

# CENTRAL NEIGHBOURHOOD CONSULTATIVE FORUM AGENDA



Thursday, 15<sup>th</sup> June, 2006

at 2.00 p.m.  
(please note time)

in Committee Room 'B', Civic Centre

MEMBERS: CENTRAL NEIGHBOURHOOD CONSULTATIVE FORUM:

Councillors Belcher, Brash, Coward, Cranney, Hall, Hargreaves, Henery, Iseley, Kaiser, Lauderdale, London, Morris, Payne, Richardson, Sutheran, Tumilty, R Waller, Worthy

Resident Representatives: James Atkinson, Dave Berry, Ian Campbell, Bob Farrow, Patrick Finnan, Clive Hall, Evelyn Leck, Alan Lloyd, Billy Lynch, Norma Morrish

1. **WELCOME AND INTRODUCTIONS**

2. **APOLOGIES FOR ABSENCE**

3. **TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**

4. **MINUTES**

- 4.1 To confirm the minutes of the meeting held on 23<sup>rd</sup> March, 2006 (attached).
- 4.2 To receive the minutes of the Central Neighbourhood Consultative Forum Parish Council Liaison meeting held on 25<sup>th</sup> April 2006 (attached).

5. **WARD ISSUES and PUBLIC QUESTION TIME**

Issues to be raised by Residents, Resident Representatives and Elected Members relating to the following Wards:

Burn Valley  
Elwick  
Foggy Furze  
Grange  
Park  
Rift House  
Stranton

## 6. ITEMS FOR DECISION

- 6.1 Minor Works Budget – Allocation of Funding for 2006/07 – Acting Director of Neighbourhood Services
- 6.2 Minor Works Proposals – Town Care Manager

## 7. ITEMS FOR CONSULTATION

- 7.1 Presentation - The H<sub>2</sub>O Feasibility Study – a future water sports centre for Hartlepool – Consultation on the Study Conclusions – John Mennear, Assistant Director, Community Services.

## 8. ITEMS FOR INFORMATION/DISCUSSION

- 8.1 NDC Progress Report 2005/06 – DVD – Malcolm Walker, NDC Manager
- 8.2 Community Strategy Review – Report to be presented by a member of the Hartlepool Partnership Support Team
- 8.3 Development Brief – Briarfields House and Lodge – *The Director of Regeneration and Planning Services and the Head of Procurement and Property Services.*

## 9. DATE, TIME AND VENUE OF NEXT MEETING

**Thursday 10<sup>th</sup> August 2006 at 6pm – venue to be arranged (please note: Belle Vue Community, Sports and Youth Centre is not available).**

**WARDS**

Elwick  
Foggy Furze  
Grange  
Park  
Rift House  
Stranton

**CENTRAL NEIGHBOURHOOD  
CONSULTATIVE FORUM**

**23rd March 2006**

**MINUTES OF THE MEETING**



**PRESENT:**

Chair: Councillor Lilian Sutheran - Rift House Ward

Vice-Chair: Clive Hall (Resident Representative)

Councillor Kevin Cranney	- Foggy Furze Ward
Councillor Douglas Ferriday	- Burn Valley Ward
Councillor Gerald Hall	- Burn Valley Ward
Councillor Gordon Henery	- Foggy Furze Ward
Councillor Bill Iseley	- Grange Ward
Councillor Jean Kennedy	- Stranton Ward
Councillor Frances London	- Foggy Furze Ward
Councillor Dr George Morris	- Park Ward
Councillor Carl Richardson	- Grange Ward
Councillor Victor Tumilty	- Grange Ward
Councillor Ray Waller	- Stranton Ward

Resident Representatives:

James Atkinson, Ian Campbell, Bob Farrow, Patrick Finnan, Evelyn Leck, Alan Lloyd, Norma Morrish

Public: Mary Atkinson, George Dawson, Mr Forbes, M E Lumley, Phil Matthews, Ray McAndrew, Donald McKinnon, Derek Morfitt, Mr R Smailes, William White

Council Officers: Mike Ward, Chief Financial Officer  
Dave Stubbs, Head of Environmental Management  
Denise Ogden, Town Care Manager  
Jon Wright, Senior Neighbourhood Services Officer  
Mike Pearson, Engineering Technician  
Phil Hornsby, Principal Commissioning Manager  
Angela Hunter, Principal Democratic Services Officer

HVDA Representatives:

Lesley Hall, Community Network

Cleveland Police Representatives:

PC T Southcott

New Deal for the Communities (NDC) Representatives:

Brian Hanna, Brian Dixon, Julie Morfitt

Hartlepool Primary Care Trust (PCT) Representatives:

Mary Bewley, Kevin Aston, Lynn Johnson, Carole Johnson, Scott Clarkson

Representatives from W S Atkins:

Ian Roberts

Representative from Three Rivers Housing Group:

Amanda Senior

#### **61. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Stephen Belcher, Stanley Fortune, Gladys Worthy and resident representative Dave Berry.

#### **62. DECLARATIONS OF INTEREST**

None.

#### **63. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 2<sup>ND</sup> FEBRUARY 2006**

The minutes were confirmed subject to the following amendments: Councillor Gerard Hall indicated that his comments on page 3 of the minutes were incorrectly attributed to Councillor Gordon Henery.

Councillor Gerard Hall also indicated that on page 10, minute 59 referred to shared houses, when this in fact should have referred to shared equity.

#### **64. MATTERS ARISING**

Councillor Victor Tumilty indicated that several residents had raised concerns with him that the build-outs in Murray Street were causing problems.

#### **65. PUBLIC QUESTION TIME**

Resident representative asked if an extra pay and display machine could be located in the underground car park. He also reported that the kerbs in York Road near to the Yorkshire Bank were in a bad state of repair.

Resident representative Ray McAndrew reported that the build-outs in Oxford Road were causing traffic congestion and questioned why the build-outs in Murray Street and Park Road did not have bollards positioned on them. The Town Care Manager informed the Forum that the build-outs in Murray Street would have bollards once complete. Councillor Carl Richardson had raised concerns about the lack of consultation with elected members about this scheme. Councillor Ray Waller indicated that he felt the consultation that had taken place was good and that officers had attended several residents' meetings. The town Care Manager added that there had been

two consultation events as well as through the Traffic Liaison Group.

