

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Monday, 17th May, 2010.

Present: Cllr Robert Cook (Chair), Cllr John Fletcher, Cllr Steve Nelson, Cllr Roy Rix, Cllr Mick Stoker

Officers: D Bage, M Clifford, J Dixon, J Glancey, J Hall, Miss J Hutchcraft, N Laws, Mrs C Straughan (DNS); Mrs T Harrison

Also in attendance: No other persons were present

Apologies: Cllr Mrs Jennie Beaumont and Cllr Mick Womphrey

LDF 1/10 Declarations of Interest

There were no declarations of interest.

LDF 2/10 Minutes of the meeting held on 30th March 2010

Consideration was given to the minutes of 30th March 2010.

CONCLUDED that the minutes of the meeting held on 30th April 2010 be approved.

LDF 3/10 Local Development Scheme 2010

Members were provided with a report which informed of revisions to the Local Development Scheme, the published timetable for the production of Local Development Framework documents.

Members were advised that in some circumstances, the deadlines had been moved back however the scheme had also seen some success.

CONCLUDED that the report be noted.

LDF 4/10 Town Centre Boundary/Retail Policy

Members were advised that Stockton-on-Tees Borough Council officers were currently in the process of revising planning policies in the adopted Local Plan, for inclusion within the Regeneration Development Plan Document. Planning Policy Statement 12 stated that all policies should be justified and effective. In order to be justified a policy was to be founded on a credible evidence base and be the most appropriate strategy. Officers sought the views of Members on policies that sought to protect the retail function of Stockton Town Centre's Primary Shopping Area.

Stockton Town Centre was identified in the Core Strategy as the principal shopping centre within the Borough. It was well established planning policy that Local Authorities sought to protect the prime shopping area of their main centres, in order to protect their vitality and viability and to maintain a supply of retail units for new retailers.

In order to develop a revised policy on Stockton Town Centre frontages, two

were to be undertaken which were:

- Identify the extent of:

A. The Primary Shopping Frontage (PSF) – the area with the highest proportion of retail uses.

B. Secondary Shopping Frontage (SSF) the area where there is greater opportunity for a diversity of other uses.

It was considered that the list below summarised the main objectives of a successful policy on town centre frontages. It took into account local circumstances including the desire to introduce an attractive cultural experience into the centre as well as the need to protect the heritage of the centre. The policies were required to balance the following objectives to be effective:

- Concentrate retail into the main shopping areas
- Maintain a suitable mix of retail units
- Minimise the amount of vacant units
- Maintain a supply of retail units that matched demand
- Protect the most important strategic retail units
- Respect the heritage of the High Street
- Allow non-retail uses in suitable areas
- Provide for an attractive night-time economy and café culture area
- Support activity around important civic spaces and buildings
- Provide certainty and clarity to developers and land-owners
- Provide a degree of flexibility for exceptional circumstances

A map and draft policy was presented to Members showing the preferred option for the shopping frontages.

Members received clarification on aspects of the policy such as night time economy, whether Spencer Hall was classed as shopping frontage and the differentiation between cafe's and shopping frontage.

CONCLUDED that the report be noted.

**LDF
5/10**

Health & Hot Food Takeaway

Discussion took place on the merits of including a policy in the retail suite of policies to be included in the Regeneration Development Plan Document (DPD) to create exclusion zones for hot food takeaways in the vicinity of schools and areas of open space. The report provided Members with an outline of the research carried out with regards to policies relating to health and hot food takeaways. In addition, a policy suggestion to restrict hot food takeaways within the vicinity of schools, parks and playgrounds was included.

The report also included an assessment of other material planning considerations relating to hot-food takeaways and concluded with a draft policy which could be included within the Regeneration Development Planning Document.

Members were advised that Waltham Forest believed the adoption of the document was a success. Members were advised that the local authority could

only direct hot food takeaways into the centre of town and a 400 metre buffer around schools.

Officers advised that the Police had concerns regarding the high concentration of hot food takeaways in one place within the town centre. It was also observed that by putting all takeaways in the centre of town, emphasised the appearance of abandonment in the town centre as the shutters were down until the evening.

Concerns were raised regarding hot food takeaways near schools; however it was observed that most primary schools did not permit children to leave the school during school time so it could only be a problem for secondary school pupils. It was observed that secondary school pupil's usually frequented bakery's which were not classed as hot food takeaways so could not be prevented from opening near schools.

Members queried whether hot food takeaways were required to be licensed? Officers would look into it an advise.

CONCLUDED that:

1. The report be noted.
2. Officers will investigate whether hot food takeaways were required to be licensed and will report back at a future meeting.

