

Public Document Pack



Executive (Transmodal Implementation) Sub Board

Tuesday, 24 May 2005 2.00 p.m.
Marketing Suite, Municipal Building

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Polhill (Chairman)	Labour
Councillor Nyland	Labour
Councillor Swain	Labour
Councillor Wright	Labour
Councillor M. Hodgkinson	Liberal Democrat

Please contact Lynn Cairns, Committee Services Manager, on 0151 471 7529 or e-mail lynn.cairns@halton.gov.uk for further information.

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

Item No.	Page No.
1. DECLARATION OF INTERESTS	
Members are reminded of their responsibility to declare any personal or prejudicial interest which they have in any item of business on the agenda no later than when that item is reached and (subject to certain exceptions in the Code of Conduct for Members) to leave the meeting prior to discussion and voting on the item.	
2. MINUTES OF THE MEETING HELD ON 3 FEBRUARY 2005	1 - 5
3. PLANNING, TRANSPORTATION AND REGENERATION PORTFOLIO	
(A) DRAWBRIDGE PLANNING APPLICATION - UPDATE	6
(B) PLANNING ISSUES: SUPPLEMENTARY PLANNING DOCUMENTS - HALEBANK AND DITTON	7 - 8
(C) MINUTES FROM OFFICERS' STEERING GROUP MEETING ON 12 MAY 2005	9 - 12
4. DATE OF NEXT MEETING	

PART II

**ITEMS CONTAINING 'EXEMPT' INFORMATION FALLING
WITHIN SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT
1972 AND THE LOCAL GOVERNMENT (ACCESS TO
INFORMATION) ACT 1985**

In these cases the Sub-Board has a discretion to exclude the press and public, but in view of the nature of the business to be transacted it is **RECOMMENDED** that under Section 100(A)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 13 of Part I of Schedule 12A of the Act.

5. PLANNING, TRANSPORTATION & REGENERATION PORTFOLIO	
(A) AGRICULTURAL HOLDINGS	13 - 16

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

DITTON STRATEGIC RAIL FREIGHT PARK**MINUTES OF THE 'SETTING UP' (DSRFP SUB BOARD)****MEETING OF 3 FEBRUARY 2005****4.00 PM CONFERENCE ROOM 1, MUNICIPAL BUILDING**

Present:	Cllr R Polhill	(subsequently elected Chair)
	Cllr J Swain	
	Cllr F Nyland	
	Cllr Mrs M Wright	
	Cllr M Hodgkinson	
	E Hughes	Executive Director – RNS
	D Sutton	OD Major Projects – RNS
	C Howl	Principal Projects Officer
	J Goacher	OD Property Services
	C Brough	OD Planning
	M Garratt	MDS Transmodal Ltd
	N Stockley	W S Atkins Consultants Ltd
	A Roden	Secretary – RNS [Minutes]

1 Welcome and Introduction**ACTION**

- 1.1 E Hughes welcomed attendees to the meeting and explained that the Executive Board had not indicated who should Chair the new Sub Board.
- 1.2 It was agreed by Members that Cllr R Polhill should be the Chair.
- 1.3 Before continuing with the agenda, discussion took place on the authority granted to the new Sub Board. It was determined that it is a Sub-Board of the Executive Board with full delegated powers. For recording purposes, it was agreed that this meeting should proceed as an informal meeting, to establish the DSRFP Sub Board.
- 1.4 Although A Roden had agreed to take notes for this initial meeting (because of lack of resource in Committee Services) it was now agreed that Committee Services would provide a full service to the new Executive Sub Board Group and ensure prior publication of agendas, etc.

2 Apologies

None received.

3 Terms of Reference

- 3.1 The draft Terms of Reference were agreed. It was also agreed that Special Meetings of the Sub Board could be called, if required.
- 3.2 The name of the new Executive Sub Board needed careful consideration.

JT/CH

4 Programme Update

4 a Programme Progress Statement

The Sub Board received the Programme Progress Statement. C Howl talked through the strategic baseline assessments and expanded on the Projects Programme Schedule. Each piece of work will be completed on a project-by-project basis and all the projects are to be Council led creating a large volume of work and responsibility for the Council. E Hughes stressed the complexity of the DSRFP scheme.

Cllr Hodgkinson enquired as to whether a risk assessment register had been prepared. EH responded that an initial overall draft risk assessment had been carried out and that a strand by strand risk assessment will be carried out as an integral part of every project.

In response to an enquiry into the road scheme for the project, D Sutton explained the current situation and the preferred option of the east-west route which HBC were endeavouring to secure. He advised the meeting of the discussions at the DSRFP Steering Group and of those held with the land owners.

