



Hartlepool
Borough Council

Neighbourhood and Regulatory Services Committee Minutes and Decision Record

15 September 2026

Meeting commenced

Time: 10.00am

Location: Council Chamber, Civic Centre, Hartlepool

Present:

Councillor Amanda Napper (In the Chair)

Councillors: Ronnie Buglass, Michael Jorgeson, Karen Oliver and
Martin Scarborough

In accordance with Council Procedure Rule 4.2 Councillor Scott Gaiety was in attendance as substitute for Councillor Sue Little and Councillor Rob Stevenson was in attendance as substitute for Councillor Richie Hughes.

Parish Council Co-opted members: Lynn Noble (Dalton Piercy Parish Council)

Officers: Kieran Bostock, Director of Neighbourhoods and Regulatory Services

Scott Parkes, Assistant Director (Neighbourhood Services)

Sylvia Pinkney, Assistant Director (Regulatory Services)

Phil Hepburn, Head of Community Safety

Tim Wynn, Strategic Asset Manager

Helen Smith, Planning Policy Team Leader

Laura Alderson, Planning Officer

Sam Lindley, Technician

Jo Stubbs, Principal Democratic Services and Legal Support Officer

8. Apologies for Absence

Apologies were submitted by Councillors Richie Hughes and Sue Little.

9. Declarations of Interest

None

10. Minutes

Minutes from 30 June 2026 received

11. 2026-2029 Hartlepool Local Plan and Joint Tees Valley Minerals and Waste Local Plan (Assistant Director (Neighbourhood Services))

Type of decision

Key

Purpose of report

To seek agreement to commence the preparation of a new Local Plan and Joint Tees Valley Minerals and Waste Local Plan (The Plans) in accordance with the 2026 regulations.

To seek authorisation for a number of the required elements of the process that will allow for The Plans to be progressed in line with the mandatory timeframes, including publishing 'notices to commence' by 31 December 2026 and meeting all the necessary requirements to enable the commencement of the Gateway 1 stages by 30 April 2027.

Issue(s) for consideration

The Town and Country Planning (Local Planning) (England) Regulations 2026 set the new regulatory framework for the preparation of Local Plans, Minerals and Waste Local Plans and Supplementary Plans. Known as The Plans these would replace the existing Hartlepool Local Plan (adopted in 2018) and the Joint Tees Valley Minerals and Waste Core Strategy and Development Plan document (adopted in 2011). They would be the primary development document plan to base decisions upon for at least 10 years.

The Assistant Director (Neighbourhood Services) outlined the statutory stages of the process. These included a requirement to commence by 31 December 2026, that the first self-assessment stage be completed by 13 April 2027 and that the final adoption of the plan be completed 30 months after this. There were 3 key

stages for public consultation and residents would be involved at the earliest possible opportunity. The Assistant Director asked that members note that since the publication of the papers, clarity was received regarding the environmental considerations. The report stated that a sustainability appraisal is required however this is no longer the case and it is a Strategic Environmental Assessment that is to be produced. A timetable was appended to the report. The Assistant Director asked that members approve commencement of the process, delegating the practicalities to the Director of Neighbourhoods and Regulatory Services in consultation with the Chair of the Committee.

In response to a member query the Planning Policy Team Leader advised that should members approve the commencement of the process at this meeting a more refined project plan would start involving members and the public at various stages. A cross party Working Group would also be established.

