

AGENDA ITEM

REPORT TO PLANNING COMMITTEE

23 June 2010

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

LOCAL DEVELOPMENT FRAMEWORK: YARM AND EAGLESCLIFFE AREA ACTION PLAN

SUMMARY

1. The Yarm and Eaglescliffe Area Action Plan (YEAAP) was the subject of a period of public consultation on Issues and Options in August/September 2007 and work has been ongoing to take the report to the Preferred Options stage. On the 17th May 2010 a report was taken to LDF Members Steering Group advising members upon the scope of the document, progress to date and recommended not to proceed with the production of a separate YEAAP and incorporation of the YEAAP into the Regeneration and Environment Development Plan Documents (DPD). The recommendation put forward at LDF Members Steering Group was supported.
2. Following consideration by planning committee a report will be referred to Cabinet on 5 August 2010 for Members agreement not to proceed with the production of a separate YEAAP and incorporation of the YEAAP into the Regeneration and Environment DPDs.

DETAIL

3. The Local Development Scheme (LDS) adopted in March 2009 details the purpose of the YEAAP as document which will '...address the key pressures / development opportunities within Yarm and Eaglescliffe. Will include a series of co-ordinated proposals for traffic management and parking, future redevelopment opportunities and planning obligations.'
4. As the YEAAP has progressed it has become much more focused upon the historic built environment. With PPS12: 'Local Spatial Planning' identifying that in areas of conservation, area action plans should do two things:
 - Define areas where specific conservation measures are proposed and areas which will be subject to specific controls over development,
 - Set out the policies and proposals for action to preserve or enhance the area.
5. In the process of taking the YEAAP towards the Preferred Options stage and producing a draft Preferred Options report it became apparent that:
 - There is not significant change scheduled within the area.
 - The document has limited scope (relatively few deliverable actions identified)
 - There are few identified actions to preserve/enhance the historic built environment
 - Many of the proposed policies contained within the draft document are not specific to Yarm and Eaglescliffe and will be repeated within other DPDs
6. In addition to the above there will also be major cost implications for producing a separate document. These costs include officer time, printing, consultation and examination.

7. It has therefore been recommended that the YEAAP be incorporated into the Regeneration and Environment DPDs. It is not considered that the incorporation of the YEAAP will be detrimental to the area of Yarm and Eaglescliffe as the policies anticipated for inclusion within the YEAAP will be integrated into the other DPD's as identified in the table below.

Policy/Allocation anticipated to be delivered within the YEAAP	Regeneration DPD	Environment DPD
Spatial Allocations		
Conservation areas		√
Character areas	√	
Retail hierarchy	√	
Residential allocation	√	
Employment allocations	√	
Conservation and the Historic Environment		
Character Areas	√	
Local list		√
Stockton and Darlington Railway		√
Flooding		
Policy relating to flood defences and the conservation area		√
Retail and Commercial		
Yarm High Street policy	√	
Transport and Accessibility		
Policies regarding highways, public transport, car parking and pedestrian/cycling provision	√	√

NEXT STEPS

8. Following consideration by planning committee a report will be referred to Cabinet on 5 August 2010 for Members agreement not to proceed with the production of a separate YEAAP and incorporation of the YEAAP into the Regeneration and Environment Development Plan Documents (DPD).
9. Should the recommendation be agreed at Cabinet it is intended that Stakeholders will be contacted to explain the reasons why the document has been incorporated into other DPDs and explain that policies covering the area will not be undermined.

RECOMMENDATION

10. Members are recommended to: -

- i) Note the content of the report

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Background Papers

Planning Policy Statement No 12: Local Spatial Planning

Financial Implications

The cost of producing the YEAAP is being met through current budgetary provisions. The incorporation of the YEAAP into the Regeneration and Environment DPDs is considered to reduce the financial burden of producing the LDF.

Environmental Implications – None.

Community Safety Implications – None

Human rights Implications – The provision of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors – All ward Councillors