

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

2 December 2016

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

Present:

Councillor: Kevin Cranney (In the Chair)

Councillors: Stephen Akers-Belcher, Allan Barclay, Dave Hunter, Brenda Loynes and Paul Thompson

In accordance with Council Procedure Rule 5.2 (ii), Councillor Alan Clark was in attendance as substitute for Councillor Jim Lindridge.

Officers: Denise Ogden, Director of Regeneration and Neighbourhoods
Louise Wallace, Director of Public Health
Andrew Carter, Assistant Director, Economic Growth and Regeneration
Sylvia Pinkney, Head of Public Protection
Chris Allan, Public Health Registrar
Matthew King, Planning Policy Team Leader
Rob Smith, Principal Regeneration Officer
Fiona Riley, Senior Planning Policy Officer
Matthew Clifford, Senior Planning Officer
Ryan Cowley, Planning Officer
Steve Hilton, Public Relations Officer
Angela Armstrong, Principal Democratic Services Officer

41. Apologies for Absence

Apologies for absence were received from Councillor Jim Lindridge.

42. Declarations of Interest

None.

43. Minutes of the meeting held on 16 November 2016

Received.

44. Assistant Director, Economic Growth and Regeneration

The Chair congratulated the Planning and Housing Services Manager on his recent appointment as Assistant Director, Economic Growth and Regeneration.

45. Hartlepool Local Plan – Publication Stage *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

To seek approval to consult on the Local Plan Publication Document, Proposals Map, Sustainability Appraisal and Habitats Regulations Assessment for a period of eight weeks between 9 December and 3 February 2017.

Also to seek endorsement for the Addendum to the Strategic Housing Market Assessment, November 2016.

Issue(s) for consideration by the Committee

The report provided the background to the production of the Local Plan which included policies covering a wide range of topic areas which will be used to guide development and determine planning applications once adopted. It was highlighted that in view of the recently published 2014 Sub National Household Projections and comments made at the Preferred Options Stage, an addendum had been prepared to update the Strategic Housing Market Assessment (SHMA) which, along with the updated housing figures provided an up to date Objectively Assessed Housing Need which formed the basis for calculating the housing requirement for the Local Plan. It was proposed that an eight week consultation would be undertaken from 9 December 2016 to 3 February 2017 to seek interested parties views on the document.

The key issues covered in the consultation document included the following:

- 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 and Natural Environment.

The Chair confirmed that this report sought approval for the consultation element of the Publication of the Local Plan which would provide opportunities for comments and views to be submitted for consideration.

A Member highlighted that a number of concerns had previously been expressed by residents of the Seaton Carew area objecting to the inclusion of wind turbines within the Seaton Carew area within the Local Plan. The Assistant Director, Economic Growth and Regeneration noted that in response to the letters of objection to the wind turbine policy at Preferred Options Stage that the Publication version had moved the area to the western side of Brenda Road and the proposed number had been reduced to 4 turbines to try and address concerns of residents. Any representations and concerns on this issue received during the consultation will be forwarded to the Planning Inspector to inform their decision making. The meeting was interrupted by a number of comments from the public gallery during the discussions and the Chair reiterated that members of the public will have several opportunities to take part in the consultation process and submit their views and comments for consideration. The consultation would be publicised on the Council's website, the Council's Hartbeat magazine with all residents and businesses in the Seaton Carew area being sent a letter informing them of the ongoing consultation. As part of the consultation process, an event was being held in January 2017 at the Seaton Carew Golf Club where there would be copies of the Local Plan documents available. In addition to this, Planning Officers had offered to attend any group meetings such as residents groups to ensure as many residents were involved in the consultation process as practicable.

Decision

- (1) The Addendum to the Strategic Housing Market Assessment, November 2016 was endorsed.
- (2) The Local Plan Publication Document, Proposals Map, Sustainability Appraisal and Habitats Regulations Assessment were approved for consultation for a period of eight weeks between 9 December 2016 and 3 February 2017.
- (3) Delegated authority to the Assistant Director, Economic Growth and Regeneration to make minor amendments and checking prior to the beginning of public consultation was approved.

46. Three Year Savings Programme – Regeneration Division *(Director of Regeneration and Neighbourhoods)*

Type of decision

Budget and Policy Framework

Purpose of report

To enable Members to consider the initial 2017/18 savings proposals relating to the Committees remit to contribute towards achieving the overall savings requirement.

