

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

4 September 2017

The meeting commenced at 2.00 pm in the Civic Centre, Hartlepool

Present:

Councillor Kevin Cranney (In the Chair)

Councillors: Rob Cook and Jim Lindridge

Also Present: Councillor Allan Barclay was in attendance as substitute for Councillor Stephen Akers-Belcher in accordance with Council Procedure Rule 5.2

Officers: Andrew Carter, Assistant Director, Economic Growth and Regeneration
Sylvia Pinkney, Head of Public Protection
Rob Smith, Principal Regeneration Officer
Jim Ferguson, Planning and Development Manager
Tracy Rowe, Community Regeneration Officer
Caron Auckland, Project Officer
Denise Wimpenny, Principal Democratic Services Officer

15. Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Stephen Akers-Belcher, Brenda Loynes and Shane Moore.

16. Declarations of Interest

None

17. Minutes of the meeting held on 17 July 2017

Received.

18. Renewal of the Longhill and Sandgate Business Improvement District (BID) *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Key Decision – Test (ii) – Forward Plan Reference RN06/17.

Purpose of report

To provide background information on the Longhill and Sandgate Business Improvement District (BID) and to seek authorisation to engage in pursuing a re-ballot for the renewal of the current BID.

Issue(s) for consideration by the Committee

The Assistant Director reported on the background to a Business Improvement District, which was a partnership arrangement through which local authorities and the local business community could take forward schemes which would benefit the local community. The Longhill and Sandgate BID had been running since 1 April 2008. The first five year BID ended on 31 March 2013 and this had been renewed for a further five years from 1 April 2013. The current BID was due to end on 31 March 2018.

It had been agreed by the Executive of the Longhill and Sandgate Business Association to pursue a renewal of the current BID for a further five years which would:-

- Ensure the existing estates wide CCTV system remained operational
- Provide a reactive security response service to incidents picked up by the CCTV Monitoring Centre
- Provide a regular estate wide environmental cleansing service

Officers responded to queries raised by Members in relation to aspects of the report which included clarification on the consultation process. Emphasis was placed upon the importance of prevention and a query was raised regarding the number of incidents that had been reported as a result of CCTV preventative work. The Committee was advised that this information could be made available following the meeting. In response to a request for clarification in terms of feedback from business organisations in relation to the proposals, the Assistant Director advised that information in this regard would be provided following the meeting.

Decision

- (i) The Committee agreed that discussions continued with businesses and internal Council sections with a view to completing the business plan and undertaking the renewal ballot with Hartlepool Borough Council as a partner on the BID Board.
- (ii) That the following additional information be provided to Members following the meeting:-

- (a) details of the number of incidents that had been reported as a result of CCTV preventative work.
- (b) feedback from business organisations in relation to the proposals.

19. Neighbourhood Planning (Hartlepool Rural Neighbourhood Plan 2016-2031) *(Director of Regeneration and Neighbourhoods)*

Type of decision

Key Decision – Test (ii) – Forward Plan Reference RN 09/17.

Purpose of report

- (i) To consider the recommendations outlined in the Rural Plan examiner's report following the independent examination of the submitted final draft of the Rural Neighbourhood Plan in line with the Neighbourhood Planning Regulations 2012 (as amended).
- (ii) To confirm that the Rural Plan, as modified by the examiner's recommendations, can proceed to referendum and to consider the extent of the referendum area as informed by the examiner's conclusions.
- (iii) To note that the Local Planning Authority (LPA) must undertake duties in relation to modifying the Rural Plan (as per the examiner's recommendations) and arranging the referendum.

Issue(s) for consideration by the Committee

The report provided the background to the development and rationale of the Neighbourhood Plan. Further detail was provided around the publication of the plan and the work of an independent examiner to undertake an examination of the Rural Plan and recommend to the Local Planning Authority that the plan should:-

- proceed to referendum on the basis that it meets all the legal requirements;
- proceed to referendum if modified or;
- not proceed to referendum on the basis that it does not meet all the legal requirements.

The examiner's overall conclusions were that the plan, if amended in line

with his recommendations, met all the statutory requirements including the basic conditions test and that the Rural Plan, as modified, should now proceed to referendum. The Committee was referred to the examiner's report, the examiner's recommendations, including the comments made by the Planning Policy Team together with the recommended changes to the policies in the plan, attached as appendices to the report.

