

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

5 July 2007

**REPORT OF
CORPORATE
MANAGEMENT TEAM**

CABINET DECISION/COUNCIL DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Cook

**DPD3: YARM AND EAGLESLIFFE AREA ACTION PLAN
DEVELOPMENT PLAN DOCUMENT ISSUES AND OPTIONS
CONSULTATION.**

1. Summary

This report presents to Members the Yarm and Eaglescliffe Area Action Plan DPD Issues and Options Paper (Appendix 1). The DPD is intended to give an overview of existing plans and proposals for the Yarm and Eaglescliffe areas, to incorporate them into an action plan, to identify a vision of how the area should develop in the future and to develop policies to guide future development in the area.

The DPD has been subject to a Sustainability Appraisal (SA) scoping exercise and the Scoping Report is attached at Appendix 2. This establishes the sustainability issues relevant to this DPD and sets out a framework consisting of objectives, indicators and targets to test how the plan will contribute to sustainable development. It is published alongside the DPD for public consultation.

2. Recommendations

It is recommended that Cabinet:

- i) Notes the contents of this report,
- ii) Agrees the Yarm and Eaglescliffe Area Action Plan Issues and Options DPD for public consultation,
- iii) Delegates to officers, in consultation with the LDF Member Steering Group, any necessary minor amendments prior to the publication of the document for public consultation.

3. Reasons for the Recommendations/Decision(s)

There are pressures in the Yarm and Eaglescliffe area that are 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 is intended that the Y&EAAP will coordinate these various plans and strategies to assist in their delivery. In addition, the YEAAP may also identify other issues such as

development opportunities, highway improvement opportunities or policy gaps that may require filling.

The Issues and Options consultation paper asks probing questions to generate discussion and ideas for solutions. It also allows for proposals for other issues and possible development options.

4. Status of the DPD

The Y&EAPP forms part of the Local Development Framework as a Development Plan Document, it carries weight as a policy document. Area Action Plans (AAP) have a broader scope than other DPDs in that, in addition to policy, they can include they can include additional detail normally reserved for Supplementary Planning Documents.

The Y&EAAP must be map-based with defined boundaries. The Local Development Scheme states that the AAP must cover the built up area of Yarm and Eaglescliffe (which also includes Egglecliffe and Preston).

5. Timetable for preparation

The basic milestones for preparation and adoption are set out in the Local Development Scheme, reproduced below;

- | | |
|--|--------------------------|
| 1. Initial consultation of Issues and Options / survey phase | July- August 2007 |
| 2. Preparation of Options Report | September - January 2007 |
| 3. Consultation on Preferred Options / initial sustainability appraisal (SA) | May -June 2008 |
| 4. Consideration of Representations and Preparation of Submission Document | July – Dec. 2008 |
| 5. Submission of DPD / Final SA to SoS | Jan. 2009 |
| 6. Consultation Period on Submission of DPD | Jan.2009 – Feb.2009 |
| 7. Pre-examination consideration of Representations | March – April 2009 |
| 8. Pre-Examination Meeting | April-May 2009 |
| 9. Examination | July 2009 |
| 10. Receipt of Binding Planning Inspector's Report | January 2010 |
| 11. Adoption | March 2010 |

6. Members Interests

Members (including co-opted members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct (paragraph 8) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest (paragraph 10 of the code of conduct).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting is being held, whilst the matter is being considered; not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (paragraph 12 of the Code).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc.; whether or not they are a member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting, and if their interest is prejudicial, they must also leave the meeting room during consideration of the relevant item.

CABINET DECISION/COUNCIL DECISION

DPD3: YARM AND EAGLESCLIFFE AREA ACTION PLAN DEVELOPMENT PLAN DOCUMENT

1. Summary

This report presents to Members the Yarm and Eaglescliffe Area Action Plan DPD Issues and Options Paper (Appendix 1). The DPD is intended to give an overview of existing plans and proposals for the Yarm and Eaglescliffe areas, to incorporate them into an action plan, to identify a vision of how the area should develop in the future and to develop policies to guide future development in the area.

