

LOCAL PLAN WORKING GROUP

A meeting of the Local Plan Working Group was held on 26 September 2018.

PRESENT: Councillors L Young, (Chair), C M Rooney and D Rooney

OFFICERS: P Clarke, A Conti, K Whitwell

APOLOGIES FOR ABSENCE were submitted on behalf of Councillors Bloundele and Walters.

DECLARATIONS OF INTERESTS

There were no Declarations of Interest at this point in the meeting.

1 MINUTES - LOCAL PLAN WORKING GROUP - 4 SEPTEMBER 2018

The minutes of the meeting of the Local Plan Working Group held on 4 September 2018 were agreed as a correct record.

2 DATE AND TIME OF NEXT MEETING

AGREED that the next meeting of the Local Plan Working Group would be arranged for January 2019.

3 ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED

There were no urgent items for consideration.

4 EXCLUSION OF PRESS AND PUBLIC

AGREED that there was no requirement to exclude the press and the public for the rest of the agenda.

5 LOCAL PLAN PUBLICATION - PROGRESS UPDATE

P Clarke (PC) presented the Local Plan Publication document due to go to Executive on the 2nd October to the group. PC explained that the decision to approve the Publication Local Plan is a non-executive function, and must be made by the full Council, in accordance the relevant legislation.

PC explained that the Local Plan is being prepared to replace the Council's existing planning policy framework. It sets out the Council's long long-term development strategy for the borough, for a variety of different types of development including housing, employment, retail centres, the natural and built environments, and transport.

PC informed the group that the next stage is to publish the Local Plan for a period of six weeks. This is the final version that the Council intends to adopt as its statutory development plan. Publication is a statutory requirement within the plan making process, the purpose of which is to make the Local Plan available for inspection and invite formal representations upon it. PC clarified that this is not a consultation stage where comments can change or shape the Local Plan. Instead, it provides the opportunity for interested parties and stakeholders to make formal representations, which must relate only to matters of soundness or legal compliance. The representations period for the Publication Local Plan will be from 9th November until 21st December 2018.

PC talked through each of the Publication document chapters.

Creating a City Centre for the Tees Valley

PC explained that this chapter was about the Council's aspiration to become a city centre and includes policies on Centre Square, Middlehaven and the Railway Station and Historic Quarter.

Promoting Economic Growth

PC explained this chapter includes policies on economic strategy, employment locations, town, district and local centres and hot food takeaways.

PC highlighted that the hot food takeaway policy is a new approach to restricting hot food takeaways based on amenity and health impacts. The group were supportive of approach set out in the policy. Cllr D Rooney asked if the policy would impact upon restaurants that also have a takeaway element. PC clarified that the policy will only restrict hot food takeaway (Use Class A5 uses). He stated that is something that could potentially be looked at in a future version of the Local Plan.

Making Great Places to Live

PC explained that following the Preferred Options consultation the proposed housing allocation at Newfield Crescent has been removed from the Plan. This chapter includes the overall strategy for housing, including the minimum housing requirement of 425 dwellings per annum, and policies on a range of sites on which housing will be delivered. PC particularly drew the group's attention to the policy for the Stainsby development. The policy sets out the requirements for development on the site including the creation of new open space that along with existing open space will create a country park, this reflects the approach set out in the masterplan for the area.

Creating Quality Places

PC explained this chapter included policies to ensure that communities are well served by infrastructure, including transport, green infrastructure, education, health and cemeteries.

Managing the Historic Environment

PC explained that is chapter contained policies on the approach to managing the key historic assets within the borough, including scheduled monuments, archaeological sites, Albert Park (Registered Park and Garden), listed buildings, conservation areas and Locally Listed Buildings/Sites.

Development Management

PC explained that this chapter includes policies general development principles, design, developer contributions, development limits, and on the conversion of buildings to smaller residential uses.

PC reminded the group that an interim policy on conversions has recently been adopted by the Council and is working well. Cllr Young suggested that he thought this policy would be supported by residents particular those who had experienced inappropriate conversions in their local area. Cllr C Rooney agreed that inappropriate conversions are not what we want for Middlesbrough and that this policy showed the Council's commitment to social regeneration.

Cllr Young thanked officers for their hard work in preparing the Publication document.

AGREED that the Publication document should be presented to the Executive for consideration.