A Member queried the level of consultation with Ward Councillors. In response, the Community Regeneration Officer provided details of the consultation arrangements. A lengthy debate ensued during which a number of queries were raised in relation to the report. Clarification was provided regarding the grant payments process, financial considerations of the report as well as the impact of pending significant additional Government Grant cuts.

In response to concerns raised by a member of the public around environmental protection issues, the Assistant Director provided assurances that robust safeguards were in place to ensure that environmental health issues were considered at the planning application and development stage, details of which were provided.

Decision

- (i) The Committee agreed the recommendations outlined in the report on the examination of the Hartlepool Rural Neighbourhood Plan.
- (ii) The Committee confirmed that the Rural Plan, as modified by the examiner's recommendations, could proceed to referendum and the extent of the referendum area as informed by the examiner's conclusions.
- (iii) The Committee noted that a further update report along with the plan incorporating the examiner's recommendations and arrangements in relation to the holding of a referendum would be brought back to the Committee for notification.

20. Housing Services Policy Reviews (*Assistant Director, Economic Growth and Regeneration*)

Type of decision

Key decision (test ii) Forward Plan Reference No RN05/17

Purpose of report

To update the Committee on the Housing Management policies which were approved in February 2015 and to seek approval for the necessary

revisions to certain policies in line with statutory regulations.

Issue(s) for consideration by the Committee

It was reported that following the Committee's approval of a series of policies required for the direct delivery of the Housing Management Service, all of the policies had been reviewed in March 2017, details of which were set out in the report.

Following this review, amendments were proposed to the following policies:-

- Aids and Adaptations Policy (Appendix 1)
- Decoration Policy (Appendix 2)
- Rent Setting and Service Charge Policy (Appendix 3)
- Tenancy Policy (Appendix 4)
- Tenancy Management Policy (Appendix 5)
- Void Management Policy (Appendix 6)

Details of the proposed key changes to the policies were provided, as summarised in the report.

A Member questioned the value of the proposed amendments to the Decoration Policy. Members were advised that the proposal may allow tenants to receive a redecoration voucher in the event that the property was in a poor condition or difficult to let, the potential benefits of such an arrangement were provided.

Decision

- (i) That the contents of the report be noted.
- (ii) That the revised policies required for the continued delivery of the housing management service be approved.

21. Hartlepool Daymark Project *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Non-key decision

Purpose of report

To seek Committee approval to support the installation of a 2.4m corten steel "Daymark" feature within Hartlepool.

Issue(s) for consideration by the Committee

It was reported that the Council had been approached by a UK registered Charity, Tour De Coast, in order to gain official support to install a 2.4 m corten steel Daymark within Hartlepool to further enhance the visitor offer of the area. Tour De Coast was co-ordinating the installation of up to one hundred Daymarks in special places around Britain's entire coast.

Tour De Coast was currently seeking sponsors to fund the £8K cost of the project. The Arts Council North East had shown interest in the project and was in discussions with Tour De Coast. Currently the Council had not been asked to fund anything towards this project. The Coastal Community Teams would decide upon the exact location of the Daymark once funding had been secured.

Whilst Members welcomed the project and commented that the Daymark would complement and build upon the "Waves" and "Boy and the Bicycle" artworks that were to be installed in the town, views were expressed that the Daymark should not be installed near or around the "Waves" artwork.

Decision

- (i) That the installation of the Daymark on Council owned land around the Hartlepool coast line be approved, subject to confirmation of funding from Tour De Coast.
- (ii) Once funding was secured, that the Coastal Community Teams decide upon the exact location of the Daymark and that the comments of Members, as outlined above, be considered in determining the location of the artwork.

22. Food Law Enforcement Service Plan (*Interim Director of Public Health*)

Type of decision

Non-key decision

Purpose of report

To consider the Food Law Enforcement Service Plan for 2017/18

Issue(s) for consideration by the Committee

The Head of Public Protection reported that the Food Law Enforcement Service Plan for 2017/2018, submitted as an appendix to the report, detailed the Service's priorities for 2017/18 and highlighted how these priorities would be addressed.

During 2016/17 the service completed 100% of all programmed food hygiene, food standards and feed hygiene interventions planned for the year. In total 387 food hygiene interventions were completed, 273 food standards and 19 feed hygiene interventions. Comparators from the previous year were provided, as set out in the report. In addition to the planned interventions 81 new food businesses were registered and inspected during the year.

