

REGENERATION SERVICES COMMITTEE

MINUTES AND DECISION RECORD

11th March 2020

The meeting commenced at 1.00pm in the Civic Centre, Hartlepool

Present:

Councillor Christopher Akers-Belcher (In the Chair)

Councillors: Paddy Brown, Tom Cassidy and Jim Lindridge

Also Present: In accordance with Council Procedure Rule 4.2 Councillor Lee Cartwright was in attendance as substitute for Councillor Brenda Loynes.

Officers: Andrew Carter, Assistant Director (Economic Growth and Regeneration)
David Worthington, Head of Culture
Susan French, Performance and Venues Manager
Steve Hilton, Senior Public Relations Officer
Nomusa Malinga, Housing and Planning Information Officer
Jo Stubbs, Democratic Services Officer

39. Apologies for Absence

Apologies were submitted by Councillors Brenda Loynes and Ann Marshall.

39. Declarations of Interest

None

40. Minutes of the meeting held on 5 February 2020

Received.

The Chair referred to minute 35 (Museum of Hartlepool Collections Development Policy 2019-22) and the recommendation that a report be submitted to the next meeting of this committee in relation to the plans in place to make the forthcoming 75th anniversary of VE day, the 100th anniversary of the Hartlepool Museum and future proposals for displaying the towns assets. He advised that details of the 100th anniversary of Hartlepool Museum had not yet been finalised and discussions on future proposals for displaying the town's assets were still ongoing between the

Council and the National Museum of the Royal Navy. These reports would therefore not be available until the next municipal year.

The Chair referred to minute 37 (Student Accommodation Needs) and the recommendation that the finalised Student Accommodation Needs Study report be circulated to all Members of this Committee by the end of the month. The Assistant Director (Economic Growth and Regeneration) advised that this was part of an agenda item (Housing Revenue Account and Student Accommodation) which had been considered at Finance and Policy Committee on 9th March. The Chair commented that student accommodation sat outside the Housing Revenue Account. He also referred to the recommendation that an options appraisal around developing student accommodation be undertaken for consideration by the Finance and Policy Committee, a copy of which to be circulated to all members of the Regeneration Services Committee. He indicated that an additional meeting of Finance and Policy Committee had been agreed at Council, the date of which would be agreed pending discussions with the Chief Solicitor. All members of Regeneration Services Committee would be invited to attend this meeting and they would be notified when the final report was ready.

41. Authorities Monitoring Report 2018/19 (*Assistant Director (Economic Growth and Regeneration)*)

Type of decision

Non-key

Purpose of report

To seek approval and endorsement of the Authorities Monitoring Report (AMR) 2018/19 as an official document to go into the public domain. This is a statutory Local Development Framework (LDF) document produced annually by Planning Services on behalf of the Council which reviews the progress made on the implementation of policies in the Borough's Local Plan, assessing their effectiveness and the extent to which they are being implemented.

Issue(s) for consideration by the Committee

The report provided background information to the production and purpose of the AMR which included progress made over the last 12 months on the implementation of policies in the Local Plan, including housing, economy, employment, environmental quality, sustainable transport, neighbourhood plans and S106 agreements.

A member noted that the delivery of general market houses and affordable housing was still below the set target of 410 and 144 dwellings per annum. The Assistant Director (Economic Growth and Regeneration) advised that this was due to delays on 2 strategic housing sites. Officers were confident that these developments would commence in the next municipal year meaning there would be enough supply moving forward. The Chair highlighted forthcoming developments by 13 Group on the Brierton site and at Tanfield Road, both of which would contribute substantially to affordable housing in the Borough.

A member highlighted discussions at Finance and Policy Committee around the removal of requirements for S106 monies. The Assistant Director (Economic Growth and Regeneration) advised that affordable housing requirements were always sought as part of the development however this could be in the form of actual housing on the site or a financial contribution to provide affordable housing elsewhere in the Borough. The Chair also commented that in some cases an insistence on S106 monies for affordable housing would mean a development was not economically viable which could lead to a developer withdrawing their proposals and other benefits such as new homes bonuses and council tax revenue being lost

Decision

That the 2018/19 Authorities Monitoring Report be endorsed.

