

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Monday, 22nd September, 2008.

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

Officers: D Bage, M Clifford, Miss L Edwards, Mrs J Elliott, Miss R Richardson, Ms C Straughan and Mrs R Young (DNS); Mrs T Harrison (LD)

Also in attendance: No other persons were present.

Apologies: Cllr Steven Nelson, Cllr Ross Patterson and Cllr Stephen Walmsley

LDF 36/08 Declarations of Interest

There were no declarations of interest.

LDF 37/08 Minutes of the Meeting Held 22nd July 2008

Members considered the minutes of the meeting held on 22nd July.

CONCLUDED that the minutes of 22nd July be agreed upon the inclusion of the additional recommendation on the 'Proposed policy on Student Accommodation Local Development Framework' item. The recommendation to be included is that the final report is brought back to Local Development Steering Group.

LDF 38/08 North East Regional Spatial Strategy

Members were provided with a summary of the North East Regional Spatial Strategy.

Following a number of consultation drafts, the North East of England Plan - Regional Spatial Strategy (RSS) was adopted. The RSS was the planning framework for North East England, which set out the long-term strategy as to where, when and how development would be encouraged in the region over the next 15-20 years providing a vision up to 2021. The RSS incorporated the Regional Transport Strategy (RTS), to ensure the integration of land use and transport planning.

The final version of the RSS was published on the 15th July 2008.

The Strategy replaced all of the policies in the Tees Valley Structure Plan (2004) as well as a number of other structure plans in the Region. The Strategy also replaced Regional Planning Guidance for the North East (RPG1). It was now part of the Development Plan.

All of the Development Plan Documents that were being developed as part of the Local Development Framework would now conform to the RSS. In addition, the Council would have regard to the policies contained in the RSS when considering major planning applications.

CONCLUDED that the report be noted.

**LDF
39/08**

Local Development Framework (LDF) -Progress Update.

Member received a progress update on the documents comprising the Local Development Framework.

A number of Development Plan Documents (DPD's) were being prepared as part of the Local Development Framework (LDF) and were at different stages of preparation.

Due to various circumstances, some of the following had experienced slippage:

- Core Strategy
- Regeneration DPD and Yarm and Eaglescliffe Area Action Plan

The following were progressing in accordance with the timetables set out in the Local Development Scheme:

- Environment PDP
- Joint Tees Valley Minerals and Waste Core Strategy and Site Allocations and Policy DPD's
- Open Space, Recreation and Landscaping Supplementary Planning Document (SPD)
- Greater North Shore SPD
- Local Development Scheme would have to be revised to refresh timetables where there had been slippage and this would have to be done in consultation with GO-NE and the planning inspectorate.

CONCLUDED that the report be noted.

**LDF
40/08**

Open Space Standards: Open Space, Recreation and Landscape Supplementary Planning Document

Members received a report outlining the nature and potential use of the open space standards that would be contained in the Open Space, Recreation and Landscape Supplementary Planning Document. It also explained how standards were achieved.

Members observed that Yarm did have a cemetery and Church yard, the Officer advised that she would investigate and amend the figures in the report accordingly.

Members raised queries regarding the Play Area Standard; however the Officer advised that the standard was a difficult to define as the provision was very low. The Chair observed that other issues regarding the Play Area Standard could be addressed in other appropriate Committees.

CONCLUDED that:

1. The report be noted.
2. The Officer will investigate the existence of Yarm cemetery and church yard and will amend the figures in the report accordingly.

LDF 41/08 Summary of comments received regarding the Minerals and Waste DPDs Preferred Options

Members were provided with a summary of the comments received during the Minerals and Waste Development Plan Document Preferred Options Consultation. They were informed that a full schedule of comments were available as hard copy from the Spatial Planning Team or they could be viewed on the Spatial Planning website.

Members received clarification on the import of waste. Members were advised that Stockton Borough Council would discourage the deposition of waste but would encourage waste recovery.