Decision

- I. That the commencement of a new Hartlepool Local Plan and Joint Tees Valley Minerals and Waste Local Plan (The Plans) be approved.
- II. That all five LPAs will work jointly on the production of a Joint Tees Valley Minerals and Waste Local Plan.
- III. That the preparation, publication and submission of a Notice of Commencement for the Plans be delegated to the Director of Neighbourhoods and Regulatory Services in consultation with the Chair of Neighbourhoods and Regulatory Services (or any successor Committee/Cabinet that has oversight for the Council's Local Development Framework) to be made available no later than 31st October 2026 in accordance with the statutory timetable.
- IV. That the preparation and submission of the Local Plans Timetables be approved in broad accordance with Appendix 1 and the publication of the timetables and their submission to the Ministry of Housing, Communities and Local Government be authorised.
- V. That authority be delegated to the Director of Neighbourhoods and Regulatory Services in consultation with the Chair of Neighbourhoods and Regulatory Services to update and publish the Timetables monthly or as required to ensure up-to-date timetables are publicly available in accordance with Regulation 6 of the Town and Country Planning (Local Planning)(England) Regulations 2026.
- VI. That authority be delegated to the Director of Neighbourhoods and Regulatory Services in consultation with the Chair of Neighbourhoods and Regulatory Services to agree commencement of the scoping consultation for The Plans
- VII. That authority be delegated to Director of Neighbourhoods and Regulatory Services in consultation with the Chair of Neighbourhoods and Regulatory Services to undertake all necessary steps to inform and prepare the

documents for and to submit Gateway 1 self-assessment which may include commissioning evidence and preparing a draft vision, Local Plan and Mineral and Waste Plan content and consultation and engagement plans.

12. Local Transport Plan Scheme Update (Assistant Director (Neighbourhood Services))

Type of decision

Key

Purpose of report

To seek approval for a delivery programme of safety schemes across Hartlepool for financial year 2026/2027.

Issue(s) for consideration

The Assistant Director (Neighbourhood Services) presented the report that identified the allocated budget for Local Safety and Safer Routes to School schemes for 2026/27 and detailed the prioritisation of schemes based on updated road casualty data. The level of demand for safety schemes continued to oversubscribe the Local Transport Plan and as such a scrutiny assessment was undertaken to develop the preferred list within the available budget.

As part of the prioritisation approach approved at Committee in October 2019 the following schemes were detailed in the report:

Seaton Lane (A689 – Brenda Road) – Budget estimate £60k

There had been 3 serious and 3 slight accidents recorded on this section of road in the last 5 years including pedestrian and cyclist casualties. The proposed improvements included the addition of a pedestrian crossing at the Western (A689) end, improvements to the cycleway connections towards Brenda Road and improvements to connections to the new Toucan crossing on Brenda Road close to the Antler Park Estate. The addition of a crossing point midway along Seaton Lane to link to the Golden Meadows Estate would also be investigated.

Masefield Road/Marlow Road – Budget estimate £100k

There had been 3 serious and 3 slight accidents recorded on Masefield Road and 3 serious accidents recorded on Marlow Road in the last 5 years. Ranked 2nd and 3rd on the priority list and given their close proximity to each other this was felt to be an opportunity to introduce a safety measure over a wider area. Given the majority of accidents had involved poor manoeuvres and/or excess speed a

series of raised junctions were proposed. The existing tarmac speed cushions outside Rift House Primary School would also be replaced with rubber speed cushions and the 20mph zone would be extended.

Schemes on Rossmere Way and King Oswy Drive may also be brought forward in the future, and a scheme to introduce a 20mph zone in the vicinity of the school/youth centre at Rossmere Way has already been approved for delivery.

Members were advised that a review of the Council's Winter service provision had been carried out following a motion to Council earlier this year. Details were given of the 1st and 2nd priority for salting routes as per national guidance including primary route (including slip roads and interchanges), main commuter routes, main bus routes, known accident spots and road leading to industrial establishments and shopping areas. It was subsequently determined that all current gritting routes meet 1 or more of the criteria. It was recommended that the Highlight be added to the gritting route for Winter 2026 and that Lynn Street be reinstated once the Production Village development was completed

Decision

- I. That continuation of the oversubscribed LTP budget and the requirement for prioritisation be noted
- II. That it be noted that the list proposed is live and further schemes may be deliverable should savings within the 2026/27 programme be identified
- III. That the proposed safety scheme for 2026/27 be approved along with the additional schemes outlined subject to positive public consultation
- IV. That any changes to the proposed programme be delegated to the Director of Neighbourhoods and Regulatory Services in consultation with the Chair of Neighbourhoods and Regulatory Services Committee
- V. That the addition of the Highlight to the gritting network for the 2026/27 winter season be approved and the ongoing review of the service be noted.