With regard to Foundry Lane, D Sutton stated that this would depend on how the link was made and M Garratt pointed out the possible security problems of vehicles crossing the AHC site. C Brough clarified the position on this.

4 b Exhibition Feedback

The meeting received the report on Feedback from the Exhibition and C Howl briefed the meeting on the consultation process that had taken place before Christmas.

With regard to the constant concerns from the residents of Halebank, Members felt sufficient time had been devoted to those discussions.

4 c Financial Position – NWDA and ERDF

The meeting received the report on the current Financial Position and E Hughes explained the present situation with the North West Development Agency, whose decision on funding should be forthcoming by 31 March 2005. The decision regarding ERDF and the prospect of Dept of Transport (formerly the Strategic Rail Authority's responsibility) funding should become clearer over the next few months.

Cllr Hodgkinson asked if English Partnerships would be prepared to contribute, should funding from the North West Development Agency not be forthcoming. E Hughes advised that after due consideration, EP had decided against contributing due to a change in their priorities.

4 d Consultancy Costs Incurred to Date

The meeting received the report on Consultancy Costs. E Hughes talked through the contents of the report and drew attention to the high quality of work produced by the Consultants. Any further necessary costs would be identified and approval would be sought at the first formal meeting of the Sub Board.

DS

4 e Network Rail 'Basic Service Agreement'

The meeting received the report regarding the Network Rail 'Basic Service Agreement' and M Garratt explained the necessity for this. The report was noted.

4 f Supplementary Planning Documents for Halebank and Ditton Strategic Rail Freight Park

The meeting received the above report. C Brough explained the contents in more detail to those present.

4 g Ditton Strategic Rail Freight Park Programme Management Team

The meeting received the item regarding DSRFP Programme Management Team.

D Sutton informed the meeting that the posts had been graded by Personnel Dept and put forward for approval on 9 February 2005. He emphasised the complex nature of implementing the programme, the importance of accurate project management and the demands the scheme would also place on other disciplines within the Council – eg Engineers; Planners. Any additional staff resources which might be needed were presently being identified by the services concerned, and proposals would be brought forward within the agreed budget in due course.

Cllr Nyland felt it was important to ensure that the most appropriate team is appointed and that there was sufficient monies within the budget.

After discussion it was agreed that the best way of progressing the programme was for staff resources to be appointed within the Council.

The meeting was advised of the imminent departure of C. Howl to join Salford Council. The recruitment procedures for replacing him are in hand.

The Chair thanked C Howl for his hard work and efforts during his time with Halton.

5 Commissioning Future Consultancy Work

D Sutton presented a report on the use of consultants on the Ditton Strategic Rail Freight Park project. The report was noted.

6 Communications/Consultation Update

The meeting received a report on Communication/Consultation.

A discussion followed on the various communication and publicity vehicles that could be best used to promote and advise on the DSRFP project. It was noted that mention should be made of what has been achieved to date. Once in post, the Project Team Manager would liaise with the Chair of the Area Forum regarding frequency of attendance at Area Forum meetings.

DS

The SPD consultation process, which could be conducted through the Area Forum, was discussed and CB talked through planning application process. It was suggested that once the application had been granted it may be useful to convene a meeting of all interested parties [Members, Officers, Consultants and Landowners].

CB

Members stressed the importance of their being kept fully up to date and informed of progress etc, through regular verbal and written briefings. It was also acknowledged that the language style should be tailored to the intended recipients [ie – general public, Members, professionals etc].

DS

M Garratt mentioned that there was also a need to respond to and promote the programme within the rail industry.

7 Any Other Business

None.

8 Future Meetings

The following dates were agreed and C. Howl undertook to notify Committee Services, who would be servicing future meetings.

Thursday 5 May 2005 – 4.00 pm

Thursday 4 August 2005 – 4.00 pm

Thursday 3 November 2005 – 4.00 pm

Thursday 2 February 2006 – 4.00 pm

Thursday 4 May 2006 – 4.00 pm

The meeting closed at 5.30 pm

Circulation:

All Present

REPORT TO: Executive (Transmodal Implementation) Sub-Board

DATE: 24 May 2005

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Drawbridge Planning Application - update

WARD: Ditton and Riverside

1.0 PURPOSE OF REPORT

- 1.1 An oral update will be given to the meeting on progress on this important planning application for the eastern core area of the Ditton Strategic Rail Freight Park.
- 1.2 At the present time it is likely that the Development Control committee will consider the proposal at its July or August committee meeting

2.0 RECOMMENDATION

- 2.1 That this report is noted.

