

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Monday, 10th March, 2008.

Present: Cllr Robert Cook (Chairman), Cllr Mrs Jennie Beaumont, Cllr John Fletcher, Cllr Roy Rix, Cllr Mick Stoker, Cllr Mick Womphrey

Officers: J Elliott, C Straughan, R. Tait, S. Thomas, R Young (DNS); M. Henderson (LD).

Also in attendance: No other persons were present.

Apologies: Cllr Colin Leckonby, Cllr Steve Nelson, Cllr Ross Patterson and Cllr Steve Walmsley

LDF 14/07 **Declarations of Interest**

There were no declarations of interest.

No interests were declared.

LDF 15/07 **Minutes of the meeting held on 29th January 2008**

The minutes of the meeting held on 29th January 2008 were agreed as a correct record.

LDF 16/07 **North East Regional Spatial Strategy - Further Proposed Changes**

Consideration was given to a report that provided Members with an update on further changes to the North East Regional Spatial Strategy and an opportunity to comment.

It was explained that as a result of the various recommendations from the inspectors Panel that conducted the examination into the North East Regional Spatial Strategy (RSS), the government has decided that it was in the interests of the public and all stakeholders to provide a two stage consultation.

Ministers had considered additional information received from the first stage of the consultation and were proceeding with the second stage.

The Council had been asked to make comments on the further changes proposed by the Secretary of State for Communities and Local Government to the second draft revision of the RSS.

It was noted that the consultation would last for 8 weeks from 6th February 2008 to 2 April 2008.

Members were informed of the main changes that would affect Stockton, these included:-

fá An increase in the net housing stock to be distributed across the region. For Stockton this meant that it should make provision for 9435 (as opposed to

9065) net additional dwellings in the period 2004 to 2021. The revised figure would allow an average additional 25 dwellings per annum within Stockton and provided a more balanced provision of dwellings over the plan period.

Indicative phasing for the Borough was as follows:

2004-2011	600	was 820 in original Proposed Modifications
2011-2016	530	was 445 in previous version
2016-2021	555	was 220 in previous version

fá Gypsy, Travellers and Show-people – this area now included a pitch requirement for Gypsies and Travellers following the completion of the regional study for combined authorities of Darlington, Stockton, Middlesbrough and Redcar and Cleveland. The following was identified:

Current unmet requirement of 23 pitches,
By 2010 – 13
By 2015 – 18
By 2020 – 20
Total by 2020 – 74.

However evidence emerging from Tees Valley's own sub regional study was indicating a much higher requirement.

fá Employment Land

Total of 325 hectares of employment land was allocated;
255 hectares of general Employment Land (including 20 hectares at the airport)
70 hectares of Key Employment Land – this was the new name for Prestige Employment sites i.e. Wynyard.

445 hectares of land allocated for Chemical and Steel industry, which remained the same.

fá Wynyard:

Focus appropriate investment to Key Employment Sites such as Wynyard for a limited number of large-scale development opportunities for high quality modern industry minimising B1 potential. LPAs were to prepare Masterplans for Key Employment locations basically seeking to achieve sustainable development there i.e. low carbon emissions, encouragement of walking and cycling, discouraging need to travel by car secure, improvements to local strategic road network and rail networks, including waste audit, maximise employment opportunities for residents of surrounding areas etc;

fá North Shore was now called a Brownfield Mixed Use Location not a Regional Brownfield Mixed Use Development and any provisions for employment elements were to be taken from General Employment Land.

Durham Tees Valley Airport

fá Expansion to handle 3 million passengers by 2016 was still supported

fá Definition of Airport related development remained the same.

Members agreed that the proposed further modifications were generally to be welcomed and there was nothing controversial. It was noted that the

consultation period would cease before the Cabinet meeting and it was therefore suggested that a report be submitted to Cabinet in April informing it of the details.

RESOLVED that the report be noted.

**LDF
17/07** **Core Strategy Summary of Consultation Responses Local Development Framework**

Members considered a report that provided a summary of the consultation responses received during the Preferred Options consultation exercise in September /October 2007.

As part of the Preferred Options consultation for the Core Strategy the following was undertaken:-

- 350 letters were issued to people registered on the LDF consultation database to advise them of the consultation being undertaken and how to get involved.
- A launch day was held in Stockton Library to promote the consultation. 800 flyers were sent out to invite people to the event.
- Notices were placed in the local press advising people of the consultation document and where to access it.

Members considered the responses and discussed a number of issues, these included:-

- Rural Developments
- Renewable energy
- Wind energy development sites

It was explained that the next stage of the process would be to submit the document to the Secretary of State in September. If new regulation, expected this month, were in place then consultation would take place prior to submission of the document, however, if they were not in force then consultation would coincide with submission.

RESOLVED that the consultation responses be noted.

**LDF
18/07** **Regeneration Development Plan Document - Summary of Consultation Responses Local Development Framework**

Members were provided with a summary of the consultation responses received during the Preferred Options consultation exercise for the Development Plan Document.

Members were provided with details of the considerable consultation that had been undertaken during August to September 2007.

It was explained that during the consultation process 327 representations had

been received. Out of this number 215 had been submitted to object to modifying the limits to development of a number of the villages. Other comments covered a wide range of issues.

Each issue identified a number of options and respondents indicated their preference and provided comments.

Members reviewed and discussed the options and comments at length.

Particular reference was made to the following issues:-

- Allen's West
- Barrage Bridge
- Freight Development
- Identification of a civic amenity centre

Members noted that responses from the consultation exercise, along with the results of numerous technical studies that would be used to develop a further version of the DPD, the Preferred Options for a second round of consultation. This stage would be when sites would be allocated for housing, employment, transport, health, education, retail, town centre uses, community facilities and other uses. This Preferred Options would be consulted on in September to October 2008.

RESOLVED that the report be noted.

**LDF
19/07** **VILLAGE SERVICES AND FACILITIES AUDIT: CONSULTATION
FEEDBACK
LOCAL DEVELOPMENT FRAMEWORK**

Members were provided with a report that outlined feedback coming from consultation on the Village Services and Facilities Audit.

It was explained that consultation had been undertaken in individual villages and 68 responses had been received.

The Group was provided with information relating to the responses received and the services available in individual villages.

Members considered the information and provided officers with comments a number of areas relating to service centres, additional development to enhance sustainability, type of development.

Members also discussed options in terms of new development in and around villages. It was indicated that most villages had development limits attached to them however, it was explained that removal of these limits may afford villages greater protection, as they would then be a 'Rural Area' which would restrict development other than for specific agricultural purposes.

It was agreed that further consultation should be undertaken with villages, outlining the options available to them in this regard.

RESOLVED that the report be noted and the consultation with villages described be undertaken.

**LDF
20/07**

LOCAL LIST – CONSERVATION AND HISTORIC ENVIRONMENT FOLDER

Members were reminded of the background to the local list and noted that an independent panel was to be established to judge nominations received, for buildings to be included on the list. The Panel was likely to include a RIBA qualified architect, historian and a conservation officer.

It was explained that officers had found it difficult to identify suitable individuals who were available to serve on the Panel, and, because of this, it would not be possible to adopt the list in April as had originally been planned. The Steering Group would be kept informed of developments in this area.

RESOLVED that the information be noted.