

Minutes
The Eastern Area Partnership Board (EAPB)
19 February 2008, 5.30pm at The Five Lamps Organisation, Thornaby

APPROVED BY EAPB ON 25 MARCH 2008

Chair:

Graeme Oram (Five Lamps Organisation).

Members:

Elaine Morris (North Tees Primary Care Trust) **Doug Nicholson** (Friends of Tees Heritage Park) **Tom Bowman** (Ingleby Barwick Town Council) **Cllr Ross Patterson** (Stockton Council – Ingleby Barwick West Ward) **Irene Machin** (Ingleby Barwick Town Council) **Insp Ian Garrett** (Cleveland Police) **Cllr Tina Large** (Stockton Council – Mandale & Victoria Ward).

* Members are representing their nominating body.

Advisors:

Nicola Hall, Jane Elliott, Sue Rayner, Nigel Laws, Katharine Linton (Stockton Council) **Peter Brennan** (Village Park Residents Association) **Allison Trainer** (Stockton Council – Mandale & Victoria Ward) **Vicky Watson** (North Tees Primary Care Trust)

Observers:

James Wharton (Conservative Party), **Beryl Robinson** (Resident of Village Park).

Apologies

Cllr Kevin Faulks (Stockton Council – Ingleby Barwick East Ward) **Geoffrey Green** (Thornaby Town Council) **Shirley Stenburge, Jocelyn McIntyre** (Stockton Council) **Tracy Roberts** (Stockton Residents & Community Groups Association) **Linda Russell-Bond** (Thornaby Community School) **Carol Adams** (Village Park Residents Association).

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<p>1. Welcome and Introductions</p> <p>Members were introduced and welcomed to the Eastern Area Partnership.</p>		No	No	No	No	Nicola Hall EAPB Coordinator (01642) 527823
<p>2. Apologies</p> <p>Apologies were noted.</p>		Noted	No	No	No	Nicola Hall EAPB Coordinator (01642) 527823
<p>3. Minutes of Last Meeting</p> <p>Minutes of last meeting held on 29 January 2008 were agreed as a true record.</p> <p>Amendment to the minutes of 25 September 2007. The minutes detailed that planning applications for Romano Park would go to Cabinet for consideration when they would actually go to Planning Committee.</p>		<p>Minutes agreed as a true record.</p> <p>Noted</p>	<p>No</p> <p>Amendment</p>	No	No	Nicola Hall EAPB Coordinator (01642) 527823

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<p>4. Matters Arising</p> <p>Cllr Ross Patterson (RP) provided members with an update on the Building Schools for the Future consultation, explaining that discussions between Stockton Council and the School's Commissioner were ongoing. RP explained that potential sites for another school building on Ingleby Barwick were being investigated. RP stated that a second round of consultation on Building Schools for the Future would begin in April 2008 until end of June 2008.</p> <p>Cllr Allison Trainer (AT) provided an update on the options from the Building Schools for the Future consultation within Thornaby, explaining that St Patrick's were in talks with Stockton Council and that there was a feeling that they would be looking to creating their own academy although this has not been confirmed at this stage.</p>		Noted	No	Yes	Yes - All	Graeme Oram, Chair (01642) 608316
<p>5. Thornaby Town Centre Redevelopment</p> <p>Nigel Laws (NL) gave an update on the Thornaby Town Centre redevelopment scheme.</p> <p>NL explained that unfortunately the building lease for the</p>		Noted	No	Yes	No	Nigel Laws Project Manager (01642)

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<p>Town Centre had not yet been exchanged with Thornfield. NL stated that the land included in the Compulsory Purchase Order has now been transferred to the Council.</p> <p>NL provided an overview of the current economic climate and explained that one retailer that had originally expressed an interest in the scheme had pulled out as they had gone into administration. NL explained that Thornfield would not complete the next major signing-up of pre-lets until six months before the scheme is due to be complete, when retailers can see the end product. NL stated that this was usual practice for large retail schemes.</p> <p>NL stated that Thornfield would be appointing a building contractor within the next couple of weeks. NL explained that a six-week lead in period with the contractors had been agreed and that was why Thornfield were appointing contractors before signing off on the building lease. NL stated that early April would be the earliest that work would begin on the site and that if it went beyond this date, retail operators signed up to pre-let agreements could walk away from the scheme.</p> <p>NL informed members that a report would be going to</p>						527565

