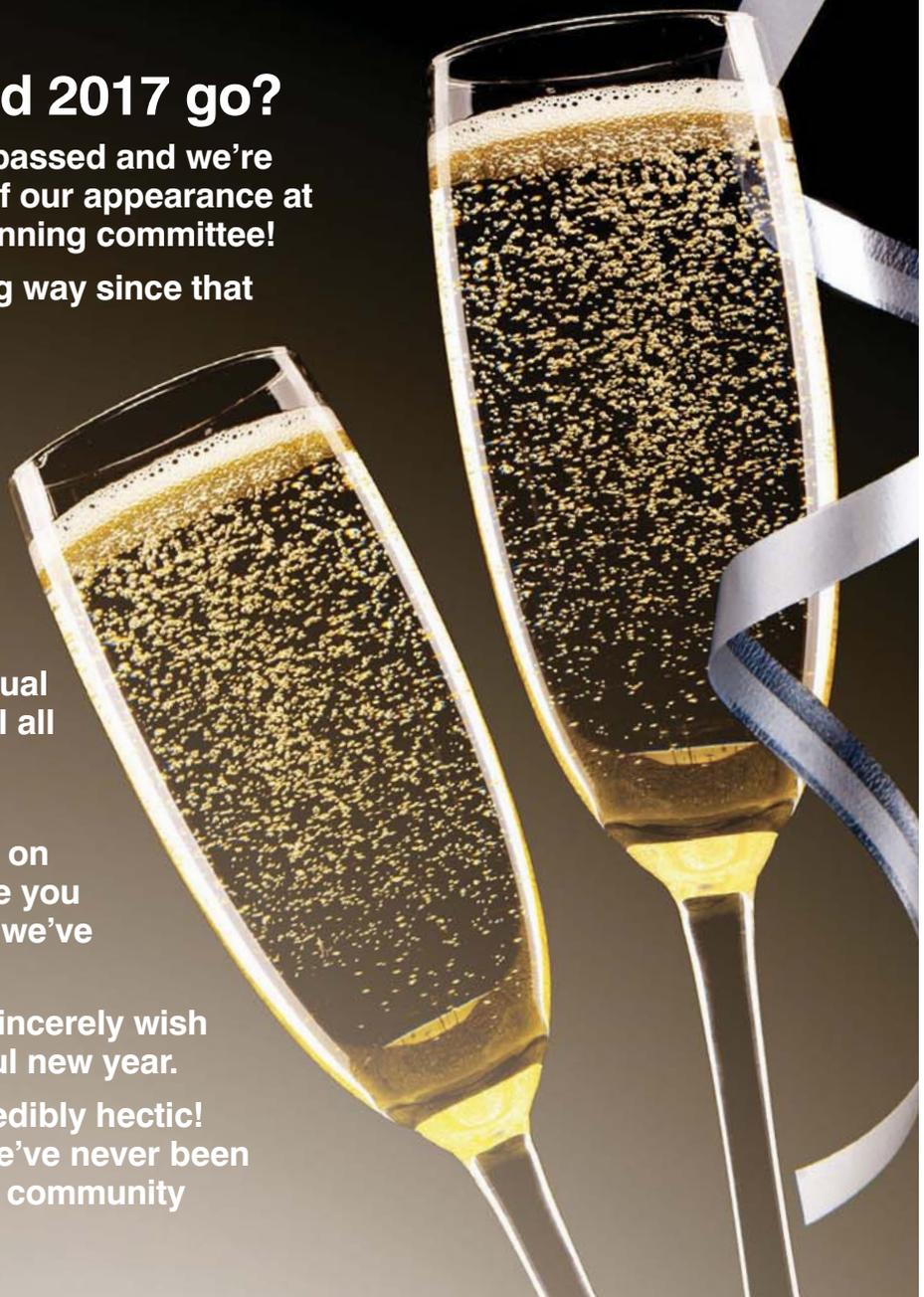
### But 2017 proved to be our best year to date!

Inside this issue we'll follow our usual year end format describing in detail all our community work.

However, following the mediation meeting in Westgate House Halifax on December 13th, we can now update you with a lot of the 'background' work we've been doing as well.

But first and foremost we want to sincerely wish all of you a very happy and peaceful new year.

The last few weeks have been incredibly hectic! There's a long way to go yet, but we've never been in a better position to complete the community purchase of the Holywell Inn.



Web: [www.holywellinn.co.uk](http://www.holywellinn.co.uk) • Facebook: [save the Holywell inn](https://www.facebook.com/saveholywellinn) • Twitter: [@saveholywellinn](https://twitter.com/saveholywellinn)

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# Team Holywell

## January

So to start the year it's familiar territory for us!  
Yes we're in full 'planning law' mode as we prepare for the upcoming hearing at Halifax Town Hall.  
Great to see so many letters of support coming from people all over the UK and California!

We're ready - and confident of a result in our favour.

Calderdale planning policy CF5 protects against the loss of community facilities, our intention is to prove to the planning inspector that this is a robust policy and consistent with the National Planning Policy Framework.



## March

The planning inspector comprehensively dismisses Mr Gale's appeal!

This is outstanding news for us. The inspector states that policy CF5 is entirely consistent with paragraph 70 of the NPPF. He also agrees that the Rock is peripheral to Holywell Green.

The inspector concludes by stating that the proposed development of the Holywell Inn is in clear conflict with policy CF5. The council also stated that we put forward a very strong case to demonstrate that the pub could be brought back into use for the benefit of the local community.

## May

But it's not all legal and policy work!

It's time for some Californian magic moments when the irrepressible Marc Macisso & Kenny Herrera are back in town!

