

**DECISIONS SHOULD NOT BE IMPLEMENTED BEFORE  
MONDAY 16 NOVEMBER 2015**

**CABINET**

3 November 2015

**PRESENT** – Councillor Dixon (in the Chair); Councillors Copeland, Harker, C L B Hughes, McEwan, A J Scott and Wallis. (7)

**INVITEES** – Councillors Curry, I G Haszeldine and Mrs H Scott. (3)

**ALSO IN ATTENDANCE** – Councillors Carson, Crichlow, Donoghue, Mrs D Jones and Lawton. (5)

**C65. DECLARATIONS OF INTEREST** – There were no declarations of interest reported at the meeting.

**C66. REPRESENTATIONS** – In respect of Minutes C70(2) and C72 below, representations were made by Members in attendance at the meeting in respect of those items.

**C67. MINUTES** - Submitted - The Minutes (previously circulated) of the meeting of this Cabinet held on 6 October 2015.

**RESOLVED** - That the Minutes be confirmed as a correct record.

**REASON** - They represent an accurate record of the meeting.

**C68. MATTERS REFERRED TO CABINET** - There were no matters referred back to this meeting for reconsideration.

**C69. ISSUES ARISING FROM SCRUTINY** – There were no issues arising from Scrutiny considered at this meeting.

**C70. KEY DECISIONS - (1) Council Tax Support – Scheme Approval** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) requesting that consideration be given to the draft Council Tax Support (CTS) Scheme for 2016/17 (also previously circulated) following consultation with residents.

The Cabinet Member with the Children and Young People Portfolio stated, at the meeting, her disappointment in respect of the changes that were detailed in paragraph 12 of the submitted report.

**RESOLVED** - That the draft Council Tax Support Scheme for 2016/17, as appended to the report, be forwarded to Council for approval.

**REASONS** - (a) The Council is required to publish a local CTS scheme for 2016/17 by 31 January 2016.

(b) The CTS schemes for 2013/14, 2014/15 and 2015/16 have all been implemented successfully without any major challenges.

(c) The financial position of the Council has not improved and therefore the continued application of a reduced entitlement for working aged people is still appropriate.

**(2) (ITEM CALLED IN) Planning For Darlington's Future Housing Needs and the Development Plan Implications** - The Cabinet Member with Economy and Regeneration Portfolio introduced the report of the Director of Economic Growth (previously circulated) informing Cabinet of new information on housing needs; setting out how this affects local plan preparation and the Council's consideration of planning applications for new housing; what the Council can do through the planning process to boost housing delivery in the short to medium term; and requesting that consideration be given to the housing projections of housing needs.

A Member in attendance at the meeting addressed Cabinet in respect of the report and the figures contained within it, particularly relating to Middleton St George, as she believed that the figures did not take into account properties with planning permission that had yet to be built. References were also made to the impact of affordable housing; the ageing population; and the Neighbourhood Plan for Middleton St George. The Director of Economic Growth and the Cabinet Member with the Economy and Regeneration Portfolio responded thereon.

**RESOLVED** – (a) That the objectively assessed housing need for 9,900 new homes over the 20 years from 2016 to 2036, as detailed in the submitted report, be endorsed.

(b) That the need for about 500 new homes every year be noted, and that the figure be used as the basis for calculating the number of years of housing land supply within the borough, in considering planning applications for new housing.

(c) That a report setting out the proposed housing requirement for the Borough be considered at a future meeting of Cabinet.

(c) That officers stop work on the making and growing places development plan document, and prepare a new local plan for the Borough, with a timetable for the latter to be presented to a future meeting of Cabinet in spring 2016 for Members' consideration.

(d) That in the short to medium term, officers be authorised to work with landowners and builders to bring forward new housing on suitable sites that might not have been previously identified though the plan making process.

(e) That Cabinet receive a report as soon as possible, setting out the draft planning policies that could be agreed as interim planning policies for use in determining planning applications.

**REASONS** - (a) To set out the Council's response to the implications of up to date housing needs data for plan making and decision taking in relation to new housing development.

(b) To clarify how planning applications for new housing will be dealt with.

