

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

20 May 2016

The meeting commenced at 9.00 am in the Civic Centre, Hartlepool

Present:

Councillor Kevin Cranney (In the Chair)

Councillors: Alan Clark, Rob Cook and Jim Lindridge

In accordance with Council Procedure Rule 5.2 (ii), Councillor Christopher Akers-Belcher and was in attendance as substitute for Councillor Stephen Akers-Belcher.

Officers: Denise Ogden, Director of Regeneration and Neighbourhoods
Mike Blair, Technical Services Manager
Matthew King, Planning Policy Team Leader
Helen Williams, Senior Planning Officer
Malcolm Steel, Senior Planning Officer
Fiona Riley, Planning Policy Officer
Steve Hilton, Public Relations Officer
Angela Armstrong, Principal Democratic Services Officer

103. Apologies for Absence

Apologies for absence were received from Councillors Stephen Akers-Belcher and George Morris

104. Declarations of Interest

None.

105. Minutes of the meeting held on 11 March 2016

Received.

106. Hartlepool Local Plan Preferred Options Consultation Document *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

To seek approval to consult on the Local Plan Preferred Options Document and associated Sustainability Appraisal and Habitats Regulations Assessment for a period of eight weeks between 27 May and 22 July 2016.

Issue(s) for consideration by the Committee

The report provided a summary of the key issues covered within the Local Plan Preferred Options consultation document. The policies contained therein covered a wide range of topic areas which would be used to guide development and determine planning applications once adopted. The key areas covered in the report were:

- Locational Strategy;
- Minimising and Adapting to Climate Change;
- Infrastructure;
- Quality of Place;
- Housing;
- Strengthening the Local Economy;
- Managing and Enhancing the Rural Area;
- Retail and Commercial Development;
- Leisure and Tourism Development;
- Historic Environment;
- Natural Environment; and
- Supporting Evidence Base.

The Planning Policy Team Leader provided an update for Members in relation to some slight amendments that had been made to Appendix 2 since the agenda documentation had been circulated and published. These amendments would ensure the villages did not merge with the urban areas over the plan period.

The Chair, along with all Members of the Committee paid tribute to the dedicated approach and commitment of all the Officers involved in the production of this detailed and comprehensive document. It was noted that changes in national legislation had resulted in local authorities revisiting and updating their Local Plans and that within the Tees Valley region, the only

local authority who had adopted a Local Plan to date was Middlesbrough Borough Council.

A discussion ensued on the potential problems of traffic flow around the A689 in view of the south west extension and the potential expansion and additional visitors to Hartlepool Maritime Experience. The Planning Policy Team Leader informed Members that the Infrastructure Strategy examines transport issues in the area in detail including any necessary improvements that may be required to road junctions across the Town to improve the flow of traffic. It was highlighted that the Plan identified a road stretching from the south west extension along the western edge of the Town and from Brierton Lane towards the development around the High Tunstall area and it was hoped that this would alleviate some of the congestion problems already occurring along Catcote Road.

Clarification was sought on the provisions included to reduce the risk of flooding around the south west extension. The Planning Policy Team Leader confirmed that Sustainable Urban Drainage Systems (SUDS) had been incorporated within the planning permission for the south west extension which would cater for the residential area growth and loss of green field land. In addition to this, it was noted that the road to the north of this would also need to have SUDS provision to ensure there was no run off for flooding.

It was emphasised that this report was seeking the approval to consult on the preferred options document for the Local Plan and that it was important to provide a strong evidence base to support this document.

In relation to the Seaton Carew Masterplan, a Member highlighted that during the consultation on the Local Plan, a review of the Masterplan would be undertaken to re-evaluate of the robustness of the deliverability of the Masterplan and it was suggested that this be reported back to the Committee before the end of the consultation period for the Local Plan. The importance of ensuring a Supplementary Planning Document for the Innovation and Skills Quarter in Church Street was in place was emphasised to ensure the Council's ambition for the long term use of that area was realised.

A Member highlighted that transport links from Hartlepool to Darlington were very poor and suggested that this be raised through the Combined Authority to ensure Hartlepool has improved links with the national rail network. The Planning Policy Team Leader confirmed that improvements to road, rail, cycling and footpath networks were included within the Infrastructure Plan. It was noted that in addition to this, a North East Rail Management Unit had been created and the views of Members would be forwarded directly to that Unit. It was also noted that Council would be seeking to appoint an Elected Member to the Combined Authority to oversee transport issues and it was suggested that, in view of the specific interest shown, this Member may wish to consider taking up this appointment.

In response to a request for clarification from a Member, the Planning Policy Team Leader confirmed that the target for superfast broadband to reach all residential and business units within Hartlepool was 95%. To assist this, various options were being pursued with the providers as well as with Digital Durham through the Economic and Inward Investment Team.

A Member sought clarification on the target for the reduction of carbon emissions. The Director of Regeneration and Neighbourhoods confirmed that there were policies in place to reduce the carbon output including the expectation that all buildings will be energy efficient above and beyond the requirements of the building regulations including renewable energies on site along with the inclusion of play parks wherever practical.

Some concerns were raised by a Member about the wildlife corridor and local nature reserve in the Fens area and how this would be affected by the south west extension. The Senior Planning Officer confirmed that the advice received from the Council's ecologist was that most animals would flow in and out of the gap which was 30m. In response to a further concern, the Senior Planning Officer indicated that there may not be reference to electro magnet pollution within the consultation document, although the visual amenity and any potential health issues associated with pylons were considered as part of any planning permissions. It was suggested that this be explored further for the potential inclusion within the Plan subject to the creation of a local evidence base. It was suggested that Public Health be consulted on this issue to gain a national perspective and that this be fed back through the consultation process.

In response to a comments made by a Member, the Director of Regeneration and Neighbourhoods confirmed that discussions were ongoing either with the Child and Adult Services Department to explore the potential to extend existing primary schools as opposed to building new ones where this was deemed necessary.

A discussion ensued on the future development of the retail provision within Hartlepool and it was noted that the current retail policies focus on town centre approach first with a mix of uses including building societies, banks and cafes. The Director of Regeneration and Neighbourhood referred to the successful retail parks around the town including the Vision, Tees Bay and Anchor retail parks which were continuing to be development which was a sign of economic growth in Hartlepool. The further regeneration of the town including the National Museum of the Royal Navy, the Innovation and Skills Quarter and potential development of the Jacksons Landing site would all encourage further regeneration of the town which in turn will increase confidence in the retail element.

A Member sought clarification on the future of the Oakesway Trading Estate in the north of the Town and it was noted that this site had been identified as a potential site for the development of renewable energy manufacturing to complement the activities of the Port. However, the Director of

Regeneration and Neighbourhoods confirmed that the site was owned by the Homes and Communities Agency and discussions were ongoing in relation to the future development of that site as a priority.

Decision

- 1) The Local Plan Preferred Options Document and associated Sustainability Appraisal and Habitats Regulations Assessment were approved for a period of eight weeks consultation between 27 May and 22 July 2016.
- 2) A review of the Seaton Carew Masterplan be undertaken to re-evaluate of the robustness of the deliverability of the Masterplan and it was suggested that this be reported back to the Committee before the end of the consultation period for the Local Plan.
- 3) It was suggested that the implications of any electro magnetic pollution be explored further for the potential inclusion within the Plan subject to the creation of a local evidence base. It was suggested that Public Health be consulted on this issue to gain a national perspective and that this be fed back through the consultation process.

The meeting concluded at 9.50 am

P J DEVLIN

CHIEF SOLICITOR

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