

Local Development Framework Steering Group

A meeting of Local Development Framework Steering Group was held on Tuesday, 12th June, 2012.

Present: Cllr Nigel Cooke (In the Chair), Cllr Robert Cook, Cllr Phillip Dennis, Cllr Steve Nelson, Cllr Mrs Maureen Rigg, Cllr David Rose

Officers: D Bage, M Clifford, S Grundy, I Nicholls, C Straughan, R Wren, R Young (DNS); T Harrison (LD)

Also in attendance: Cllr Mark Chatburn

Apologies: Cllr John Gardner, Cllr Michael Smith, Cllr Mick Stoker

LDF 4/12 **Evacuation Procedure**

The evacuation procedure was noted.

LDF 5/12 **Declarations of Interest**

There were no declarations of interest.

LDF 6/12 **Draft Minutes - 14th May 2012**

Consideration was given to the draft minutes of the meeting held on 14th May 2012.

Members were provided with updates to previous queries and noted that;-

- Sustainability of Housing allocated at Wynyard and Hartlepool were addressed in policy.
- Port related matters were designated
- Bowesfield Lane was included as a neighbourhood centre
- Farm Diversification could not be more specific as it followed advice contained in the National Planning Policy Framework (NPPF)

AGREED that the minutes be noted.

LDF 7/12 **Draft Shop Fronts and Advertisements Supplementary Planning Document**

Members were provided with a report on the Shop Front Design and Advertisement Supplementary Planning Document (SPD). It provided an overview of the purpose of the SPD and identified proposed future tasks necessary for the consultation and adoption of the document.

The document would provide practical guidance and support in designing shop fronts and advertisements to help achieve the following key objectives;

- Improve the quality of the street scene, create a sense of place and improve the vibrancy and vitality of retail areas.
- Create shop fronts which respected the character and appearance of the building and surrounding area in terms of scale, proportion and materials.

- Create attractive signs and adverts that respected the character of the building and street.
- Ensure security measures did not detract from the built fabric and create intimidating environments.

Members were provided with the initial draft of the main written content of the proposed document.

By encouraging higher standards of shop front design, the SPD could also add value by helping to achieve some of the wider aims of the Council's Urban Design Strategy (which identified poor frontages as a particular weakness of Stockton Town Centre) and the Regeneration and Environment Development Plans Document (DPD).

Officers advised that this report covered all areas of Stockton High Street but some parts were just for conservation areas.

Officers confirmed that good examples of shop fronts would be obtained from Stockton and other towns.

It was explained that the Shop Front Design and Advertisement Supplementary Planning Document would enable the Council to refuse applications of new shops if they did not follow the guidance in the document. However, this could not be enforced retrospectively to existing shop fronts.

Discussion took place regarding the policy relating to banners.

AGREED that the report be noted.

**LDF
8/12**

Regeneration and Environment Development Plan Document Preferred Options Draft

Members were provided with a report accompanied by a copy of the proposed Regeneration and Environment Development Plan Document (DPD) and Proposals Map (the Proposals Map demonstrated geographically the proposed policies and site allocations), and associated assessments and supporting documents for further comment prior to the document being referred to Planning Committee for comment and Cabinet and Full Council for approval for a period of public consultation.

The Regeneration and Environment Development Plan Document (DPD) would contain the planning policies which would shape development in Stockton-On-Tees until 2029. Once it became Council policy, it would deliver the aims and objectives of the Council's Core Strategy, which was adopted in March 2010. The document set out the Council's 'Preferred Options' for the policies that would be included in the DPD.

The Regeneration and Environment DPD would include a revised Housing Spatial Strategy and would identify sites for housing, employment, transport infrastructure and key gateway and regeneration sites and set out a suggested approach for each of them.

The revised Housing Spatial Strategy would ensure that the Borough's housing requirement to 2029 would be met. The housing policies were previously included in the adopted Core Strategy but had been reviewed. A consultation of housing options was undertaken in summer 2011. There would also be policies which designate green wedges, limits to development and character areas, and others which set standards for development to be applied across the Borough.

The Regeneration and Environment DPD was originally intended to be three separate DPDs: the Regeneration DPD, the Environment DPD and the Yarm and Eaglescliffe Area Action Plan. The three documents were brought together in a single DPD in the 2012 Local Development Scheme (the document that set out the timetable the Council would follow in the production of its planning policy documents). The 'Issues and Options' relating to all three documents had been subject to public consultation but had not progressed to the 'Preferred Options' stage for various reasons.

Local Planning Authorities were encouraged to reduce the number of development plan documents they produce where possible. Combining planning documents in this way would make the plan preparation process more efficient and easily understood.

Officers provided details on the following:

- The Spatial Strategy
- Sustainable Transport
- Sustainable Living
- The Economy
- Town Centre
- Provision of Facilities
- Housing
- Environmental Protection and Enhancement
- Historic Environment
- Regeneration and Gateway Sites

Members of the Steering Group considered the report and discussed the following areas during which comments were provided to officers:

- Reduction of input from Tees Valley Unlimited
- Green Infrastructure Strategy
- Limits to Development
- Green Wedge
- Footpath and cycle routes
- Green Blue Heart
- Development of the Urban Core
- Renewable Energy Schemes and sites
- Control over number of hot food takeaways, betting shops and loan shops
- Community facilities and a crematorium
- Housing Stock Transfer
- Indicative Phasing Land
- Employment Land
- Care Homes - proving need
- Housing Allocation

- Over development in Wynyard and Eaglescliffe
- Farm Diversification
- Encouragement of tourism accommodation
- Bowesfield Site

AGREED that the report be noted and Members comments be considered.