

Extraordinary Cabinet

18 December 2017

Present: CB Pickard (Deputy Mayor) (in the Chair)
Councillors G Bell, CA Burdis, EN Darke, IR Grayson,
R Glindon, JLL Harrison, M Hall and JJ Stirling

In Attendance: D Bavaird (Business Sector)

CAB102/12/17 Apologies

Apologies for absence were received from the Elected Mayor and A Caldwell, Age UK..

CAB103/12/17 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

CAB104/12/17 Masterplan proposals for Strategic Allocations of Killingworth Moor (Benton, Camperdown, Killingworth, Valley Wards) and Murton Gap (Collingwood, Cullercoats, Monkseaton North, Monkseaton South, St Mary's, Valley Wards)

Cabinet received two reports seeking approval to adopt the proposed Masterplans for Killingworth Moor and Murton Gap.

Cabinet, at its meeting of 9 October 2017 had considered progress that had been made toward preparation of Masterplans for the Strategic Allocations of Killingworth Moor and Murton Gap (Minute CAB63/10/17 refers). The report had set out the context for preparation of the Masterplans following adoption of the North Tyneside Local Plan by the Authority on 20 July 2017 (Minute C28/07/17 refers).

It was noted that adoption of the North Tyneside Local Plan had established the principle of residential development at Killingworth Moor and Murton Gap. The report had also explained that the recommendations of an independent Planning Inspector undertaking the Examination in Public on behalf of the Government had established that development at Killingworth Moor and Murton Gap was necessary for the Borough to meet its housing requirements over the life of the Local Plan.

The allocation of Killingworth Moor Strategic Allocation was supported by Policies S4.4(b) and S4.4(c) within the Plan; the Murton Gap Strategic Allocation was supported by Policies S4.4(a) and S4.4(c) within the Plan.

Policy S4.4(b) outlined the key principles that any development should reflect. The policy identified that a strategic allocation was identified at Killingworth Moor (Sites 22 to 26) to secure the delivery of about 2,000 homes during the plan period in a mix of housing tenures, types and sizes, informed by available evidence of the housing needs of the Borough, convenience retail provision of approximately 500m² net and 17ha of employment land.

Policy S4.4(a) outlined the key principles that any development should reflect. The policy identified that a strategic allocation was identified at Murton (Sites 35 to 41) to secure the delivery of around 3,000 homes during the plan period in a mix of housing tenures, types

and sizes informed by available evidence of the housing needs of the Borough, and convenience retail provision of approximately 1,000m² net.

The key principles for development of the Killingworth Moor and Murton Gap strategic allocations were illustrated on the Policies Map through an indicative Concept Plan, to be delivered where necessary in accordance with the requirements of the Infrastructure Delivery Plan, and were detailed in the reports.

The supporting Concept Plan and wider Local Plan introduced a number of further principles to be delivered through the sites; these were also detailed in the reports.

Policy S4.4(c) included a requirement for any planning application at Killingworth Moor and Murton Gap to be prepared in accordance with a comprehensive Masterplan that had been prepared collaboratively, and agreed by the relevant development consortia and the Authority. Once adopted the Masterplans for the Strategic Allocations would consequently be a key material consideration in the determination of planning applications. Any proposals submitted for development that were not consistent with the agreed Masterplans would not be considered suitable for approval.

Prior to the Authority reaching agreement on the emerging Masterplans, Cabinet had requested that engagement was undertaken with the local communities. This would ensure that the views of those potentially affected by and of those that would in future access the open space, transport infrastructure and services provided as part of development of the strategic allocations, could be heard and help shape the development of proposals.

Through the engagement process between 23 October and 20 November 2017, 125 separate respondents had written to the Authority expressing views regarding the emerging Killingworth Moor Masterplan; 175 respondents had written to the Authority regarding the emerging Murton Gap Masterplan. In addition, it was estimated that in respect of each of the Masterplans, more than 500 residents had attended the drop-in events and had discussed the emerging proposals with representatives of the development consortia and with officers. The responses received were separated into key issues which were outlined in a table in the reports.

Following completion of the Draft Masterplan Engagement the Authority and development consortia had worked jointly to review and consider all of the responses received. This process had sought to establish potential changes that might be made to enhance the Masterplans and seek to address concerns raised or explain where changes were not possible.

