

FINANCE AND POLICY COMMITTEE DECISION RECORD

17 May 2013

The meeting commenced at 9.30 am in the Civic Centre, Hartlepool

Present:

Councillor: Christopher Akers-Belcher (In the Chair)

Councillors: Keith Dawkins, Peter Jackson, Marjorie James, Alison Lilley, Robbie Payne, Carl Richardson, Chris Simmons, Paul Thompson and Angie Wilcox.

In accordance with Council Procedure Rule 5.2 (ii), Councillor George Morris was in attendance as substitute for Councillor Ray Wells.

Also in attendance:

Councillors Stephen Akers-Belcher, Rob Cook and Geoff Lilley.

Officers: Dave Stubbs, Chief Executive
Andrew Atkin, Assistant Chief Executive
Chris Little, Chief Finance Officer
Alyson Carmen, Legal Services Manager
Denise Ogden, Director of Regeneration and Neighbourhoods
Louise Wallace, Director of Public Health
Damien Wilson, Assistant Director, Regeneration
John Mennear, Assistant Director, Community Services
Chris Pipe, Planning Services Manager
Tom Britcliffe, Principal Planning Officer
Andrew Carter, Senior Planning Officer
Adele Wilson, Community Regeneration & Development Co-ordinator
Alastair Rae, Public Relations Manager
Elaine Hind, Scrutiny Support Officer
Angela Armstrong, Principal Democratic Services Officer

1. Apologies for Absence

Apologies for absence were received from Councillor Ray Wells.

2. Declarations of Interest by Members

There were no declarations of interest at this point in the meeting, see minute 9 where Councillor Peter Jackson declared a personal interest - Land at Huckelhoven Way/Reed Street – Site Ref 331.

3. Minutes

None.

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision – Test (i) applied.

Purpose of report

Approval was sought to complete the sale of the sites on the basis of a revised sale price to that agreed by the Portfolio Holder on 17 November 2011.

Issue(s) for consideration by Committee

The successful developer originally proposed to carry out a development of 33 houses, however following discussions with planning officers, the density of the development was considered too high and an agreement was reached to reduce the number of plots to 30. In addition, site investigation works had revealed a number of areas of abnormality within the site, including contamination, which had resulted in additional costs to the developer. As a result of the above, the developer had reduced their initial bid for the site and a summary of these costs were included within a confidential appendix which **contained information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information)**. A number of options were provided in the report for the Committee's consideration.

During the discussions that followed it was confirmed that any necessary remedial works would be undertaken by external contractors and that any revised proposal for the site would be considered at a future Planning Committee. In response to a question from a Member, the Assistant Director, Regeneration indicated he would forward details of the contaminants on the site once they had been identified. As Members had a number of questions relating to the closed appendix, the meeting moved into closed session. Further details of the discussions and decisions are detailed later in the minutes.

5. Local Government (Access to Information) (Variation) Order 2006

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during part of the discussions on the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in the paragraphs below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006.

Minute 4 – Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House – *Director of Regeneration and Neighbourhoods*. This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3).

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House (*Director of Regeneration and Neighbourhoods / Assistant Director (Community Services)*)

A discussion ensued in relation to the confidential appendix (**This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3)** and further details can be found in the exempt section of the minutes.

Decision

The sale of the land was approved in line with the revised tender as this was considered to reflect the market value of the land taking into account the remediation required and planning constraints.

The meeting returned to open session.

6. **Hartlepool Maritime Experience Coffee Shop and Function Rooms – Lease Renewal** *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non key.

Purpose of report

Approval was sought to agree revised terms for the renewal of the lease on the café and function rooms at Hartlepool Maritime Experience (HME).

Issue(s) for consideration by Committee

The background to the current lease arrangement was provided in the report and details of the provisional agreement reached on the terms of the new lease were outlined on a confidential appendix. **This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information).** It was noted that the new lease had been structured to provide certainty and clarity in relation to the annual rent, treatment of utility costs and contribution to General Rates and repair liabilities as well as being based on market rental and values.

In recognising the future budgetary challenges faced by the Council, Members were keen to explore all options available to generate income or budgetary savings in the future and it was suggested that this decision be deferred to enable this to be undertaken for the whole of the Hartlepool Maritime Experience. The Director of Regeneration and Neighbourhoods commented that the new lease went some way to securing certainty with respect to the income required for the operation of the Hartlepool Maritime Experience. It was confirmed that the current lease arrangements for the café can continue whilst all options were explored in relation to income generation for the whole of the Hartlepool Maritime Experience as opposed to just the café in isolation.

Decision

- (i) That a feasibility study be undertaken to explore all options available for the generation of income/savings at the Hartlepool Maritime Experience.
- (ii) That the current lease for the café continue until such time that

Members have the opportunity to consider the above.

7. Neighbourhood Management Six Month Review (Director of Regeneration and Neighbourhoods)

Type of decision

For information.

Purpose of report

To inform the Finance and Policy Committee of the six month review that was recently undertaken in relation to the revised Neighbourhood Management model that was implemented in May 2012, which was recognised within the Corporate Peer Review Action Plan.

Issue(s) for consideration by Committee

The report provided the background to the review of the Neighbourhood Management model. It was noted that feedback from staff, Neighbourhood Police and a number of Ward Councillors was generally positive with the transition to the revised Neighbourhood Management boundary being well managed with very little impact on service delivery. In relation to Neighbourhood Forums, the feedback from respondents was generally positive with members of the public finding the meetings very informative and interesting. However, a key area of concern continues to be methods of communication to advertise the Forums and it was suggested that further action should be taken to encourage wider attendance. The Director of Regeneration and Neighbourhoods highlighted that a variety of projects had been funded through Ward Member budgets including a number of examples of collaborate working across wards.

A Member commented that the lack of engagement with the public remained an issue at Neighbourhood Forum meetings. The Director of Regeneration and Neighbourhoods responded that as part of the recent review, the Peer Review Team had suggested that the Forums may be filling a gap in public engagement that was not needed as the Council has other excellent methods of public engagement. It was noted that the advertising of the Neighbourhood Forums was recognised as a weakness and Officers were currently exploring ways of promoting Forums, including the use of social media and looking at different times and venues for the Forums.

Members were keen to promote active participation under the new governance arrangements through the advertisement and promotion of the Forums as a way of engaging with Councillors. It was suggested that once the dovetailing of Face the Public events with the Neighbourhood Forums

was embedded, this should be evaluated to ascertain the success of engagement with the public and reported back to the Finance and Policy Committee. It was noted by a Member that when specific issues were the focus of a meeting as opposed to generic meetings, there was a higher attendance and interest of the public.

Decision

- (i) That the findings of the six month review in relation to the revised Neighbourhood Management Model (implemented in May 2012) was noted.
- (ii) That an evaluation of the forthcoming Face the Public Events as part of the Neighbourhood Forums be undertaken and reported to the Finance and Policy Committee.

8. Any Other Business which the Chairman Considers Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

9. Gypsy and Traveller Site Selection Process *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

To demonstrate how sites were discounted during the selection process where they were seen as potentially suitable to accommodate Gypsy and Travellers, yet they were considered to be unavailable. This then left the 13 shortlisted sites.

Issue(s) for consideration by Committee

The report provided the background to the production of the Local Plan (previously known as the Core Strategy). During the Examination in Public held earlier this year, the Planning Inspector did not accept the proposed allocated site for Gypsy and Travellers. Further work had been undertaken by the Planning Services Team in relation to the site selection with 13 sites being selected to be included in the public consultation and the process for this was detailed in the report. Details of the 27 sites which were ruled out

as part of the selection process were included by way of appendix.

Members were keen to enhance the public consultation and expand the opportunity for residents to give their views.

A discussion ensued on the implications of including all 27 discounted sites within the consultation and the Legal Services Manager advised that the key issue was that the site had to be available and deliverable at the current time. It was clarified that Members were only being asked to consider whether the sites should be included within the public consultation at this point in time. The Assistant Director, Regeneration informed Members that a number of the 27 discounted sites had investor commitment for development and Members were advised to be cautious when identifying potential sites for consultation as they may jeopardise such potential development. It was suggested that Members may wish to consider each site individually to look at the specific issues affecting each site. A Member reiterated the previous decision made by Cabinet which identified the site in Brenda Road as the best deliverable site and echoed the Assistant Director, Regeneration's note of caution in relation to the potential to deter investment for some sites.

In response to a question from a Member, the Assistant Director, Regeneration confirmed that the requirement was for a permanent Gypsy and Traveller site to be identified as opposed to the transient site currently identified at Brenda Road.

A Member sought clarification on whether there would be an issue of pre-determination for Members should they identify potential sites for inclusion in the consultation. It was noted that at this stage, Members were being asked to examine the process followed and if necessary, enhance the consultation process not to identify pros and cons for the development of each site.

Members considered the potential 27 additional sites as follows:

Land at Rossmere Way (former Learner Pool) – Site ref 166

A discussion ensued on the size of the site and whether there was any claw-back of external funding previously secured to develop the site. This item was deferred to enable clarification on the claw-back of funding to be sought.

