

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

23 October 2015

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

Present:

Councillor: Kevin Cranney (In the Chair)

Councillors: Stephen Akers-Belcher, Rob Cook and Paul Thompson

Officers: Denise Ogden, Director of Regeneration and Neighbourhoods
Louise Wallace, Director of Public Health
Damien Wilson, Assistant Director, Regeneration
Sylvia Pinkney, Head of Public Protection
Andrew Carter, Planning Services Manager
Sarah Scarr, Heritage and Countryside Manager
Fiona Stanforth, Planning Policy Officer
Angela Armstrong, Principal Democratic Services Officer

63. Apologies for Absence

Apologies for absence were received from Councillor George Morris.

64. Declarations of Interest

None.

65. Minutes of the meeting held on 24 September 2015

Received.

66. Revision to the Hartlepool Local Development Scheme (LDS) *(Assistant Director, Regeneration)*

Type of decision

Budget and Policy Framework

Purpose of report

To seek approval for revisions to the current Local Development Scheme (LDS) which were necessary to reflect the amended timetable for delivering a new Local Plan.

Issue(s) for consideration by the Committee

The Local Development Scheme (LDS) was a definitive programme management document which should only be departed from in exceptional circumstances or as agreed in response to the Authorities Monitoring Report. The fundamental reason to review and revise the LDS had resulted from the previously agreed timetable slipping and the introduction of the requirement from the Government to produce a Local Plan by early 2017 or face being put into special measures. The LDS was attached at Appendix 1 and incorporated the proposed changes.

In response to a question from the Chair, the Planning Services Manager confirmed that changes in Government legislation had resulted in the revisions to the LDS being delayed. It was noted that a lot of other Tees Valley Local Authorities had to restart the development of their Local Plan due to their Plans not being deliverable under the new legislation. It was recognised that Hartlepool had made a good start with the development of its Local Plan.

Decision

The amendments to the Local Development Scheme were approved.

67. Planning Obligations Supplementary Planning Document (SPD) *(Assistant Director, Regeneration)*

Type of decision

Budget and Policy Framework

Purpose of report

To seek endorsement of the Planning Obligations Supplementary Planning Document (SPD) (see **Appendix 1**) and approval to submit the SPD to Full Council for adoption.

Issue(s) for consideration by the Committee

The report provided the background to Policy GEP9 in relation to developers' contributions and outlined how developers' contributions may be provided. The purpose of this Supplementary Planning Document (SPD) was to provide developers and other interested parties with information and guidance concerning the Local Authority's approach towards securing planning obligations associated with development within the Borough. It was noted that the levels and types of contributions had proved to be viable and deliverable in most developments with the only exception to this being the level of affordable housing achieved. Hartlepool's affordable housing need had been identified as 27.5%, however, the 2015 Hartlepool Strategic Housing Market Assessment had demonstrated an increased affordable housing need of 44%. It was recognised that 44% was not deliverable on sites within Hartlepool and it was therefore proposed to set a deliverable target for future development of 18%. This figure had been arrived at following economic viability assessment work, detail of which was included within Appendix 1 of the Supplementary Planning Document (SPD).

The Planning Obligations Supplementary Planning Document (SPD) was attached at Appendix 1 and had been updated to reflect the comments received through consultation, which were attached at Appendix 2. The main changes and amendments proposed to the SPD were summarised within the report.

A Member sought clarification on the developers' contributions to neighbourhood/play parks. The Planning Services Manager confirmed that as part of any development, developers could make financial contributions towards new neighbourhood/play parks or, where the development did not necessitate its own park, the upkeep and maintenance of existing neighbourhood/play parks if they were within the local area of the development. The Planning Services Manager added that all contributions from developers would need to meet the three legal tests set out in the Community Infrastructure Levy (CIL) Regulations noted in Section 3.6 of the report. In relation to trigger points on developments, for example when an additional junction was required to release capacity and mitigate against the impact of the development, the Local Authority sets the trigger points for additional works required within developments, these were negotiated with the developer to agree an acceptable solution for inclusion within legal agreements.

In response to a question from a Member, the Planning Services Manager confirmed that the Government's guidance on affordable housing under the forthcoming Housing and Planning Bill included houses defined as starter homes, shared ownership homes or where houses were sold at below market value. The Assistant Director, Regeneration added that forthcoming legislation changes would include a radical shift in the definition of an affordable house, once enacted the SPD will reflect any updated definition

of affordable housing set by the Government. A Member questioned whether future developments could be required to incorporate a contribution towards housing and social care provision for the elderly given the increasing elderly population. The Planning Services Manager indicated that preparing the evidence for this would involve significant work and Officer time but proposed that further investigation of the potential to specify developer contribution towards housing and social care provision in view of the increasing elderly population and the inclusion of this within the next SPD be undertaken.

Decision

- (1) That the Planning Obligations Supplementary Planning Document (SPD) be endorsed and approved for submission to Full Council for consideration and adoption.
- (2) That the inclusion of developer contributions towards housing and social care provision for the elderly be explored further along with the potential to include this within the next update of the SPD.

68. Quarterly Update Report for Public Protection *(Director of Public Health)*

Type of decision

For information.

Purpose of report

To provide an update on performance and progress across key areas of the Public Protection service.

Issue(s) for consideration by the Committee

The Head of Public Protection provided an update on performance and an outline of the work undertaken during 2015/16 by the Commercial Services, Environmental Protection and Trading Standards and Licensing teams in the Public Protection service as detailed in the report. Members were referred to the outcome of programmed and various reactive work which included a business scam and fake ID cards.

A lengthy discussion took place about the composition of a range of dishes provided by takeaways. The Head of Public Protection confirmed that a lot of work had been undertaken with takeaways through the Takeaway Project. This had identified possible changes which could improve the content of their meals. There was further work planned during the coming months which would look at the fat, salt and calorie content of takeaway

meals and would help identify ways to make meals healthier. A Member questioned whether any of the direct mailings/website promotions for takeaways highlighted the fact that meals may contain allergens. The Head of Public Protection indicated she would look into this and respond to Members direct.

A Member sought clarification on the timescales for underage sales testing. The Head of Public Protection responded that awareness raising and training sessions were offered to retailers. In addition to this, a programme of testing with under age volunteers who visit a number of premises was also in place with the majority of visits being undertaken when Officers were provided with intelligence to suggest there may a problem with certain premises.

In response to a question from a Member, the Head of Public Protection indicated that further information on the level of pest control undertaken in relation to rats would be included in the next update report.

Decision

- (1) The report and progress made across key areas of the Public Protection service were noted.
- (2) The Head of Public Protection to provide Members with an update on the promotion of the potential inclusion of allergens within takeaway meals within their leaflets and on the websites where meals can be purchased.

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

Under Section 100(A)(4) of the Local Government Act 1972, the press and public were excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in the paragraphs referred to 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 70 - Shades, 16 Church Street (*Assistant Director, Regeneration*) – This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely information which reveals that the authority proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person (para 6(a)).

70. Shades, 16 Church Street *(Assistant Director, Regeneration)*

This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely information which reveals that the authority proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person (para 6(a)).

Type of decision

Non key

Purpose of report

Further detail was included within the exempt section of the minutes.

Issue(s) for consideration by the Committee

Further detail was included within the exempt section of the minutes.

Decision

Further detail was included within the exempt section of the minutes.

The meeting concluded at 10.20 am.

P J DEVLIN

CHIEF SOLICITOR

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