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<p>Cabinet in March 2008, seeking financial assistance with the lowering and redirection of a BT cable situated on the main car park. NL explained that this cable had not been picked up on any ground survey. NL explained that Thornfield would contribute £128,000 towards the cost of this and are requesting that the Council assists with additional costs (up to a maximum of £122,000) if they exceed the initial £128,000. This would be on the basis that Thornfield fund a legal challenge and if successful, any costs are recouped by the Council.</p> <p>NL explained that Cabinet approval would also be sought to get in principal recognition for an increase in floor space, which did not fall within the development agreement. NL explained that the Council would consider paying 10% of the capital costs for this, which would mean that the Council would be eligible for 10% of any revenue created by the additional floor space.</p> <p>NL informed members that Thornfield would need to apply for planning consent for the three small kiosks at the front of the Library before signing the building lease.</p> <p>NL provided an update on the entrance pod to the Pavillion and Bowls Club, explaining that there was a concern that the proposed pod and lift/ staircase</p>						

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<p>entrance would not be wide enough and as such this will no longer form part of the proposal. NL stated that existing access arrangements would be updated and modified, including the introduction of a new lift. NL explained that the pod will now be an additional retail unit (subject to planning permission) and this will form part of the planning application, which Thornfield are submitting. NL explained that the Council would also be submitting a planning application for a new fire escape at the rear of the Pavilion.</p> <p>NL stated that a Section 73 planning modification relating to the existing planning consent to extend the retail units at the rear of the mall area (Block A) would also be submitted by Thornfield. NL stated that an application would also be made for a reduction in the width of the overhead canopy on Block A (the retail mall). NL explained that he hoped that these planning applications would be approved as quickly as possible.</p> <p>NL provided an update on the location of the market, explaining that the market will be temporarily situated outside of Appleby House. NL stated that there are issues around the permanent location of the market and other sites were being looked into in order to satisfy issue around car parking.</p>						

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<p>NL stated that the timetable for completion of the scheme would be around Summer 2009.</p> <p>NL provided an update on the Tristar Neasham site, explaining that despite negotiations between the Council and the owners of the site, a planning application is being submitted by the owners for a small food store on the site. NL explained that the Council does not support this application. NL stated that the owners of the site are no longer interested in the Council's offer to demolish the buildings on the site and as such the Council would be taking legal advice.</p>						
<p>6. Regeneration & Development Plan</p> <p>Jane Elliott (JE) gave an update on the Regeneration and Development Plan, explaining that this plan focussed on potential sites that would be allocated for development. JE explained that development including houses as well as economic development. JE informed members that little progress had been made following the consultation undertaken last year.</p> <p>JE stated that over 350 comments had been received during the consultation and work was currently being</p>		Noted	No	Yes	Yes – All	Jane Elliott, Principal Planning Officer (01642) 526053

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<p>undertaken to log and analyse these comments. JE explained that the plan would progress into the preferred options stage during September 2008 and consultation will take place on this at the same time as consultation on the Core Strategy.</p> <p>Comment was made that the Regeneration Plan was confusing and seemed too ambitious as it covered a variety of topics. Concern was raised that members are being asked to comment on documents and agree preferred sites, without having a full understanding of the long-term implications and require more attention and support. Members suggested that it would be useful if they were provided with a brief summary, highlighting the new planning framework and the key documents that feed into it.</p> <p>JE provided an overview of the existing planning system, explaining that there are three stages of consultation –</p> <ol style="list-style-type: none"> 1. Issues and options – this stage aims to stimulate discussion and encourage residents and organisations to think about what options to consider. 2. Preferred options – this stage identifies what the 						

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<p>Council would like to do and identifies site allocation and policy development</p> <p>3. The final stage sees the Document being submitted to the Secretary of State for approval.</p>						
<p>7. Consultation on the Preferred Options for the Minerals and Waste Development Plan Documents and Sustainable Villages Study</p> <p>JE gave an overview of the submitted report, explaining that consultation on the Minerals and Waste Development Plan is being undertaken in connection with the preparation of the Local Development Framework Document.</p> <p>JE explained that work on this document was being undertaken jointly with other Tees Valley Authorities. JE stated that consultants had been commissioned to undertake the work.</p> <p>JE provided an overview of the two documents – the Core Strategy and the Site Allocations and Policies Development Plan. JE informed members of the proposed sites and explained that the consultation period would end on 2 April 2008.</p>		Noted	No	Yes	Yes - All	Jane Elliott, Principal Planning Officer (01642) 526053

