

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Tuesday, 10th August, 2010.

Present: Cllr Robert Cook (Chairman), Cllr Aidan Cockerill, Cllr John Fletcher, Cllr Colin Leckonby, Cllr Roy Rix, Cllr Mick Womphrey

Officers: M Clifford, Miss J Hutchcraft, Miss R Wren, Mrs R Young

Also in attendance: No other persons were present

Apologies: Cllr Mrs J Beaumont, Cllr Steve Nelson and Cllr Mick Stoker

LDF 15/10 **Declarations of Interest**

There were no declarations of interest.

LDF 16/10 **Minutes of meeting held on 29 June 2010**

Consideration was given to the minutes of the meeting held on 29th June 2010.

CONCLUDED that the minutes of the meeting held on 29th June 2010 be agreed as a correct record.

LDF 17/10 **The Implications of the Abolition of RSS**

Members were provided with a report which provided details of the announcement made by the Secretary of State that Regional Strategies were revoked. It no longer formed part of the development plan for purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004. It was also announced that the legal basis for abolition would be through the "Localism Bill" to be introduced in the current Parliamentary session, which would also introduce new ways for local authorities to address strategic planning and infrastructure issues based on cooperation.

The Chief Planner at the Department for Communities and Local Government (DCLG) had issued advice to Local Planning Authorities (LPAs) on immediate issues that could arise from the announcement. The guidance covered the period from the revocation of Regional Strategies and the legislation to abolish them altogether and should be considered a material consideration by Local Planning Authorities and the Planning Inspectorate in their decisions.

Determining Planning Applications

In determining planning applications the statutory plan for an area would be:

- Adopted Development Plan Documents (DPDs),
- Saved Policies,
- Any old style plans that have not lapsed.

For Stockton this meant the Core Strategy and saved policies from the Local Plan 1997 and Alteration Number 1 2006. Local Planning Authorities should also have regard to other material planning considerations including national policy. Evidence from revoked Regional Strategies could also be a material

consideration. Planning Policy Statement (PPS) 11 on Regional Strategies had been cancelled but all other PPSs continue to apply until replaced by the National Planning Framework (NPF).

The Guidance advised that work should continue on the preparation of Local Development Framework (LDF) documents, although Local Planning Authorities could wish to review plans in the light of the abolition of Regional Strategies, this should be done as quickly as possible. However there was no need to review the whole Local Development Framework, only those issues which the Local Planning Authority wishes to revisit. Any review would be subject to the same requirements for consultation, sustainability appraisal and robustness of the evidence base and would be tested at independent examination to test the soundness of the plan. The data and research gathered by the Regional Local Authority Leaders' Boards would be made available to Local Planning Authorities for plan preparation work.

HOUSING NUMBERS

Members were advised that housing numbers could now be determined by the Local Authority; however Stockton-on-Tees Borough Council were happy with the housing targets which had been set in the Regional Strategy.

SITES FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Officers advised that Local Authorities would be responsible for determining the right level of provision for their area and for bringing it forward in Development Plan Documents in line with current policy. All local authorities had undertaken Gypsy and Traveller Accommodation Assessments (GTAAAs); however they were not bound by them. The relevant regulation and guidance would be reviewed in due course.

MINERALS AND AGGREGATES SUPPLY

Members were advised that the Minerals Planning Authorities (MPAs) would continue to have responsibility to plan for an adequate and steady supply of minerals to support economic growth and this should continue to be done within the framework of the Regional Aggregates Working Parties. However authorities could depart from this when alternative information and a robust evidence base was provided.

WASTE MANAGEMENT TARGETS

Officers advised that Local Planning Authorities were encouraged to continue with the preparation of waste management documents.

TOWN CENTRE HIERARCHY

Members were advised that there would still be a Town Centre hierarchy.

FLOODING, COASTAL CHANGE

Local Authorities were advised to continue to work together to address these issues. However as they were not compelled to do so, there could be

problems.

The Coalition Government's agreement was that unnecessary building in areas of high flood risk should be avoided.

RENEWABLE AND LOW CARBON ENERGY

Local Authorities should continue to contribute to lowering the carbon economy, reduction of greenhouse emissions and secure more renewable and low carbon energy to meet national targets.

TRANSPORT

Members were advised that transport remained largely unchanged.

IMPLICATIONS FOR THE CORE STRATEGY

Officers advised that the Spatial Planning Team were analysing the implications of the revocation of the Regional Strategy to the core strategy and other Local Development Framework documents and would present future reports to the Local Development Framework Steering Group on the issues.

Members queried whether farm buildings were classed as brownfield sites and could therefore be built on and were advised that they could.

CONCLUDED that the report be noted.

**LDF
18/10**

Regeneration DPD Update

Members were provided with a report which related to the first draft Preferred Options Consultation version of the Regeneration Development Plan Document and accompanying Draft Map Book. It invites members to comment on the policies, explanations and accompanying maps.

Members were advised that officers aims were to:

- Allocate sites for Housing, Employment and Transport Schemes in the Borough
- Protect Wynyard as an employment area
- Protect Stockton Town Centre for retail purposes

Members were advised that officers were trying to determine the level of development that would be acceptable in the neighbourhood centres.

There had been issues regarding the student accommodation interim policy guidance, therefore the Spatial Planning Team aimed to develop policies which were robust enough to withstand an Inspectors scrutiny.

It was observed that Stockton High Street did not offer the size of footprint that new retailers required. Members suggested that retail units could be made bigger whilst still maintaining the outer facade.

Discussion took place regarding temporary allotments. It was observed that

reference was made to local allotment authorities in the report, however where there were Parish Council's, they would be the local allotment authority but if there were no Parish Council, Stockton-on-Tees Borough Council would be the local allotment authority. The Spatial Planning Manager advised that the report was a very early draft and she would look at the wording and ensure that the technical terms were correct for the final draft.

Discussion took place regarding cemeteries and the crematorium; It was observed that the need for a crematorium in Stockton had been identified over 20 years ago.

Officers advised that certain standards were required for crematoriums such as they had to be a certain distance from houses.

Members felt that there should be a Local Authority woodland burial area.

Officers advised that housing requirements were largely met to 2016, assuming that the approved planning applications were built.

Comments were welcomed from Members on the Regeneration Development Plan Document. Officers advised that consultation would take place and would go back to Members at the end of the year following required alterations.

CONCLUDED that the report be noted.

**LDF
19/10** **Environment DPD Update**

Members were advised that the Spatial Planning team were moving forward with the preparation of the Environment Development Plan Document (DPD) Issues and Options.

Members were provided with a report which advised that a draft issues and options report had been produced and had been made available for internal consultation. The issues and options paper detailed issues affecting the built, natural and rural environment of Stockton on Tees Borough and invited the public and stakeholders to make comments on which options they felt were most appropriate for dealing with these issues. Members were invited to provide comments on the report to inform the final issues and options document which was intended to go out for public consultation in November/December 2010.

CONCLUDED that:

1. The report be noted.
2. Members provide comments on the content of the report and advise if there are other issues and options that should be considered for inclusion.

**LDF
20/10** **Additional Assessments**

Members were advised that the Spatial Planning team were moving forward with the preparation of the Regeneration Development Plan Document (DPD) Preferred Options.

Members were provided with a report which advised of the essential ancillary work that had to be undertaken to support the preparation of this Development Plan Document. The assessments were as follows:

- Sustainability Appraisal and Strategic Environmental Impact
- Habitat Regulations Assessment
- Equality Impact Assessment
- Health Impact Assessment
- Consultation Statement
- Infrastructure Planning Strategy
- Sequential testing (flood risk)

CONCLUDED that the report be noted.