

Local Development Framework Steering Group

A meeting of the Local Development Framework Steering Group was held on Monday 19th March, 2007.

Present:- Councillor Cook (Chairman), Councillors Mrs Beaumont, Cherrett, Leonard, Lupton, Patterson and Stoker.

Officers:- D Bage, P Copeland, Mrs J Elliott , Mrs R Young (DNS); Miss F Shayler (LD).

Apologies for absence were submitted on behalf of Councillors Mrs O'Donnell, Nelson, and Walmsley.

Minutes

The minutes of the meeting held on 5th February 2007 were agreed as a correct record.

Revised Local Development Scheme

Members were informed of revisions to the Local Development Scheme (LDS), which set out detailed arrangements for the production of Local Development Documents (LDDs) which comprised the Council's Local Development Framework (LDF). The revisions were necessary to:

- Delete those documents which had been completed and adopted,
- To insert new documents
- To revise the timetable for the production of the Core Strategy, Regeneration and Environment Development Plan Documents (DPDs) in accordance with current resources.

Members were provided with a timetable of proposed amendments. The revised LDS had been submitted to PINS and GONE. Once acceptance had been confirmed, the document would then become the official project management plan for progressing the LDF in the next year.

RESOLVED that the report be noted.

Core Strategy DPD – Preferred Options

Further to comments at the previous meeting together with further comments made by GONE and internal team discussions, Members were provided with a revised version of the Core Strategy Preferred Options paper. Members were requested to submit any further comments in the next few weeks, consultation with other Services within the Council would also be taking place.

RESOLVED that the update be noted.

Planning Obligations Supplementary Planning Document

Members were informed of the current progress of the Planning Obligations Supplementary Planning Document, which formed part of the Council's Local Development Scheme.

The purpose of the Supplementary Planning Document (SPD) was to set out the Council's approach to Planning Obligations (also known as S 106 agreements) within the Borough. Government Guidance (Circular 05/2005) stated that Planning Obligations were *'intended to make acceptable development which would otherwise be unacceptable in planning terms.'*

The SPD intended to provide clarity to developers, development control officers, stakeholders and local residents as to the Council's expectations concerning developer contributions in appropriate circumstances. Areas where it was intended to seek obligations were affordable housing, education, employment and skills, open space and the public realm, highways and transport, sport, recreation, social and community infrastructure.

The SPD would use any relevant existing local and national standards to base the requirement for planning obligations, and where possible include a set of thresholds and formulas to give those involved a clear idea as to the likely contribution. An initial round of meetings had been held with various departments to establish the current evidence base, and where possible, draft calculations for contributions towards the various topic areas.

The SPD has been subjected to an internal consultation over 2 weeks, from the 23rd February to the 9th March, 2007. Comments received as a result of this consultation would inform the development of the document prior to being presented before the Planning Committee in April this year.

Following agreement by Cabinet and Council, the SPD would be subject to a six-week period of public consultation, running from mid June until the start of August. At this stage of the process, the SPD would be accompanied by a Sustainability Appraisal, which appraised the SPD for its likely environmental, economic and social impacts.

Following the period of public consultation, comments received in relation to both the SPD and the Sustainability Appraisal would be considered, and where appropriate the document would be amended to reflect these.

Once the document had been amended to incorporate the comments, the SPD would be presented before Cabinet and then Council to allow its formal adoption and publication. This was intended to take place by September 2007.

As the Council builds up an improved evidence base of need through various strategies and assessments, there would be an opportunity to revise the SPD to reflect the new information, especially where a lack of evidence currently prevents the development of standard calculations and formula's.

Members held discussion on the issues and felt that further consideration to the following matters should be given:-

- Wildlife Habitats
- Street Lighting – Energy Saving
- Newbuild housing – Environmental issues/open space/residents leisure facilities
- Recycling Management
- Inclusion of Retail Provision?
- Green Wedge

RESOLVED that the comments and report be noted.

Tees Valley Joint Minerals and Waste Development Plan Documents: Key Issues and Alternative Options Document.

Members were updated of progress on the joint Minerals and Waste Development Plan Documents (DPD) and give advance warning of consultation on the issues and options paper.

The Tees Valley Joint Strategy Unit was preparing joint minerals and waste development plan documents (DPDs) on behalf of the Tees Valley local planning authorities. The minerals and waste DPDs would eventually replace the minerals and waste policies in the adopted Tees Valley Structure plan. The DPDs would comprise:

- a) Joint Minerals and Waste Core Strategy DPD. This would set out the overall strategy and generic development policies for minerals and waste.
- b) Joint Minerals and Waste Site Allocations DPD. This would identify specific sites for future development and would contain detailed policies for assessing planning applications.

The 'Key issues and Alternative options report' was a statutory requirement and was aimed to be published shortly for a 6-week consultation period (21st May – 30th June). This report identified issues affecting minerals and waste development and provided spatial planning options for dealing with these. Public consultation would allow communities, organisations and businesses to have their say on what options should be used to deal with the issues and would allow further issues and options to be identified. Following this milestone a preferred options report would be published (February 2008) for a further statutory 6 weeks public consultation.

RESOLVED that the report be noted.