(c) To clarify how the Council will help boost new housing delivery through the planning system in the short term and in the longer term.

(d) To clarify the Council's intentions on development plan preparation, and the agreement of interim planning policies.

**C71. (ITEM CALLED IN) LOCAL PLAN - CONSULTATION RESPONSES TO PROPOSED RESIDENTIAL DEVELOPMENT AT BLACKWELL** - The Cabinet Member with Economy and Regeneration Portfolio introduced the report of the Director of Economic Growth (previously circulated) requesting that consideration be given to allocating land for residential development, in the Blackwell area, as shown on the plan appended to the submitted report and subject to the allocation of land for residential development, requesting that consideration be given to declaring the land in question surplus to the Council's requirements and for the Director of Economic Growth, in consultation with the Portfolio Holder, to negotiate and conclude the sale of the land and any ancillary agreements.

Pursuant to Minute C70(2)(c) above, the Cabinet Member with the Economy and Regeneration Portfolio stated at the meeting that, as work had stopped on the 'Making and Growing Places Development Plan', reference to the plan be deleted from the report.

The Chair of the Place Scrutiny Committee addressed Cabinet in respect of the work of that Scrutiny and stated that the Committee were satisfied with the consultation that had taken place.

Discussion ensued on whether the matter would be considered by Scrutiny again, the requirement for apartments in the 'west end' of Darlington; and the amount of development proposed for the site.

**RESOLVED** - (a) That it be agreed that the allocation of sites He1, He1(a), extended sites He2 and He3 and site He4 (located in Blackwell and Blackwell Grange), as shown on the plan appended to the submitted report, for residential development, be approved.

(b) That it be agreed that site He1, as shown on the plan appended to the submitted report, comprise approximately 5 top-end executive houses, with the likely access to be from Blackwell Lane via the existing rear access to the Blackwell Grange Hotel.

(c) That, subject to further work being undertaken to demonstrate that apartments are an appropriate design solution, it be agreed that site He1(a), as shown on the plan appended to the submitted report, comprise approximately 48 luxury apartments suitable for older people, with the likely access from Blackwell Lane via the existing rear access to the Blackwell Grange Hotel.

(d) That extended site He2, as shown on the plan appended to the submitted report, comprise approximately 50 apartments suitable for older people, but this figure be reduced if no acceptable solution to the Hotel car parking can be found, with the likely access to the site from Blackwell Lane via the existing rear access to the Hotel.

(e) That extended site He3, as shown on the plan appended to the submitted report, comprise approximately 22 dwellings in a mix of top-end executive housing and high quality housing, with likely access to this site be directly from Carmel Road South through an existing access.

(f) That, until considerable weight can be attached to the Blackwell Neighbourhood Plan, site He4, as shown on the plan appended to the submitted report, comprise approximately 55 dwellings in a mix of top-end executive housing and high quality housing, with the likely access to the site be from Carmel Road South.

(g) That the restoration and enhancement of the remaining parkland, the creation of new wildlife habitats and increased public access, as detailed in the submitted report, be agreed.

(h) That subject to the land, as identified in the submitted report, being allocated for residential development, the land be declared surplus to requirements and the Director of Economic Growth in consultation with the Portfolio Holder be authorised to negotiate and conclude the sale of the land and enter into any ancillary agreements.

**REASONS** - (a) To offer high quality housing in a high quality environment.

(b) To add clarity to the residential proposals.

(c) To ensure that these important public benefits are not lost.

(d) To achieve a Capital receipt and also provide funding for the restoration, enhancement and future maintenance of the remaining parkland.

**C72. TEES VALLEY DEVOLUTION DEAL** - The Leader introduced the report of the Chief Executive (previously circulated) requesting that consideration be given to a 'Devolution Deal' with HM Government that will significantly enhance economic development and regeneration across the five Tees Valley Authorities.

**RESOLVED** - (a) That the Tees Valley Devolution Deal, as described in the report and detailed within Appendix 1 of the submitted report, be approved.

(b) That the Chief Executive be authorised to confirm to the consent of Cabinet to the devolution agreement and to formalise the sign off process with Government (subject to Council voting in favour of the proposals when it considers them on 19 November 2015).