Seaton Caretakers House, Elizabeth Way – Site Ref 232

It was noted that this site formed part of the Seaton Carew Masterplan which had a preferred developer identified. In view of this, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Shields Terrace (North East of No 2) – Site Ref 326

This site had been identified for development as part of the Central Park Master plan and as custodians of the site, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Huckelhoven Way/Reed Street – Site Ref 331

The Assistant Director confirmed that this site had been identified as part of the Innovation and Skills Quarter for development although there was no planning application or funding agreement in place for this particular site.

Councillor Peter Jackson declared a personal interest at this point in the meeting.

Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Land at Rossmere Way (Adjacent to Sure Start South) – Site Ref 345

Similarly to the previous site in Rossmere Way, this item was deferred for clarification on the potential claw-back of external funding.

Roker Street Car Park – Site Ref 349

This site was currently occupied as a shopping centre car park which generated approximately £105k income for the Council. It was noted that the income already received for this site would not be realised as a Gypsy Traveller site. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Surtees Street (former Crown House) – Site Ref 350

The Planning Services Manager confirmed that a commitment had been made for this site from Vela Homes for the development of student accommodation. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Huckelhoven Way/Warwick Place – Site Ref 365

Members were informed that this site was committed as open space on a prominent approach into the town centre and provided footpath links between the Burbank area and town centre. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Freville Street/Burbank Street – Site Ref 371

It was noted that this area had received significant investment to create a 'play builder park' and small football pitch for the Burbank community. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Eden Street Car Park – Site Ref 376

Members were informed that this site was part of the car parking for the shopping centre and generated approximately £64,500 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Interchange Car Park – Site Ref 386

Similarly to the site above, Members were informed that this site was part of the car parking for the shopping centre and generated approximately £34,000 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Clarence Road (North of Victoria Football Ground) – Site Ref 403

It was noted that whilst this site had originally been identified as part of the wider Mill House Regeneration Strategy, full development proposals had not yet been forthcoming. Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Former Fairground Site, Seaton Carew – Site Ref 407

The Assistant Director, Regeneration confirmed that this site had been identified as part of the Seaton Carew Masterplan with a preferred developer for mixed use including housing. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Waldon Street Car Park – Site Ref 419

This site formed part of the shopping centre car parking and therefore generated income of £250,000 for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Playground) – Site Ref 425

This area included a play area that had proved extremely important to the community due the limited play facilities within the area. Members

considered that there was sufficient commitment for this site not to be included within the consultation.

Seaton Carew Coach/Car Park – Site Ref 428

This site had been identified as part of the Seaton Carew Masterplan for a mixed use of housing and commercial uses. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Vincent Street (East of Nos 1-19) – Site Ref 429

This site was included as part of the Central Park Masterplan area and the Playing Pitch Strategy which was part funded by Sport England. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Old Boys Field, Near Manspool Close – Site Ref 432

This site was supported by the Forestry Commission and Woodland Trust as part of the Central Estate Community Forest and was an integral element of the North Linear Park concept. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Macrae Road/Monkton Road – Site Ref 433

This site was subject to an adverse possession order and as such was not available for development. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Lane – Site Ref 435

It was noted that this site formed part of the green infrastructure on Hart Lane on one of the major access routes to the town. A discussion ensued on the viability of this site being identified as part of the consultation. However, it was noted that the mitigation measures that had been put in place to protect the residential properties from the noise of traffic on Hart Lane may be jeopardised by any development of this area. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Councillor Marjorie James wished it to be recorded that she disagreed with this decision based on the criteria given.

Briarfields, Elwick Road – Site Ref 437

Whilst it was noted that this site had been identified for prestigious residential development, no progress had been made to develop this site. In view of this, Members did not consider that there was a clear

commitment to the development of this site, and therefore requested that it was included within the consultation.

Family Wood, Catcote Road (East) – Site Ref 445

Members were informed that this site was an integral element of the Burn Valley Green Wedge, with funding being secured from Natural England and the Environment Agency to improve the area. In addition, it was noted that a number of families had planted trees in this area as a memorial to members of their family. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Ex Henry Smith's School) – Site Ref 449

The Chief Executive confirmed that planning approval had been secured for the whole of this site for housing development by Vela Homes with funding provided by the Homes and Communities Agency. The sale of this land formed part of the Council's Medium Term Financial Strategy and Housing Strategy and was entirely committed. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Road (Play Area) – Site Ref 450

Members were informed that this site formed part of the Central Park Masterplan which had secured significant investment through external funding. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Grayfields – Site Ref 451

This site had been part funded by Sport England as part of the Playing Pitch Strategy. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Glamis Walk/Kilmarnock Road – Site Ref 452

This site formed part of the linear Owton Manor green wedge with integrated footpaths and cycleways and had been identified as open space. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Coronation Drive (East) – Site Ref 459

This area formed part of the Seaton Carew Masterplan which had a preferred developer identified. A discussion ensued on the boundary of the site identified and it was confirmed that it was the area on the bottom right of the highlighted area on the location map. Members sought clarification on whether the site on the north side of the highlighted area could be identified as a potential Gypsy and Traveller site. However, it was noted that the whole infrastructure of that site was not suitable for development in

view of the gas extraction systems in place under that land.

Members gave further consideration to the sites in Seaton Lane alongside the Education Development Centre. The Planning Services Manager confirmed that due to the noise and disturbance from the industry in the area, caravan pitches could not be accommodated on that site.

Members considered that there was sufficient commitment for the site to the east of Land at Coronation Drive not to be included within the consultation.

Land at Rossmere Way (former Learner Pool) – Site Ref 166
Land at Rossmere Way (adjacent to Sure Start South) – Site Ref 345

In response to queries raised earlier by Members, the Director of Regeneration and Neighbourhoods confirmed that external funding of £396k had been secured to develop the area adjacent to Sure Start South with youth service capital increasing this to £450k. However, Members were informed that the funding body no longer existed and further checks would be needed to identify the parent body and whether claw-back of funding was required. The Chief Executive noted that in the majority of cases claw-back would be required. However, that was only one element affecting this site, the main reason for not including the Rossmere Way sites was due to the current unavailability. Members considered that there was sufficient commitment for the both sites in Rossmere Way not to be included within the consultation.

Decision

- (i) Members noted the process followed.
- (ii) That the following sites be included within the consultation process to identify potential Gypsy and Travellers sites within Hartlepool as part of the Local Plan:
 - (a) Land at Huckelhoven Way/Reed Street – Site Ref 331;
 - (b) Land at Clarence Road (North of Victoria Road Football Ground) – Site Ref 403;
 - (c) Briarfields Field, Elwick Road – Site Ref 437.

The meeting concluded at 12.17 pm

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 24 May 2013

FINANCE AND POLICY COMMITTEE DECISION RECORD

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Present:

Councillor: Christopher Akers-Belcher (In the Chair)

Councillors: Keith Dawkins, Peter Jackson, Marjorie James, Alison Lilley, Robbie Payne, Carl Richardson, Chris Simmons, Paul Thompson and Angie Wilcox.

In accordance with Council Procedure Rule 5.2 (ii), Councillor George Morris was in attendance as substitute for Councillor Ray Wells.

Also in attendance:

Councillors Stephen Akers-Belcher, Rob Cook and Geoff Lilley.

Officers: Dave Stubbs, Chief Executive
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Alyson Carmen, Legal Services Manager
Denise Ogden, Director of Regeneration and Neighbourhoods
Louise Wallace, Director of Public Health
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1. Apologies for Absence

Apologies for absence were received from Councillor Ray Wells.

2. Declarations of Interest by Members

There were no declarations of interest at this point in the meeting, see minute 9 where Councillor Peter Jackson declared a personal interest - Land at Huckelhoven Way/Reed Street – Site Ref 331.

3. Minutes

None.

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision – Test (i) applied.

Purpose of report

Approval was sought to complete the sale of the sites on the basis of a revised sale price to that agreed by the Portfolio Holder on 17 November 2011.

Issue(s) for consideration by Committee

The successful developer originally proposed to carry out a development of 33 houses, however following discussions with planning officers, the density of the development was considered too high and an agreement was reached to reduce the number of plots to 30. In addition, site investigation works had revealed a number of areas of abnormality within the site, including contamination, which had resulted in additional costs to the developer. As a result of the above, the developer had reduced their initial bid for the site and a summary of these costs were included within a confidential appendix which **contained information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information)**. A number of options were provided in the report for the Committee's consideration.

During the discussions that followed it was confirmed that any necessary remedial works would be undertaken by external contractors and that any revised proposal for the site would be considered at a future Planning Committee. In response to a question from a Member, the Assistant Director, Regeneration indicated he would forward details of the contaminants on the site once they had been identified. As Members had a number of questions relating to the closed appendix, the meeting moved into closed session. Further details of the discussions and decisions are detailed later in the minutes.

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4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House (*Director of Regeneration and Neighbourhoods / Assistant Director (Community Services)*)

A discussion ensued in relation to the confidential appendix (**This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3)** and further details can be found in the exempt section of the minutes.