He added that there were a number of pot-holes in Park Road, Arncliffe Gardens and Park Road. The Town Care Manager indicated that Arncliffe Gardens was high on the priority list for inclusion into next years work programme. The Senior Neighbourhood Services Officer indicated that there was a rapid response gang responding to members of the public and councillors concerns over pot-holes. Resident representative Clive Hall indicated that any problems, including the reporting of pot-holes, could be reported through the Contact Centre on 523333.

Mr Forbes reported that the Dunston Road area had recently been victim to a considerable amount of anti-social behaviour. The Town Care Manager reported that PC Todd was now the police officer for the Park area and she would pass the above issues onto him.

Mr Matthews reported that the grass verges in Garrick Grove and Orwell Walk were being destroyed as they were being used for car parking. The Senior Neighbourhood Services Officer indicated that various solutions to tackle this issue had been examined, but it was difficult as it was a narrow road. However, he would look at the possibility of erecting bollards.

Councillor Gerard Hall indicated that it may be beneficial to consult the Independent Taxi Drivers' Association regarding traffic issues in the future.

Norma Morrish reported the following issues: the lift in Middleton Grange Shopping Centre was in bad condition :that the wheelie bins along Mainsforth Terrace were being repeatedly stolen; and asked about the possibility of holding the Central Neighbourhood Forums at the Historic Quay. The Town Care Manager indicated that she would report the state

of the lift to the Manager of Middleton Grange; there were arrangements with Housing Hartlepool to replace stolen bins; alternative venues were being considered for the Forums, however there were cost implications associated with this.

## 66. WARD ISSUES

### Stranton Ward

Norma Morrish reported the following issues: the lift in Middleton Grange Shopping Centre was in bad condition :that the wheelie bins along Mainsforth Terrace were being repeatedly stolen; and asked about the possibility of holding the Central Neighbourhood Forums at the Historic Quay. The Town Care Manager indicated that she would report the state of the lift to the Manager of Middleton Grange; there were arrangements with Housing Hartlepool to replace stolen bins; alternative venues were being considered for the Forums, however there were cost implications associated with this.

### Burn Valley Ward

Evelyn Leck raised the issue of the work being undertaken in the Burn Valley Gardens and the fact that it appeared to have stopped. The Town Care Manager indicated that there had been a problem with the stones from the quarry but this had now been resolved and work would resume.

Councillor Gerard Hall reported that there had been a lot of confusion with the addresses of Eamont Terrace and Eamont Gardens and suggested some clearer signage be erected. The Town Care Manager indicated that this will be looked into.

Evelyn Leck requested and update on the alleygates proposed for Marske Street. The Town Care Manager indicated that

the consultation had been undertaken with the businesses in the area and several objections had been raised. There would be further consultation with residents and the Forum would be kept up to date with progress.

#### Elwick Ward

None.

#### Foggy Furze Ward

None.

#### Grange Ward

Patrick Finnan reported incidents of anti-social behaviour in the Collingwood Walk area which was of particular concern to the elderly residents. The Town Care Manager indicated she would follow this up with Housing Hartlepool.

#### Park Ward

Councillor George Morris commented that no-one had been informed about the new police constable allocated to the Park Ward area. He also asked if there were any keys available for gates in Mountston Close for the elderly residents in the area. The Town Care Manager reported that the new neighbourhood policing would be publicised shortly and that she would ensure that Members were made aware of any changes. There would be further consultation undertaken in May regarding the gates in Mountston Close and this would include the availability of keys.

Mr R Smailes reported that although the private road between Laggan and the Farm near Elwick Road had recently been resurfaced, it was subject to flooding from the adjacent field. The Senior Neighbourhood Services Officer would look into this.

Mr Smailes also reported that there was still a problem with flooding in Valley Drive along to the Burn Valley. The Town Care Manager indicated that a meeting would be arranged with the Environment Agency and local residents to try and resolve this issue.

#### Rift House

Alan Lloyd reported the following issues: a garden in Masefield Road had been converted into an alleyway and was causing problems; the grass verge alongside English Martyrs College and 6<sup>th</sup> Forum were being destroyed by parked cars; what measures were being installed to encourage the 20pmh zones around schools. The Town Care Manager indicated the alleyway was to be closed and the reinstatement of the garden was being looked at as an option; the contractors currently working on English Martyrs would reinstate the grass verge where their vehicles had caused damage; an officer would contact Mr Lloyd separately about the 20 mph traffic calming measures.

### **67. PRESENTATION - BUDGET AND COUNCIL TAX 2005/06 to 2007/08**

The Chief Financial Officer, Mike Ward, gave a detailed and comprehensive presentation on the above – covering the following:

- 2005/06 Budget position
- 2006/07 Capital Budget
- 2006/07 Revenue Budget and Council Tax
- 2007/08 Revenue Budget and Council Tax
- Reserves

Pie charts and a graph were used to illustrate some of the issues, a history of Council Tax was outlined and Government Grants to the Council were described.

The ACFO concluded by reminding those at the Forum that advice on Council Tax Benefit was available, as follows:

- Benefits Exhibition – 27<sup>th</sup> April 06 from 9am to 4pm in Middleton Grange Shopping Centre;
- Weekly benefits surgeries – Housing Hartlepool Offices as follows;
- Monday - Owton Manor 1pm to 3pm
- Tuesday – West View 2pm to 4pm
- Wednesday – Chester Road 11am to 3pm
- Thursday – Owton Manor 1pm to 4pm
- Friday – Headland 1.30pm to 3pm

Telephone Number for enquiries about the above - 284188.

The Chairman asked for any questions on the presentation or budget to be directed to the CFO in writing to the Civic Centre or by telephone to 523010.

#### **78. DEVELOPMENT OF SUPPORTED HOUSING AT DRYDEN ROAD**

Phil Hornsby, Principal Commissioning Manager presented a report detailed the proposed development of supported and other housing on the site of St Columba's Church, Dryden Road.