Issue(s) for consideration by the Committee

The report outlined the unprecedented financial and demographic pressure which the Council continued to face and the importance of ensuring the Council remained focussed on securing the future prosperity and wellbeing of the town's residents. Further details were provided on the services provided, outputs and outcomes across the Regeneration Services Division in the following service areas:

- Planning and Housing Services;
- Heritage and Countryside;
- Estates and Regeneration;
- Economic Regeneration;
- Adult Education; and
- Culture and Information.

It was noted that the range of services provided by this Division were delivered across the whole of the Borough dealing with people across all age groups with some discreet services tailored for particular user groups. The current cost to the Council of providing the services relevant to this Division were outlined in the report. A table was provided within the report which provided a summary of the savings proposals for the Regeneration Services Committee along with a note of the savings made by the Regeneration Services Division over the last five financial years.

Further details were provided on the Hartlepool Vision which envisaged the creation of new business, leisure and retail facilities along with new job opportunities and raising the profile of the town as a visitor destination. This also paved the way for detailed proposals to unlock the potential for identified sites for economic development. The report referred to the Tees Valley Combined Authority and the need to ensure Hartlepool's interests were protected and new investment opportunities unlocked. Recognising the role Hartlepool had to play in the Tees Valley and the recently

announced Devolution deal, it was proposed that the Combined Authority work towards becoming self funded and as such a reduction in the Councils contribution from April 2017 of £260k was sought. It was also envisaged that the Economic Regeneration and Adult Education service areas would achieve savings in the region of £150k from April 2017 and details of how this would be achieved were included within the report. The report referred to income generation and a small increase in rental income from the Hartlepool Enterprise centre, the introduction of a charge for Planning application advice together with a review of fees and charges for the Town Hall and the introduction of a pantomime would collectively bring in income in the region of £40k.

In addition to the above, service reviews had been undertaken which had taken into account requests for early retirement/voluntary redundancies, vacant or fixed term posts and the merger of Planning and Housing Services which had resulted in savings of £270k. Whilst it was not possible to manage all of the savings in this way, it had been an underpinning principle for the budget for commencing in 2017/18 with a further £30k savings identified across various supplies and budget headings across the department.

The Chair commented that the Department were facing significant cuts but highlighted that Regeneration Services was the engine for change to encourage regeneration and growth. A discussion ensued on the regeneration and growth of the town and the consensus was that innovation and creativity need to be central to the future prosperity of the town. It was highlighted that the Town Hall Theatre was hosting the Town's first pantomime and it was hoped that this could be built upon in the future and increase the commercial use of the theatre. A member of the public highlighted an example where a local authority had developed its theatre through the setting up of a charitable status and securing 5 year investment for the operation of that theatre. In addition, it was noted that the Tyne Theatre in Newcastle received sponsorship from a local organisation which had generated significant investment in the theatre. The Chair welcomed all ideas and suggestions which would inform the future development of the theatre and other services including increasing income streams and investment in the local authority.

Decision

The content of the report was noted with the above discussions to be utilised to formulate a response to be presented to the Finance and Policy Committee on 9 January 2017.

47. Three Year Savings Programme – Public Health Department *(Director of Public Health)*

Type of decision

Budget and Policy Framework

Purpose of report

To enable Members to consider the initial three year savings proposals relating to the Committee's remit for public health to contribute towards achieving the overall savings requirement.

Issue(s) for consideration by the Committee

The report outlined the unprecedented financial and demographic pressure which the Council continued to face and the importance of ensuring the Council remained focussed on securing the future prosperity and wellbeing of the town's residents. There were two core revenue grant funded services in Public Health – Sport and Recreation and Public Protection.

The current cost to the Council of providing the services relevant to this Department were outlined in the report. Consideration has been given to requests for early retirement/voluntary redundancies, vacant or fixed term posts and whilst it was not possible to manage all of the savings in this way, it had been an underpinning principle for the budget for commencing in 2017/18. A table was provided within the report which provided a summary of the savings proposals for the Public Health Department which included Public Protection - £100k and Sport and Recreation - £150k.