Decision

The sale of the land was approved in line with the revised tender as this was considered to reflect the market value of the land taking into account the remediation required and planning constraints.

The meeting returned to open session.

6. **Hartlepool Maritime Experience Coffee Shop and Function Rooms – Lease Renewal** *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non key.

Purpose of report

Approval was sought to agree revised terms for the renewal of the lease on the café and function rooms at Hartlepool Maritime Experience (HME).

Issue(s) for consideration by Committee

The background to the current lease arrangement was provided in the report and details of the provisional agreement reached on the terms of the new lease were outlined on a confidential appendix. **This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information).** It was noted that the new lease had been structured to provide certainty and clarity in relation to the annual rent, treatment of utility costs and contribution to General Rates and repair liabilities as well as being based on market rental and values.

In recognising the future budgetary challenges faced by the Council, Members were keen to explore all options available to generate income or budgetary savings in the future and it was suggested that this decision be deferred to enable this to be undertaken for the whole of the Hartlepool Maritime Experience. The Director of Regeneration and Neighbourhoods commented that the new lease went some way to securing certainty with respect to the income required for the operation of the Hartlepool Maritime Experience. It was confirmed that the current lease arrangements for the café can continue whilst all options were explored in relation to income generation for the whole of the Hartlepool Maritime Experience as opposed to just the café in isolation.

Decision

- (i) That a feasibility study be undertaken to explore all options available for the generation of income/savings at the Hartlepool Maritime Experience.
- (ii) That the current lease for the café continue until such time that

Members have the opportunity to consider the above.

7. Neighbourhood Management Six Month Review (Director of Regeneration and Neighbourhoods)

Type of decision

For information.

Purpose of report

To inform the Finance and Policy Committee of the six month review that was recently undertaken in relation to the revised Neighbourhood Management model that was implemented in May 2012, which was recognised within the Corporate Peer Review Action Plan.

Issue(s) for consideration by Committee

The report provided the background to the review of the Neighbourhood Management model. It was noted that feedback from staff, Neighbourhood Police and a number of Ward Councillors was generally positive with the transition to the revised Neighbourhood Management boundary being well managed with very little impact on service delivery. In relation to Neighbourhood Forums, the feedback from respondents was generally positive with members of the public finding the meetings very informative and interesting. However, a key area of concern continues to be methods of communication to advertise the Forums and it was suggested that further action should be taken to encourage wider attendance. The Director of Regeneration and Neighbourhoods highlighted that a variety of projects had been funded through Ward Member budgets including a number of examples of collaborate working across wards.

A Member commented that the lack of engagement with the public remained an issue at Neighbourhood Forum meetings. The Director of Regeneration and Neighbourhoods responded that as part of the recent review, the Peer Review Team had suggested that the Forums may be filling a gap in public engagement that was not needed as the Council has other excellent methods of public engagement. It was noted that the advertising of the Neighbourhood Forums was recognised as a weakness and Officers were currently exploring ways of promoting Forums, including the use of social media and looking at different times and venues for the Forums.

Members were keen to promote active participation under the new governance arrangements through the advertisement and promotion of the Forums as a way of engaging with Councillors. It was suggested that once the dovetailing of Face the Public events with the Neighbourhood Forums

was embedded, this should be evaluated to ascertain the success of engagement with the public and reported back to the Finance and Policy Committee. It was noted by a Member that when specific issues were the focus of a meeting as opposed to generic meetings, there was a higher attendance and interest of the public.

Decision

- (i) That the findings of the six month review in relation to the revised Neighbourhood Management Model (implemented in May 2012) was noted.
- (ii) That an evaluation of the forthcoming Face the Public Events as part of the Neighbourhood Forums be undertaken and reported to the Finance and Policy Committee.

8. Any Other Business which the Chairman Considers Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

9. Gypsy and Traveller Site Selection Process *(Director of Regeneration and Neighbourhoods)*

Type of decision

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Purpose of report

To demonstrate how sites were discounted during the selection process where they were seen as potentially suitable to accommodate Gypsy and Travellers, yet they were considered to be unavailable. This then left the 13 shortlisted sites.

Issue(s) for consideration by Committee

The report provided the background to the production of the Local Plan (previously known as the Core Strategy). During the Examination in Public held earlier this year, the Planning Inspector did not accept the proposed allocated site for Gypsy and Travellers. Further work had been undertaken by the Planning Services Team in relation to the site selection with 13 sites being selected to be included in the public consultation and the process for this was detailed in the report. Details of the 27 sites which were ruled out

as part of the selection process were included by way of appendix.

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This site had been identified for development as part of the Central Park Master plan and as custodians of the site, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Huckelhoven Way/Reed Street – Site Ref 331

The Assistant Director confirmed that this site had been identified as part of the Innovation and Skills Quarter for development although there was no planning application or funding agreement in place for this particular site.

Councillor Peter Jackson declared a personal interest at this point in the meeting.

Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Land at Rossmere Way (Adjacent to Sure Start South) – Site Ref 345

Similarly to the previous site in Rossmere Way, this item was deferred for clarification on the potential claw-back of external funding.

Roker Street Car Park – Site Ref 349

This site was currently occupied as a shopping centre car park which generated approximately £105k income for the Council. It was noted that the income already received for this site would not be realised as a Gypsy Traveller site. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Surtees Street (former Crown House) – Site Ref 350

The Planning Services Manager confirmed that a commitment had been made for this site from Vela Homes for the development of student accommodation. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Huckelhoven Way/Warwick Place – Site Ref 365

Members were informed that this site was committed as open space on a prominent approach into the town centre and provided footpath links between the Burbank area and town centre. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Freville Street/Burbank Street – Site Ref 371

It was noted that this area had received significant investment to create a 'play builder park' and small football pitch for the Burbank community. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Eden Street Car Park – Site Ref 376

Members were informed that this site was part of the car parking for the shopping centre and generated approximately £64,500 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Interchange Car Park – Site Ref 386

Similarly to the site above, Members were informed that this site was part of the car parking for the shopping centre and generated approximately £34,000 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Clarence Road (North of Victoria Football Ground) – Site Ref 403

It was noted that whilst this site had originally been identified as part of the wider Mill House Regeneration Strategy, full development proposals had not yet been forthcoming. Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Former Fairground Site, Seaton Carew – Site Ref 407

The Assistant Director, Regeneration confirmed that this site had been identified as part of the Seaton Carew Masterplan with a preferred developer for mixed use including housing. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Waldon Street Car Park – Site Ref 419

This site formed part of the shopping centre car parking and therefore generated income of £250,000 for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Playground) – Site Ref 425

This area included a play area that had proved extremely important to the community due the limited play facilities within the area. Members

considered that there was sufficient commitment for this site not to be included within the consultation.

Seaton Carew Coach/Car Park – Site Ref 428

This site had been identified as part of the Seaton Carew Masterplan for a mixed use of housing and commercial uses. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Vincent Street (East of Nos 1-19) – Site Ref 429

This site was included as part of the Central Park Masterplan area and the Playing Pitch Strategy which was part funded by Sport England. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Old Boys Field, Near Manspool Close – Site Ref 432

This site was supported by the Forestry Commission and Woodland Trust as part of the Central Estate Community Forest and was an integral element of the North Linear Park concept. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Macrae Road/Monkton Road – Site Ref 433

This site was subject to an adverse possession order and as such was not available for development. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Lane – Site Ref 435

It was noted that this site formed part of the green infrastructure on Hart Lane on one of the major access routes to the town. A discussion ensued on the viability of this site being identified as part of the consultation. However, it was noted that the mitigation measures that had been put in place to protect the residential properties from the noise of traffic on Hart Lane may be jeopardised by any development of this area. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Councillor Marjorie James wished it to be recorded that she disagreed with this decision based on the criteria given.

Briarfields, Elwick Road – Site Ref 437

Whilst it was noted that this site had been identified for prestigious residential development, no progress had been made to develop this site. In view of this, Members did not consider that there was a clear

commitment to the development of this site, and therefore requested that it was included within the consultation.

Family Wood, Catcote Road (East) – Site Ref 445

Members were informed that this site was an integral element of the Burn Valley Green Wedge, with funding being secured from Natural England and the Environment Agency to improve the area. In addition, it was noted that a number of families had planted trees in this area as a memorial to members of their family. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Ex Henry Smith's School) – Site Ref 449

The Chief Executive confirmed that planning approval had been secured for the whole of this site for housing development by Vela Homes with funding provided by the Homes and Communities Agency. The sale of this land formed part of the Council's Medium Term Financial Strategy and Housing Strategy and was entirely committed. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Road (Play Area) – Site Ref 450

Members were informed that this site formed part of the Central Park Masterplan which had secured significant investment through external funding. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Grayfields – Site Ref 451

This site had been part funded by Sport England as part of the Playing Pitch Strategy. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Glamis Walk/Kilmarnock Road – Site Ref 452

This site formed part of the linear Owton Manor green wedge with integrated footpaths and cycleways and had been identified as open space. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Coronation Drive (East) – Site Ref 459

This area formed part of the Seaton Carew Masterplan which had a preferred developer identified. A discussion ensued on the boundary of the site identified and it was confirmed that it was the area on the bottom right of the highlighted area on the location map. Members sought clarification on whether the site on the north side of the highlighted area could be identified as a potential Gypsy and Traveller site. However, it was noted that the whole infrastructure of that site was not suitable for development in

view of the gas extraction systems in place under that land.

