

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting19th March 2020

1. Title of Item/Report

Supplementary Planning Document Adoption – SPD No.1 - Housing
Supplementary Planning Document and SPD No.2 - Householder
Extensions and Alterations Supplementary Planning Document

2. Record of the Decision

Cabinet noted that Supplementary Planning Documents (SPD) provided guidance on how Local Plan policies were applied and would be a material consideration when determining applications for planning permission within the Borough. Consideration was given to two SPDs, the Housing SPD and Householder Extensions and Alterations SPD, which had been published for public consultation and now reflected comments raised during the consultation, with amendments made where appropriate. Full copies of the documents were available on the Council's website, and in the Members Library.

The SPDs were presented to the Council's Planning Committee on 11th March 2020 and their comments were circulated for Cabinet to consider.

Cabinet Members were recommended to note the contents of the documents and recommend to Council approval of the adoption of these documents as Council policy, subject to minor editing and changes that are to be delegated to the Cabinet Member for Regeneration and Housing and the Director of Economic Growth and Development.

Following adoption, the guidance in the documents would be used in the determination of planning applications. Cabinet also noted that there was a need for clarity around the application of the new Supplementary Planning Documents (SPDs) to existing current, valid planning applications. This was to reassure those applicants who have submitted information to support those applications, or who are currently in negotiation in light of the guidance in an existing SPD, that they will not face a different approach upon adoption of the new SPDs. This would in effect mean that for a short period of time there will be two sets of guidance covering the matters in SPD 1 and SPD 2, until such time as the last of the current, valid applications had been determined.

Therefore, in the interests of fairness and openness, Members were asked to note an amendment to recommendation No.4 to make it clear that the guidance in the new SPDs would only apply to those planning applications received after the date of adoption.

RESOLVED that:-

1.Cabinet note the content of the report

2.Cabinet endorse SPD No 1 Housing Supplementary Planning Document and SPD No 2 Householder Extensions and Alterations Supplementary Planning Document and recommend that Council approve these documents for adoption; and

3.Cabinet recommend that Council approve the SPD 1 & SPD 2 documents for adoption and delegates the authority to approve non-material and minor alterations to the Cabinet Member for Regeneration and Housing, and the Director of Economic Growth and Development, prior to publication.

4. Cabinet note that if the new SPDs are adopted that the existing SPD2 Householder Extension Guide, SPG 4 High Density Development: Flats and Apartments and SPD 8 Affordable Housing will apply to those planning applications current and valid on the date of adoption and once those applications had been determined, those SPDs would be superseded and replaced and the new SPD 1 and 2 would immediately apply to those planning applications received after the date of adoption.

3. Reasons for the Decision

To create a new guidance, in the form of Supplementary Planning Documents, which reflect the newly adopted Local Plan and set out clear and effective methods of implementing planning policies to aid colleagues, developers, the community and any other interested party.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Nelson declared a disclosable pecuniary interest in respect of this item as he was a Director of Thirteen Group and therefore in a position of general control or management of an organisation with an interest in land allocated for affordable housing within the Local Plan.

Councillor Nelson withdrew from the meeting and left the room during consideration of the item.

6. Details of any Dispensations

N/A

7. Date and Time by which Call In must be executed

Midnight, Friday 27th March 2020

Proper Officer
23 March 2020