Evelyn Leck, Resident Representative raised concerns about the shared tenancy arrangements. Amanda Senior from Three Rivers Housing Group reported that they already have 200-300 in existence and have had no reports of anti-social behaviour. There would be a staffing team on hand to support the tenants for significant periods of time.

Lesley Hall from the Community Network indicated that it would be useful if Three

Rivers Housing Group could consult local residents associations regarding the development. Councillor Gerard Hall added that there was already a similar scheme in Eamont Terrace and that there had been no problems with this development.

#### **79. COASTAL PROTECTION STRATEGY STUDY – NORTH SANDS TO NEWBURN BRIDGE**

The Director of Neighbourhood Services had circulated a report to inform Members of the Central NC Forum regarding the recent Coast Defence Strategy Study Report and the recommendations considered by Cabinet on 27<sup>th</sup> February 2006. (A copy of the Cabinet report was attached as an appendix). Cabinet had agreed to adopt the Study Report.

Iain Roberts from W S Atkins (Consultants engaged to carry out the Study) gave a presentation to the Forum to advise of the potential risks and financial implications of the options recommended in the plan.

The slides covered the following:

- Why a Strategy Study
- Background
- Constraints and Issues
- Priority Score
- Strategy Units
- North Sands (C5-1)
- Headland (C6-1)
- Hugh Breakwater (C6-2)
- Town Wall (C6-3)
- Marina (C6-4) North Pier

The Scheme Summary indicated the action(s) to be taken, developments and protection over the next 0-5 years, 5-10 years and 10-20 years in the case of the Marina.

The Forum was advised that

- £15M of capital investment was needed over the next 10 years;
- Only £0.5m currently qualifies for Defer support;
- Up to £250k p.a. revenue for maintenance could be required.

The Strategy Study Conclusions were:

- Strategy has had to deal with difficult issues;
- It has justified options to upgrade the Headland walls and Hugh breakwater in the medium term;
- Grant aid for this work will depend on future government spending priorities;
- The present policy is to maintain the existing walls on a reactive basis but using monitoring and inspection to target resources.

#### **80. MINOR WORKS PROPOSAL – DROPPED CROSSINGS**

The Forum was reminded of their previous commitment to providing dropped crossings in the Central Area on a rolling programme basis. £3,500 had been allocated to the scheme during the current financial year and it was proposed that a further £3,500 be allocated for next financial year. The Forum accepted this as it was felt the continued improvements were necessary.

#### **81. PRESENTATION - PRIMARY CARE TRUST - CONSULTATION - LOCAL DELIVERY PLAN AND TOWN CENTRE DEVELOPMENT**

Lynn Johnson from the PCT gave a presentation on the Town Centre Health Development – A proposal to build a major health centre on the site of the former Barlow's printing works. This has been shaped by local views to date and

was a big set towards modernisation of Primary Care health facilities across the town. The presentation contained slides on

- "Why do it?"
- Existing facilities at Caroline Street
- Primary and Community Care Issues
- What the Centre can provide
- Additional purposes
- Next steps in 2006 and in 2007/08

With the Centre being in operation in early 2009.

Consultation was being undertaken up until 19<sup>th</sup> May 2006 with;

- GP surgeries, dentists and libraries
- Community Network
- Patient and Public Involvement Forum
- Neigh. Consult. Forums
- Hartlepool Partnership Group
- Health and Care Strategy Group

The following questions/issues arose:

- Car Parking facilities – Discussion took place and Ali confirmed that this had been taken into consideration;
- St Benedict's House – also to be demolished;
- Have professionals been consulted on accommodation/facilities? – Ali advised the PCT were working with local GPs;

Mary Bewley from the PCT then gave a presentation on the Hartlepool PCT Local Delivery Plan 2006/08. The presentation slides described the following:

- Key objectives;
- Vision for Care principles;
- New Services;
- New Infrastructure;
- Fitness for purpose;



- Current financial position;
- Prime reasons;

The presentation also contained detailed budgetary information and actions to be taken to achieve a balanced budget. The requirements from the PCT Board and PEC members were also outlined.

Evelyn Leck, Resident Representative asked if there had been any consideration given to reducing management costs. Carole Johnson of the PCT indicated that reducing management costs was always looked at prior to any alterations in services. Evelyn Leck also had concerns about minor surgery being undertaken in GP surgeries and what facilities there were as a back up. Carol Johnson responded that any minor surgery undertaken would be by a specialist in that particular area and was already available in some surgeries.

James Atkinson, Resident Representative asked if the new centre would be open on a weekend. Carol Johnson replied that the new White Paper included proposals to extend the operation of Health Care outside core hours and this would be considered.

The Forum indicated their support for the proposed site in the Town Centre.

The Chairman asked for any further questions to be dealt with after the meeting or in writing to the PCT. She thanked the representatives from the PCT for their informative presentations and input to the discussions that followed.

<b>82. DATE, TIME AND VENUE OF NEXT MEETING</b>
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Members, Resident Representatives and residents will be advised of meeting dates for the 2006/07 Municipal Year as soon as the new diary is available.

L SUTHERAN

CHAIR

**CENTRAL NEIGHBOURHOOD CONSULTATIVE  
FORUM - PARISH COUNCIL LIAISON  
MINUTES AND DECISION RECORD  
25<sup>th</sup> April 2006**

PRESENT: Councillor Lilian Sutheran (In the Chair)  
Mr James Atkinson, Resident Representative (Vice Chair)

Officers: Denise Ogden  
Jonathan Wright  
Jo Wilson

Also present: Councillor Stan Kaiser

**DALTON PIERCY PARISH COUNCIL**

1. Previous Minutes

Due to the non-attendance of representatives from Dalton Piercy Parish Council the minutes of the meeting held on 25<sup>th</sup> August 2005 could not be confirmed.