**REASONS** - (a) It creates opportunities to accelerate the creation and safeguarding of vital jobs within the region.

(b) It gives greater local democratic oversight to funding streams currently controlled by central Government.

(c) It enables the Tees Valley to exercise a stronger voice in negotiations for a fairer share of national resources.

**C73. NORTH EAST RAIL MANAGEMENT UNIT** - The Leader introduced the report of the Director of Economic Growth (previously circulated) requesting that consideration be given to this Council becoming a member of the proposed North East Rail Management Unit (NERMU) and to the Leader of the Council being appointed to the Board for the Unit on behalf of all five Tees Valley Councils.

**RESOLVED** - (a) That the creation of a North East Rail Management Unit, as detailed in the submitted report, be supported, and that this be conveyed when the matter is discussed at the Rail North Board.

(b) That it be agreed that the Council should participate in the North East Rail Management Unit and the Head of Legal Services be authorised to conclude the drafting of the Collaboration Agreement, as set out at Appendix B of the submitted report, and to formally sign.

(c) That the appointment of the Leader of the Council to the Board of the North East Rail Management Unit on behalf of all five Tees Valley Councils, be agreed.

**REASONS** - (a) A management unit for the North East will allow for greater local involvement in the supervision of how local passenger train services are operated within the forthcoming Northern franchise.

(b) Darlington Borough Council has been nominated to provide the representative to the Board for all five Tees Valley Councils.

(c) Support for the proposed management unit will be required when the matter is considered by the Rail North Partnership

**C74. TEES VALLEY CULTURE PLAN UPDATE** - The Cabinet Member with the Leisure and Local Environment Portfolio introduced the report of the Chief Executive (previously circulated) requesting that consideration be given to the recommendations contained within the Tees Valley Unlimited Culture Group Task and Finish report (also previously circulated) and to note recent cultural activity in Darlington.

**RESOLVED** - (a) That the recommendations contained within the Tees Valley Unlimited Task and Finish Group report, as detailed at Appendix A of the submitted report, be supported.

(b) That the Health and Well-Being Board be requested to consider the evidence base for arts interventions to address health inequalities.

(c) That it be noted that further work is underway and will form part of the Medium Term Financial Plan process to understand current capacity and resource requirements to support implementation.

**REASONS** - As the work of the Task and Finish Group aligned with the vision for culture within Darlington and the work of Creative Darlington partnership will help in furthering the cultural ambitions for Darlington.

**C75. REVENUE BUDGET MONITORING 2015/16 – QUARTER 2** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) providing an up-to-date forecast of the 2015/16 revenue budget outturn as part of the Council's continuous financial management processes.

**RESOLVED** - (a) That the forecast revenue outturn for 2015/16 and actions being taken to manage the Council's finances, as detailed in the submitted report, be noted.

(b) That further regular reports be submitted to Cabinet to monitor progress and take prompt action if necessary.

**REASONS** - (a) To continue effective management of resources.

(b) To continue to deliver services to agreed levels.

**C76. PROJECT POSITION STATEMENT AND CAPITAL PROGRAMME MONITORING QUARTER TWO 2015/16** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources and the Director of Economic Growth (previously circulated) providing a summary of the latest Capital resource and commitment position, to inform monitoring of the affordability and funding of the Council's capital programme; an update on the current status of all construction projects currently being undertaken by the Council; and requesting that consideration be given to a number of changes to the programme.

**RESOLVED** - (a) That the status position on construction projects, as detailed in the submitted report, be noted.

(b) That the projected capital expenditure and resources, as detailed in the submitted report, be noted.

(c) That the resource virements, as indicated in paragraph 19 of the submitted report, be approved.

**REASONS** - (a) To inform Cabinet of the current status of construction projects.

(b) To make Cabinet aware of the latest financial position of the Council.

(c) To maintain effective management of resources.

**C77. MEMBERSHIP CHANGES** – There were no membership changes reported at the meeting.

**DECISIONS DATED –  
FRIDAY 6 NOVEMBER 2015**