

Appendix 2 – Planning Committee Comments

Comment	Officer Response
<p>Wynyard Golf Club site has two planning permissions:</p> <ul style="list-style-type: none"> • Golf club hotel and remodelled course. • Smaller hotel and 44 dwellings <p>Should both schemes be recognised in the masterplan, rather than just the residential element.</p>	<p>The Local Plan recognises the commitment for housing on the site and the masterplan has followed from that policy.</p>
<p>Guarantees were sought that Wynyard would not end up in the same position as Ingleby Barwick and that the proposed district centres, shops, public houses, schools etc. would be delivered.</p>	<p>The masterplan states that the masterplan should not 'be seen as a rigid blueprint for development and design, but rather a document that sets out the context and development principles within which projects come forward'.</p> <p>Planning permissions will secure the necessary infrastructure set out in the masterplan and will include various triggers for when development will come forward.</p>
<p>Did the Masterplan conflict itself in terms of the alternative proposed school within the buffer zone within Stockton, if the proposed preferred location for a school in the Hartlepool area does not go ahead.</p>	<p>The masterplan clearly outlines that the site is outside of the limits to development of Wynyard. The Local Plan policy will be the starting point for the determination of any application and will require justification of the site in terms of landscape / visual impact as well as other constraints set out in the masterplan.</p>
<p>What status will the masterplan have when it is adopted?</p>	<p>The masterplan will be a material consideration in the determination of future planning applications that come forward in the Wynyard area. It will be considered alongside policy H3 of the Local Plan which specifically references a masterplan for the Wynyard area.</p>
<p>Will improvements to broadband be secured in the Wynyard area?</p>	<p>The Council will work with the combined authority and the BDUK programme to identify and address issues across the network.</p> <p>Proposals will be encouraged to integrate broadband infrastructure in to new development by adopted policies in the Local Plan.</p>