

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Tuesday, 5th January, 2010.

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

Officers: M Clifford, J Dixon, Miss J Hutchcraft, Mrs C Straughan and Mrs R Young (DNS); Mrs T Harrison (LD)

Also in attendance: No other persons were present

Apologies: Cllr S Nelson

LDF 32/09 Declarations of Interest

Cllr Mrs Beaumont declared a personal non prejudicial interest in relation to the Rural Housing Needs Study and the Limits to Development item due to living in one of the villages mentioned in the study and also because she was on Kirklevington Parish Council.

LDF 33/09 Minutes of the meeting held on 23rd November 2009

Consideration was given to the draft minutes of the meeting held on 23rd November 2009.

CONCLUDED that the draft minutes of the meeting held on 23rd November 2009 be agreed.

LDF 34/09 DPD, SPD and Evidence Base Update

Members were provided with summaries of progress in relation to the Core Strategy Development Plan Document (DPD), Minerals and Waste DPDs and the Strategic Flood Risk Assessment.

Minerals and Waste Development Plans

Members were advised that the Tees Valley Authorities consultants Entec would meet with Natural England and RSPB to discuss the objections and concerns raised in relation to the impact the strategies and policies would have on the SPA and Ramsar Sites

The Government office felt that further consultation should be undertaken to address the concerns.

Natural England/RSPB Seal Sands Study

Members were advised that issues around funding had been resolved and work would move forward.

Strategic Flood Risk Assessment

Members were advised that a full report would be provided when the full assessment was finalised in February.

CONCLUDED that the report be noted.

**LDF
35/09** **Rural Housing Needs Study**

Members were reminded that Arc4 were undertaking a rural housing needs study in conjunction with an independent rural housing specialist. Members were advised that the survey stage of the study and been completed.

Members were advised that every household linked to the study had received a letter and promotion of the events and taken place. It was noted that a Ward Councillor had got involved prior to the Kirklevington event and informed residents in her ward of what was taking place. As a result, this event was particularly successful.

Arc4 would attend the Parish Council Liaison Forum in March to discuss the research findings and possible next steps.

CONCLUDED that the report be noted.

**LDF
36/09** **Limits to Development**

Members were provided with a report which advised that a review of the 'limits of development' and 'green wedges' would be undertaken and the results of the work would form an evidence base for the Regeneration Development Plan Document.

Members were provided with maps which marked the existing and proposed limits to development and green wedges, to illustrate how the process would be undertaken.

Members raised concerns regarding garden limits and the possibility of being inundated with certificates of lawfulness. However Members were advised that the report and maps presented at the meeting were only the initial stage and were yet to go through consultation, be seen by Planning Committee and be approved by Cabinet.

CONCLUDED that the report be noted.

**LDF
37/09** **YEAAP Progress**

Members were provided with a report on the outcome of the Issues and Options consultation on the Yarm & Eaglescliffe Area Action Plan

The Main issues were as followed:

Heritage and conservation:

- Production of a Local List (linked to policy)
- Expand existing controls
- Detailed management strategies for conservation areas
- Need to protect residential areas from inappropriate residential development (back garden development, infill and demolition for higher density schemes).
- Preservation of the route of the Stockton and Darlington Railway

Transport and Parking:

- Congestion
- Delivery vehicles
- High Street parking
- Walking/cycling
- Eaglescliffe Station improvements
- Bus network/reliability
- Transport interchange

Residential:

- Need for homes of varying types and tenures/residential development has reached saturation
- Concern over the number of apartment buildings
- Need to protect residential areas from inappropriate residential development

Tourism and visitor facilities:

- Need to increase leisure activities/facilities
- Improvements to the Preston Park
- Promoting the Stockton and Darlington Railway
- Lack of toilet facilities
- Lack of visitor information
- Concerns about problems caused by number of visitors (need to strike a balance).

Yarm High Street:

- Need to promote the niche market Yarm provides
- Balance conflict with residential areas
- Parking
- Delivery vehicles
- Supporting Business
- Facilities and information for visitors
- Supporting business

Green Spaces and Recreation:

- Implementation of the Tees Heritage Park
- Improve and promote water based facilities
- Protection of green spaces and green wedges

Consultation took place with heritage stakeholders, as a result the following potential policies/actions were recommended for inclusion:

- Policy relating to Local List
- Designation of and policy relating to townscape character areas
- Potential to include conservation area management strategies/monitoring change
- Inclusion of a policy relating to the Tees Heritage Park
- Preservation and interpretation of the Stockton and Darlington Railway
- Ensure any increased flood defences in Yarm are not detrimental to the areas status as a conservation area.
- Potentially include a policy to highlight how S106 contributions could be spent (hierarchy of preferences)

Members were advised that local residents of Yarm and Eaglescliffe, Ward, Parish and Town Councillors and members of the Western Area Partnership Board had been invited to a consultation workshop which would take place on 27th January.

CONCLUDED that the report be noted.