

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting5th July 2007

1. Title of Item/Report

Local Development Framework: Yarm and Eaglescliffe Area Action Plan Issues and Options Paper and Sustainability Appraisal Scoping Document.

2. Record of the Decision

Cabinet considered a report that sought approval of the Yarm and Eaglescliffe Area Action Plan Issues and Options Development Plan Document for public consultation

Members noted there were pressures in the Yarm and Eaglescliffe area that were being addressed by a range of organisations including the Council, Town Council and Government Agencies, and within those organisations there were numerous departments dealing with different projects. It was intended that the Y&EAAP would coordinate the various plans and strategies to assist in their delivery. In addition, the Y&EAAP might also identify other issues such as development opportunities, highway improvement opportunities or policy gaps.

The Local Development Scheme described the Y&EAAP as:

“The preparation of an Area Action Plans to address the key pressures / development opportunities within Yarm and Eaglescliffe would include a series of co-ordinated proposals for traffic management and parking, future redevelopment opportunities and planning obligations.”

A number of key issues had emerged from consultation with officers and discussions with local residents and Town and Parish Councillors that could be addressed through the DPD. These were:

- Major schemes in the pipeline
- Tourism and visitor facilities
- Maintaining and enhancing the residential areas
- Strengthening Yarm’s role as a commercial centre
- Protection of the historic areas
- Traffic and parking
- Green spaces

- Potential development sites

Within these key themes, the Issues and Options consultation paper asked probing questions to generate discussion and ideas for solutions. It also allowed for proposals for other issues and possible development options.

A pre-consultation event with key stakeholders was held on 22nd May 2007. Those invited included representatives from EPAG, Yarm Residents Group, Town and Parish Councillors and Ward Councillors. The comments made at the meeting had been incorporated into the Issues and Options paper, where possible.

A copy of the paper was provided to Members.

The Y&EAAP formed part of the Local Development Framework. As a Development Plan Document (DPD), it carried weight as a Policy document. Action Area Plans (AAP) had a broader scope than other DPDs in that, in addition to policy, they could include additional detail normally reserved for Supplementary Planning Documents.

It was noted that the AAP should not repeat existing Local Development Framework policy and advice documents (including National guidance in the form of PPG and PPS), nor should it conflict with any of those policies or guidance. However, it could develop further, any existing policies or guidance, or introduce additional policies or guidance at a more local level. The AAP could also allocate sites for development or identify sites to be protected from development and include management plans for existing sites or areas.

The Y&EAAP could be map-based with defined boundaries. It could not be conceptual or take a general approach and should be specific to the area or a site. The Local Development Scheme stated that the AAP covered the built up area of Yarm and Eaglescliffe (which also included Egglecliffe and Preston).

The basic milestones for preparation and Adoption were provided to Members which would culminate in the adoption of the Plan by March 2010.

Members were informed that following the Issues and Options paper, Preferred Options would be developed, which took into account the comments from this consultation. Further consultation would take place, and if there were objections an independent Inquiry would be held to consider the objections. The findings of that Inquiry would be binding on the Council. If there were no objections and therefore no Inquiry, the

DPD could be adopted immediately.

RECOMMENDED to Council that:-

1. the contents of the report be noted.
2. the Yarm and Eaglescliffe Area Action Plan Issues and Options DPD be approved for public consultation,
3. authority be delegated to officers, in consultation with the LDF Member Steering Group, to make any necessary minor amendments prior to the publication of the document for public consultation.

3. Reasons for the Decision

There were pressures in the Yarm and Eaglescliffe area that were being addressed by a range of organisations including the Council, Town Council and Government Agencies, and within these organisations there are numerous departments dealing with different projects. It was intended that the Area Action Plan would coordinate these various plans and strategies to assist in their delivery.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

Not applicable

7. Date and Time by which Call In must be executed

No later than midnight on Friday 13th July 2007

Proper Officer
09 October 2007