Yes LA's coolest duo are on the scene again. Here for the AI Stewart tour we have them playing three shows for us including a fabulous Sunday afternoon at Willow Court in Elland.

And our festival 'connections' list grows stronger every day - with an amazing performance from Plumhall joining AI Stewart and Dave Nachmanoff on stage at the London Palladium!



## February

And on February 2nd we're out in force at the town hall.

Our ace barrister Scott Stemp has once again travelled north to advise us, and joins a full contingent of Holywell committee members at the hearing.



It's a long hard day and ends with a site visit to the pub and a walk up and down to the Rock.

Mr Gale believes the Rock is a credible alternative to the Holywell for residents to use as a village pub. We obviously strongly disagree. And on February 27th we get the news we've been eagerly awaiting . . .

## April

As expected we're run off our feet planning the next stages.

But we're also celebrating the news that our friends at the George & Dragon at Hudswell have won the CAMRA pub of the year award.

There's also the small matter of organising our third music festival.

But of course the most important issue is where does the campaign go next.

And so begins a number of meetings with Calderdale Council. Inevitably Scott attends every single one. We cannot believe at times how lucky we are to know this incredible young man!

## June

We're in London with Scott Stemp at a 'More Than a Pub' national event.

Ticket sales for the festival are flying out. But of course we're spending a lot of time on where the campaign goes next.

Councillor Chris Pearson has become heavily involved with us and is discussing progress with Calderdale.

And on June 14th we host another ladies fashion show at Elland Golf Club.

Calderdale Council award us a grant towards the festival. Another sign that our community work is appreciated!

# Diary 2017

## July

And that award is quickly added to by yet another grant from the Community Foundation for Calderdale - who for the third year running support the event!

And what an event it is.

Of course we're all about community work and once again we have our superb Irish trio Liam, Eoin & Paul, travelling over to perform a number of shows at various establishments as well as the opening slot at Elland Golf Club.

It's another stunning weekend of live music - we're overwhelmed by the quality.

But other things are happening that are rather important . . .



## August

So on July 18th we attend a very important meeting at Halifax Town Hall. This is with the Chief Executive and the Head of Democratic Services. Scott Stemp is in court in London but joins by conference call.

Following a lengthy discussion we make it clear that in our opinion, any hope Mr Gale ever had of being granted planning permission must now be lost.

As we see it, the only course left is now for the council to consider sections 16 and 226 of the government's guidance on compulsory purchase for property that detracts the vitality of an area.

## September

And in late August the council inform us that 'officer recommendation' is to proceed with compulsory purchase of the Holywell Inn.

As part of that process the council will need to discuss with Mr Gale his approach to a voluntary sale.

To that end, we're once again back at the town hall, and we're asked if we would be prepared to consider a mediation meeting to see if an agreement can be reached.

Obviously we're happy to do so and the council agree to facilitate such a meeting.

Meanwhile our share funding continues to grow each month . . .

## October

And our share issue is very much the theme when we attend the CAMRA beer festival in Hebden Bridge.

This unique scheme has captivated many organisations throughout the UK, and we're very proud that we've raised enough money to buy the Holywell for its true value.

This money isn't 'pledged' - it's in the bank from investors all over the UK and of course many residents in Holywell Green.



The council come up with a list of mediators and eventually both parties agree that Mr Simon Wanderer from Manchester is acceptable.

## November

So it's a full-on month of preparing for the mediation.

Inevitably Scott Stemp offers to be at the meeting and again we just can't believe how lucky we are!

It's also amazing to see how much work Councillor Chris Pearson is doing behind the scenes. Chris has really got stuck into this and there's no doubt as to how the council are completely aware of his presence!



So December 13th is the agreed date for mediation. We're hoping a deal can be done but also aware that should compulsory purchase be necessary then that will be fine by us.

## December

We start the month with the fabulous Christmas Workshop - one of our favourite events.

But everybody's mind is on mediation!

The day arrives and our team settle in for a long hard day. A deal appears to be a long way off. But we persevere, it's only fair to try and work something out. If necessary we'd happily walk away and let the Compulsory Purchase take place.

But a result finally happens! Both parties sign a 'Heads of terms agreement' and this means we can now instruct our solicitors to complete the transaction!



# So, what next...

## Right now all we have is a 'Heads of Terms Agreement'.

That means we have agreed a deal to go forward and buy the Holywell. We have instructed Ramsdens Solicitors in Huddersfield to act for us but inevitably the Christmas/New Year period will have an affect on how matters progress.

We must stress that the agreement we have is not legally binding. Either party could effectively walk away, but of course we hope that doesn't happen as we now simply want to move on. After five years campaigning that's surely obvious!

The only realistic option left was for the council to proceed with the Compulsory Purchase. It must surely be clear that planning permission will never be granted for conversion of the Holywell.

The ACV listing is due for renewal in March and the council have confirmed that our application to renew is being processed.

Whilst we feel it's important to have the property listed, the advice we've received confirms that policy CF5 is so strong that realistically the only way for planning permission to be granted is either somebody builds another pub in Holywell Green or the council change their policy.

Neither scenario is likely!

So we're hoping things can move forward significantly over the coming weeks.

## Don't forget our share issue is still available.

Without our shareholders money we could never have got this far. You are all truly remarkable and we really do thank you for supporting us!

So once again happy new year to all of you.

Let's hope the good news just keeps on coming!



### Committee members

• John Walsh (Chair) • Chris Judd (Vice Chair) • Heather Stead (Secretary) • Beverley Smith-Walsh (Treasurer) • Mark Stead (Director)  
• Graham Gent • Ian Whiteley • Linda Whiteley • David Humphreys • Chris Pearson • Rob Chevalier

### Solicitors

• Julian Bond, Glaisyers Manchester

### Website

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### Accountants

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