

REGENERATION AND NEIGHBOURHOODS PORTFOLIO DECISION RECORD 16 NOVEMBER 2012

The meeting commenced at 10.00 a.m. in the Civic Centre, Hartlepool

Present:

The Mayor, Stuart Drummond (Regeneration and Neighbourhoods Portfolio Holder)

Officers: Denise Ogden, Assistant Director, Neighbourhood Services
Alistair Smith, Assistant Director, Transportation and Engineering
Chris Pipe, Planning Services Manager
Peter Frost, Traffic Team Leader
Phil Hepburn, Parking Services Manager
David Cosgrove, Principal Democratic Services Officer

33. Stranton Conservation Area Management Plan *(Assistant Director (Regeneration and Planning))*

Type of decision

Non-key.

Purpose of report

To provide information to the Portfolio Holder on the Draft Management Plan that has recently been produced for the Stranton Conservation Area and request permission to take the draft document out to public consultation.

Issue(s) for consideration by Portfolio Holder

The Planning Services Manager reported that an appraisal was completed in October 2010 on the Stranton Conservation Area which identified a series of issues which the conservation area management plan was intended to address. Since the Appraisal specific action had been taken to address building maintenance and unsympathetic alterations to shop fronts. A grant budget of £346,300 from the New Deal for Communities had been aimed at public realm works and carrying out repairs and restoration works to property to improve the appearance of Stranton. A number of issues had been identified in the management plan as relevant to the future management of the Stranton Conservation Area. Further information on each of these issues was set out in the report along with a brief outline of the suggested measures that were considered to address these problems in the management plan.

It was considered that the document would benefit from public consultation

prior to its finalisation. The document would be placed on the Council's website to allow it to be considered and comments submitted to officers. A press release would notify residents of the intention to do this. The Planning Services Manager indicated that as this was a small conservation area, where possible, businesses and property owners would be approached directly with a copy of the document and a questionnaire to provide any comments that they may have on the area. The Conservation Area Advisory Committee had already been consulted and provided feedback on the document at a meeting earlier in the year.

Decision

That the Stranton Conservation Area Management Plan be approved for public consultation as reported.

34. Continuation of Charging for the Pre-Application Advisory Service (One Stop Shop) and Monitoring of Legal Agreements *(Assistant Director (Regeneration and Planning))*

Type of decision

Non-key.

Purpose of report

To provide an update to the Portfolio Holder on the effectiveness of charging fees for the Planning Advisory Service ('One Stop Shop'), the monitoring of legal agreements and to request the continuation of charging for these services.

Issue(s) for consideration by Portfolio Holder

The Planning Services Manager reported that since October 2011 charges had been in place for planning pre-application advice from the Planning Advisory Service, known as the One Stop Shop. There had been some concerns at the time of the introduction of charges but the Planning Services manager was pleased to report that the introduction of charging had not had an adverse affect on the service and for the year to 30 September 2012 income of £10,608.67 (excluding VAT) had been achieved. It was also noted that the implementation of charges had not resulted in any increase in complaints. Detailed statistics were set out in the report for the Portfolio Holders information.

The report also included details of the income received in relation to the monitoring of legal agreements which were introduced at the same time as the pre-planning advice. To date a fee of £458.33 had been received in relation to the monitoring of legal agreements. Charges had been included in other legal agreements, however, the payment of fees had not yet been triggered.

The Mayor questioned if there had been any adverse comments received by staff when applicants were advised of the charges. The Planning Services Manager indicated that there had been some initial surprise with some that a previously free service now had a charge attached to it. Through the year the

feedback had been generally positive based on the quality of the service received. Many other authorities already had charges in place for this service, so the larger developers were used to them. Darlington Borough Council was also now considering implementing a charging scheme based on the Hartlepool model.

Decision

1. That the continuation of levying charges for the pre-application advice service and the monitoring of legal agreements be approved.
2. That the income generated be retained within the Planning Services Team to ensure the costs associated with the service were met.

35. Stanhope Avenue – Residents Only Permit Parking Scheme *(Assistant Director (Transportation and Engineering))*

Type of decision

Non-key.

Purpose of report

To report a number of objections received during the formal legal advertising period.

Issue(s) for consideration by Portfolio Holder

The Assistant Director, Transportation and Engineering reported that in August, the Portfolio Holder had considered and approved the advertising of the introduction of a resident controlled permit only parking zone in Stanhope Avenue following public consultation which was in favour of the proposal to resolve problems being experienced by residents from drivers parking “all day” to avoid town centre parking charges. However, once the restrictions had been advertised, a total of eight objections have been received, including a signed petition by twenty-three of the residents, which the Portfolio Holder was required to consider.

