



STANLEY TOWN COUNCIL

NOTICE OF MEETING

I hereby give notice that a meeting of the Planning Committee of Stanley Town Council will be held on Tuesday, the 4th August 2015 at 7.15pm at Stanley Civic Hall, Front Street, Stanley, Co. Durham, DH9 0NA.

TO ALL MEMBERS of STANLEY TOWN COUNCIL PLANNING COMMITTEE

W. Nixon (Chair)	R. Harrison	C. Thompson	D. Walker	G. Graham	B. Nair
J. Nicholson	L. Elliott	D. Marshall	C. Bell	M. Wilkinson	T. Davinson
C. McKee	D. Mills	A. Clegg	L. Marshall	R. Ferris	D. McMahon
J. Charlton	D. Tully				

You are hereby summoned to attend a meeting of the **Planning Committee of Stanley Town Council** to be held in **Stanley Civic Hall, Front Street, Stanley**, on **Tuesday the 4th August 2015 at 19.15** in order to transact the following business:

Yours sincerely,

Alan Shaw
Town Clerk
28th July 2015

Please turn off all mobile phones or set to silent mode
Please refer to the Policy for recording proceedings

A G E N D A

1 APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies and reasons for absence.

2 DECLARATIONS OF INTEREST

Members are invited to **DECLARE** disclosable pecuniary interests and other interests, along with the nature of those interests, in relation to any item on this agenda.

3 PROCEDURAL AND APPROPRIATE ANNOUNCEMENTS FROM THE CHAIR

To **RECEIVE** announcements from the Chair or Town Clerk.

4 PUBLIC PARTICIPATION

An adjournment will be allowed at the direction of the Chairman to allow for public comment and response in relation to items on this agenda or to consider written questions from the public submitted in advance of the meeting (*Individuals will be permitted a maximum of three minutes each. Total time for this session is limited to fifteen minutes*).

5 CONFIRMATION OF MINUTES (ATTACHMENT A)

To **APPROVE** as a correct record and sign the minutes of the Planning Committee meeting held on 7th April 2015.

6 PLANNING APPLICATIONS

To consider the following planning application:

Reference	Applicant	Location	Proposal
DM/15/00548/FPA	Mr John Lamb	Former Return To Learn Centre Front Street Stanley DH9 0ST	Conversion of existing former board school to form 25 apartments

7 NEIGHBOURHOOD PLANNING

Statutory Basis: Localism Act, s 116,
Neighbourhood Planning (General) Regulations 2012, Reg.5

Background

The Localism Act 2011 created a power for Parish & Town Councils to designate the whole or part of their areas as a neighbourhood planning area. Once adopted, a neighbourhood plan has the same weight as other planning policies in force for that area and must be used by decision makers considering planning applications in that area.

What is Neighbourhood Planning?

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.” (Source: planningportal.gov.uk)

Current Policy Position

The Local policies that currently affect development in Stanley are the National Planning Policy Framework and the saved policies of the former Derwentside District Council’s plan, which was adopted in 1997 and was due to be revised and replaced in 2006. Durham

County Council (DCC) submitted a County-wide Local Plan for approval in early 2015. This was rejected by the Planning Inspector and is currently being revised.

Advantages to STC of Neighbourhood Planning

1. Durham County Council will resubmit it's Local Plan at some point in the future. We already know from the original submission that the County intends to apply the Community Infrastructure Levy for future development. Town & Parish Councils will automatically receive 15% of this levy for qualifying development within their area. If the Town Council has a neighbourhood plan in force, this amount increases to 25%. So there is a financial incentive to adopt a neighbourhood plan in the long term.
2. If the Parish is designated as a neighbourhood planning area, DCC then has a statutory "duty to co-operate" with STC to develop it's plan. This means we will gain access as of right to assistance and information from DCC to assist us in preparation of our neighbourhood plan. There is also a stream of funding available from Central Government that can be accessed to support development of the plan.
3. Drawing up a neighbourhood plan gives STC the opportunity to take some initiative to respond to Stanley's long term issues. Instead of simply being a body that lobbies and persuades other statutory bodies for change on the ground, a neighbourhood plan would give STC the opportunity to set the agenda for the longer term future of the town - without having to consider the wider needs of the rest of County Durham.
4. If a neighbourhood plan is drawn up, this will provide an additional lever that will assist STC in allocation of AAP funding in the future.

DECISION REQUIRED

Whether or not to commence the neighbourhood planning process by applying to DCC for the designation of Stanley as a neighbourhood planning area.

RECOMMENDATION

STC should **APPLY** for designation. The initial designation requires only a letter and a map be submitted to DCC. There is no legal obligation to progress beyond this point or commit any resources by becoming a designated area. The designation alone will trigger the 'duty to co-operate' from DCC. There is no risk or financial commitment incurred by applying.

Council is requested to **CONSIDER** this matter and **DECIDE** what to do.

8 COURT & TRIBUNAL SERVICES IN THE NORTH EAST (ATTACHMENT B)

A report from HMCTS describes the plans of the Court Service to close Consett Magistrates' Court and transfer criminal cases to Peterlee and Family cases to Durham.

Using public transport, it is a 2 hour bus journey requiring a number of changes from Stanley to Peterlee.

Council is requested to **CONSIDER** the attached consultation paper and **DECIDE** if they wish to respond.

9 DATE, TIME AND VENUE OF NEXT MEETING

Tuesday, 2nd October 2015, 18.30 at the Civic Hall

In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are welcome to attend the meeting. Members of the public will only be permitted to speak at the beginning of the meeting during Public Question Time.