

14 AUGUST 2023

REPORT OF THE CHIEF EXECUTIVE

UPDATE ON PLANNING SERVICES

SUMMARY

Planning Powers were conferred on to Hartlepool Development Corporation (HDC) on 1 June 2023 giving HDC the power to determine planning applications within its redline boundary. Nathaniel Lichfield & Partners (Lichfields) has been procured to provide day to day planning services for HDC. The purpose of this report is to provide an update on the delivery of planning services by HDC since planning powers were transferred on 1st June 2023.

RECOMMENDATIONS

It is recommended that the Hartlepool Development Corporation Board note the content of this report.

DETAIL

Transferred Applications

1. On 1st June 2023 there were ten live planning applications within the HDC boundary. These applications were originally submitted to Hartlepool Borough Council (HBC) and in accordance with Hartlepool Development Corporation (Functions) Order 2023 (the Functions Order), were transferred across to HDC. Responsibility for the determination of these applications now lies with HDC.
2. Two of the applications referred to at 1 above, have been withdrawn but HDC is obliged, pursuant to the Functions Order, to re-advertise and re-consult upon the remaining eight applications before making a determination, irrespective of the stage reached by Hartlepool Borough Council in its consideration of the application.
3. There is a requirement for a 21 day public consultation period for the applications referred to at 2 above, and neighbour notification letters were sent out on 3rd August 2023.

4. The next step will be to carry out consultation with statutory bodies such as the Local Lead Flood Authority, Northumbrian Water, Cleveland Police, Historic England, Tees Archaeology and the Environment Agency. This will happen imminently. A consultation request will also be sent to the Head of Planning at Hartlepool Borough Council who has agreed to coordinate the provision of consultation responses from Council consultees including Traffic and Transport, Public Protection, Economic Development, Heritage, Housing, Planning Policy, Waste Management, Property Services.
5. Once the 21 day statutory consultation period is complete, a planning report will be prepared for each application. This will include a recommendation for refusal or approval, subject to conditions. The report will be issued for the approval of the Head of Planning and a decision will be taken as to whether a delegated decision can be taken or if the application must be presented for a Board decision, in accordance with the Scheme of Delegation.
6. One of the applications, which relates to the change of use of 9-11 Scarborough Street from office into 6 self- contained residential flats, will require a legal agreement to secure financial contributions towards green infrastructure, play facilities and sports facilities. This contribution is usually secured by a Section 106 Agreement, pursuant to Section 106 of the Town and Country Planning Act 1990. The terms of the s106 were previously agreed between the applicant and Hartlepool Borough Council so the HDC legal team will need to review these terms and confirm that they remain appropriate. HDC will then need sign the agreement before planning permission can be issued.
7. Within the transferred applications there are no particularly contentious applications as HBC's application for the provision of a substance misuse treatment service on the Roker Street Car Park has been withdrawn. Two applications relate to the discharge of conditions on existing planning consents. The others relate to the creation of student accommodation (12 flats), residential above retail units and ground floor commercial uses.

New Applications

8. In the period between 1st June and 3rd August 2023 a further four planning applications were submitted directly to HDC. One of these was subsequently withdrawn. The three new applications have been validated and the statutory consultation will be carried out imminently. These applications relate to the following:

77/80 Church Street	Discharge of conditions 2,3,4 on LBC Ref H/2022/0375 Reinstatement of roof/upper floors following storm damage incurred November 2021. Internal repairs due to water damage.
28 Whitby Street, Hartlepool	Change of use from public house and restaurant (Sui Generis Use) to 6no. 1-bed flats (C3 Use) including internal works.
75 Church Street, Hartlepool	Discharge of condition 3 on application ref H/2021/0373 Replacement of shop front, windows and removal of chimney stack

FINANCIAL IMPLICATIONS

9. It is expected that it will cost HDC around £1m per annum to run the planning function and these costs will be covered through the fees collected for planning applications. It should be noted that the higher planning fees for larger developments are required to cover the costs of lower revenue generating, higher volume, smaller applications. The expectation is the position would be neutral. This position would be reviewed annually through the budget and the Board is reminded that it may seek a financial update at any interim point.

LEGAL IMPLICATIONS

10. Planning Powers were conferred on to HDC on 1 June 2023 giving HDC the power to determine planning applications within the redline boundary. To ensure compliance with statutory requirements, Lichfields has been procured to provide day to day planning services for HDC.

RISK ASSESSMENT

11. HDC has procured Lichfields to run the day-to-day planning services for the Development Corporation. The planning function will be overseen by the Head of Planning. Therefore, the subject matter of this report is categorised as low risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

12. The subject of this report is a matter for HDC Board information only therefore no additional consultation and communication has been undertaken.

EQUALITY & DIVERSITY

13. This report does not impact on groups of people with protected characteristics.

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