The DPD has been subject to a Sustainability Appraisal (SA) scoping exercise and the Scoping Report is attached at Appendix 2. This establishes the sustainability issues relevant to this DPD and sets out a framework consisting of objectives, indicators and targets to test how the plan will contribute to sustainable development. It is published alongside the DPD for public consultation.

2. Recommendations

Recommendation that Cabinet: -

- i) Notes the contents of this report,
- ii) Agrees the Yarm and Eaglescliffe Area Action Plan Issues and Options DPD for public consultation,
- iii) Delegates to officers, in consultation with the LDF Member Steering Group, any necessary minor amendments prior to the publication of the document for public consultation.

DETAIL

3 Background

There are pressures in the Yarm and Eaglescliffe area that are 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 is intended that the Y&EAAP will coordinate these various plans and strategies to assist in their delivery. In addition, the Y&EAAP may also

identify other issues such as development opportunities, highway improvement opportunities or policy gaps that may require filling.

The Local Development Scheme describes the Y&EAAP as:

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

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

- 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 asks probing questions to generate discussion and ideas for solutions. It also allows 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 have been incorporated into the attached Issues and Options paper, where possible.

4. Status of the DPD

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

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

The Y&EAAP must be map-based with defined boundaries. It must not be conceptual or take a general approach. It must be specific to the

area or a site. The Local Development Scheme states that the AAP must cover the built up area of Yarm and Eaglescliffe (which also includes Egglecliffe and Preston).

5. **Timetable for preparation**

The basic milestones for preparation and Adoption are set out in the Local Development Scheme, reproduced below;

Initial consultation of Issues and Options / survey phase	July -August 2007
Preparation of Options Report	September - January 2007
Consultation on Preferred Options / initial sustainability appraisal (SA)	May -June 2008
Consideration of Representations and Preparation of Submission Document	July – Dec. 2008
Submission of DPD / Final SA to SoS	Jan. 2009
Consultation Period on Submission of DPD	Jan.2009 – Feb.2009
Pre-examination consideration of Representations	March – April 2009
Pre-Examination Meeting	April-May 2009
Examination	July 2009
Receipt of Binding Planning Inspector's Report	January 2010
Adoption	March 2010

Future Steps

6. Following the Issues and Options paper, Preferred Options will be developed, which takes into account the comments from this consultation. Further consultation will take place, and if there are objections an independent Inquiry will be held to consider the objections. The findings of that Inquiry will be binding on the Council. If there are no objections and therefore no Inquiry, the DPD can be adopted immediately.

FINANCIAL AND LEGAL IMPLICATIONS

7. N/A

COMMUNITY STRATEGY IMPLICATIONS

The YEAAP supports the delivery of the following key themes of the Community Strategy: -

- Support to business
- Accessibility of local facilities and services
- Create a better environment
- Regenerating local communities.

CONSULTATION INCLUDING WARD COUNCILLORS

9. This is the first public consultation for this document and it will be undertaken in accordance with the Statement of Community

Involvement. The Local Development Framework Members' Steering Group considered a draft of the Issues and Options document at their meeting in February 2007.

10. In addition, a pre-consultation event with key stakeholders also took place on 22nd May 2007. Those invited include representatives from EPAG, Yarm Residents Group, Town and Parish Councillors and Ward Councillors. The comments made at this meeting have been incorporated, as far as possible, into this document.

RISK ANALYSIS

11. It is considered that there is no significant risk associated with the adoption of the Yarm and Eaglescliffe Area Action Plan as upon adoption it cannot be challenged through the planning process, although a legal challenge is possible within three months of adoption.
12. Conversely, if the Council does not adopt the Yarm and Eaglescliffe Area Action Plan it may weaken in its stance in refusing any inappropriate planning applications.

Corporate Director of Development and Neighbourhood Services.

Contact Officer: Rosemary Young

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Background Papers - Local Development Scheme

Financial Implications - None

Environmental Implications- N/A

Community Safety Implications - N/A

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors –	Eaglescliffe Ward	Cllr M Lewis Cllr J A Fletcher Cllr Mrs M Rigg
	Yarm Ward	Cllr Mrs J Beaumont Cllr J Earl Cllr A B L Sherris