

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

11 June 2015

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

Present:

Councillor: Kevin Cranney (In the Chair)

Councillors: Stephen Akers-Belcher, Alan Clark, Rob Cook, Jim Lindridge, George Morris and Paul Thompson

Officers: Denise Ogden, Director of Regeneration and Neighbourhoods
Damien Wilson, Assistant Director (Regeneration)
Andrew Carter, Planning Services Manager
David Worthington, Head of Culture and Information
Sarah Scarr, Heritage and Countryside Manager
Fiona Stanforth, Planning Policy Officer
Nomusa Malinga, Planning Information Officer
Angela Armstrong, Principal Democratic Services Officer

1. Apologies for Absence

None.

2. Declarations of Interest

None.

3. Minutes of the meeting held on 12 March 2015

Received.

4. 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) and permission to submit the SPD to Full Council for adoption.

Issue(s) for consideration by the Committee

The report included a comprehensive background on the purpose of the Supplementary Planning Document which was attached at Appendix 1, the consultation undertaken and the subsequent responses received were attached at Appendix 2. The report outlined the changes to the National Planning Practice Guidance.

The following summarised the main changes and amendments to the Planning Obligations Supplementary Planning Document:

- Thresholds for Planning Obligations had been updated in line with National Planning Practice Guidance published on 28 November 2014;
- Levels of contributions had been updated following receipt of additional evidence from statutory organisations and endorsement of the 2015 Hartlepool Strategic Housing Market Assessment;
- A threshold and level of contribution table had been provided as an appendix to the SPD to give a clearer reference point for developers and other interested parties;
- Further clarity had been given to viability assessment requirements;
- Inclusion of 'trigger points' in relation to the payment of planning contributions on large scale developments to be negotiated as part of legal agreements;
- Additional section on Heritage Assets had been included as a result of a response from English Heritage (now named as Historic England).

A discussion ensued on the level of delivery of affordable housing as specified within the SPD and the Planning Services Manager confirmed that the figures in the report included all developments that had already benefitted from planning permission or were in the planning stages. There was some concern expressed by Members that the provision of this level of affordable housing may deter some developers from developing in the Town. The Assistant Director, Regeneration indicated that as far as he was aware, the level of contribution of affordable housing had not stopped any developers from undertaking developments within Hartlepool. However, it was recognised that the target for the level of affordable housing was aspirational and had in the past been subject to negotiation with the developers. The Director of Regeneration and Neighbourhoods indicated that it had been demonstrated that there was a need for the level of affordable housing in Hartlepool to be 44% but that each new development would be considered on its own merits.

A Member sought clarification on ‘in kind contributions’ as referred to in the SPD. The Planning Services Manager indicated that examples of this may be the provision of land at nil cost to the Council for the development of a play park facility or a school.

Members were supportive of the SPD as a whole but requested that the affordable housing element of the SPD be submitted to the Planning Committee for consultation, with comments to be fed back to this Committee prior to submission to Council. In addition, further detail on the level of contributions of affordable housing from developers since 2010 was also requested.

Decision

- (1) That the Planning Obligations Supplementary Planning Document (SPD) was endorsed subject to further consultation with the Planning Committee on the affordable housing element within Part 2 of the SPD with the feedback from the Planning Committee to be submitted to the Regeneration Services Committee for approval of the whole document prior to submission to Council.
- (2) That further detail on the level of contributions towards affordable housing from developers since 2010 be provided to Members.

5. Authorities Monitoring Report for Financial Year 2013/2014 *(Assistant Director, Regeneration)*

Type of decision

Non key.

Purpose of report

To seek permission of the Regeneration Services Committee to endorse the 2013/14 Authorities Monitoring Report (AMR) attached as Appendix 1.

Issue(s) for consideration by the Committee

The report provided a detailed background on the progress made on the implementation of the policies within the 2006 Local Plan and an assessment of their effectiveness and the extent to which they were being implemented. Further detail of the monitoring undertaken of the following was included in the report:

- Housing and housing policies;
- Economic activity, tourism and related policies
- Natural environment, waste, rural, conservation and related policies;

- Transport, leisure routes and related policies; and
- Neighbourhood Plans, Community Infrastructure Levy and duty to co-operate.

Decision

The content of the report was noted and endorsed as part of the Local Development Framework.

6. Tourist Buses Summer 2015 *(Assistant Director, Regeneration)*

Type of decision

Non key.