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<p>JE stated that copies of the document would be available on the Council's website, libraries and planning reception. JE explained that two drop-in events had been arranged: one at Stockton Central Library on Wednesday 5 March 2008 and another on Thursday 6 March 2008 at Billingham Forum. JE informed members that both events would take place from 3pm to 7pm.</p> <p>JE informed members that as part of the preparation of the evidence base for the Local Development Framework, an audit has been carried on the services and facilities available to villages in the Borough.</p> <p>JE stated that a consultation document has been produced and views are being sought on a number of issues around development and sustainability of villages. The consultation questions are detailed in the submitted report.</p> <p>JE informed members that the consultation document would also be available from the Council's website. JE explained that all comments should be submitted by 28 February 2008.</p> <p>A discussion took place around the sustainability of local</p>						

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villages and the opportunity for social enterprise within these communities.						
<p>8. Children's Trust Board DVD</p> <p>Members watched the Children's Trust Board DVD 'From the horses mouth'. A discussion followed (see next agenda item)</p>		Noted	No	No	No	Sue Rayner, Strategy Manager (01642) 527680
<p>9. Partnership response to Youth Consultation</p> <p>Graeme Oram (GO) explained that following the Area Partnership and Children's Trust Board's young people consultation event held on 18 January 2008, an artist was commissioned to create a canvas, which detailed the views of young people from Thornaby and Ingleby Barwick. GO stated that the Partnership would now have to consider how they would like to respond to the views of young people.</p> <p>GO explained that he had submitted a response to the consultation, stating that some of the comments such as the drive through cinema were not achievable.</p>		Noted	No	No	No	Graeme Oram, Chair (01642) 608316

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<p>A detailed discussion took place around some of the key achievements and progress within the area. Nicola Hall (NH) explained that Geoff Green had submitted an email detailing the activities with young people undertaken by Thornaby Town Council, which will be included in the response.</p> <p>A discussion took place around the need to engage with young people aged between 7 – 11 years, and also engaging with harder to reach young people.</p> <p>Following the discussion, it was agreed that the Partnership would respond in the same format as young people. Suggestions were made around responding through a film, event and also a comic strip. GO suggested that due to timescales, the Partnership commission the same artist to design a Partnership response canvas and use this as a basis for a leaflet to respond to the views of young people. GO explained that following this, the Partnership would consider organising an inter-agency event for young people along with looking into funding opportunities.</p>			<p>GO/ NH to develop a canvas response to the views of young people.</p>			

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<p>10. Forward Plan (March meeting)</p> <p>Items included on the next agenda of the Board are –</p> <ul style="list-style-type: none"> • Local Area Agreement 2008 – 2011 • Update on Extended School Provision • Roles and responsibilities document 		Noted	No	No	No	Graeme Oram, Chair (01642) 608316
<p>11. Any Other Business</p> <p>GO explained that Tracy Roberts from Stockton Residents and Community Groups Association (SRCGA) was undertaking a piece of work looking at voluntary and community groups that work with children and young people. GO requested that any members who work with children and young people within their resident association or organisation to contact Tracy Roberts for further details on (01642) 733903 or tracy.roberts@srcga.com.</p> <p>An invitation to attend a meeting of Tees Valley Bus Users' Forum was circulated. The meeting will take place at 5pm on Monday 25 February 2008 at the Swallow Hotel, Stockton.</p> <p>Copies of the Eastern Area Healthier Lifestyle project were circulated, along with a copy of the slice of life</p>		Noted	No	No	No	Graeme Oram, Chair (01642) 608316

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health newsletter.						
<p>12. Date of next meeting</p> <p>The next business meeting of the EAPB will be held on:</p> <p>Tuesday 25 March 2008, 9.30am at the Five Lamps Organisation.</p> <p>EAPB members are invited to forward any agenda items for future meetings to Nicola Hall.</p>		Noted	No	No	No	Nicola Hall EAPB Coordinator (01642) 527823