A Member expressed concern at any proposed reduction in provision of sport and recreation as it was an important investment for the development and sustainability of the future health and wellbeing of the local community. The Director of Public Health clarified that the proposals included ongoing support from the ring-fenced Public Health grant to ensure the services were available to the public to promote health and wellbeing. The Director of Public Health emphasised that the need for income generation which was dependent on a good offer being available through the provision of good facilities. The Chair endorsed the Member's comments adding that this was an opportunity for Officers to look to grow and develop the sport and recreation provision and explore ways of commercialising the service and ultimately being more competitive.

Decision

The content of the report was noted with the above discussions to be

utilised to formulate a response to be presented to the Finance and Policy Committee on 9 January 2017.

48. Seaton Carew Masterplan - Update (*Director of Regeneration and Neighbourhoods*)

Type of decision

Key Decision – Test (i) and (ii) apply – Forward Plan Reference No RN17/16.

Purpose of report

To seek Committee approval to alter the delivery phases of the Seaton Carew Masterplan following the decision of the Planning Inspector to refuse the application for a compulsory purchase order (CPO) for the Longscar Building.

Issue(s) for consideration by the Committee

The report provided the background to the development of the Seaton Carew Masterplan which set out the Council's aspirations for the area across three phases. In addition to this, an outline was provided of the efforts made to acquire the Longscar building and the decision not to confirm the Compulsory Purchase Order (CPO). The owners of the building had made a commitment to redevelop their property within sixteen months of the CPO decision and the Council will support the owners to deliver their proposal should this progress. However, there remained a possibility that negotiations could progress with the owners to achieve the voluntary acquisition of the Longscar Building in the medium term. It was highlighted that the Council remained committed to the regeneration of Seaton Carew seafront and in view of this, the phasing of the Seaton Carew masterplan had been amended to take into account the Planning Inspector's decision.

In order to continue the regeneration process of the area, it was proposed that a Stage 2 (final) application for Coastal Communities Funding Round 4 (CCF) be submitted in view of the success at the first stage. It was noted that the original request for £800, will need to be reduced to £600k following advice from the Big Lottery Fund received in the wake of the Longscar Building CPO decision.

A revised scheme to deliver the Seaton Carew Masterplan was attached at Appendix 2 to amend the phasing of the scheme which took into account the fact that the Longscar Building will be retained at least in the short term. The proposals include the development of a quality crazy golf course to be developed by the private sector to complement the Council's proposed outdoor leisure park and enhance the range of attractions available at

Seaton Carew.

It was noted that should the bid for CCF funding be successful, it was proposed that the public art element will fund the large scale Boy and the Bicycle artwork to be dedicated to the Film Director, Sir Ridley Scott which would be located at the transport interchange off Church Street. A further large permanent artwork would be commissioned to sit on a stone plinth within the Seaton Reach area.

A lengthy discussion ensued on the car parking provision at Seaton Carew. The Director of Regeneration and Neighbourhoods confirmed that the car park next to Newburn Bridge was being extended in the new year to provide additional spaces. In addition to this, the coach car park at the south of Seaton Carew was being relined to improve usability. It was highlighted that a review of car parking was planned and would include a further look at the car parking in Seaton Carew including whether controlled measures were needed to assist residents in the area. A Member commented that there was land next to the old coach car park and suggested that this should be explored for additional car parking. The Director of Regeneration and Neighbourhoods confirmed that this site had been marketed but had not proved viable for building houses, however extending the car park into this area as suggested would be explored further.

A Member noted the recent decision in relation to the Compulsory Purchase Order of Longscar Hall and it was highlighted that the owners had made a commitment to develop the site within 16 months, however discussions and negotiations would be ongoing to keep all options open for the future of the site.

The Director of Regeneration and Neighbourhoods confirmed that should the bid for CCF funding be successful, a timeline for the development would then be submitted to Members.

Decision

- (1) The inclusion of the following recommendations in the Medium Term Financial Strategy were approved to be referred to full Council in 2017 as follows: -
 - i. The implementation of the revised and re-phased Seaton Carew Masterplan as shown in **Appendix 2** (which will be tabled on the day) subject to the CCF award being confirmed in March 2017 and securing all of the funding set out in **Appendix 3** (including Capital Receipts) was approved. **This Appendix contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (para 3), Information relating to the financial or business affairs of any particular person (including the authority holding that information).**