Members gave further consideration to the sites in Seaton Lane alongside the Education Development Centre. The Planning Services Manager confirmed that due to the noise and disturbance from the industry in the area, caravan pitches could not be accommodated on that site.

Members considered that there was sufficient commitment for the site to the east of Land at Coronation Drive not to be included within the consultation.

Land at Rossmere Way (former Learner Pool) – Site Ref 166
Land at Rossmere Way (adjacent to Sure Start South) – Site Ref 345

In response to queries raised earlier by Members, the Director of Regeneration and Neighbourhoods confirmed that external funding of £396k had been secured to develop the area adjacent to Sure Start South with youth service capital increasing this to £450k. However, Members were informed that the funding body no longer existed and further checks would be needed to identify the parent body and whether claw-back of funding was required. The Chief Executive noted that in the majority of cases claw-back would be required. However, that was only one element affecting this site, the main reason for not including the Rossmere Way sites was due to the current unavailability. Members considered that there was sufficient commitment for the both sites in Rossmere Way not to be included within the consultation.

Decision

- (i) Members noted the process followed.
- (ii) That the following sites be included within the consultation process to identify potential Gypsy and Travellers sites within Hartlepool as part of the Local Plan:
 - (a) Land at Huckelhoven Way/Reed Street – Site Ref 331;
 - (b) Land at Clarence Road (North of Victoria Road Football Ground) – Site Ref 403;
 - (c) Briarfields Field, Elwick Road – Site Ref 437.

The meeting concluded at 12.17 pm

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 24 May 2013

FINANCE AND POLICY COMMITTEE DECISION RECORD

17 May 2013

The meeting commenced at 9.30 am in the Civic Centre, Hartlepool

Present:

Councillor: Christopher Akers-Belcher (In the Chair)

Councillors: Keith Dawkins, Peter Jackson, Marjorie James, Alison Lilley, Robbie Payne, Carl Richardson, Chris Simmons, Paul Thompson and Angie Wilcox.

In accordance with Council Procedure Rule 5.2 (ii), Councillor George Morris was in attendance as substitute for Councillor Ray Wells.

Also in attendance:

Councillors Stephen Akers-Belcher, Rob Cook and Geoff Lilley.

Officers: Dave Stubbs, Chief Executive
Andrew Atkin, Assistant Chief Executive
Chris Little, Chief Finance Officer
Alyson Carmen, Legal Services Manager
Denise Ogden, Director of Regeneration and Neighbourhoods
Louise Wallace, Director of Public Health
Damien Wilson, Assistant Director, Regeneration
John Mennear, Assistant Director, Community Services
Chris Pipe, Planning Services Manager
Tom Britcliffe, Principal Planning Officer
Andrew Carter, Senior Planning Officer
Adele Wilson, Community Regeneration & Development Co-ordinator
Alastair Rae, Public Relations Manager
Elaine Hind, Scrutiny Support Officer
Angela Armstrong, Principal Democratic Services Officer

1. Apologies for Absence

Apologies for absence were received from Councillor Ray Wells.

2. Declarations of Interest by Members

There were no declarations of interest at this point in the meeting, see minute 9 where Councillor Peter Jackson declared a personal interest - Land at Huckelhoven Way/Reed Street – Site Ref 331.

3. Minutes

None.

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision – Test (i) applied.

Purpose of report

Approval was sought to complete the sale of the sites on the basis of a revised sale price to that agreed by the Portfolio Holder on 17 November 2011.

Issue(s) for consideration by Committee

The successful developer originally proposed to carry out a development of 33 houses, however following discussions with planning officers, the density of the development was considered too high and an agreement was reached to reduce the number of plots to 30. In addition, site investigation works had revealed a number of areas of abnormality within the site, including contamination, which had resulted in additional costs to the developer. As a result of the above, the developer had reduced their initial bid for the site and a summary of these costs were included within a confidential appendix which **contained information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information)**. A number of options were provided in the report for the Committee's consideration.

During the discussions that followed it was confirmed that any necessary remedial works would be undertaken by external contractors and that any revised proposal for the site would be considered at a future Planning Committee. In response to a question from a Member, the Assistant Director, Regeneration indicated he would forward details of the contaminants on the site once they had been identified. As Members had a number of questions relating to the closed appendix, the meeting moved into closed session. Further details of the discussions and decisions are detailed later in the minutes.

5. Local Government (Access to Information) (Variation) Order 2006

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during part of the discussions on the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in the paragraphs below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006.

Minute 4 – Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House – *Director of Regeneration and Neighbourhoods*. This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3).

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House (*Director of Regeneration and Neighbourhoods / Assistant Director (Community Services)*)

A discussion ensued in relation to the confidential appendix (**This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3)** and further details can be found in the exempt section of the minutes.

Decision

The sale of the land was approved in line with the revised tender as this was considered to reflect the market value of the land taking into account the remediation required and planning constraints.

The meeting returned to open session.

6. **Hartlepool Maritime Experience Coffee Shop and Function Rooms – Lease Renewal** *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non key.

Purpose of report

Approval was sought to agree revised terms for the renewal of the lease on the café and function rooms at Hartlepool Maritime Experience (HME).

Issue(s) for consideration by Committee

The background to the current lease arrangement was provided in the report and details of the provisional agreement reached on the terms of the new lease were outlined on a confidential appendix. **This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information).** It was noted that the new lease had been structured to provide certainty and clarity in relation to the annual rent, treatment of utility costs and contribution to General Rates and repair liabilities as well as being based on market rental and values.

In recognising the future budgetary challenges faced by the Council, Members were keen to explore all options available to generate income or budgetary savings in the future and it was suggested that this decision be deferred to enable this to be undertaken for the whole of the Hartlepool Maritime Experience. The Director of Regeneration and Neighbourhoods commented that the new lease went some way to securing certainty with respect to the income required for the operation of the Hartlepool Maritime Experience. It was confirmed that the current lease arrangements for the café can continue whilst all options were explored in relation to income generation for the whole of the Hartlepool Maritime Experience as opposed to just the café in isolation.

Decision

- (i) That a feasibility study be undertaken to explore all options available for the generation of income/savings at the Hartlepool Maritime Experience.
- (ii) That the current lease for the café continue until such time that

Members have the opportunity to consider the above.

7. Neighbourhood Management Six Month Review (Director of Regeneration and Neighbourhoods)

Type of decision

For information.

Purpose of report

To inform the Finance and Policy Committee of the six month review that was recently undertaken in relation to the revised Neighbourhood Management model that was implemented in May 2012, which was recognised within the Corporate Peer Review Action Plan.

Issue(s) for consideration by Committee

The report provided the background to the review of the Neighbourhood Management model. It was noted that feedback from staff, Neighbourhood Police and a number of Ward Councillors was generally positive with the transition to the revised Neighbourhood Management boundary being well managed with very little impact on service delivery. In relation to Neighbourhood Forums, the feedback from respondents was generally positive with members of the public finding the meetings very informative and interesting. However, a key area of concern continues to be methods of communication to advertise the Forums and it was suggested that further action should be taken to encourage wider attendance. The Director of Regeneration and Neighbourhoods highlighted that a variety of projects had been funded through Ward Member budgets including a number of examples of collaborate working across wards.

A Member commented that the lack of engagement with the public remained an issue at Neighbourhood Forum meetings. The Director of Regeneration and Neighbourhoods responded that as part of the recent review, the Peer Review Team had suggested that the Forums may be filling a gap in public engagement that was not needed as the Council has other excellent methods of public engagement. It was noted that the advertising of the Neighbourhood Forums was recognised as a weakness and Officers were currently exploring ways of promoting Forums, including the use of social media and looking at different times and venues for the Forums.

Members were keen to promote active participation under the new governance arrangements through the advertisement and promotion of the Forums as a way of engaging with Councillors. It was suggested that once the dovetailing of Face the Public events with the Neighbourhood Forums

was embedded, this should be evaluated to ascertain the success of engagement with the public and reported back to the Finance and Policy Committee. It was noted by a Member that when specific issues were the focus of a meeting as opposed to generic meetings, there was a higher attendance and interest of the public.

Decision

- (i) That the findings of the six month review in relation to the revised Neighbourhood Management Model (implemented in May 2012) was noted.
- (ii) That an evaluation of the forthcoming Face the Public Events as part of the Neighbourhood Forums be undertaken and reported to the Finance and Policy Committee.

8. Any Other Business which the Chairman Considers Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

9. Gypsy and Traveller Site Selection Process *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

To demonstrate how sites were discounted during the selection process where they were seen as potentially suitable to accommodate Gypsy and Travellers, yet they were considered to be unavailable. This then left the 13 shortlisted sites.

