

Minute/Decision Summary
Meeting- Renaissance Central Area Partnership
Date –26th February 2009
Tees Valley Regeneration, Cavendish House, Teesdale, Stockton

Members:

Paul Thomas (Chair - Tilery Representative), Elizabeth McClurg (Hardwick In Partnership), Gareth Rees (Thorpe Thewles Residents Association), Alex Bain (Parkfield Residents Association), Barbara Warren (Bishopsgarth Residents Association), Edna Chapman (St John's Living Well), Stan Slater (Stockton Physically Handicapped Group), Judith Turner (Stillington & Whitton), Cllr Mrs S Fletcher (SBC), Cllr T Laing (SBC), Roy Parker (Durham Road Residents Association), Mary Cartwright (NECIL)

Advisors:

Sarah Upex (SBC), James Hadman (SRCGA), Sarah Robson (TVR), Darren Morton (SBC), James Crawley (North Shore Developers), Mark Latham (North Shore Developers)

Observers:

Diane Simms (SBC), Cllr Rix (SBC), Edna Marwood, Andy Whinnerah

Apologies:

Margaret Tinkler (Stillington & Whitton Parish Council), Claire Walsh (SBC), Marc Mason (SBC), Jill Anderson (SBC), Jim Beall (Vice Chair - Community Partnership Forum), Anne Howard (Neighbourhood Watch Group), Jim Fenwick (St Ann's Development Board), Elizabeth Benomran (North Tees Teaching PCT), Edna Brown (Over 50's Assembly), Cllr A Cains (SBC), Cllr Woodhead (SBC), David Whiting

Minute/Decision Summary
Meeting- Renaissance Central Area Partnership
Date –26th February 2009
Tees Valley Regeneration, Cavendish House, Teesdale, Stockton

ITEM/ISSUE	D O I	COMME N T S/ DECIS I O N	ACTION	Does it need Council approval/ endorsem ent?	Are any other boards affected ?	CONTACT
1. WELCOME AND APOLOGIES The Chair welcomed everyone to the meeting. Apologies were noted.		No	No	No	No	Sarah Upex Central Area Partnership Coordinator (01642) 526498
2. DECLARATIONS OF INTEREST Cllr Rix declared an interest in North Shore as he is on the planning committee.		Noted	No	No	No	Sarah Upex Central Area Partnership Coordinator (01642) 526498
3. NORTH SHORE DEVELOPMENT UPDATE Members were provided with: <ul style="list-style-type: none"> • An overview of the organisations involved • A Vision for North Shore Masterplan • Latest progress • The RIBA International Home Design Competition <u>Overview of organisations involved</u> Members were informed that the development is a joint venture between Muse and Urban Splash and TVR. The development is design led regeneration and the key aims are for a mixed use community and connecting the site to the River. Members were shown an aerial photograph highlighting the scale of the site, which has in excess of 1km of river frontage on the North Bank.		Noted	No	No	No	North Shore Developers & Tees Valley Regeneratio n (TVR)

Minute/Decision Summary
Meeting- Renaissance Central Area Partnership
Date –26th February 2009
Tees Valley Regeneration, Cavendish House, Teesdale, Stockton

<p><u>A Vision for North Shore Masterplan</u></p> <p>The developers informed that Board that North Shore is a 15 year vision and the outline planning application for site has been submitted to Stockton Borough Council. As this is a 15 year vision, members were informed that the fine detail of what is wanted to be achieved will change according to the economic climate at the time.</p> <p>Access through the site is being looked at and how to connect people in the High Street through Silver Street and Church Road. The developers have sough to create large areas of open space throughout the site.</p> <p>The Masterplan highlights a number of key principles, which include:</p> <ul style="list-style-type: none"> - Physical and Visual Connections to the River. This is to allow a sense of community to evolve with a range of things which together build up a 'place' - How People of Stockton Will Use the Site. This development must be taken into the 'heart' of the people of Stockton, and if this is achieved this will be the measure of success of the project - Green Assets. There is a great opportunity to connect the Town Centre with green space - Car Parking Spaces. It is important to accommodate enough space for car parking on the site, without them becoming dominant, need to get the right balance of outside car parking along with basement type parking. - Landscaping - Gateway Square. Will be the arrival point into the development - Green Living - Ambition to Use the Development as "Art". Use the buildings and place making as an addition to Stockton's existing assets. <p>There are a number of Zones, which make up the development. As you move from west to east of the site, the site will change as you go through the various zones.</p> <p>Gateway Site Zone</p> <p>This is the first zone you enter when leaving the Town Centre. This is a key example of a key open</p>	Noted	No	No	No	
--	-------	----	----	----	--