2. Drainage

Councillor Stan Kaiser highlighted the various problems being experienced by the residents in relation to flooding, water movement and general drainage. In particular there were drainage problems on the approach to Dalton Piercy from Hartlepool and from the Dalton Lodge approach on the East Side. Flooding in these areas was leading to hazardous driving conditions. Councillor Kaiser acknowledged that there would never be a complete solution to these problems but felt more could be done. The Chair queried the possible use of permanent signage at areas prone to flooding. Jon Wright advised that the only signs he was aware of were temporary signs used in the case of severe rainfall but he would make enquiries with Peter Frost

3. Flooding – Abbots Lea

Councillor Kaiser also referred to a drainage problem at Abbots Lea. Denise Ogden advised that this was an issue for the farmer concerned not the Highways Department. However officers would continue to monitor the situation

## **ELWICK PARISH COUNCIL**

In attendance: J Harrison (Parish Council Chair)  
B Bird (Parish Council Clerk)

### 4. Previous Minutes

Minutes of the meeting held on 25<sup>th</sup> August 2005 were confirmed as a correct record. The following matters arising were raised:

- North Lane footpath reinstatement – Jon Wright advised that this was unlikely to be placed high on the list of funding priorities
- Gritters – Parish Councillor Harrison expressed a wish to be present when any damage caused by gritter vehicles was being repaired
- Church Bank drainage – Jon Wright advised that this had been placed on the drainage budget for the new financial year as a high priority
- Dog bins – Councillor Harrison highlighted the problem of dog bins being left unemptied. Denise Ogden advised that there were systems in place for emptying twice a week. She would look into it.
- Decriminalisation – Officers were taking no action against cars parked illegally in Elwick. Councillor Harrison requested details on previous prosecutions. Jon Wright confirmed that there had been prosecutions but was unable to give details on Elwick in particular. The Chair requested Denise Ogden give information on prosecutions in Elwick and Hart to Councillor Kaiser and Parish Councillor Harrison.

### 5. Feedback from Parish Council meeting

Councillor Kaiser advised those present of comments made at the Elwick Parish Council meeting the previous evening. It was felt that Parish Council Liaison meetings were unproductive. The same issues were continually being raised but nothing was ever done. He acknowledged officers had problems but said the public were not as understanding. Councillor Kaiser went on to cite specific issues which had been reported but not actioned.

The Chair accepted that the villages did have problems but felt

there were also problems in Hartlepool generally. Officers needed to prioritise and look at formulating a regular timescale plan. Denise Ogden took the varying comments on board and, particularly with regard to the decriminalisation issues, agreed to take action. The Vice-Chair suggested that local people could possibly get involved in certain tasks such as drainage or hedge cutting. Council funding could then be used for more pressing matters.

6. Yellow lines

Parish Councillor Harrison corrected misapprehensions about where yellow lines had been requested in the village. The Parish Council had only wanted yellow lines on the small by-road running up to the Village Hall. The Chair requested that Peter Frost be contacted with reference to possible consultation issues.

7. Green Lea

Parish Councillor Harrison requested repairs be carried out on the potholes on Green Lea. Jon Wright said he would investigate the matter but under national guidelines they may not qualify as defective

8. High Tunstall School

Parish Councillor Harrison queried the recent installation of a camera and cabinet on a post near High Tunstall School on the road coming into Elwick. Jon Wright advised that this was a vehicle registration camera used to monitor car tax evasion or track the movement of vehicles into Hartlepool in the event of incidents in the town. It was not being used as a speed camera.

9. Parking issues

Parish Councillor Harrison requested that Officers monitor the recent instances of a large motor home parking in a small road in the village. It was stressed that this was not happening constantly but when it did drivers were experiencing problems with visibility. Councillor Kaiser requested that this be dealt with on a traffic police basis rather than as a personal matter.

10. Litter collection

Parish Councillor Harrison requested the litter be collected on the road from Dalton Piercy to Elwick on a more regular basis. He also queried the amount of time the process itself took and questioned the need for the road to be closed off for the duration. Jon Wright advised him that due to a previous fatality during an operation of this kind officers were not prepared to

carry out this operation without the appropriate traffic management. Councillor Kaiser raised the issue of litter at Red Gap Farm and was informed by Denise Ogden that she would pass this information on to the appropriate person as this was not part of the Council's contract.

## **HART PARISH COUNCIL**

11. Previous minutes

Due to the non-attendance of representatives from Hart Parish Council the minutes of the meeting held on 25<sup>th</sup> August 2005 could not be confirmed.

12. Trees

Councillor Kaiser advised those present that in recent weeks Tree Preservation Orders had been issued on eight trees in the village as a resident had recently been chopping down trees and other shrubbery in the area.

13. Caravan

Councillor Kaiser informed those present of a problem residents were experiencing with an illegally parked caravan. It had previously been seen in a lay-by on Elwick Road before moving into the village itself. It was anticipated that it would be moved on shortly.

LILIAN SUTHERAN

CHAIR

**Report of:** Director of Neighbourhood Services

**Subject:** MINOR WORKS BUDGET 2006/2007

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**1. PURPOSE OF REPORT**

1.1 To report to the Forum details of the Minor Works Budget allocation for 2006/2007 and the Forum's role with regard to the proposal and approval of schemes.

**2. OUTLINE OF CONTENTS**

2.1 In 2005/2006 the Forum was responsible for recommending and undertaking minor works for the general improvement of the Central Area from a budget allocated by the Council.

2.2 The remit of the Forum for 2006/2007 will be to request approval for proposed minor works schemes from the Liveability and Regeneration Portfolio holder. If approval is given, then these works will be progressed in the normal way.

2.3 The Forum has been delegated £52,000 for this financial year, 2006/2007, as a Minor Works Budget. As was the case in 2006/2007 an additional allocation of £20,000 has been made from Highways Budgets, (£10,000 from the Local Transport Plan and £10,000 from the Highways Maintenance Budget). This money will address specific highways issues raised by the Forum in the South Area.

2.4 Further to this, an additional £15,000 has again been allocated to the Forum to address the common issue of the conversion of grass verges to hard standing, where the Forum considers this appropriate.

2.5 The framework when considering proposed schemes will continue as in previous years, as follows:

- (i) Outline schemes to be proposed by Members, Residents, Residents Representatives or Officers;
- (ii) The Chair and Vice Chair of the Neighbourhood Consultative Forum will assess the proposal and where appropriate instruct Officers to cost the works and report to the Forum;
- (iii) Reports to the Forum will include estimated costs alternative options where appropriate, residents' views and any other related information.

- (iv) Minor works schemes are likely to include any works of improvement to the area which benefit the community or a number of individual residents and enhance the quality of life in the neighbourhood. Individual repairs and improvements would not normally be funded from this budget but would be referred to other departmental budgets.

### **3. MINOR WORKS SCHEMES 2005/2006**

Attached to this report are details of the Minor Works Schemes in the Central area for last year (Appendix A).

### **4. RECOMMENDATION**

4.1 The Forum is asked to note that:

- (i) The Forum will submit recommendations regarding minor works proposals to the Portfolio Holder for Regeneration, Liveability and Housing for final decision.
- (ii) £52,000 is available for general minor works schemes.
- (iii) £20,000 is available for highway related schemes.
- (iv) A further £15,000 has been allocated to specifically address the issues concerning grass verge re-instatement.

MINOR WORKS SCHEME 2005/2006							
				£	FUNDING		
				52,000	CAPITAL		
				20,000	HIGHWAY MAINTENANCE		
				15,000	GRASS VERGE REMOVAL		
				<u>87,000</u>			
APPROVED DATE	LOCATION	WARD	WORK	AMOUNT APPROVED BY SCHEME £	MATCH FUNDING (WHERE APPLICABLE) £	FINAL INVOICE £	UNDER/(OVER)SPEND £
09/06/2005	Various	Various	Dropped Crossings	3,500		0	
09/06/2005	Various	Rift House	Grass Verge Removal	18,800		0	
09/06/2005	Westbrooke	F.Furze	Grass Verge Removal	2,800		0	
09/06/2005	Various	Various	Pride in Hartlepool	5,000		0	
09/06/2005	Stockton Road back street	F.Furze	Renovation works	250		0	
09/06/2005	Sinclair/Marlowe	Rift House	supply & install fence	1,150		0	
09/06/2005	Elwick village footpath	Elwick	cheque for footpath	600		0	
11/08/2005	Greta Avenue	F.Furze	redesign of shrub beds	1,164		0	
11/08/2005	Oakland Avenue	F.Furze	redesign of shrub beds	1,328		0	
11/08/2005	Spurn Walk	Stranton	redesign of shrub beds	3,970		0	
11/08/2005	James Street	Stranton	redesign of shrub beds	720		0	
11/08/2005	Goodwin Walk	Stranton	redesign of shrub beds	722		0	
11/08/2005	Dunston Rd/Hart Lane	Hart	removal of shrub beds	2,345		0	
11/08/2005	Middleton & York Road	Various	Zebra crossing contribution	5,000		0	
06/10/2005	Burns Avenue	Rift House	Grass verge removal	9,500		0	
06/10/2005	Belle Vue Way	Stranton	removal of shrub beds	3,390		0	
06/10/2005	Hucklehoven Way street lighting and landscaping	Stranton	redesign of shrub beds	3,615		0	
06/10/2005	Stockton Street	Park	Naisberry Park Walkway	10,500		0	
06/10/2005	Colwyn Road	Stranton	removal of shrub beds	1,814		0	
01/12/2005	Springston Close	Burn Valley	Bollards	750		0	
01/12/2005	Burns Avenue	Park	landscaping	2600		0	
01/02/2006	Rydal street	Rift House	tarmac grass verge	3500		0	
		Burn Valley	removal of shrub beds	3200		0	
				<u>86,218</u>			
				782			
<b>RUNNING TOTAL</b>				<b>173,218</b>		<b>0</b>	<b>0</b>



**Report of:** Acting Director of Neighbourhood Services

**Subject:** MINOR WORKS PROPOSALS

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## 1 PURPOSE OF REPORT

- 1.1 To consider schemes for potential funding from the Central Neighbourhood Consultative Forum Minor Works Budget.

## 2 PROPOSALS

- 2.1 The Rift House/Burn Valley Neighbourhood Action Plan highlights the need to address the lack of car parking in the Rift House area through various methods one being to encourage alternative means of transport other than the car, and to physically stop vehicles running over verges by the installation of bollards and boulders, which are viewed by many as unsightly and are short term solutions and can be expensive.
- 2.2 The number of cars on roads has increased since the estate was developed and thus the problem of parking on footways and verges has intensified. The NAP recommends the removal of grass verges either by replacing them with tarmac or introduction of lay-bys providing residents with a car parking facility. There are a number of resident associations covered in the NAP area, Rift House residents association and the newly formed Rift House East group two have allocated £10,000 each from the NRF resident priorities money for 2006/7 to carry out these improvements. Housing Hartlepool have also been approached to contribute towards the programme of work as they have an Environmental Improvement investment package which is scheduled for Rift House this financial year. The cost of the locations highlighted far outweighs the NRF allocation; as such the Consultative Forum is requested to match fund the residents' priority monies by **£20,000**. Officers are working with residents and Housing Hartlepool to prioritise locations in line with a new grass verge policy currently being developed by the Technical Services Division which examines access, number of beneficiaries, availability of off street parking provision, visible damage to verge.
- 2.3 Residents approached the Central neighbourhood management in 2005 requesting the large shrub beds (running along Hart Lane adjacent to Naisberry Park) be thinned and reduced. This is a large area and site visit with the Horticulture team together with one-to-one residents has highlighted the need to remove some trees, and carry out

extensive maintenance works. The cost to carry out these works is **£10,000**.

- 2.4** The Neighbourhood Management team have been successful in obtaining £11,000 from the a central town centre development to improve the environmental aspect of Wesley Square and to remove the physical obstacles the police often experience during the weekend when dealing with users of the licensed premises. The Forum is asked to contribute **£5,000** towards the environmental improvements which will involve the removal of the small trip rail and replacement with a higher substantial railing together with the planting of new shrubs. The designs will reduce the number of problems experienced by the police and prevent the shrub beds being walked over by pedestrians.