Issue(s) for consideration by Committee

The report provided the background to the production of the Local Plan (previously known as the Core Strategy). During the Examination in Public held earlier this year, the Planning Inspector did not accept the proposed allocated site for Gypsy and Travellers. Further work had been undertaken by the Planning Services Team in relation to the site selection with 13 sites being selected to be included in the public consultation and the process for this was detailed in the report. Details of the 27 sites which were ruled out

as part of the selection process were included by way of appendix.

Members were keen to enhance the public consultation and expand the opportunity for residents to give their views.

A discussion ensued on the implications of including all 27 discounted sites within the consultation and the Legal Services Manager advised that the key issue was that the site had to be available and deliverable at the current time. It was clarified that Members were only being asked to consider whether the sites should be included within the public consultation at this point in time. The Assistant Director, Regeneration informed Members that a number of the 27 discounted sites had investor commitment for development and Members were advised to be cautious when identifying potential sites for consultation as they may jeopardise such potential development. It was suggested that Members may wish to consider each site individually to look at the specific issues affecting each site. A Member reiterated the previous decision made by Cabinet which identified the site in Brenda Road as the best deliverable site and echoed the Assistant Director, Regeneration's note of caution in relation to the potential to deter investment for some sites.

In response to a question from a Member, the Assistant Director, Regeneration confirmed that the requirement was for a permanent Gypsy and Traveller site to be identified as opposed to the transient site currently identified at Brenda Road.

A Member sought clarification on whether there would be an issue of pre-determination for Members should they identify potential sites for inclusion in the consultation. It was noted that at this stage, Members were being asked to examine the process followed and if necessary, enhance the consultation process not to identify pros and cons for the development of each site.

Members considered the potential 27 additional sites as follows:

Land at Rossmere Way (former Learner Pool) – Site ref 166

A discussion ensued on the size of the site and whether there was any claw-back of external funding previously secured to develop the site. This item was deferred to enable clarification on the claw-back of funding to be sought.

Seaton Caretakers House, Elizabeth Way – Site Ref 232

It was noted that this site formed part of the Seaton Carew Masterplan which had a preferred developer identified. In view of this, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Shields Terrace (North East of No 2) – Site Ref 326

This site had been identified for development as part of the Central Park Master plan and as custodians of the site, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Huckelhoven Way/Reed Street – Site Ref 331

The Assistant Director confirmed that this site had been identified as part of the Innovation and Skills Quarter for development although there was no planning application or funding agreement in place for this particular site.

Councillor Peter Jackson declared a personal interest at this point in the meeting.

Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Land at Rossmere Way (Adjacent to Sure Start South) – Site Ref 345

Similarly to the previous site in Rossmere Way, this item was deferred for clarification on the potential claw-back of external funding.

Roker Street Car Park – Site Ref 349

This site was currently occupied as a shopping centre car park which generated approximately £105k income for the Council. It was noted that the income already received for this site would not be realised as a Gypsy Traveller site. Members considered that there was sufficient commitment for this site not to be included within the consultation.

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Councillor Marjorie James wished it to be recorded that she disagreed with this decision based on the criteria given.

Briarfields, Elwick Road – Site Ref 437

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commitment to the development of this site, and therefore requested that it was included within the consultation.

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view of the gas extraction systems in place under that land.

Members gave further consideration to the sites in Seaton Lane alongside the Education Development Centre. The Planning Services Manager confirmed that due to the noise and disturbance from the industry in the area, caravan pitches could not be accommodated on that site.

Members considered that there was sufficient commitment for the site to the east of Land at Coronation Drive not to be included within the consultation.

Land at Rossmere Way (former Learner Pool) – Site Ref 166
Land at Rossmere Way (adjacent to Sure Start South) – Site Ref 345

In response to queries raised earlier by Members, the Director of Regeneration and Neighbourhoods confirmed that external funding of £396k had been secured to develop the area adjacent to Sure Start South with youth service capital increasing this to £450k. However, Members were informed that the funding body no longer existed and further checks would be needed to identify the parent body and whether claw-back of funding was required. The Chief Executive noted that in the majority of cases claw-back would be required. However, that was only one element affecting this site, the main reason for not including the Rossmere Way sites was due to the current unavailability. Members considered that there was sufficient commitment for the both sites in Rossmere Way not to be included within the consultation.

Decision

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 - (b) Land at Clarence Road (North of Victoria Road Football Ground) – Site Ref 403;
 - (c) Briarfields Field, Elwick Road – Site Ref 437.

The meeting concluded at 12.17 pm

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 24 May 2013

FINANCE AND POLICY COMMITTEE DECISION RECORD

17 May 2013

The meeting commenced at 9.30 am in the Civic Centre, Hartlepool

Present:

Councillor: Christopher Akers-Belcher (In the Chair)

Councillors: Keith Dawkins, Peter Jackson, Marjorie James, Alison Lilley, Robbie Payne, Carl Richardson, Chris Simmons, Paul Thompson and Angie Wilcox.

In accordance with Council Procedure Rule 5.2 (ii), Councillor George Morris was in attendance as substitute for Councillor Ray Wells.

Also in attendance:

Councillors Stephen Akers-Belcher, Rob Cook and Geoff Lilley.

Officers: Dave Stubbs, Chief Executive
Andrew Atkin, Assistant Chief Executive
Chris Little, Chief Finance Officer
Alyson Carmen, Legal Services Manager
Denise Ogden, Director of Regeneration and Neighbourhoods
Louise Wallace, Director of Public Health
Damien Wilson, Assistant Director, Regeneration
John Mennear, Assistant Director, Community Services
Chris Pipe, Planning Services Manager
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Andrew Carter, Senior Planning Officer
Adele Wilson, Community Regeneration & Development Co-ordinator
Alastair Rae, Public Relations Manager
Elaine Hind, Scrutiny Support Officer
Angela Armstrong, Principal Democratic Services Officer

1. Apologies for Absence

Apologies for absence were received from Councillor Ray Wells.

2. Declarations of Interest by Members

There were no declarations of interest at this point in the meeting, see minute 9 where Councillor Peter Jackson declared a personal interest - Land at Huckelhoven Way/Reed Street – Site Ref 331.

3. Minutes

None.

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision – Test (i) applied.

Purpose of report

Approval was sought to complete the sale of the sites on the basis of a revised sale price to that agreed by the Portfolio Holder on 17 November 2011.

Issue(s) for consideration by Committee

The successful developer originally proposed to carry out a development of 33 houses, however following discussions with planning officers, the density of the development was considered too high and an agreement was reached to reduce the number of plots to 30. In addition, site investigation works had revealed a number of areas of abnormality within the site, including contamination, which had resulted in additional costs to the developer. As a result of the above, the developer had reduced their initial bid for the site and a summary of these costs were included within a confidential appendix which **contained information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information)**. A number of options were provided in the report for the Committee's consideration.

During the discussions that followed it was confirmed that any necessary remedial works would be undertaken by external contractors and that any revised proposal for the site would be considered at a future Planning Committee. In response to a question from a Member, the Assistant Director, Regeneration indicated he would forward details of the contaminants on the site once they had been identified. As Members had a number of questions relating to the closed appendix, the meeting moved into closed session. Further details of the discussions and decisions are detailed later in the minutes.

5. Local Government (Access to Information) (Variation) Order 2006

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during part of the discussions on the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in the paragraphs below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006.

Minute 4 – Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House – *Director of Regeneration and Neighbourhoods*. This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3).

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House (*Director of Regeneration and Neighbourhoods / Assistant Director (Community Services)*)

A discussion ensued in relation to the confidential appendix (**This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3)** and further details can be found in the exempt section of the minutes.

Decision

The sale of the land was approved in line with the revised tender as this was considered to reflect the market value of the land taking into account the remediation required and planning constraints.

The meeting returned to open session.

6. **Hartlepool Maritime Experience Coffee Shop and Function Rooms – Lease Renewal** *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non key.

Purpose of report

Approval was sought to agree revised terms for the renewal of the lease on the café and function rooms at Hartlepool Maritime Experience (HME).

Issue(s) for consideration by Committee

The background to the current lease arrangement was provided in the report and details of the provisional agreement reached on the terms of the new lease were outlined on a confidential appendix. **This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information).** It was noted that the new lease had been structured to provide certainty and clarity in relation to the annual rent, treatment of utility costs and contribution to General Rates and repair liabilities as well as being based on market rental and values.

In recognising the future budgetary challenges faced by the Council, Members were keen to explore all options available to generate income or budgetary savings in the future and it was suggested that this decision be deferred to enable this to be undertaken for the whole of the Hartlepool Maritime Experience. The Director of Regeneration and Neighbourhoods commented that the new lease went some way to securing certainty with respect to the income required for the operation of the Hartlepool Maritime Experience. It was confirmed that the current lease arrangements for the café can continue whilst all options were explored in relation to income generation for the whole of the Hartlepool Maritime Experience as opposed to just the café in isolation.

Decision

- (i) That a feasibility study be undertaken to explore all options available for the generation of income/savings at the Hartlepool Maritime Experience.
- (ii) That the current lease for the café continue until such time that

Members have the opportunity to consider the above.

7. Neighbourhood Management Six Month Review (Director of Regeneration and Neighbourhoods)

Type of decision

For information.

