

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

15 MAY 2018

The meeting commenced at 10.30 am in the Civic Centre, Hartlepool

Present:

Councillor Kevin Cranney (In the Chair)

Councillors: Stephen Akers-Belcher, Rob Cook, Jim Lindridge, Shane Moore and Leisa Smith.

Also present: Councillor Christopher Akers-Belcher.

Officers: Andy Carter, Assistant Director, Economic Growth and Regeneration
Matthew King, Planning Policy Team Leader
David Cosgrove, Principal Democratic Services Officer

72. Apologies for Absence

None.

73. Declarations of Interest

None.

74. Minutes of the meeting held on 5 March 2018

Confirmed.

75. Adoption of Hartlepool Local Plan Following Receipt of Inspector's Report *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Budget and Policy Framework.

Purpose of report

To notify the Committee of the receipt of the Planning Inspector, David

Spencer's, Final Report on the Hartlepool Local Plan following the Examination in Public which had been ongoing since the submission of the Local Plan to the Secretary of State on the 23 March 2017. The report also sought approval of the Committee to submit the Local Plan to Full Council on the 22 May for adoption.

Issue(s) for consideration by the Committee

The Planning Policy Team Leader briefly outlined the process of the development and Examination in Public of the Local Plan. The Inspector's final report on the Local Plan concluded that, subject to the Main Modifications being included (as set out in the Appendix of the Inspector's Final Report – Appendix 1), that the Hartlepool Local Plan provided an appropriate basis for the planning of the Borough and that it satisfied the requirements of Section 20(5) of the 2004 Planning and Compulsory Purchase Act (the Act) and met the criteria for soundness in the National Planning Policy Framework.

The Inspector's final report considered a range of issues in coming to the conclusion that the Plan provided an appropriate basis for planning in the Borough. A summary of the issues was set out within the report.

When the Plan is adopted, in order to comply with legislation and give effect to the Plan's policies, the Council would need to update the adopted policies map to include all the changes proposed in the Submission Proposals Map March 2017 and the further changes published alongside the main modifications on the 14 December 2017 incorporating any necessary amendments identified in the report.

The inspector had concluded that in meeting the Duty to Co-operate; Section 20 (5)(c) of the Act required that the Inspector consider whether the Council had complied with any duty imposed on it by section 33A in respect of the Plan's preparation . The report summarised the Inspector's comments on the Duty-to-Cooperate and concluded that the Inspector was satisfied that where necessary the Council had engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the Duty to Co-operate had, therefore, been met.

In terms of meeting the Assessment of Soundness; the Inspector noted that taking account of all the representations, the written evidence and the discussions that took place at the Hearing Sessions, he had identified nine main issues upon which the soundness of the Plan depended and which required the main modifications to make the plan sound. These were detailed in the report.

The Planning Policy Team Leader reported that the Inspector had considered the Public Sector Equality Duty contained in the Equality Act 2010 and had regard to the Council's Equality Impact Assessment produced with the Local Plan. The inspector concluded that the policies

would generally have a positive quality impact in relation to the protected characteristics of older people, gypsies and travellers and those with disabilities.

The Inspector considers the plan complies with the December 2017 Local Development Scheme and that consultation on the Local Plan and Main Modifications was carried out in compliance with the Statement of Community Involvement. The Inspector also concluded that Sustainability Appraisal had been carried out on the submitted plan and Main Modifications and is adequate.

The Habitats Regulations Assessment has been updated at various stages throughout the Examination and concluded that any adverse effects could be suitably mitigated such that through the various Main Modifications it could be concluded that the Plan would not have an adverse effect on the integrity of internationally designated sites. The Planning Policy Team Leader highlighted that Natural England concur with this conclusion.

The Inspector was asked to recommend Main Modifications to make the Plan sound and capable of adoption. He had concluded that with the Main Modifications set out in the Appendix to his report that the Hartlepool Local Plan satisfied the requirements of Section 20(5) of the Act and met the criteria for soundness in the National Planning Policy Framework.

The Planning Policy Team Leader, therefore, recommended that the Local Plan could be approved for submission to Council on 22 May for adoption.

The Chair wished to record his thanks to the Planning Policy Team Leader and his staff for excellent work they had undertaken in completing the Local Plan for submission to Council. This was echoed by the Members present. The Chair questioned at what stage the other Tees Valley authorities were at in the preparation of their local plans. The Planning Policy Team Leader indicated that, as far as he was aware, Redcar and Cleveland Borough Council were at a similar stage with their local plan; Stockton Borough Council's plan was due to go into the Examination in Public stage; Darlington Borough Council's plan was still at least two years away and Middlesbrough Borough Council were currently in the process of refreshing their adopted plan.

The Chair of the Planning Committee referred to the specific comments of the Inspector in relation to the housing need identified in the plan as being consistent with national policy. The Member also extended his thanks to the Planning Policy Team for the plan now submitted.

A Member referred to the southern access route identified in the local plan to serve the south west extension and expressed his concerns in relation to some of the potential 'knock-on' traffic impacts. The Assistant Director indicated that the route shown in the plan was there to 'safeguard' it for future development and in any event it would be subject to a full planning application when the issues raised by the Member would be considered in

detail.

The Leader of the Council welcomed the submitted Local Plan and the work that had been undertaken by officers in its development. The Leader considered that Council should be made aware when the plan was submitted for adoption that many of the rules and regulations had changed during the time since the Council had requested that the plan be re-drafted which had required much more work to be undertaken than had originally been anticipated. Getting the Council to this point in the process, and ahead of most other Tees Valley authorities, had been a substantial task for which officers should be rightly thanked.

A Member referred to the Inspector's supportive comments around land the Council had identified for employment purposes and how the Council had been right to defend this land against housing development. The Chair also referred to the identification of Victoria Ground where a modification had been made to identify the pitch and stands at the Victoria Ground as outdoor sport to bring it into line with other allocations at sports grounds within the Borough.

A Member commented that the allocation of the site on Brenda Road for wind turbines would still be strongly opposed by the residents of Seaton Carew, as it had been during the Examination in Public, should an application come forward for determination.

Decision

1. The Committee noted the Inspector's Final Report into the Hartlepool Local Plan and the Main Modifications which needed to be incorporated into the Local Plan for reasons of Soundness and agreed unanimously that the Local Plan, as amended, be presented to Council on 22 May 2018 for Adoption.
2. The Committee record their thanks to the Planning Policy Team Leader and all officers involved in the production of the Plan for excellent work they had undertaken in completing the Local Plan for submission to Council.

76. Any Other Items which the Chairman Considers are Urgent

A Member questioned if there was any update that could be given to Members following the recent fire at the Longscar Hall in Seaton Carew. The Chair indicated that at present the fire hadn't affected the work the Council was undertaking on the sea front. The main issue was the area of the adjacent car park that was closed. The Assistant Director, Economic Growth and Regeneration indicated that until the owners had completed a structural survey of the building the stability of the building was not known. A Seaton Ward Councillor requested that should that area of the car park

remain closed for the next bank holiday, additional car parking capacity be provided elsewhere in Seaton Carew. The Chair and the Assistant Director noted the comments.

The meeting concluded at 10.50 am.

H MARTIN

INTERIM CHIEF SOLICITOR

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