CONCLUDED that the report be noted.

LDF 42/08 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Members were informed that the Strategic Housing Land Availability Assessment Report (SHLAA) had now been finalised.

The SHLAA was the subject of public consultation during the period Monday 28th July to 15th August 2008. The report to the 21st July Cabinet on the SHLAA delegated to officers the making of any changes to the report that could be considered necessary in the light of the public consultation.

The report had been changed further to the public consultation. The changes had been authorised by the Corporate Director of Development and Neighbourhood Services.

The report would be published on the Council's website prior to the submission of the Core Strategy.

Members were advised that Ward Councillors of the wards that had been added due to the consultation would be invited to a special meeting to discuss the document and issues raised for their wards.

Members raised concern that the SHLAA and Village Study did not sit well together, however Members were advised that core study had not yet been agreed by Cabinet and so could not be used to pre-judge aspects of the SHLAA. The SHLAA was a technical background document which limited the scope for policy considerations to be taken into account.

Members sought clarification of the definition of entirely green field. The Officer advised that greenfield land was land which did not meet the definition contained in Planning Policy Statement 3: Annex B of Brownfield land.

CONCLUDED that:

1. The report be noted.
2. Ward Councillors for the wards affected added as a result of comments made during the consultation would be invited to individual meetings to discuss the

implications of the revised document for their wards.

**LDF 43/08 STOCKTON-ON-TEES LOCAL PLAN ALTERATION NUMBER ONE:
EXTENSION OF SAVED POLICIES**

Members received a report on the Stockton-on-Tees Local Plan Alteration Number One saved policies exercise.

The Stockton-on-Tees Local Plan Alteration Number One was adopted in March 2006. By virtue of the Planning and Compulsory Act 2004 policies under the Local Plan system were saved for three years pending the adoption of replacement policy documents through the Local Development Framework.

The Alteration Number One policies were due to expire in March 2009. To retain the policies beyond this three year period the Secretary of State was required to agree to issue a direction to this effect. To do this a letter was required to be sent to the Government Office for the North East six months before the expiration of the three year period.

In June 2008 the Government published the new Planning Policy Statement 12. Section 9 set out criteria which policies should comply with in order to be saved which was included in the report along with the matters to which the Government would give particular regard.

The policies in the Alteration Number One had been assessed against the criteria and the proposed schedule of policies to be saved and deleted with written justification had been produced.

The policies in Alteration Number One were divided into two chapters; one on the environment, which was concerned with flooding and the other on the economy, which dealt with retail policies.

It was considered that the environment policies were unnecessary as they repeated Government policy and therefore they were recommended for deletion. Whereas the majority of the economy policies were in conformity with national and regional policy and adapted to the locally specific circumstances of the Stockton Borough. Therefore, most of these policies, with the exception of a few, were recommended to be saved.

Members were provided with the schedule of saved and deleted policies at the meeting.

Government Office for the North East would be contacted at the end of September with the provisional schedule in order to comply with the regulations.

The schedule of saved and deleted policies would be referred to Cabinet in November for endorsement to submit the schedule of saved and deleted policies to the Secretary of State.

CONCLUDED that the report be noted.

**LDF
44/08**

**PLANNING THE FUTURE OF RURAL VILLAGES IN STOCKTON ON TEES
BOROUGH**

Members were provided with a report which informed of the completion of the 'Planning the Future of Rural Villages' study prior to it being submitted to Cabinet and Council. The study would form part of the evidence base for the Local Development Framework (LDF). The report also advised of amendments made in light of September's Planning Committee and wider internal consultation.

Member raised concern that the impact of development on specific sites and the strategic highway network were dealt with in the study but no consideration was given to the roads in between which often caused amenity problems. The Spatial Plans Manager advised that she would consider the matter and investigate if this could be addressed in the document in some way.

CONCLUDED that:

1. The report be noted.
2. The Spatial Plans Manager will consider the Members comments and consider if Members comments can be addressed in the study in some way.