Purpose of report

To inform the Finance and Policy Committee of the six month review that was recently undertaken in relation to the revised Neighbourhood Management model that was implemented in May 2012, which was recognised within the Corporate Peer Review Action Plan.

Issue(s) for consideration by Committee

The report provided the background to the review of the Neighbourhood Management model. It was noted that feedback from staff, Neighbourhood Police and a number of Ward Councillors was generally positive with the transition to the revised Neighbourhood Management boundary being well managed with very little impact on service delivery. In relation to Neighbourhood Forums, the feedback from respondents was generally positive with members of the public finding the meetings very informative and interesting. However, a key area of concern continues to be methods of communication to advertise the Forums and it was suggested that further action should be taken to encourage wider attendance. The Director of Regeneration and Neighbourhoods highlighted that a variety of projects had been funded through Ward Member budgets including a number of examples of collaborate working across wards.

A Member commented that the lack of engagement with the public remained an issue at Neighbourhood Forum meetings. The Director of Regeneration and Neighbourhoods responded that as part of the recent review, the Peer Review Team had suggested that the Forums may be filling a gap in public engagement that was not needed as the Council has other excellent methods of public engagement. It was noted that the advertising of the Neighbourhood Forums was recognised as a weakness and Officers were currently exploring ways of promoting Forums, including the use of social media and looking at different times and venues for the Forums.

Members were keen to promote active participation under the new governance arrangements through the advertisement and promotion of the Forums as a way of engaging with Councillors. It was suggested that once the dovetailing of Face the Public events with the Neighbourhood Forums

was embedded, this should be evaluated to ascertain the success of engagement with the public and reported back to the Finance and Policy Committee. It was noted by a Member that when specific issues were the focus of a meeting as opposed to generic meetings, there was a higher attendance and interest of the public.

Decision

- (i) That the findings of the six month review in relation to the revised Neighbourhood Management Model (implemented in May 2012) was noted.
- (ii) That an evaluation of the forthcoming Face the Public Events as part of the Neighbourhood Forums be undertaken and reported to the Finance and Policy Committee.

8. Any Other Business which the Chairman Considers Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

9. Gypsy and Traveller Site Selection Process *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

To demonstrate how sites were discounted during the selection process where they were seen as potentially suitable to accommodate Gypsy and Travellers, yet they were considered to be unavailable. This then left the 13 shortlisted sites.

Issue(s) for consideration by Committee

The report provided the background to the production of the Local Plan (previously known as the Core Strategy). During the Examination in Public held earlier this year, the Planning Inspector did not accept the proposed allocated site for Gypsy and Travellers. Further work had been undertaken by the Planning Services Team in relation to the site selection with 13 sites being selected to be included in the public consultation and the process for this was detailed in the report. Details of the 27 sites which were ruled out

as part of the selection process were included by way of appendix.

Members were keen to enhance the public consultation and expand the opportunity for residents to give their views.

A discussion ensued on the implications of including all 27 discounted sites within the consultation and the Legal Services Manager advised that the key issue was that the site had to be available and deliverable at the current time. It was clarified that Members were only being asked to consider whether the sites should be included within the public consultation at this point in time. The Assistant Director, Regeneration informed Members that a number of the 27 discounted sites had investor commitment for development and Members were advised to be cautious when identifying potential sites for consultation as they may jeopardise such potential development. It was suggested that Members may wish to consider each site individually to look at the specific issues affecting each site. A Member reiterated the previous decision made by Cabinet which identified the site in Brenda Road as the best deliverable site and echoed the Assistant Director, Regeneration's note of caution in relation to the potential to deter investment for some sites.

In response to a question from a Member, the Assistant Director, Regeneration confirmed that the requirement was for a permanent Gypsy and Traveller site to be identified as opposed to the transient site currently identified at Brenda Road.

A Member sought clarification on whether there would be an issue of pre-determination for Members should they identify potential sites for inclusion in the consultation. It was noted that at this stage, Members were being asked to examine the process followed and if necessary, enhance the consultation process not to identify pros and cons for the development of each site.

Members considered the potential 27 additional sites as follows:

Land at Rossmere Way (former Learner Pool) – Site ref 166

A discussion ensued on the size of the site and whether there was any claw-back of external funding previously secured to develop the site. This item was deferred to enable clarification on the claw-back of funding to be sought.

Seaton Caretakers House, Elizabeth Way – Site Ref 232

It was noted that this site formed part of the Seaton Carew Masterplan which had a preferred developer identified. In view of this, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Shields Terrace (North East of No 2) – Site Ref 326

This site had been identified for development as part of the Central Park Master plan and as custodians of the site, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Huckelhoven Way/Reed Street – Site Ref 331

The Assistant Director confirmed that this site had been identified as part of the Innovation and Skills Quarter for development although there was no planning application or funding agreement in place for this particular site.

Councillor Peter Jackson declared a personal interest at this point in the meeting.

Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Land at Rossmere Way (Adjacent to Sure Start South) – Site Ref 345

Similarly to the previous site in Rossmere Way, this item was deferred for clarification on the potential claw-back of external funding.

Roker Street Car Park – Site Ref 349

This site was currently occupied as a shopping centre car park which generated approximately £105k income for the Council. It was noted that the income already received for this site would not be realised as a Gypsy Traveller site. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Surtees Street (former Crown House) – Site Ref 350

The Planning Services Manager confirmed that a commitment had been made for this site from Vela Homes for the development of student accommodation. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Huckelhoven Way/Warwick Place – Site Ref 365

Members were informed that this site was committed as open space on a prominent approach into the town centre and provided footpath links between the Burbank area and town centre. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Freville Street/Burbank Street – Site Ref 371

It was noted that this area had received significant investment to create a 'play builder park' and small football pitch for the Burbank community. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Eden Street Car Park – Site Ref 376

Members were informed that this site was part of the car parking for the shopping centre and generated approximately £64,500 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Interchange Car Park – Site Ref 386

Similarly to the site above, Members were informed that this site was part of the car parking for the shopping centre and generated approximately £34,000 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Clarence Road (North of Victoria Football Ground) – Site Ref 403

It was noted that whilst this site had originally been identified as part of the wider Mill House Regeneration Strategy, full development proposals had not yet been forthcoming. Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Former Fairground Site, Seaton Carew – Site Ref 407

The Assistant Director, Regeneration confirmed that this site had been identified as part of the Seaton Carew Masterplan with a preferred developer for mixed use including housing. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Waldon Street Car Park – Site Ref 419

This site formed part of the shopping centre car parking and therefore generated income of £250,000 for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Playground) – Site Ref 425

This area included a play area that had proved extremely important to the community due the limited play facilities within the area. Members

considered that there was sufficient commitment for this site not to be included within the consultation.

Seaton Carew Coach/Car Park – Site Ref 428

This site had been identified as part of the Seaton Carew Masterplan for a mixed use of housing and commercial uses. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Vincent Street (East of Nos 1-19) – Site Ref 429

This site was included as part of the Central Park Masterplan area and the Playing Pitch Strategy which was part funded by Sport England. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Old Boys Field, Near Manspool Close – Site Ref 432

This site was supported by the Forestry Commission and Woodland Trust as part of the Central Estate Community Forest and was an integral element of the North Linear Park concept. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Macrae Road/Monkton Road – Site Ref 433

This site was subject to an adverse possession order and as such was not available for development. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Lane – Site Ref 435

It was noted that this site formed part of the green infrastructure on Hart Lane on one of the major access routes to the town. A discussion ensued on the viability of this site being identified as part of the consultation. However, it was noted that the mitigation measures that had been put in place to protect the residential properties from the noise of traffic on Hart Lane may be jeopardised by any development of this area. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Councillor Marjorie James wished it to be recorded that she disagreed with this decision based on the criteria given.

Briarfields, Elwick Road – Site Ref 437

Whilst it was noted that this site had been identified for prestigious residential development, no progress had been made to develop this site. In view of this, Members did not consider that there was a clear

commitment to the development of this site, and therefore requested that it was included within the consultation.

Family Wood, Catcote Road (East) – Site Ref 445

Members were informed that this site was an integral element of the Burn Valley Green Wedge, with funding being secured from Natural England and the Environment Agency to improve the area. In addition, it was noted that a number of families had planted trees in this area as a memorial to members of their family. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Ex Henry Smith's School) – Site Ref 449

The Chief Executive confirmed that planning approval had been secured for the whole of this site for housing development by Vela Homes with funding provided by the Homes and Communities Agency. The sale of this land formed part of the Council's Medium Term Financial Strategy and Housing Strategy and was entirely committed. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Road (Play Area) – Site Ref 450

Members were informed that this site formed part of the Central Park Masterplan which had secured significant investment through external funding. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Grayfields – Site Ref 451

This site had been part funded by Sport England as part of the Playing Pitch Strategy. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Glamis Walk/Kilmarnock Road – Site Ref 452

This site formed part of the linear Owton Manor green wedge with integrated footpaths and cycleways and had been identified as open space. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Coronation Drive (East) – Site Ref 459

This area formed part of the Seaton Carew Masterplan which had a preferred developer identified. A discussion ensued on the boundary of the site identified and it was confirmed that it was the area on the bottom right of the highlighted area on the location map. Members sought clarification on whether the site on the north side of the highlighted area could be identified as a potential Gypsy and Traveller site. However, it was noted that the whole infrastructure of that site was not suitable for development in

view of the gas extraction systems in place under that land.