As at the 1 April 2016, 98.5% of businesses in the borough were "Broadly Compliant" with food safety requirements (98.3% in 2015/16). For food standards 97.2% of businesses achieved broad compliance (96.1% in 2015/16).

In relation to food hygiene ratings, the Head of Public Protection highlighted that 98.2% of the premises inspected during 2016/17 received a hygiene rating of '3' and above.

The results of the food sampled as part of the year's microbiological sampling programme were reasonable with 11/149 (74.5%) reported as satisfactory.

The Head of Public Protection reported that in 2017/18 work would continue on the takeaways project, food safety awareness campaigns, holiday hunger scheme and allergy awareness campaign.

The Head of Public Protection responded to queries raised by Members in relation to microbiology sampling, the potential reasons for adverse sample results, powers available to improve food safety standards and the potential reasons for poor results obtained from dressed crab, which had been prepared out of the area.

A Member questioned what work was being done to promote healthy eating and address obesity issues. Members were advised that work was ongoing with takeaways in terms of encouraging healthier options including reducing salt levels in food and introducing half portions on menus.

Decision

That the Food Law Enforcement Service Plan for 2017/18 be approved.

23. Tees Valley Investment Fund – Expressions of Interest *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

For information.

Purpose of report

1. To inform the Regeneration Services Committee of the outcome of the expressions of interest that were recently submitted to the Tees Valley Combined Authority Investment Fund.
2. To provide a summary of the four regeneration projects that were submitted by the Council for funding. These projects include Phase 2 of the Innovation and Skills Quarter, the Hartlepool Waterfront, the Elwick By-Pass and the Centre of Excellence in Technical Training for the Creative Industries (Northern Lights Academy).
3. To explain the outcome of the expression of interest exercise and detailed the development funding that had been awarded to the Council.

Issue(s) for consideration by the Committee

The Assistant Director reported on the background to the development of the Combined Authority as well as the expressions of interest funding process.

The Council had submitted four expressions of interest for funding for Hartlepool's regeneration priorities, a summary of which was included in the report. These projects included, Phase 2 of the Innovation and Sills Quarter, the Hartlepool Waterfront, the Elwick By-Pass and the Centre for Excellence in Technical Training for the Creative Industries.

With regard to outcomes, in relation to the Innovation and Skills Quarter, the request for development funding was successful and £505k had been awarded by the Combined Authority to support the development of the scheme. In relation to the Waterfront, the expression of interest was successful and £680k of development funding had been awarded to develop the preferred concept scheme further. This would be drawn down in phases with the Combined Authority reviewing their continued investment after the completion of each phase. The development funding would be match funded with £64k from the Museum Resilience Fund grant. In relation to Elwick By-pass, it was noted that a report considering the detail and funding opportunities had been considered by Finance and Policy Committee in July.

The Council had been invited to submit an outline business case for the identified funding for the Centre of Excellence in Technical Training for the Creative Industries project. The request for development funding for the Energy Life – Cycle Centre was successful and £300k had been awarded directly to the consortium by the Combined Authority to support the development of this project.

The Committee welcomed the report and the Chair took the opportunity to thank all officers who had been involved for their hard work and contributions in terms of securing funding to develop projects of this type. Staff were also commended for their contribution to the success of recent events in the town particularly the Waterfront Festival from which excellent feedback had been reported.

Decision

- (i) That the contents of the report be noted.
- (ii) That the successful Expression of Interest to the Tees Valley Investment Fund be noted.
- (iii) That the development funding secured to develop the ISQ Phase 2, Hartlepool Waterfront and Centre of Excellence in Technical Training for the Creative Industries (Northern Lights Academy) be noted.

24. 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 item of business on the grounds that it 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 25 – Heugh Gun Battery Museum (*Assistant Director, Economic Growth and 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 relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3)

- 25. Heugh Gun Battery Museum** (*Assistant Director, Economic Growth and 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 relating to the financial or business affairs of any particular person (including the authority holding that information) (para 3)

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

The decision was set out in the exempt section of the minutes.

26. Date and Time of Next Meeting

It was reported that the next meeting would be held on Friday 15 September 2017 at 3.00 pm.

The meeting concluded at 3.40 pm

P J DEVLIN

CHIEF SOLICITOR

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