42. Draft Headland and Heritage Strategy 2020-30 – An Audit of Potential and Opportunity *(Assistant Director (Economic Growth and Regeneration))*

Type of decision

Non-key

Purpose of report

To seek approval for the Draft Headland Heritage Strategy 2020-30 – An Audit of Potential and Opportunity.

Issue(s) for consideration by the Committee

The report gave details of the Draft Headland Heritage Strategy 2020-30 which was intended to give the Council and other Stakeholders guidance on the direction and approach to the future development of key heritage assets on the Headland. The objectives and key recommendations were summarised along with details of the consultation and engagement which had led to the development of this draft strategy. Following approval of this

draft strategy a more detailed action plan would be developed in consultation with stakeholders.

A member requested details on the current financial situation of the Heugh Battery. The Head of Culture confirmed that following a major fund raising campaign during this municipal year the battery was financially stable and no longer received Council funding. Trustees would continue to oversee the financial aspects of the organisation but were confident that assets would be managed moving forward.

The Chair asked for clarity on the development of the Friarage site, particularly the involvement of 13 Group as the landowners. The Assistant Director (Economic Growth and Regeneration) confirmed that discussions had taken place around this issue between senior Council officers and 13 Group representatives.

Decision

That the report be noted and the draft Headland Heritage Strategy 2020-30 An Audit of Potential and Opportunities be approved.

43. 75th Anniversary of VE Day in Hartlepool *(Director of Regeneration and Neighbourhoods)*

Type of decision

Non-key

Purpose of report

To advise Members of the proposed activities to commemorate the 75th anniversary of VE Day.

Issue(s) for consideration by the Committee

The report gave details of a series of events proposed over a 3 day period (8-10 May) to commemorate the 75th anniversary of VE day. Members thanked officers for their hard work in making these arrangements which they hoped would be publicised extensively.

Decision

That the plans be noted and endorsed.

44. Borough Hall Vision (*Assistant Director (Economic Growth and Regeneration)*)

Type of decision

For information

Purpose of report

To update Members on the emerging/proposed vision for the redevelopment and programme for the future operation of the venue.

Issue(s) for consideration by the Committee

The Performance and Venues Manager gave a detailed presentation on proposals for alterations and improvements to the Borough over the next 3 years. The aims and objectives were outlined including the sustainable refurbishment of the venue, the building of a high quality diverse programme of live arts, the provision of live music industry pathways to young people from the region, the establishment of a new identity in the Tees Valley and the financial viability of the venue. Suggested physical improvements to the venue were included within the presentation along with risk mitigations in terms of professional promoter partnerships whereby the promoter would cover staffing overheads and the venue would take bar profits. The proposed improvements would mean the venue could be used for a wide variety of events, from weddings and parties through to performances by national and international artists.

Members praised the Performance and Venues Manager for her passion and enthusiasm for this project. They were pleased to see that ways of mitigating risk to the authority had already been thought out and suggested that a similar project be undertaken with respect to the Town Hall. A member queried whether catering for future events at the Borough Hall would be provided by internal or external providers. The Head of Culture said both would be considered. The Performance and Venues Manager added that the provision of bar stocks would be on a sale or return basis while non-returnable deposits would be taken for any functions involving catering. A member queried whether aspects of health and safety had been considered particularly in terms of the potential increased usage of areas such as the foyer. The Performance and Venues Manager confirmed that fire escapes and appropriate access and egress routes would be considered as part of any design elements.

The Chair thanked the Performance and Venues Manager for her presentation. He felt prioritisation was key to the success of this project, suggesting that refurbishment of the bar and backstage areas should be the first to be done as this would attract people to the venue. He also urged

officers to make every effort to attract high quality artists to play at the refurbished Borough Hall. The Performance and Venues Manager indicated that while the refurbishments would be phased individual elements would be made available for bookings as soon as possible in order to generate income streams.

Decision

That the presentation be noted.

45. Date and Time of next meeting

The Chair advised that the final meeting of Regeneration Services Committee for the 2019/20 municipal year would take place on Friday 17th April at 10am.

The meeting concluded at 1:55pm.

H MARTIN

CHIEF SOLICITOR

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