Members gave further consideration to the sites in Seaton Lane alongside the Education Development Centre. The Planning Services Manager confirmed that due to the noise and disturbance from the industry in the area, caravan pitches could not be accommodated on that site.

Members considered that there was sufficient commitment for the site to the east of Land at Coronation Drive not to be included within the consultation.

Land at Rossmere Way (former Learner Pool) – Site Ref 166
Land at Rossmere Way (adjacent to Sure Start South) – Site Ref 345

In response to queries raised earlier by Members, the Director of Regeneration and Neighbourhoods confirmed that external funding of £396k had been secured to develop the area adjacent to Sure Start South with youth service capital increasing this to £450k. However, Members were informed that the funding body no longer existed and further checks would be needed to identify the parent body and whether claw-back of funding was required. The Chief Executive noted that in the majority of cases claw-back would be required. However, that was only one element affecting this site, the main reason for not including the Rossmere Way sites was due to the current unavailability. Members considered that there was sufficient commitment for the both sites in Rossmere Way not to be included within the consultation.

Decision

- (i) Members noted the process followed.
- (ii) That the following sites be included within the consultation process to identify potential Gypsy and Travellers sites within Hartlepool as part of the Local Plan:
 - (a) Land at Huckelhoven Way/Reed Street – Site Ref 331;
 - (b) Land at Clarence Road (North of Victoria Road Football Ground) – Site Ref 403;
 - (c) Briarfields Field, Elwick Road – Site Ref 437.

The meeting concluded at 12.17 pm

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 24 May 2013

FINANCE AND POLICY COMMITTEE DECISION RECORD

17 May 2013

The meeting commenced at 9.30 am in the Civic Centre, Hartlepool

Present:

Councillor: Christopher Akers-Belcher (In the Chair)

Councillors: Keith Dawkins, Peter Jackson, Marjorie James, Alison Lilley, Robbie Payne, Carl Richardson, Chris Simmons, Paul Thompson and Angie Wilcox.

In accordance with Council Procedure Rule 5.2 (ii), Councillor George Morris was in attendance as substitute for Councillor Ray Wells.

Also in attendance:

Councillors Stephen Akers-Belcher, Rob Cook and Geoff Lilley.

Officers: Dave Stubbs, Chief Executive
Andrew Atkin, Assistant Chief Executive
Chris Little, Chief Finance Officer
Alyson Carmen, Legal Services Manager
Denise Ogden, Director of Regeneration and Neighbourhoods
Louise Wallace, Director of Public Health
Damien Wilson, Assistant Director, Regeneration
John Mennear, Assistant Director, Community Services
Chris Pipe, Planning Services Manager
Tom Britcliffe, Principal Planning Officer
Andrew Carter, Senior Planning Officer
Adele Wilson, Community Regeneration & Development Co-ordinator
Alastair Rae, Public Relations Manager
Elaine Hind, Scrutiny Support Officer
Angela Armstrong, Principal Democratic Services Officer

1. Apologies for Absence

Apologies for absence were received from Councillor Ray Wells.

2. Declarations of Interest by Members

There were no declarations of interest at this point in the meeting, see minute 9 where Councillor Peter Jackson declared a personal interest - Land at Huckelhoven Way/Reed Street – Site Ref 331.

3. Minutes

None.

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision – Test (i) applied.

Purpose of report

Approval was sought to complete the sale of the sites on the basis of a revised sale price to that agreed by the Portfolio Holder on 17 November 2011.

Issue(s) for consideration by Committee

The successful developer originally proposed to carry out a development of 33 houses, however following discussions with planning officers, the density of the development was considered too high and an agreement was reached to reduce the number of plots to 30. In addition, site investigation works had revealed a number of areas of abnormality within the site, including contamination, which had resulted in additional costs to the developer. As a result of the above, the developer had reduced their initial bid for the site and a summary of these costs were included within a confidential appendix which **contained information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information)**. A number of options were provided in the report for the Committee's consideration.

During the discussions that followed it was confirmed that any necessary remedial works would be undertaken by external contractors and that any revised proposal for the site would be considered at a future Planning Committee. In response to a question from a Member, the Assistant Director, Regeneration indicated he would forward details of the contaminants on the site once they had been identified. As Members had a number of questions relating to the closed appendix, the meeting moved into closed session. Further details of the discussions and decisions are detailed later in the minutes.

5. Local Government (Access to Information) (Variation) Order 2006

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during part of the discussions on the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in the paragraphs below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006.

Minute 4 – Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House – *Director of Regeneration and Neighbourhoods*. This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3).

4. Disposal of Surplus Assets – Sale of Foggy Furze Library and Staby House (*Director of Regeneration and Neighbourhoods / Assistant Director (Community Services)*)

A discussion ensued in relation to the confidential appendix (**This item contained exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3)** and further details can be found in the exempt section of the minutes.

Decision

The sale of the land was approved in line with the revised tender as this was considered to reflect the market value of the land taking into account the remediation required and planning constraints.

The meeting returned to open session.

6. **Hartlepool Maritime Experience Coffee Shop and Function Rooms – Lease Renewal** *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non key.

Purpose of report

Approval was sought to agree revised terms for the renewal of the lease on the café and function rooms at Hartlepool Maritime Experience (HME).

Issue(s) for consideration by Committee

The background to the current lease arrangement was provided in the report and details of the provisional agreement reached on the terms of the new lease were outlined on a confidential appendix. **This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely information relating to the financial or business affairs of any particular person (including the authority holding that information).** It was noted that the new lease had been structured to provide certainty and clarity in relation to the annual rent, treatment of utility costs and contribution to General Rates and repair liabilities as well as being based on market rental and values.

In recognising the future budgetary challenges faced by the Council, Members were keen to explore all options available to generate income or budgetary savings in the future and it was suggested that this decision be deferred to enable this to be undertaken for the whole of the Hartlepool Maritime Experience. The Director of Regeneration and Neighbourhoods commented that the new lease went some way to securing certainty with respect to the income required for the operation of the Hartlepool Maritime Experience. It was confirmed that the current lease arrangements for the café can continue whilst all options were explored in relation to income generation for the whole of the Hartlepool Maritime Experience as opposed to just the café in isolation.

Decision

- (i) That a feasibility study be undertaken to explore all options available for the generation of income/savings at the Hartlepool Maritime Experience.
- (ii) That the current lease for the café continue until such time that

Members have the opportunity to consider the above.

7. Neighbourhood Management Six Month Review (Director of Regeneration and Neighbourhoods)

Type of decision

For information.

Purpose of report

To inform the Finance and Policy Committee of the six month review that was recently undertaken in relation to the revised Neighbourhood Management model that was implemented in May 2012, which was recognised within the Corporate Peer Review Action Plan.

Issue(s) for consideration by Committee

The report provided the background to the review of the Neighbourhood Management model. It was noted that feedback from staff, Neighbourhood Police and a number of Ward Councillors was generally positive with the transition to the revised Neighbourhood Management boundary being well managed with very little impact on service delivery. In relation to Neighbourhood Forums, the feedback from respondents was generally positive with members of the public finding the meetings very informative and interesting. However, a key area of concern continues to be methods of communication to advertise the Forums and it was suggested that further action should be taken to encourage wider attendance. The Director of Regeneration and Neighbourhoods highlighted that a variety of projects had been funded through Ward Member budgets including a number of examples of collaborate working across wards.

A Member commented that the lack of engagement with the public remained an issue at Neighbourhood Forum meetings. The Director of Regeneration and Neighbourhoods responded that as part of the recent review, the Peer Review Team had suggested that the Forums may be filling a gap in public engagement that was not needed as the Council has other excellent methods of public engagement. It was noted that the advertising of the Neighbourhood Forums was recognised as a weakness and Officers were currently exploring ways of promoting Forums, including the use of social media and looking at different times and venues for the Forums.

Members were keen to promote active participation under the new governance arrangements through the advertisement and promotion of the Forums as a way of engaging with Councillors. It was suggested that once the dovetailing of Face the Public events with the Neighbourhood Forums

was embedded, this should be evaluated to ascertain the success of engagement with the public and reported back to the Finance and Policy Committee. It was noted by a Member that when specific issues were the focus of a meeting as opposed to generic meetings, there was a higher attendance and interest of the public.

Decision

- (i) That the findings of the six month review in relation to the revised Neighbourhood Management Model (implemented in May 2012) was noted.
- (ii) That an evaluation of the forthcoming Face the Public Events as part of the Neighbourhood Forums be undertaken and reported to the Finance and Policy Committee.

8. Any Other Business which the Chairman Considers Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

9. Gypsy and Traveller Site Selection Process *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

To demonstrate how sites were discounted during the selection process where they were seen as potentially suitable to accommodate Gypsy and Travellers, yet they were considered to be unavailable. This then left the 13 shortlisted sites.