An overarching outline of all the comments received, the officer response to those comments and, where appropriate, potential amendments were set out at Appendix 1 to each of the reports.

The final proposed Masterplan Guidance and Development Proposals set out at Appendix 2 to each of the reports reflected all of the changes considered following the engagement process.

Further work and engagement was required by the Authority to establish and implement delivery at Murton Gap in relation to land that formed part of the Housing Revenue Account. Delegated authority was sought for this work to proceed without bringing about delay to the overall programme for housing delivery at Murton Gap and to ensure the Authority could play a full and robust role as a delivery partner at Murton Gap.

Once the proposed Masterplans were agreed, future planning applications must be consistent with the principles they established. In this regard, the layout of the Masterplans was an indicative guide to future development at Killingworth Moor and Murton Gap with appropriate flexibility provided when detailed proposals were assessed as part of planning applications. Such planning applications must be able to satisfy the Authority that they complied with the overall scale of delivery and provision of infrastructure envisioned in the Masterplans.

Submitted planning applications would be considered through the statutory process and would be considered by the Authority's Planning Committee.

Throughout the development of the Killingworth Moor and Murton Gap strategic allocations, monitoring and review of the effectiveness of the Masterplans and delivery would be undertaken. Updates would be provided to the Authority's Cabinet and Planning Committee as part of the monitoring report process included within the Local Plan.

Cabinet considered the following decision options:

Option 1 – Note the responses received to the draft Masterplan engagement and agree the final proposed Masterplans along with guidance and development proposals set out at Appendix 2 to each of the reports.

Option 2 – Not approve the proposed Masterplans along with guidance and development proposals and request the Head of Environment, Housing and Leisure, in consultation with the Deputy Mayor, Cabinet Member for Housing and Transport, Cabinet Member for Finance and the Head of Law and Governance, to review the proposed Masterplans.

Members thanked the Cabinet Member for Housing and Transport, the Local Plan Steering Group and the officers for their work in producing the Masterplans. They welcomed the outcome of the consultation and noted that residents had been listened to and that the Masterplans had been revised to resolve residents' concerns wherever possible. In addition, the adoption of the Masterplans would mean that the Authority would have more control over development proposals for those sites.

Resolved that (1) the responses received to the draft Masterplan engagement requested by Cabinet in October 2017 and development proposals for the strategic allocations of Killingworth Moor and Murton Gap be noted;

(2) approval be given to the final proposed Masterplan guidance and development proposals set out at Appendix 2 to each of the reports being published as the Authority's agreed Masterplans for the Killingworth Moor and Murton Gap Strategic Allocations in accordance with Policy S4.4(c) of the North Tyneside Local Plan 2017; and

(3) the Head of Commissioning and Investment be authorised, in consultation with the Head of Environment, Housing and Leisure, the Chief Executive, the Head of Law and Governance, the Head of Finance (as Section 151 Officer), the Elected Mayor and the Cabinet Member for Housing and Transport and Cabinet Member for Finance and Resources, to agree all necessary steps, including the completion of appropriate legal agreements, to bring forward the Authority's land located within the strategic allocation for development at Murton Gap, as and when required.

(Reason for decision: (1) The preparation and agreement of Masterplans is a key requirement of the North Tyneside Local Plan policy for the Strategic Allocations and will ensure effective implementation of the policies of the Local Plan. (2) Failure to prepare and agree Masterplans risks delaying or preventing the successful delivery of development at the Strategic Allocations severely impacting the Authority's ability to effectively manage future applications that might be submitted at the sites. (3) Delay to the delivery of

housing development at the Strategic Allocations could arise should the Masterplans not be agreed that would risk undermining the Authority's supply of housing land, which would severely impact the Authority's ability to effectively resist applications for development elsewhere that are not allocated in the Local Plan.)

CAB105/12/17 Date and Time of Next Meeting

6.00pm on Monday 15 January 2018 (Ordinary meeting)

6.00pm on Wednesday 24 January 2018 (Extraordinary meeting)

Minutes published on 19 December 2017.

The decisions contained within these Minutes may be implemented (unless called in by 3 Non-Executive Members for consideration by the Overview, Scrutiny and Policy Development Committee) immediately following the expiry of the call-in period; i.e. 5.00pm on 28 December 2017.