REPORT TO: Executive (Transmodal Implementation) Sub-Board

DATE: 24 May 2005

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Planning Issues: Supplementary Planning Documents – Halebank and Ditton

WARD: Ditton and Riverside

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to describe the purposes and progress of the preparation of 'supplementary planning documents' for Halebank and Ditton Strategic Rail Freight Park.

2.0 RECOMMENDATION

- 2.1 That this report is noted.

3.0 SUPPORTING INFORMATION

- 3.1 Preparation of two 'supplementary planning documents' (SPD's) is underway for the Halebank Action Area, described in the adopted Unitary Development Plan (UDP), and the area designated in the UDP for the Ditton Strategic Rail Freight Park. These SPD's contain more detailed planning guidance than in the relevant policies in the UDP.
- 3.2 Under the new 2004 Planning Act, each SPD has to go through a number of formal preparation stages that includes the preparation of a 'sustainability appraisal' to test any significant effects development may have on social, economic and environmental factors in the area. Each SPD also has to be made available for a formal period of public consultation preceded by informal consultation on early drafts with key stakeholders.
- 3.3 A timetable for the preparation of these SPD's is included in the Council's 'Local Development Scheme', a three year programme of work to prepare all the new plans that will eventually replace the Halton UDP. The target dates for adoption of the SPD's is October 2005 for Halebank and February 2006 for Ditton Strategic Rail Freight Park.
- 3.4 An early draft of the Halebank SPD was approved by the Executive Board for public consultation in April 2004 but this had to be revised because the Inspector's Report on the UDP Public Inquiry changed the Halebank Regeneration Action Area boundary to include all the surrounding industrial land. A new 'stakeholder consultation draft' was prepared

subsequently in March 2005 and public consultation carried out with residents' groups and local businesses.

- 3.5 Before the Halebank SPD can be progressed further, a number of steps are required as follows:
1. Further technical feasibility work on the transportation and highway proposals will be undertaken by consultants.
 2. A sustainability appraisal of the emerging proposals is required. This is being done by consultants.
 3. A revised consultation draft will be prepared taking account of this further work on highway proposals and the sustainability appraisal.
 4. A report to Executive Board seeking approval for a formal period of public consultation starting in August/September 2005.
- 3.6 The Ditton SRFP SPD is being prepared by consultants. It is to be based on the Master Plan which has recently been approved but will give more detail for planning development control purposes and will also be subjected to a sustainability appraisal. Due to the complexities of the sustainability appraisal process for such a complex development and the need to take account of the requirements of the European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment', also known as the SEA Directive, the preparation of the SPD has a target date of February 2006 for adoption.
- 3.7 A 'stakeholder draft' of the Ditton SRFP SPD will be prepared by July for informal consultation and consideration by the Steering Group. A revised draft, together with the sustainability appraisal will then be published in the Autumn for a formal period of consultation and approval by the Council's Executive Board.

4.0 POLICY IMPLICATIONS

- 4.1 Once adopted, both the Halebank and Ditton SRFP 'supplementary planning documents' will, together with the policies of the Halton UDP, be the basis of planning decisions on planning applications and the negotiation of planning contributions towards infrastructure such as road and rail and landscaping works, associated with the development.

DITTON STRATEGIC RAIL FREIGHT PARK **STEERING GROUP MINUTES**

Thursday 12th May 2005

1. Present and Apologies

Derek Sutton (Chair) – Operational Director Major Projects Department;
Chris Brough – Operational Director Planning;
Rob Barnett – Group Solicitor (Policy and Regeneration) Legal Services;
Angela Gore – Principal Surveyor Strategy Property Services;
Steve Baker – Assistant Accountant Financial Services;
Phil Esseen – Principal Landscape & Conservation Officer;
Jerry Goacher – Operational Director-Property Services;
Martin Ledson – DSRFP Programme Officer Major Projects;
Mike Bennett – Principal Engineer Highways;
Bill Wheeler – Principal Conveyancing Assistant Legal Services;
Dave Cunliffe – Section Leader Highways;
Mike Curtis – Divisional Manager Major Projects;

Barbara Mothershaw – Advisor to Property Services;
Bob Bell – Amec Earth and Environmental
Mike Garratt – MDS Transmodal;

Apologies.

Sally McDonald – DSRFP Programme Manager;
Stephen Leng – Divisional Manager Highways;
Mark Phillips – North West Development Agency

2. Minutes of meeting on 9th March 2005 and Matters arising

- The minutes of the last Steering Group meeting were confirmed as a true record.
- The form of future Steering Group meetings is to be 'progress chasing' rather than discussion of projects' details.
- An e-mail containing apologies from Mark Phillips from the NWDA had been received which was very vague about their funding position for the next few years.