### **3.0 PREVIOUSLY SUPPORTED SCHEMES**

- 3.1 Dropped Crossings across the central forum area **£3,500**
- 3.2 Installation of boulders or alternate works to reduce cars parking on the West Park Open space **£3,000**

## **4 RECOMMENDATION**

- 4.1 Members are asked to approve the expenditure of subject to approval of the Portfolio Holder for Neighbourhood Management.
- 4.2 The total amount of minor works funds allocated to date £41,500, leaving the forum with £45,500 for future projects.

**Report of:** The Hartlepool Partnership

**Subject:** COMMUNITY STRATEGY REVIEW 2006

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## **1. PURPOSE OF REPORT**

- 1.1 To inform members of the Neighbourhood Consultative Forum of the Hartlepool Partnership's timetable for preparing a new Community Strategy and to seek support from the Forum for their involvement in the process.

## **2. BACKGROUND**

- 2.1 The Hartlepool Partnership first met in July 1999 and undertook work to prepare a Vision of how key stakeholders saw the town developing in the next 15-20 years.
- 2.2 The Local Government Act 2000 introduced Local Strategic Partnerships (LSPs) and Community Strategies. Local Strategic Partnerships were set up as bodies that brought together, at a local level, the different parts of the public sector as well as the private, business, community and voluntary sectors so that different initiatives and services supported each other and work together. LSPs were given the core task of preparing and implementing a Community Strategy for the area. The Community Strategy was defined by government as a Strategy to promote or improve the economic, social and environmental well-being of the area.
- 2.3 The Hartlepool Partnership moved into the role as the town's Local Strategic Partnership (LSP) and agreed a set of Terms of Reference in December 2001. Today it acts as the strategic body bringing together all of the town's partnerships delivering services. In May 2001 a draft Community Strategy was published. Following a period of consultation events and activities that took place between May-December 2001, a final Community Strategy was agreed in April 2002.
- 2.4 On 5<sup>th</sup> May 2006 the Partnership launched a review of the Community Strategy and set out its intention to have a new Community Strategy for Hartlepool by the end of March 2007.

## **3. COMMUNITY STRATEGY REVIEW 2006**

- 3.1 The Community Strategy Review is taking place in 3 distinct phases. The first of these reviews the current Community Strategy and seeks input from local residents, service users and service providers to inform the new Strategy. During June and July the Hartlepool Partnership needs the Forum's help in finding out what people living, working, playing and studying in the area really feel about the town and what they would like to see

changed. We want to know what type of a town people want to live in, and what are the priority areas for improvement. There are a number of ways the Neighbourhood Consultative Forum can be involved including:

- Encouraging forum members to complete household questionnaires either on paper or online at the Partnership's website
- Promoting the Community Strategy Review 2006 toolkit to local groups and organisations encouraging them to run their own consultation events
- Working with the Hartlepool Community Network to review the Strengthening Communities Theme of the Community Strategy and attending their workshop on the morning of 21<sup>st</sup> June 2006.

3.2 During summer a first draft of the new Strategy will be produced and during October and November the Forum will be invited to comment on the first draft. A final draft will be produced by the end of December and it is hoped that the Strategy will be formally adopted by the Partnership and key partners, including Hartlepool Borough Council, in early 2007.

#### **4. RECOMMENDATIONS**

4.1 The Forum is requested to note the timetable for the Community Strategy Review 2006 and work with the Hartlepool Partnership to ensure the Forum's views are fed into the review.

#### **5. REASONS FOR RECOMMENDATIONS**

5.1 The above recommendation is proposed as the new Community Strategy will set out a long-term vision for Hartlepool, and provide an overarching planning framework. It is important that the Forum's views are fed into the review to help shape the emerging Strategy.

#### **6. BACKGROUND PAPERS**

Hartlepool Community Strategy 2002  
Local Strategic Partnerships – Shaping their future. ODPM December 2005

#### **8. CONTACT OFFICER**

Joanne Smithson  
Hartlepool Partnership  
Bryan Hanson House  
Hanson Square  
Hartlepool  
TS24 7BT

Tel. 01429 284147  
e-mail [joanne.smithson@hartlepool.gov.uk](mailto:joanne.smithson@hartlepool.gov.uk)  
Web [www.hartlepoolpartnership.co.uk](http://www.hartlepoolpartnership.co.uk)

**Report of:** The Director of Regeneration and Planning Services  
and the Head of Procurement & Property Services

**Subject:** BRIARFIELDS HOUSE & LODGE

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**1. PURPOSE OF REPORT**

1. To advise the Forum that consideration is being given to the future of Briarfields House & lodge and to seek the views of the Forum on options to dispose of the property.

**2. BACKGROUND**

1. The Council owns approximately 3.05 ha (7.54 acres) of land at Briarfields on Elwick Road
2. The overall Briarfields site comprises Briarfields House and garden (including the Lodge), the open field area and land on which allotments are to be reinstated.
3. This report considers the potential future use of the Briarfields House and garden (including the lodge) and not to the other remaining areas of the site.
4. The house and lodge are both vacant non operational properties. Social services vacated Briarfields House in April 2005 and the site has been a security risk since that time.

**3. INFORMATION**

1. Cabinet on 15 May 2006 considered various options on the future of the house and lodge as there is concern that the properties are deteriorating fast.
2. The favoured option is to market the Briarfields House and Lodge and associated garden and dispose of these either as a whole or as three separate plots. In furthering this approach a draft development brief has been produced setting out planning requirements for the area to be marketed (**attached as Appendix 1**)
3. Before any firm decision is taken Cabinet has requested that the views of Central Consultative Forum be obtained together with consultation carried out with local residents, the Ambulance Station, the Allotment representatives, the Conservation Area Advisory Committee and the Corporate Asset Management Group.

**4. RECOMMENDATION**

1. That the views of the Forum be sought on the marketing of the Briarfields House and Lodge and on the draft of the Development Brief as prepared.