13. Option for the taking of a licence to permit widening of Summerhill Lane into Council land and to construct an access road across Council land (Director of Neighbourhoods and Regulatory Services)

Type of decision

Key

Purpose of report

To seek approval for the entering into of an option agreement with residential developer Taylor Wimpey for the taking of a licence enabling them to have a primary vehicular means of access to their proposed housing development at

Tunstall Farm South. This would permit them to carry out works to marginally widen Summerhill Lane in both the public highway and in the Council's land and build an access road to adoptable standards from the roundabout at the Western end of Summerhill Lane round to the North of the cycle track to link to their site.

Issue(s) for consideration

The Director of Neighbourhoods and Regulatory Services requested members approval for the future granting of a licence to allow Taylor Wimpey to carry out works in the Council's verge along Summerhill Lane to marginally widen it to the correct width and create an access road linking the Western end of Summerhill Lane running North around the present cycle track into a proposed housing development. The cost would be met by Taylor Wimpey and would result in a capital receipt to the Council should the work go ahead. The Director stressed that members were not being asked to approve any physical work as this would need lawful planning consent as part of any future planning application. The granting of this licence would allow Taylor Wimpey to utilise this route as part of any future planning application. The proposed route had been investigated by officers and was felt to be the preferred solution as there would be minimal impact on Summerhill Country Park and Visitor's Centre. However if a planning application was submitted the proposed route would still be subject to full planning approval and technical assessment. Should members refuse to grant this licence Taylor Wimpey could identify other access routes which might not be as palatable to officers. Additionally any capital receipt would be lost.

Members agreed to move into closed session to consider aspects of the report which were classed as exempt under (para 3) information relating to the financial or business affairs of any particular person (including the authority holding that information). Details are set out in the exempt minutes.

The meeting duly returned to open session.

In response to a member query the Director advised that there had been no consultation on this item as no live planning application had yet been submitted. The granting of this licence was hypothetical and did not guarantee approval at the planning stage, but allowed a scheme to be worked up by the developer. A member suggested the item be deferred for a site visit but the Director indicated that this would be something for Planning Committee to request should an application be brought forward. The member felt this matter should have been considered by Planning Committee however the Director advised that Taylor Wimpey would not bring a planning application forward for this site without confirmation that this was a potential access route.

Decision

That the entering into an option agreement for the granting of a licence to permit the widening of Summerhill Lane into the verge and Council land and to construct

an access road across Council land on the terms set out in the confidential appendix be approved. Delegated authority for the contract negotiation and approval of final heads of terms be given to the Chief Executive in consultation with the Director of Neighbourhoods and Regulatory Services and the Chair of Neighbourhood and Regulatory Services Committee.

14. Strategic Housing Market Assessment (SHMA) (Assistant Director for Neighbourhood Services)

Type of decision

Key

Purpose of report

To seek agreement to endorse the Hartlepool Strategic Housing Market Assessment (SHMA) April 2026.

Issue(s) for consideration

The SHMA assesses the number and type of homes required in Hartlepool to meet the current needs and future demands of the population during the current plan period (2024-2031) and future plan period 2031-2046 and will be used as an evidence base to develop the Council's Housing Strategy. Findings included a need for 366 dwellings per year (including 101 affordable dwellings) with the greatest need being for 2 and 3 bedroom homes and 1 bedroom affordable rental units. It was also suggested that all new dwelling should be designed to be adaptable to wheelchair use and 5% of new homes should be wheelchair user friendly.