Purpose of report

To provide Members with feedback in respect of the pilot of the tourist bus programme that operated over the Easter period and request permission to extend this pilot for a further period from 21 July – 30 August 2015 to coincide with school summer holidays.

Issue(s) for consideration by the Committee

The report provided details on the useage of the pilot scheme which had operated from 30 March to 10 April 2015. It was noted that the useage of the service had grown over the 12 days of operation and qualitative feedback revealed a high level of satisfaction with the route, bus and driver. It was proposed that the pilot be extended to cover the period 21 July – 30 August 2015 with the following additions:

- Tweak the driving route to travel up Harbour Walk then down Middleton Road;
- Leaflet all schools and students before summer holiday break;
- Promote the service in all school buses;
- Promote service in Hartbeat magazine;
- Ensure all accommodation providers were fully aware of the service;
- Public Relation article stories highlighting the service and about the things to see in Hartlepool will increase;
- Increase social media activity promoting the service.

Members were supportive of the extension to the pilot and sought clarification on the costs. The Head of Culture and Information confirmed that the cost of the pilot would be £8,000 as the number of planned journeys had been reduced to 4 per day.

A discussion ensued on the importance of marketing the pilot effectively and it was suggested that a hoarding could be placed within the train station to advertise this to people using local train services. In addition, it was suggested that local hoteliers could promote the service through placing leaflets within their establishments. The Assistant Director, Regeneration indicated that an action plan for the marketing of the pilot would be developed and circulated to Members.

A Member commented that this was a great opportunity for the town and sought clarification on whether any risk analysis had been undertaken on the risk/reward element and benefits to the local economy. The Assistant Director, Regeneration indicated that the budget had already been identified to extend the pilot so this presented no risk element. However, it would be difficult to provide a comprehensive analysis on the provision of the service without additional resources.

In response to a question from a Member, the Assistant Director, Regeneration confirmed that the local transport authority had been consulted and were happy that the provision of this service as they did not feel it was in conflict with the service they provided.

A discussion ensued on the future provision of this service and the potential to operate it on a cost neutral basis through sponsorship from the organisations who benefitted from the people using this service.

Decision

- 1) The extension of the current pilot scheme to cover the period 21 July – 30 August 2015 was approved.
- 2) That an action plan for the marketing of the extension to the pilot be developed and circulated to Members.

7. Conservation Grants (*Assistant Director, Regeneration*)

Type of decision

Non key.

Purpose of report

To provide an update on the Conservation Grant Scheme including the allocation of grants in the last financial year and the proposed budget for the financial year 2015-16.

Issue(s) for consideration by the Committee

The report provided the background to the provision of Conservation Grants and further detail of the grants completed in the financial year 2014-15 were attached at Appendix 1. A budget of £20,000 had been provided for Conservation Grants with grants being offered at 50% of the total cost of the works to a maximum of £5,000. The Heritage and Countryside Manager confirmed that there had been significant interest in the grant scheme which was always heavily subscribed. However, only one application per year was permitted for each property.

In response to clarification sought by a Member, the Heritage and Countryside Manager indicated that within the Tees Valley area, Hartlepool was the only Local Authority to operate a Conservation Grant Scheme for residential properties. However, the Assistant Director, Regeneration commented that nationally there were a lot of local authorities who continued to operate a Conservation Grant Scheme although it was understood that in the current financial climate, these budgets were being gradually scaled down and this may form part of the future budget considerations for Members, although the Conservation Grant budget was currently funded from reserves and was agreed by Members on an annual basis.

The Heritage and Countryside Manager confirmed that funding had been available from English Heritage (renamed Historic England) previously and there may be potential to bid for further funding as Historic England undertake a review on how they invest in conservation areas.

The Assistant Director, Regeneration provided Members with an update on the position of the Odeon building in Raby Road along with the progress of the potential CPO of the Longscar building at Seaton Carew.

Decision

That the continuation of the Conservation Grant Scheme for the financial year 2015-16 was noted.

8. Any Other Items which the Chairman Considers are Urgent

None.

9. Date of Next Meeting

It was noted that the date of the next meeting would be Friday 17 July 2015 and that the majority of future meetings of the Regeneration Services Committee will be held on Fridays. The dates and times will be circulated to Members.

The meeting concluded at 10.36 am

P J DEVLIN

CHIEF SOLICITOR

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