Issue(s) for consideration by Committee

The report provided the background to the production of the Local Plan (previously known as the Core Strategy). During the Examination in Public held earlier this year, the Planning Inspector did not accept the proposed allocated site for Gypsy and Travellers. Further work had been undertaken by the Planning Services Team in relation to the site selection with 13 sites being selected to be included in the public consultation and the process for this was detailed in the report. Details of the 27 sites which were ruled out

as part of the selection process were included by way of appendix.

Members were keen to enhance the public consultation and expand the opportunity for residents to give their views.

A discussion ensued on the implications of including all 27 discounted sites within the consultation and the Legal Services Manager advised that the key issue was that the site had to be available and deliverable at the current time. It was clarified that Members were only being asked to consider whether the sites should be included within the public consultation at this point in time. The Assistant Director, Regeneration informed Members that a number of the 27 discounted sites had investor commitment for development and Members were advised to be cautious when identifying potential sites for consultation as they may jeopardise such potential development. It was suggested that Members may wish to consider each site individually to look at the specific issues affecting each site. A Member reiterated the previous decision made by Cabinet which identified the site in Brenda Road as the best deliverable site and echoed the Assistant Director, Regeneration's note of caution in relation to the potential to deter investment for some sites.

In response to a question from a Member, the Assistant Director, Regeneration confirmed that the requirement was for a permanent Gypsy and Traveller site to be identified as opposed to the transient site currently identified at Brenda Road.

A Member sought clarification on whether there would be an issue of pre-determination for Members should they identify potential sites for inclusion in the consultation. It was noted that at this stage, Members were being asked to examine the process followed and if necessary, enhance the consultation process not to identify pros and cons for the development of each site.

Members considered the potential 27 additional sites as follows:

Land at Rossmere Way (former Learner Pool) – Site ref 166

A discussion ensued on the size of the site and whether there was any claw-back of external funding previously secured to develop the site. This item was deferred to enable clarification on the claw-back of funding to be sought.

Seaton Caretakers House, Elizabeth Way – Site Ref 232

It was noted that this site formed part of the Seaton Carew Masterplan which had a preferred developer identified. In view of this, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Shields Terrace (North East of No 2) – Site Ref 326

This site had been identified for development as part of the Central Park Master plan and as custodians of the site, Members considered that there was sufficient commitment for the site not to be included within the consultation.

Land at Huckelhoven Way/Reed Street – Site Ref 331

The Assistant Director confirmed that this site had been identified as part of the Innovation and Skills Quarter for development although there was no planning application or funding agreement in place for this particular site.

Councillor Peter Jackson declared a personal interest at this point in the meeting.

Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Land at Rossmere Way (Adjacent to Sure Start South) – Site Ref 345

Similarly to the previous site in Rossmere Way, this item was deferred for clarification on the potential claw-back of external funding.

Roker Street Car Park – Site Ref 349

This site was currently occupied as a shopping centre car park which generated approximately £105k income for the Council. It was noted that the income already received for this site would not be realised as a Gypsy Traveller site. Members considered that there was sufficient commitment for this site not to be included within the consultation.

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The Planning Services Manager confirmed that a commitment had been made for this site from Vela Homes for the development of student accommodation. Members considered that there was sufficient commitment for this site not to be included within the consultation.

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Members were informed that this site was committed as open space on a prominent approach into the town centre and provided footpath links between the Burbank area and town centre. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Freville Street/Burbank Street – Site Ref 371

It was noted that this area had received significant investment to create a 'play builder park' and small football pitch for the Burbank community. Members considered that there was sufficient commitment for this site not to be included within the consultation.

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Members were informed that this site was part of the car parking for the shopping centre and generated approximately £64,500 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Interchange Car Park – Site Ref 386

Similarly to the site above, Members were informed that this site was part of the car parking for the shopping centre and generated approximately £34,000 revenue income for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Clarence Road (North of Victoria Football Ground) – Site Ref 403

It was noted that whilst this site had originally been identified as part of the wider Mill House Regeneration Strategy, full development proposals had not yet been forthcoming. Members did not consider that there was a clear commitment to the development of this site, and therefore requested that it was included within the consultation.

Former Fairground Site, Seaton Carew – Site Ref 407

The Assistant Director, Regeneration confirmed that this site had been identified as part of the Seaton Carew Masterplan with a preferred developer for mixed use including housing. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Waldon Street Car Park – Site Ref 419

This site formed part of the shopping centre car parking and therefore generated income of £250,000 for the Council. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Playground) – Site Ref 425

This area included a play area that had proved extremely important to the community due the limited play facilities within the area. Members

considered that there was sufficient commitment for this site not to be included within the consultation.

Seaton Carew Coach/Car Park – Site Ref 428

This site had been identified as part of the Seaton Carew Masterplan for a mixed use of housing and commercial uses. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Vincent Street (East of Nos 1-19) – Site Ref 429

This site was included as part of the Central Park Masterplan area and the Playing Pitch Strategy which was part funded by Sport England. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Old Boys Field, Near Manspool Close – Site Ref 432

This site was supported by the Forestry Commission and Woodland Trust as part of the Central Estate Community Forest and was an integral element of the North Linear Park concept. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Macrae Road/Monkton Road – Site Ref 433

This site was subject to an adverse possession order and as such was not available for development. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Lane – Site Ref 435

It was noted that this site formed part of the green infrastructure on Hart Lane on one of the major access routes to the town. A discussion ensued on the viability of this site being identified as part of the consultation. However, it was noted that the mitigation measures that had been put in place to protect the residential properties from the noise of traffic on Hart Lane may be jeopardised by any development of this area. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Councillor Marjorie James wished it to be recorded that she disagreed with this decision based on the criteria given.

Briarfields, Elwick Road – Site Ref 437

Whilst it was noted that this site had been identified for prestigious residential development, no progress had been made to develop this site. In view of this, Members did not consider that there was a clear

commitment to the development of this site, and therefore requested that it was included within the consultation.

Family Wood, Catcote Road (East) – Site Ref 445

Members were informed that this site was an integral element of the Burn Valley Green Wedge, with funding being secured from Natural England and the Environment Agency to improve the area. In addition, it was noted that a number of families had planted trees in this area as a memorial to members of their family. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at King Oswy Drive (Ex Henry Smith's School) – Site Ref 449

The Chief Executive confirmed that planning approval had been secured for the whole of this site for housing development by Vela Homes with funding provided by the Homes and Communities Agency. The sale of this land formed part of the Council's Medium Term Financial Strategy and Housing Strategy and was entirely committed. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Hart Road (Play Area) – Site Ref 450

Members were informed that this site formed part of the Central Park Masterplan which had secured significant investment through external funding. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Grayfields – Site Ref 451

This site had been part funded by Sport England as part of the Playing Pitch Strategy. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Glamis Walk/Kilmarnock Road – Site Ref 452

This site formed part of the linear Owton Manor green wedge with integrated footpaths and cycleways and had been identified as open space. Members considered that there was sufficient commitment for this site not to be included within the consultation.

Land at Coronation Drive (East) – Site Ref 459

This area formed part of the Seaton Carew Masterplan which had a preferred developer identified. A discussion ensued on the boundary of the site identified and it was confirmed that it was the area on the bottom right of the highlighted area on the location map. Members sought clarification on whether the site on the north side of the highlighted area could be identified as a potential Gypsy and Traveller site. However, it was noted that the whole infrastructure of that site was not suitable for development in

view of the gas extraction systems in place under that land.

Members gave further consideration to the sites in Seaton Lane alongside the Education Development Centre. The Planning Services Manager confirmed that due to the noise and disturbance from the industry in the area, caravan pitches could not be accommodated on that site.

Members considered that there was sufficient commitment for the site to the east of Land at Coronation Drive not to be included within the consultation.

Land at Rossmere Way (former Learner Pool) – Site Ref 166
Land at Rossmere Way (adjacent to Sure Start South) – Site Ref 345

In response to queries raised earlier by Members, the Director of Regeneration and Neighbourhoods confirmed that external funding of £396k had been secured to develop the area adjacent to Sure Start South with youth service capital increasing this to £450k. However, Members were informed that the funding body no longer existed and further checks would be needed to identify the parent body and whether claw-back of funding was required. The Chief Executive noted that in the majority of cases claw-back would be required. However, that was only one element affecting this site, the main reason for not including the Rossmere Way sites was due to the current unavailability. Members considered that there was sufficient commitment for the both sites in Rossmere Way not to be included within the consultation.

Decision

- (i) Members noted the process followed.
- (ii) That the following sites be included within the consultation process to identify potential Gypsy and Travellers sites within Hartlepool as part of the Local Plan:
 - (a) Land at Huckelhoven Way/Reed Street – Site Ref 331;
 - (b) Land at Clarence Road (North of Victoria Road Football Ground) – Site Ref 403;
 - (c) Briarfields Field, Elwick Road – Site Ref 437.

The meeting concluded at 12.17 pm

P J DEVLIN

CHIEF SOLICITOR

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