3. Halton Borough Council Fields - Marketing and Disposal (JG)

- The intention in the Action Plan was to wait until the infrastructure is in place before marketing the site in order to increase the value of the land. However, there have been recent suggestions that there could be an offer for the site. JG was not present at those meetings.

- JG suggested persuing this interest quickly or the matter be 'put to bed' so an appropriate way to market the site can be considered.
- A lot of work has so far gone into the content of the marketing brochure. This has been put on hold for the time being until it is established what it is exactly we are marketing.

Agreed: BM to progress

4. Drawbridge Planning Application (CB)

- MG - Drawbridge have had discussions with Maersk.
- the planning application is expected to be considered in July/ August. In the meantime Drawbridge have indicated that they hope to confirm acquisition of further land holdings.
- CB has written to Drawbridge's planning consultant regarding S106 contributions.
- It is expected that it will be a condition of any planning permission that they reserve the ability to link east (their area) and west (Halton Borough Council Field) zones by road.
- WS Atkins are revisiting traffic generation/ environmental information.
- It is recognised that new railway sidings are needed.

Agreed: JG to contact Maersk as well for clarification

5. Supplementary Planning Documents- Halebank and Ditton (CB)

- Atkins are being employed to produce stakeholder consultation documents. Drafts should be ready by later this month.

Agreed: consultations to be carried out in parallel as the freight park could be used to deliver planning objectives in Halebank.

6. Project Updates

Acquisition of a) agricultural tenancies b) other land holdings (JG/AG/BW)

- Both tenants have been approached.
- Tenants L : two amicable meetings at which options have been discussed. A response is awaited
- Stressed that the issue of a CPO has not been raised.
- Tenants B : AG is meeting with them again next week.

Landscaping (PE)

- Landscape plan to be circulated.
- PE to liase with MG and CB to determine the boundaries.

PE

Agreed: Consultation on an agreed scheme to be carried out in conjunction with consultation on the SPDs, with a view to a submission of a planning application.

Environmental Impact Assessment Scoping Report (MC)

- EAC (now Amec Earth and Environmental) have been commissioned to carry out the work.
- They are also employed on the Drawbridge Application. They have carried out the Envirocheck work. They are currently negotiating with tenants for access for the ecological survey.

Agreed: BB to liaise with AG to co-ordinate discussions with tenants.

Transport Assessment, including Station Bridge (MB)

- Assessments on the Bridge were due in 2003. These have not yet been received. Once they are received this may strengthen the case for limiting the capacity of the bridge. The only viable option is probably reconstruction.
- Network Rail indicated last year their liabilities. CB asked if we need to take advice about ways we can move things forwards quickly.
- There are funding issues which are dependent on more detailed work.

Agreed: 1) DC and MB to consult with MG to arrange a meeting with NR.

2) Highways to progress proposals for Station Road Bridge.

LTP2 and beyond (DC)

- disappointment with the regeneration allocation in the LTP. DSRFP is unlikely to receive anything other than as a Major Scheme.

Agreed: Ditton will be applied for as a Major Scheme.

DC

Rail Infrastructure (MG)

Agreed: MG to approach Network Rail as soon as is practical.

Land Acquisition (BW)

- A planning application for the Golden Triangle site is expected very soon.

Agreed: 1) sites for acquisition need to be identified and prioritised

SMc/ Programme team

aspirations. 2) contact to be made with land owners to find out their

AG/EDU

Newsletter (DS)

- The text for the newsletter has been circulated and comments are required

immediately from Officers.

All

7. Programme Planning (All)

- Corporate and Policy have issued a new template for quarterly financial monitoring of both programmes and projects.

Agreed: This information should be co-ordinated through the Steering Group.

8. Any Other Business

- RB asked if there is an entry in the risk register for Ditton Strategic Rail Freight Park since there are new risks are emerging which will need to be reviewed.
- SB asked for details of the North West Development Agency's funding. This will be circulated when known. SMcD
- MG outlined MDHC's views on regional projects.
- MG stated that having one point of access to Network Rail would be desirable. Agreed: this be through MG

9. Date of Next Meeting:

Thursday 7th July 2005, 2.00 pm

(Venue to be arranged; please note change of date- and cancellation of meeting scheduled for 14th July)

(Executive (Transmodal Implementation) Sub-Board meeting to be arranged subsequently).

By virtue of paragraph(s) 13 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted