





## HARTLEPOOL DEVELOPMENT CORPORATION PLANNING BOARD

Monday, 18 March 2024 at 4.00pm  
Hartlepool Civic Centre

*These minutes are in draft form until approved at the next Board meeting and are therefore subject to amendments.*

<b>ATTENDEES</b>	
<b>Members</b>	
Mayor Ben Houchen (Chair)	Tees Valley Mayor
Sarah Bedford	Independent Member
Simon Bedford	Independent Member
Brenda McLeish	Independent Member
Lisa Molloy	Independent Member
Steve Turner	Independent Member
Councillor Mike Young	Hartlepool Borough Council
<b>Associate Members</b>	
Julie Gilhespie	Associate Member
Denise McGuckin	Associate Member
<b>Officers and other representatives</b>	
Emma Simson	Acting Chief Legal Officer and Monitoring Officer, TVCA
Sarah Brackenborough	Head of Operations, TVCA
Guy Close	Governance and Scrutiny Manager, TVCA
Neil Westwick	Lichfields
Josh Woollard	Lichfields
<b>Apologies</b>	
Justine Matchett	Lichfields
Shane Moore	Independent Member
<b>HDC 26/23</b>	<b>CHAIR'S OPENING REMARKS</b>
	The Chair welcomed everyone to the meeting of the Hartlepool Development Corporation Planning Board.
	

HDC 27/23	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were submitted as detailed above.</p>
HDC 28/23	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>
HDC 29/24	<p><b>GOVERNANCE AND APPOINTMENTS</b></p> <p>The Acting Chief Legal Officer and Monitoring Officer submitted a report which presented terms of reference, guidance for members, officers and members of the public, notes on speaking at planning meetings and a proposal on how to deal with complaints in relation to planning matters.</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>(i) Appoints Mayor Ben Houchen as Chair of the Planning Board;</li> <li>(ii) Approves the Planning Terms of Reference (Appendix 1 to the report refers) for insertion into the Hartlepool Development Corporation Constitution;</li> <li>(iii) Notes the guidance for the Hartlepool Development Corporation Planning Board, Officers, and members of the public;</li> <li>(iv) Notes and adopts the draft speaking notes for Planning Board Meetings, which sets out the procedure for speaking at Planning Board Meetings; and</li> <li>(v) Approves the proposal to adopt the Hartlepool Development Corporation Complaints Procedure for complaints regarding planning matters.</li> </ul>
HDC 30/23	<p><b>PLANNING APPLICATIONS</b></p> <p>The Planning Board received a planning application in relation to land at Queens Meadow Business Park, Hartlepool.</p> <p>The proposal was for the following:</p> <p>Hybrid application seeking (1) full planning permission for the erection of 2no. employment buildings (Use Class E(G)/B2/B8) with associated access, parking, landscaping and infrastructure; and (2) outline planning permission for the erection of 1no. employment building (Use Class E(G)/B2/B8) with associated access, parking, landscaping and infrastructure with all matters reserved.</p> <p>The application had been brought to the Planning Board on the basis that development was contrary to Local Plan Policy NE1.</p> <p>The recommendation in the report was for authority to be delegated to the Head of Planning to approve, subject to conditions and completion of s106 agreement.</p> <p>Josh Woollard provided a PowerPoint presentation, presenting an overview of the application, including site history, site plan, outline of the elevations and landscaping activities.</p> <p>An overview of consultation responses was provided, some of which were subject to conditions, whilst an objection was received from Hartlepool Borough Council (HBC) Ecologist advising that the development would impact upon s41</p>

	<p>species (specifically Dingy Skipper butterflies) and the development would not secure a no-net loss position in biodiversity net gain. The Planning Board noted that since publication of the agenda and papers an additional document had been submitted which presented consultee responses received from Northumbrian Water (NWL) and HBC's SuDS team. NWL provided no objection subject to a condition, whilst the SuDS team requested further information. Members were advised that the planning condition recommended by NWL and HBC's Flood Risk Officer could secure the information requested by the SuDS team.</p> <p>Members were advised that an extant planning permission was in place for the erection of a single employment building on the site. Whilst the application was contrary to Policy NE1, the fallback position of an extant planning permission was a material consideration and, on balance, the application was considered to be acceptable.</p> <p>It was reported that there were no public speakers in attendance at the meeting.</p> <p>In response to a query, it was advised that details of any subsequent planning approval were to be reported back to the Planning Board.</p> <p><b>RESOLVED:</b> That the application be delegated to the Head of Planning to approve, subject to conditions and completion of s106 agreement.</p>
HDC 31/23	<p><b>PLANNING UPDATE AND DELEGATED DECISIONS SUMMARY</b></p> <p>The Group Director of Business and Skills and Head of Planning submitted a report which presented an update on the latest position in relation to planning applications that had been received together with a list of delegated decisions since the HDC Board meeting on 19 February 2024.</p> <p>The Board was advised that it was anticipated that two applications at Queens Meadows Business Park will need to be reported to the Planning Board for determination, as required by the approved Scheme of Delegation, by virtue of their scale and strategic importance. One application proposed the erection of up to 210 dwellings and the second proposed the erection of 14no. employment buildings and up to a further 451,000sqft of employment floorspace. The applicant had provided further information to address objections received from consultees. A period of re-consultation was now underway. It was advised that the application was expected to be presented to the Planning Board in May.</p> <p>In relation to arrangements for site visits it was reported that it had been agreed for officers to agree a date and time for all board members to attend with an option for board members to also make their own arrangements if necessary. A representative from Lichfields was to be present at all group site visits.</p> <p><b>RESOLVED –</b> That the Hartlepool Development Corporation Planning Board notes the updated position of planning service delivery and the status of planning applications submitted for consideration.</p>
HDC 32/23	<p><b>PLANNING APPEALS</b></p> <p>There were no planning appeals.</p>



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HDC 33/23	<b>PLANNING ENFORCEMENT</b>  Details in relation to the enforcement register were contained in the planning update. (Minute no. HDC31/23 refers)
HDC 34/23	<b>DATE AND TIME OF NEXT MEETING</b>  To be confirmed.  (Meeting concluded at 4.40pm)