The Mayor considered the level of objections to the advertised restrictions. The original proposals had been put forward on the basis of a narrow number in favour. With the level of response now received against the restrictions, the Mayor considered that they should not be introduced.

Decision

That, based on the number of objections received from residents, the introduction of Stanhope Avenue into the Permit controlled parking scheme should not now proceed.

36. Proposed 20mph Limits – Argyll Road/ Aberdeen Road Area and Kipling Road Area *(Assistant Director (Transportation and Engineering))*

Type of decision

Non-key.

Purpose of report

To seek approval for the implementation of 20 mph speed restrictions at the locations identified above.

Issue(s) for consideration by Portfolio Holder

The Assistant Director, Transportation and Engineering reported that requests had been received from residents, via local Ward Councillors, for a 20 mph speed limit in both the “A block” area of Rossmere, and the Kipling Road area at Rift House. The “A” block scheme includes Argyll Road, Arran Grove, Alloa Grove, Ayr Grove, Alva Grove and Aberdeen Road, while the Kipling Road scheme comprises Kipling Road, Gladys Worthy Close, Burns Avenue and Caxton Grove. The introduction of these schemes would be road safety enhancements for the streets in question (as a large number of children live and play in these areas), in an attempt to reduce vehicle speeds.

The Assistant Director indicated that in early September consultation letters were circulated to all of the residents who would be affected by the proposed “A” block scheme, and also to the Neighbourhood Manager and the three Ward Councillors. The consultation deadline date was September 17th. A total of 110 letters were sent to the residential addresses.

The consultation proved to be positively in favour of the proposal. A total of 40 resident responses were received (36.36% of 110 letters sent). From these replies, 37 were in favour, with 3 against (92.50% of responses received were in favour). There was also a reply from one Ward Councillor, who supported the proposal.

The Assistant Director indicated that the scheme would only require the implementation of signs along with the traffic regulation order which were estimated at a cost of £2000. There would be no additional traffic calming measures such as road humps.

The Mayor questioned whether the residents were aware that the scheme would not be ‘policed’. The Assistant Director indicated that it had been made clear at resident meetings that the scheme would have to be self-policing and essentially up to drivers to slow down.

Decision

That the implementation of the proposed 20mph speed restrictions be approved as reported.

37. Ward Jackson Park Fountain Refurbishment *(Assistant Director (Neighbourhood Services))*

Type of decision

Non-key.

Purpose of report

To inform the Portfolio holder of aspirations from the Park Residents Group regarding refurbishment of Ward Jackson Park Fountain.

Issue(s) for consideration by Portfolio Holder

The Assistant Director, Neighbourhood Services reported that the fountain is a grade II listed building located to the western side of the park near to the pond. Manufactured by Walter Macfarlane & Co of Glasgow the fountain was installed in the park in 1902 to mark Queen Victoria's Diamond Jubilee. The fountain was refurbished as part of the works supported by the Heritage Lottery Fund mentioned above. Details of the works that took place under the grant were set out in the report.

Unfortunately, the system circuits and pumps were contained underground and as such were susceptible to flooding. Over the years the system had been replaced to the cost of circa £25,000, unfortunately the site had flooded again which resulted in the power supply being isolated and since then the sump pump had stopped and the fountain no longer works. In order to get the fountain to full working significant investment was required.

The Park Residents group had approached the Parks and Countryside section and were keen to take forward the potential restoration of the Fountain and determine the scope of works required. The residents group recognised the current financial position of the Council and were keen to start fund raising to raise sufficient funds to enable the capital works to be undertaken.

There were two potential schemes to get the fountain working again and these were set out briefly in the report. Essentially, the schemes were either to repair the current pump system but leave it in situ, or to move the pump mechanism to a location above ground to alleviate the problems of flooding of the mechanism that had caused the current problems.

The Mayor thanked the Assistant Director for bringing the report forward a short notice and indicated that he welcomed the proposal from the Park Residents Group. A member of the group was present at the meeting to support the proposal. The Mayor acknowledged that there would be ongoing financial implications for the council of around £1,500 per annum should the fountain be restored. The Assistant Director commented that this would obviously be challenging in the current economic climate. The Mayor believed that if the Park residents Group were to find the resources to repair the fountain, which he believed they would, the Council should be duty bound to find the ongoing costs.

Decision

That the Portfolio Holder supports the Park Residents association in its efforts to raise funds towards the refurbishment of Ward Jackson Park Fountain.

The meeting concluded at 10.15 a.m.

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 20 NOVEMBER 2012