# **BRIARFIELDS HOUSE & LODGE DEVELOPMENT BRIEF**

**Hartlepool Borough Council**

**June 2006**

**DRAFT BRIEF**  
**June 2006**

**Briarfields House & Lodge**

**1. Purpose of the Brief**

This brief seeks to assist the marketing of Briarfields House and Lodge at Elwick Road Hartlepool. It sets out guidance on suggested uses and on the design and layout of development to ensure that this important site in the Park Conservation Area is protected and enhanced. It follows the policies laid down in the Hartlepool Local Plan 2006 and should be read in conjunction with sales particulars issued by the Borough Council. The brief is not prescriptive and does not set out a definitive statement on the ultimate form of development.

**2. Location**

Briarfields House and Lodge are situated on the south side of Elwick Road between the Hartlepool Ambulance Station (Tees, East and North Yorkshire Ambulance Service) and 301 Elwick Road, Hartlepool TS26 0BE.

It lies within the Park Conservation Area which was designated in 1979.

The site measures approximately 0.5 hectare. (1.33 acres) It comprises Briarfields House and Briarfields Lodge with access from a gateway off Elwick Road.

The site is bounded on the north by a 2.5 metre high brick wall, to the east and south by an open area of paddock and former allotment land. To the west is Holly House a large private residence. The site contains large mature trees and hedges.

**3. Historic Background**

Briarfields House was built in 1895 for the Cameron family.

For many years it was an aged persons home before being used as offices by the Social Services department. It has been declared surplus to requirements and has been vacant since April 2005.

The site is protected by virtue of its location within the Park Conservation Area. This brief seeks to protect the site and where possible to enhance the buildings and their setting.

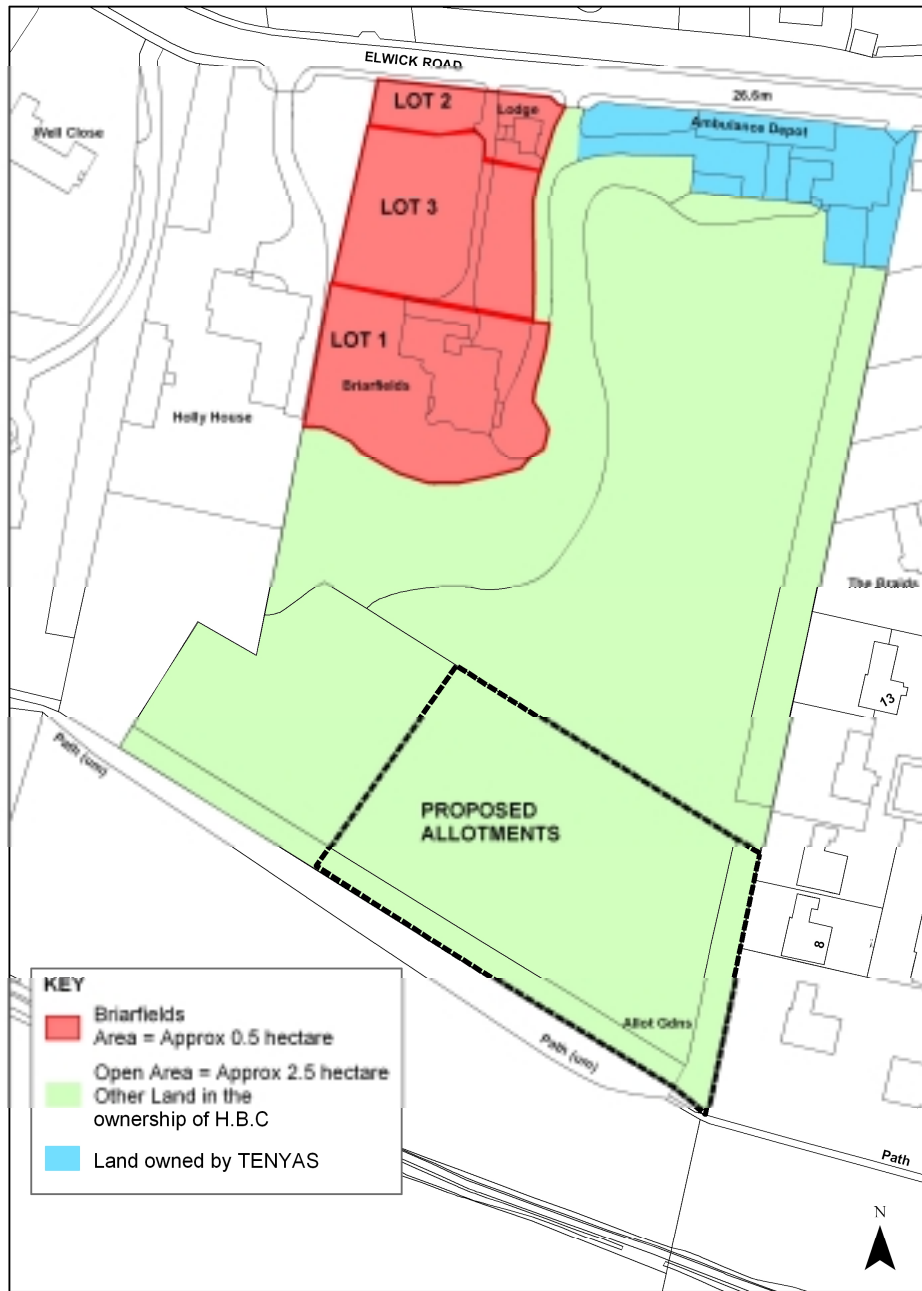
Although the building is not currently included in the List of Buildings of Architectural or Historic Interest it is nevertheless a fine example of a late nineteenth century house. It is possible that at some point the building may be considered for inclusion on a non-statutory local list of buildings to be protected (See Local Plan Policy HE12).

**4. The Character of the Conservation Area**

The quality of the Park Conservation Area derives from the attractive mixture of large imposing late nineteenth century houses set in large grounds with mature trees giving a feeling of spaciousness with buildings being hidden behind brick walls, trees and shrubs. There is a great variety of architectural features and styles with many of the older buildings being of smooth red brick with contrasting stone and terracotta decoration with walls and gate piers of red brick.