A member highlighted the importance of the SHMA in relation to the formulation of the Council's Housing Strategy over the next 15 year and the need to consult members throughout the process. Members also raised concerns around the definition of affordable housing and the lack of reference to renewable energy. However the Assistant Director (Neighbourhood Services) noted that this would be covered by other planning documentation.

A member referred to the number of empty homes and the need to manage these effectively. They felt that the document gave the impression that all was well in terms of housing in the borough when this was not the reality and disputed the claim that the low number of HMOs meant there was no requirement to have additional planning controls. Regarding housing stock the Director of Neighbourhoods and Regulatory Services advised that officers were always looking to bring former Council houses back into their current housing stock dependant on individual circumstances.

Councillor Karen Oliver moved an additional recommendation that an officer/member Working Group be set up to shape the Council's future Housing Strategy. This was seconded by Councillor Martin Scarborough.

Decision

- I. That the SHMA be endorsed, its use in preparing the 2027-2029 Hartlepool Local Plan supported and its use as a material consideration in planning decision making supported
- II. That a Member/Officer Working Group be set up to shape Hartlepool's future Housing Strategy.

15. Public Space Protection Orders (PSPO's) (Assistant Director (Regulatory Services))

Type of decision

Key

Purpose of report

To seek approval for the renewal of Public Space Protection Orders(PSPOs) already in place relating to Dog Control and Gating Orders.

Issue(s) for consideration

PSPOs were introduced by the Anti-Social Behaviour, Crime and Policing Act 2014 giving local Council's additional optional powers to deal with anti-social behaviour. These automatically replaced a number of legal controls including Dog Control Orders and Gating Orders which were due to expire in October 2026. Consultation on the renewal of the existing Dog Control and Gating Orders had been carried out and respondents had been in favour of extended all of the relevant orders. In terms of the Dog Control Orders respondents had suggested both the extension of orders in a number of areas and the removal of some areas altogether.

The Assistant Director (Regulatory Services) detailed all areas which were covered by Dog Control Orders. She clarified that in many cases this did not cover the whole area and related only to those parts with play parks or other increased public usage.

In response to a member query the Director of Neighbourhoods and Regulatory Services confirmed that dog waste could now be deposited in regular waste bins and they were all mapped regards their location and capacity. To leave dog waste because there was not a bin nearby was not acceptable. The Assistant Director (Regulatory Services) confirmed that enforcement had been carried out and a report regarding Civil Enforcement would be brought to the next meeting of the Committee. If the public were aware of any ongoing issues they should inform the Council and targeted enforcement would be undertaken.

A member suggested there be publicity around the extension of the Dog Control Orders and the areas covered.

A member referred to an issue with a broken bin in Dalton Piercy and large amounts of dog waste being left on the village green as a result. The Director of Neighbourhoods and Regulatory Services to look into this outside of the meeting.

In response to a query the Assistant Director (Regulatory Services) advised that hard copies of the consultation documentation had been available in the community hubs and other Council buildings upon request.

A member of the public highlighted issues around dog waste being left during the Winter months on the block sands and fish sands. They asked that the Orders be amended for the Summer months in these areas to allow dogs to be walked before 10am and after 6pm. A member expressed their support for this and suggested that Headland Parish Council be involved in any consultation. The Director of Neighbourhoods and Regulatory Services confirmed additions and amendments could be considered in the future.

Decision

That the renewal of all existing PSPOs be approved as detailed in the report. Any amendments as suggested at the meeting could be considered in the future.

16. Any other business which the Chairman considers urgent

The Chair advised that she had received a document from a member of the public relating to allotment perimeter fencing. As this was the remit of the Housing, Growth and Communities Committee it would be forwarded to the appropriate person for consideration.

The meeting concluded at 11:30 am

H MARTIN

DIRECTOR OF LEGAL, GOVERNANCE AND HUMAN RESOURCES

PUBLICATION DATE: 21 September 2026