- ii. It was noted that recommendation (i) will commit funding as shown in **Appendix 3. This Appendix contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (para 3), Information relating to the financial or business affairs of any particular person (including the authority holding that information).**
- (2) The continuation of voluntary discussions with the private owners of the Longscar Building with a view to purchasing and demolishing it within the limits agreed in Council decision, September 2013, in preparation for a Coastal Community Fund Round 5 application in 2017 so that the original Phase 1 of the Seaton Carew Masterplan can be delivered was approved.
- (3) Members approved that the Boy and the Bicycle artwork along with the permanent artwork at Seaton Reach be designed and created subject to confirmation of a CCF funding in March 2017.
- (4) The development of a crazy golf course for the area of land identified at Seaton Carew (as per 5.7), as shown in Appendix 2 was approved.
- (5) That the use of the land next to the old Coach Car Park at Seaton Carew be explored use as additional car parking.

49. Strategic Financial Management Report – as at 30 September 2016 (*Director of Regeneration and Neighbourhoods, Director of Public Health and Chief Finance Officer*)

Type of decision

For Information.

Purpose of report

To inform Members of the 2016/17 forecast General Fund Outturn 2016/17 Capital Programme Monitoring and provide details for the specific budget areas that this Committee is responsible for.

Issue(s) for consideration by the Committee

The report outlined the overall financial position for the Council as set out in the Medium Term Financial Strategy Report submitted to the Finance and Policy Committee on 28 November 2016.

Specifically in relation to Regeneration Services and Public Health, the

report included the overall budget position together with a brief comment on the reasons for the forecast outturn. Further details on the capital monitoring for 2016/17 was included at Appendix B.

Decision

The report was noted.

50. Quarter 2 – Council Overview of Performance and Risk 2016/17 *(Director of Regeneration and Neighbourhoods and Director of Public Health)*

Type of decision

For Information.

Purpose of report

To inform Members of the progress made against the relevant areas of the 2016/17 Council Plan at the end of quarter 2. The report also provided Members with an update on the topic of Public Protection.

Issue(s) for consideration by the Committee

The report outlined the overall progress made on the Council Plan during the second quarter of the financial year, together with specific details of progress against those actions, performance indicators and risks from those service areas that are specifically relevant to the Regeneration Services Committee along with an update on recent performance across Public Protection.

The Head of Public Protection presented the detail within the appendix which highlighted the number of interventions carried out as well as providing detail on the programme of sampling of microbiological food samples and swap results which had been undertaken. It was highlighted that 1641 service requests for reactive work had been received during quarter 1 and 2 of 2016/17 which was broadly similar to the same period in 2015/16. Further details were provided on the projects undertaken by Public Protection with particular success noted in the provision of No Cold Call Zones; Pest Control, Public Health Interventions and Air Quality testing.

A Member highlighted a recent incident of drains being blocked due to take-away venues pouring waste products into drains. The Head of Public Protection confirmed that all incidents such as this which were reported to the Council would be forwarded to Northumbria Water who had

responsibility for the maintenance of the sewers. Clarification was sought on the identification of incidents of Child Sex Exploitation as part of any visits undertaken to commercial premises by Council Officers. The Head of Public Protection confirmed that a number of Officers had received specific training from the Police in relation to identifying instances of Child Sex Exploitation and there were systems in place to ensure any suspicions were forwarded onto the Police for further investigation.

The particular success of the No Cold Call Zones was noted by a Member and it was suggested that Officers should explore the possibility of making the whole town a No Cold Zone. However, the Head of Public Protection confirmed that currently residents needed to approach the Council to request the implementation of a No Cold Call Zone in their area be implemented, however the implementation of a zone across the whole of the Town would be explored further.

A discussion ensued on the reporting of out of hours noise complaints which had previously been operational on a seasonal basis and it was suggested that the provision of an out of hours noise complaint service be considered as services were developed. It was noted that out of hours noise disturbances can also be reported to the Police although the pressure the Police were under was recognised.

Decision

- (1) The progress made on the specific areas of the Council Plan relevant to the Committee at the end of quarter 2 as set out in appendix 1 was noted.
- (2) The update in relation to Public Protection as set out in Appendix 1 was noted.
- (3) The implementation of a No Cold Call Zone across the whole of the Town would be explored.
- (4) It was suggested that as services were developed, the provision of an out of hours noise complaints service should be considered.

51. Any Other Items which the Chairman Considers are Urgent

None.

The meeting concluded at 11.10 am

P J DEVLIN

CHIEF SOLICITOR

PUBLICATION DATE: 9 December 2016