

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

17 December 2018

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

Present:

Councillor Kevin Cranney (In the Chair)

Councillors: Paddy Brown, Rob Cook, Jim Lindridge and Shane Moore

Also Present: In accordance with Council Procedure Rule 5.2 Councillor Tony Richardson was in attendance as substitute for Councillor Leisa Smith

Councillor Ann Marshall

Officers: Andy Carter, Assistant Director, Economic Growth and Regeneration
Matthew King, Planning Policy Team Leader
Rebecca Cockburn, Planning Policy Officer
Chris Parkin, Head of Finance (Regeneration and Neighbourhoods)
Steve Hilton, Senior Public Relations Officer
Denise Wimpenny, Principal Democratic Services Officer

34. Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Leisa Smith and Mike Young.

35. Declarations of Interest

None

36. Minutes of the meeting held on 19 November 2018

Received

37. Strategic Financial Management Report – as at 30 September 2017 *(Director of Regeneration and Neighbourhoods and Director of Finance and Policy)*

Type of decision

For information.

Purpose of report

The purpose of the report was to inform Members of the 2018/19 forecast General Fund Outturn, the 2018/19 Capital Programme Monitoring and provide details for the specific budget areas for which the Committee was responsible.

Issue(s) for consideration by the Committee

The Head of Finance (Regeneration and Neighbourhoods), presented the report which provided the background and financial reporting arrangements for 2018/19 as well as a summary of the overall Council financial position and General Fund outturn information in relation to the Regeneration and Neighbourhood Services Department.

The report referred to the MTFS report considered by Finance and Policy Committee on 3 September 2018 which highlighted that the financial outlook for the next three years was extremely challenging. The Council faced a 2019/20 budget deficit of £6m and further deficits in 2020/21 and 2021/22. This meant that further extremely difficult decisions would be required over the next three years to set balanced budget.

Details of the overall budget position for the Regeneration and Neighbourhood Services Department was summarised in a table included in the report together with the reasons for the forecast outturn. Further details of specific budget areas this Committee was responsible for were outlined at Appendix A and the report also included a breakdown of planned use of reserves together with capital expenditure.

Decision

That the report be noted.

38. Rural Neighbourhood Plan *(Assistant Director (Economic Growth and Regeneration))*

Type of decision

Budget and Policy Framework

Purpose of report

To notify Members of the outcome of the public referendum which took place on the 4 October 2018 and to note that the Hartlepool Rural Neighbourhood Plan (HRNP) was to be referred to full Council to formally adopt the HRNP as part of the Development Plan for Hartlepool.

Issue(s) for consideration by the Committee

The report provided background information in relation to the decision taken by the Regeneration Services Committee on 4 September 2017 that the HRNP would proceed to referendum. The following question was asked at the referendum:-

“Do you want Hartlepool Borough Council to use the Neighbourhood Plan for the Hartlepool Rural Area to help it decide planning applications in the neighbourhood area?”

In relation to the outcome of the referendum, there were a total of 405 votes cast with 330 voting in favour and 75 against. Given the positive vote at referendum in favour of the HRNP and the fact that the independent examiner considered that the EU and human rights obligations had been met, the authority now had to “make” adopt the HRNP so it formed part of the Development Plan for Hartlepool.

In response a query raised, clarification was provided in relation to the referendum arrangements including details of the areas that had been identified to vote.

Decision

The Committee noted the result of the public referendum and noted that the Hartlepool Rural Neighbourhood Plan would be referred to full Council for formal adoption of the Plan as part of the Development Plan for Hartlepool.

39. Statement of Community Involvement (SCI) 2018 *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Budget and Policy Framework

Purpose of report

To seek permission to undertake an eight week public consultation on the

Statement of Community Involvement (SCI) between Tuesday 18 December 2018 and Friday 22 February 2019 (see Appendix A)

Issue(s) for consideration by the Committee

It was reported that the Statement of Community Involvement formed part of the Council's Local Development Framework and aimed to set out how the Council intended to engage with the community in respect of planning matters within the Borough. The document, attached at Appendix A, was an updated version to reflect changes in legislation and revision of the planning system, to ensure that the Council was fully compliant with any recommendations regarding community involvement and matters such as consultation.

It was intended to hold an eight week public consultation on the draft SCI to obtain any comments from interested stakeholders on the document. The draft SCI and other related documents would be available to view on the Council's website, the Civic Centre reception as well as the Central Library.

Delegated approval was sought to allow officers to undertake minor alterations to the document to reflect recent policy guidance updates.

The Chair questioned the consultation period running over the Christmas holidays, particularly when the Civic Centre would be closed. The Planning Policy Officer stated that whilst regulations required a six week consultation period, the Council had allowed an eight week consultation period which would extend the consultation to February.

Decision

- (i) That an eight week formal consultation on the Statement of Community Involvement be agreed.
- (ii) That authority be delegated to officers to undertake minor alternations to the SCI to reflect recent policy guidance updates.

40. High Tunstall Masterplan *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

Budget and Policy Framework – General Exception applies due to the Masterplan not being prepared by the site promoters until November 2018, so it was apparent whether a finalised document, including changes required by Council Officers, could be completed in time for Regeneration Services Committee in December.