In view of the location within the Conservation Area permission to demolish the house and lodge will not be granted (see Local Plan policies HE1 & HE4).





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# PLAN 1

## 5. The Surrounding Area

Whilst this brief relates only to the marketing of the Briarfields House and the Lodge it is important to recognise that the site to be disposed of is only part of a wider curtilage in the area. The various parts of the former curtilage are shown on the attached Plan 1 as:-

**a) The Access gateway.** Access to Briarfields House and the Lodge is via the original main driveway. The Borough Council will retain control of this access to safeguard current users and to ensure that any future development in the area is capable of being served from this access

A Public Footpath extends from the Elwick Road entrance gateway to the south east of the area as shown on Plan 1. Once the allotments are in place (see XXXXX below) it is likely that allotment holders may use the right of way to gain pedestrian access to the allotments.

**b) The Ambulance station.** The existing ambulance station operations require use of the gateway as an exit from its complex. Whilst at present there are no firm proposals to relocate the Ambulance station to a new site it is possible that in the future the Elwick Road site might become available for redevelopment.

**c) The Paddock.** The Paddock was previously part of the curtilage of the Briarfields House, being used at one time as a playing pitch. It has been unused for many years. Over recent years there have been proposals to dispose of the Paddock for housing. Whilst the emerging Local Plan does not allocate the Paddock for any particular use it is possible that it may be developed for low density high quality housing at some point in the future should there be such a requirement under the 2006 adopted Local Plan Policy Hsg5.

**d) The Proposed New Allotments Area**  
The 12 allotment plots as shown on Plan 1 are to be created to the south east of the site. Planning permission for the allotments (H/2006/0128 was granted in March 2006.

**e) The Former Cleared allotment Site**  
The remainder of the former allotment site is not specifically allocated in the 2006 Hartlepool Local Plan.

## 6. The Development Potential

In line with Local Plan Policy HE1 the preferred use within the Park Conservation Area is for residential development.

It is proposed to dispose of the site as three separate units as follows:

**Unit 1** which comprises Briarfields House and measures 0.26 ha (0.65acre). This is an imposing house well suited for use as a single residence or for conversion into a number of high quality apartments. The demolition of the existing lodge building will not be permitted. Prior to any work being carried out within the loft space developer should discuss the possibility of bat roosts in the loft although a previous survey carried out by a specialist bat worker did not reveal evidence of bats.

**Unit 2** comprises the Lodge and a garden area to the west. It is bounded on the north side by a substantial brick wall. The plot measures about 0.07 hectare (0.15acre). The demolition of the existing lodge building will not be permitted.

**Unit 3** comprises a garden area immediately to the north of the Briarfields House with an area of about 0.21 hectare (0.53acre). The preferred development will be a two storey dwelling unit covering no more than 25% of the plot size.

## **7. Design & Layout**

The development should accord with the principles set out in the following policies of the adopted Local Plan 2006

Hsg9	Housing Layout
GEP1	General Environmental Principles
HE1.	Protection and Enhancement of Conservation Areas.
GEP3	Crime Prevention by Planning and Design. .
GEP12	Trees, Hedges and Development

Access will from the existing driveway.

## **8. Trees**

Trees form an essential element in the character of the site with the Park Conservation Area. Any works should accord with the guidance contained in the Hartlepool Local Plan Supplementary Note as updated by the document published in Spring 2006 "Trees and Development" and the accompanying leaflet attached to this brief.

A tree survey has indicated that the majority of the trees are of a high quality and should be retained because of their individual or group value. The developer will be expected to provide their own arboricultural survey of trees, produced in accordance with the recommendations of BS 5837: 2005 'Trees in relation to construction' –, which will be used to form the basis of their proposals regarding the felling, planting or remedial work to trees.

In considering the juxtaposition of trees and buildings, site layout designs will be expected to ensure that trees which are to remain are given adequate space, including sufficient allowance for future growth.

Removal of trees is only likely to be approved where good tree management would allow other higher quality trees to be enhanced by the felling of dead, dying or diseased trees. Works to trees should where possible be carried out in the period from August to the end of February in order to avoid the bird-nesting season. An exception to this will only be made if a qualified ecologist has surveyed the trees to be removed to establish that no breeding birds are present. In addition any mature trees which are proposed for felling should be checked for wildlife habitats including hollows and cavities. If these are found a bat survey should be undertaken prior to felling.

Where trees are to be removed a replacement planting scheme will be required.

All approved pre-development tree works and development facilitation pruning must be carried out in accordance with current arboricultural best practice and with the requirements of British Standard BS 3998 (1989) Recommendations for Tree Work.

For further information on trees contact : derek.wardle@hartlepool.gov.uk Tel.01429 523414  
or : tony.dixon@hartlepool.gov.uk Tel. 01429 284071

#### **9. Foul Drainage**

The existing house and lodge are connected to the sewer which is situated on Elwick Road but likely only for foul element. A drainage survey may be required to confirm the availability of facilities.

#### **10. Surface Water Drainage**

Northumbria Water will require that any new development requiring additional connections to the public sewer system should be based on separate surface water facilities.

A soak away system based on Sustainable Drainage techniques is the preferred means of directing surface water from the development.

The nearby watercourse is currently at capacity. In the event of discharge being directed to the water course it is likely that a controlled discharge will be required to accommodate additional surface water run off before discharge into the Burn Valley Beck. In addition private connection to the watercourse will require easements to be negotiated across third party land ownerships

Developers should discuss mechanism for the discharge to the sewer system with Northumbrian Water Limited: telephone 0800 3287648.

#### **11. Flood Risk Assessment**

The development site subject to this brief lies within 160 metres of a designated 'Main River' but it is not within either the Environment Agency's Flood Risk Zone 2 (medium flood risk) or within Zone 3 (High Risk ) as set out in their Standing Advice. Whilst a flood risk assessment is unlikely to be required developers should check with the Environment Agency for confirmation.