**LDF
6/10**

Environment DPD

Members were advised that the Environment Development Plan Document (DPD) was an important part of the Local Development Framework (LDF), which would update policies from the adopted Local Plan and develop new policies on emerging issues. A list of Local Plan policies to be replaced by the Environment DPD was provided. These policies would be material considerations in planning applications. The Environment DPD dealt principally with the protection and enhancement of the natural environment, the built and historic environment and the delivery of green infrastructure within Stockton on Tees Borough.

It was envisaged that the Environment DPD would be split into five different sections:

- Climate Change
- The Natural Environment
- The Built and Historic Environment
- The Rural Environment
- Urban Open Space

Officers advised that a meeting would take place with various internal and external stakeholders to establish all topics, which should be covered within the Environment DPD issues and options. Progress with the Environment DPD would be reported back to Members.

CONCLUDED that:

1. The report be noted.
2. Progress with the Environment DPD would be reported back to Members after the meeting between officers and various internal and external stakeholders to establish all topics, which should be covered within the Environment DPD issues and options.

**LDF
7/10**

Yarm & Eaglescliffe Area Action Plan

Members received an update regarding progress on the Yarm and Eaglescliffe Area Action Plan (YEAAP) Preferred Options report. The report advised Members upon the scope of the document, progress to date and how the content of the YEAAP could be progressed within Regeneration and Environment DPDs.

Members noted that land from the Tees had been excluded as it would be covered by the Regeneration DPD

Members queried how the timescale would be affected by incorporating the Action Plan and were advised that it would not slow the action plan down.

Members noted that there was nothing specific regarding the disused railway.

Officers advised that if Members agreed to the proposal to incorporate the YEAAP into the emerging Regeneration and Environment Development Planning Document, all the Members who had been invited to the January meeting would receive written notification.

CONCLUDED that:

1. The report be noted.
2. Members agreed to the proposal to incorporate the YEAAP into the emerging Regeneration and Environment Development Planning Documents.
3. Letters will be sent to all Members who were invited to the meeting in January 2010 advising of the agreed proposal.

**LDF
8/10**

Strategic Housing Land Availability Assessment (SHLAA) 2010

Members were reminded that the National Strategic Housing Land Availability Assessment (SHLAA) Practice Guidance stated that the Assessment, once completed, should be regularly kept up-to-date (at least annually). Members would also recall that the first SHLAA was updated in 2009. The 2010 update of the SHLAA was in the process of being undertaken.

An internal highways workshop focusing specifically on highways to assess the SHLAA sites had been held on 24 March 2010. An internal stakeholder workshop to assess the SHLAA sites within a framework of suitability, availability and achievability had been held on 29 March 2010. A schedule of sites with the internal stakeholder assessment was available in the Members Library (conurbation and peripheral sites followed by those in the rural area).

Members were provided with the schedule of sites discounted as being unlikely to yield 10 dwellings or more and sites with designations to which zero housing potential had been ascribed. It was intended to consult externally on this assessment over the four-week period Monday 19 July to Friday 13 August 2010.

Members were provided with Maps detailing the locations of all sites being assessed.

Members were advised that a call for new sites to be included in the 2010 SHLAA update was undertaken in early 2010 with the deadline for submissions being 12th February 2010. This resulted in 10 new sites being included in the SHLAA assessment; these being:

- SHLAA 91 - Land east of Drovers Lane, Redmarshall
- SHLAA 92 - Land off Leeholme Road, Billingham
- SHLAA 93 - Land south west of Preston Cemetery
- SHLAA 94 - Land north of Pennypot Farm
- SHLAA 95 - Land north of Durham Lane Industrial Estate
- SHLAA 96 - Land at Darlington Back Lane
- SHLAA 97 - Land at A689 Roundabout (Site 1)
- SHLAA 98 - Land at A689 Roundabout (Site 2)
- SHLAA 99 - Land at A689 Roundabout (Site 3)
- SHLAA 100 - Land east of Yarm Station

It was noted that site 57 'Land at Smith's Farm' had an amended boundary. In addition, site 87 'Bowesfield Riverside Phase 1' from the 2009 SHLAA had been split into two separate sites for the 2010 update; these being SHLAA 57 'Bowesfield Riverside Phase 1 (East)' and SHLAA 101 'Bowesfield Riverside Phase 1 (West)'.

Members were reminded that an assessment of a site as deliverable or developable in no way inferred that planning permission for housing development would be granted on the site or that the site would ever be allocated for housing. The purpose of the SHLAA was to determine potential housing sites. It was for the plan-making process to determine which sites were allocated.

CONCLUDED that the report be noted.

**LDF
9/10**

SA Scoping Report

Members were provided with an outline of the changes made to update to Sustainability Appraisal and Strategic Environmental Assessment Scoping Report for the Local Development Framework. A summary of responses from consultation on the updated Scoping Report was also provided.

The scoping report had been altered and updated and would be considered at Planning Committee and Cabinet, before being used to inform the Sustainability Appraisals of the emerging Development Plan Documents.

CONCLUDED that the report be noted.