Minute/Decision Summary
Meeting- Renaissance Central Area Partnership
Date –26th February 2009
Tees Valley Regeneration, Cavendish House, Teesdale, Stockton

space with a road running through and a key issue is how to merge the public space with the road.					
<p>Link Site Zone This space is currently occupied by a car dealership. On of the options for use of the site might be to use it as predominately office space.</p>					
<p>Riverside Area/ “Belvedere” Zone The buildings in this zone are designed in a way to maximise views to create a sense of connectivity, with an area of mixed use development as place for all the community to come to.</p>					
<p>The Heart Zone This zone relates to the area north of the riverside and is likely to be predominantly commercial as this area allows for large floor space.</p>	Noted	No	No	No	
<p>Campus and Home Zone This area relates to the east of the Infinity Bridge. TVR are currently in discussions with the University of Durham as they have a 3 year option on the site which expires July 2010. The University are currently in discussions with the PCT to create a health campus. If the University do not take up the option, then it reverts to the Homes and Communities Agency.</p>					
<p>The Home Zone will be a different type of public realm to the rest of the site and will be more conducive to a family living environment and creating a community. The developers are currently looking at what family housing should look like in the 21st Century to ensure maximum quality.</p>					
<p>A discussion took place around what provision has been made for children and young people in the development. It was noted that the Marine Club and Tees River Users Club is a fantastic facility and the developers are currently looking at the possibility of giving them a bigger facility with access to the River. The developers are also in discussions regarding what facilities can be created for children and young people in the Home Zone. It was noted that it was essential to go directly to children and young people and ask them what they want to ensure that all parts of the community feel there is something for them.</p>	Noted	No	No	No	

Minute/Decision Summary
Meeting- Renaissance Central Area Partnership
Date –26th February 2009
Tees Valley Regeneration, Cavendish House, Teesdale, Stockton

It was also noted that young people from across the Borough should be offered training opportunities along the River.

The issue of affordable housing in the Home Zone was discussed. It was noted that this is an obligation of the planning conditions and something that the developers were keen to have on the site as there needs to be a mix of tenure for the development to work. The developers informed that a housing association partner, Fabric, has been identified and funding has been secured to support the affordable housing offer. It was raised that the percentage of affordable housing on the site will be in line with legislation. The developers informed the Board that they will be meeting with Stockton Borough Council Planning Officers week beginning the 2nd March 2009 to have detailed discussions on affordable housing on the site.

A discussion took place regarding public transport throughout the site. It was noted that the site is already well serviced by bus services, as nearly all those entering the town do so along Church Road, which is the heart of the site. The developers are also looking to see if more buses can be routed throughout the site. It was noted that the Infinity Bridge will provide better connectivity to Thornaby Station. It was noted that public transport is embedded into the design and a Travel Plan will be developed.

A discussion ensued on the impact of the current economic climate on the development. It was noted that the nature of the development in such that as it is a 15-20 year vision, there will invariably be peaks and troughs in the economy throughout development on the project.

The Board were informed that building works in the Home Zone were likely to start early 2010, once the design and approval processes are completed. Members were informed that the state of the economy means that the developers are unsure of how much private money they will be able to raise to take the Home Zone development forward.

The sustainability of the site was discussed and the Board were informed that under the development agreement certain standards have to be met. The developers informed that they are currently looking at initiatives which are ahead of the legislative requirements. One initiative

	Noted	No	No	No	
--	-------	----	----	----	--

Minute/Decision Summary
Meeting- Renaissance Central Area Partnership
Date –26th February 2009
Tees Valley Regeneration, Cavendish House, Teesdale, Stockton

currently being looked into is the potential to extract water from the River through heat exchange points through the site and extraction licences have been applied for.
 There was a discussion around the future management of the site. It was discussed that there was potentially two options, either all public realm adopted through the local authority or a management company established where a service charge would be charged. It was noted that there is likely to be a mix of both approaches, however this will become clearer following Reserve Matters approval.

The issue of access to and through the site was raised. The Board were informed that there will be access along the length of the River. The issue of traffic congestion was raised and a solution proposed of a River taxi, connecting the North Shore Development with Yarm and Ingleby Barwick.

Members were provided with timescales for progress in 2009:

- February 2009 – Infinity Bridge completed
- March 2009 – RIBA “Make Me a Home” winners announced (shortlist on North Shore Website.
- April 2009 – Revised outline consent granted
- May 2009 – Infinity Bridge official opening (The Central Area Partnership Board were invited by Tees Valley Regeneration to the launch of the Infinity Bridge)
- July 2009 – SIRF on site
- September 2009 – Home Zone Reserved Matters submitted

Members were informed that the North Shore Application can be viewed online via the Stockton Borough Council Website Planning Portal www.stockton.gov.uk and the reference number 08/3644/EIS. The Board were informed that the Website for the North Shore development is www.northshorestockton.co.uk

Sarah Robson to contact Sarah Upex re launch date of the Infinity Bridge	No	No	No		
It was requested that Sarah Upex to circulate the meeting notes to TVR	No	No	No		

Minute/Decision Summary
Meeting- Renaissance Central Area Partnership
Date –26th February 2009
Tees Valley Regeneration, Cavendish House, Teesdale, Stockton

6. ANY OTHER BUSINESS

Andy Whinnerah informed the Board that the revised Children and Young People’s Plan is currently out for consultation. The Board were requested to feed any comments on the Plan to Claire Walsh.

Local Green Space consultation Leaflets were circulated to the Board.

Noted

No

No

No

Sarah Upex
Central Area
Partnership
Coordinator
(01642)
526498

Noted

No

No

No