Purpose of report

For Members to consider and endorse the High Tunstall Masterplan (see Appendix 1) required by Policy Hsg5 of the Hartlepool Local Plan

Issue(s) for consideration by the Committee

The Assistant Director reported that the High Tunstall housing site was allocated by Policy Hsg5 of the 2018 Hartlepool Local Plan for the delivery of approximately 1200 dwellings. The Policy stipulated that applications would be determined in accordance with a number of criteria. Criterion 8 stated that development would accord with the key principles set out in the concept diagram contained within the Plan and with an approved Masterplan.

Given the requirement for the Masterplan officers had liaised with the site promoters and specified the level of detail that was expected within the Masterplan to help guide the development of the site over the next 15 years. The final Masterplan would help to guide future reserved matters applications on the site and would help to ensure that necessary infrastructure such as roads, pedestrian links, sustainable drainage, open space and community facilities, such as the primary school, were delivered in a co-ordinated and timely manner.

The Committee's endorsement to the Masterplan was sought, which would become a material consideration in the determination of future planning applications on the site and would ensure that decisions taken were in conformity with the Hartlepool Local Plan 2018.

The Assistant Director also sought the Committee's approval to make some minor amendments to the Masterplan, details of which were provided.

In the discussion that followed presentation of the report, officers responded to queries raised by Members in relation to the proposals. A Member questioned the process and timescales around the provision of recreational open space together with children's play space. The Assistant Director advised that where play space had been identified, provision would be made in accordance with planning provisions, as agreed by Planning Committee.

Decision

- (i) That the High Tunstall Materplan be endorsed.
- (ii) That authority be granted to officers to undertake any minor amendments to the Masterplan.

41. Oxford Road Areas – Proposed Study *(Assistant Director, Economic Growth and Regeneration)*

Type of decision

For information only

Purpose of report

To provide Members of Regeneration Services Committee with an overview of funding allocated for the delivery of feasibility, master planning and options appraisal work for the Oxford Road Older Housing Area from the funding allocated to Thirteen Group from the Estate Regeneration Fund administered by the Homes and Communities Agency.

The report provided background on the purpose of the fund and the allocated use of the fund in Hartlepool with the aim of commissioning regeneration feasibility work including a viability study for the Oxford Road Older Housing Area to be used to bid for funding for regeneration should it become available nationally.

Issue(s) for consideration by the Committee

The report provided background information in relation to the Estate Regeneration Programme which had been launched in 2016/17 to provide funding to assist in the delivery of estate regeneration and social housing projects. As part of this fund £30 million had been made available to enable landlords, at the early stages of regeneration projects, to conduct feasibility studies etc. Thirteen Housing Group had been successful in securing a £1.8 million funding allocation for a range of regeneration feasibility projects across the Tees Valley, details of which were provided.

A number of projects in Hartlepool had been supported by the Group and funding of £31,720 had been allocated for the delivery of feasibility, master planning and options appraisal work for the Oxford Road Older Housing Area.

It was proposed that the £31,720 funding allocated to the Oxford Road Older Housing Area be used for its purpose of conducting research including the feasibility of regeneration and an appraisal of the possible options for intervention moving forward. It was proposed that external consultants be commissioned to carry out this study which was to conclude before the deadline of 31 March 2019. The decision to commission a masterplan for the Oxford Road Older Housing Area had been taken due to concerns raised by residents of the area and the perceived view that the area was experiencing problems of housing market failure, low demand and

crime and anti-social behaviour.

Members were advised that the aim of the study was to establish a more comprehensive evidence based business case for this area, details of which were provided. It was highlighted that the study did not symbolise the start of intervention in the area but provided the background to bid for funding should it become available nationally.

A Member referred to the issues that had already been identified in this area and sought clarification in terms of how this information would feed into the process. The Assistant Director provided an update on the research work that had been undertaken earlier in the year which would feed into the process and be shared with the appointed external consultant.

In relation to the initial consultation that had taken place with providers of services in the Oxford Road area, the outcome of which would feed into the study, a Member sought assurances that Ward Members would be consulted. Members were advised that consultation would include residents as well as Elected Members. The Chair requested that a copy of the report together with details of the proposals be distributed to the relevant Ward Members.

In response to a Member's comments in terms of the need to consider areas of concern town-wide, the Chair indicated that there would be an opportunity to debate issues of this type at the special meeting of this Committee that had been scheduled for February.

Decision

- (i) That the contents of the report be noted and, in particular, the proposal to appoint external consultants to carry out feasibility, master planning and options appraisal work for the Oxford Road Older Housing Area, to be completed by 31 March 2019.
- (ii) That a copy of the report together with details of the proposals be provided to Local Ward Members.

42. Chair's Concluding Remarks

The Chair took the opportunity to thank the Committee and attendees for their contributions and to wish everyone a Merry Christmas and Happy New Year.

43. Date and Time of Next Meeting

It was reported that the next meeting would be held on Monday 28 January 2019 at 2.00 pm.

The meeting concluded at 2.35 pm.

H MARTIN

CHIEF SOLICITOR

PUBLICATION DATE: 21st December 2018

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