

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting8th December 2011

1. Title of Item/Report

Stockton Town Centre Regeneration

2. Record of the Decision

Consideration was given to a report that provided an update on proposals for Stockton High Street and set out revised designs for infrastructure improvements and public realm.

It was explained that since the public and stakeholder consultation, design work, incorporating comments and feedback had been undertaken. The design process had seen the original concepts for the High Street evolve into a revised scheme that would see the principles of new paving, improved bus and taxi facilities, parking on the High Street, a pedestrian friendly environment, principles of design Central Square established and dedicated space for the market retained.

Members noted the key features proposed for the southern end of Stockton High Street, which included:

- A dedicated 36 space car park south of the shambles.
- 10 ultra short stay parking spaces outside the Post Office.
- A 7 bay 24 hour taxi rank with pedestrian friendly access.

Members also noted the key features of the northern section of the High Street, which included:

- A dedicated car park with 20 spaces located on the current Lindsay House site.
- A 4 bay pedestrian friendly Taxi rank.
- 9 consolidated multi vehicle bus stops.

Cabinet noted the design principles proposed for the central square. It was explained that the final designs were not fully developed but agreement in principle of forming a focal point in the High Street was sought. Cabinet also noted the design principles envisaged for Stockton Riverside improvements, which included the lighting of the Millennium and Princess of Wales Bridges and other interventions utilising the

riverside's natural assets.

Members were informed of issues relating to the tenants and interests associated with the Lindsay House Site.

It was explained that the schemes identified would require approximately £11.4 million of which £3.9 million had already been approved. Therefore up to £7.5 million was required to be drawn down from the Council's share of the VAT Shelter and this would be considered as part of the budget report to February Cabinet.

RESOLVED that:-

1. the proposals for infrastructure improvements and public realm on the southern section of Stockton High Street (illustrated at Appendix 1 to the report) be approved.
2. the proposals for infrastructure improvements and public realm on the northern section of Stockton High Street (illustrated at Appendix 2 to the report) be approved.
3. the design principles envisaged for Central Square (illustrated at Appendix 3 to the report) be accepted.
4. the design principles envisaged for Stockton Riverside improvements as detailed in the report be accepted.
5. It be agreed that the acquisition of the interests referred to in this report will facilitate the carrying out of development, redevelopment or improvement on or in relation to land in their area and Cabinet agree that the development, redevelopment or improvement of the land is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area.
6. the use of the Council's Compulsory Purchase powers under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004) to acquire all necessary interests in Lindsay House and the adjacent area required for the implementation of the redevelopment of the Lindsay House site in line with the plan attached to this report at Appendix 2 be approved.
7. the use of all actions necessary in accordance with the serving of Requisitions for Information, the making of the CPO, the representation of the Council in relation to any Inquiry, the confirmation of the CPO, the

actions necessary following the confirmation of the CPO either by the authority or the Secretary of State, and consequent orders or actions including the service of Notices to Treat or the making of a General Vesting Declaration, and all other notices, orders or actions required to give effect to the authorisation to acquire the land compulsorily be approved.

8. the processing of Traffic Regulation Orders associated with the infrastructure and public realm improvements by the Corporate Director of Law & Democracy with any objections considered by the Head of Technical Services in consultation with the Cabinet Member for Regeneration & Transport be approved

9. it be noted that further detailed design work and liaison with key stakeholders was required to finalise individual elements of the scheme and that the Corporate Director of Development and Neighbourhood Services be authorised in consultation with Cabinet Member for Regeneration and Transport to approve alterations and implement works.

10. the need to utilise up to £7.5m to fund schemes identified in this report from the Council's share of the VAT shelter, which will be considered as part of the budget report to Cabinet in February, be noted

3. Reasons for the Decision

Improving the economic performance of Stockton town centre was a key priority for the Council. Large scale improvements to infrastructure and public realm played a key role in achieving improved economic performance through the creation of a high quality environment. Approval of the above recommendations would enable this physical change to go ahead.

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

Midnight on Friday 16 December 2011.

Proper Officer
12 December 2011