

Planning Committee

A meeting of Planning Committee was held on Wednesday, 10th January, 2007.

Present: Cllr M Stoker (Chairman), Cllr Mrs J Beaumont, Cllr D T Brown, Cllr D Cains, Cllr M Cherrett, Cllr C Coombs, Cllr K Faulks, Cllr J Fletcher (vice Cllr Mrs M Rigg), Cllr R Patterson, Cllr M Perry, Cllr R Rix, Cllr F G Salt, Cllr M Smith, Cllr S F Walmsley, Cllr M E Womphrey.

Officers: B Jackson, C Straughan, P Whaley, H Smith, S Milner, R McGuckin, C Llewellyn (DNS) J Butcher, S Johnson, T Harrison, R Boyers (LD).

Also in attendance: Applicants, agents and members of the public.

Apologies: Cllr P Kirton, Cllr K Leonard, Cllr Mrs M Rigg.

899 **Declarations of Interest**

Councillor Fletcher declared a personal/non-prejudicial interest in agenda item 4 due to being a member of Egglecliffe Parish Council, who were consulted as part of the application.

Councillor Walmsley declared a personal/prejudicial interest in agenda item 5 due to having chaired the steering group for Thornaby Town Centre.

Councillor Perry declared a personal/prejudicial interest in agenda item 7 due to being a cousin of one of the objectors.

Councillor Walmsley declared a personal/prejudicial interest in agenda item 8 as his wife worked for the applicant.

Councillors Faulks and Walmsley declared a personal/prejudicial interest in agenda item 12 due to being a friend of the applicant.

900 **Minutes of the meetings held on 4th October 2006 and 25th October 2006 - to be signed by the Chairman as a correct record**

The minutes of the meetings held on 4th October 2006 and 25th October 2006 were signed by the Chairman as a correct record.

901 **06/3340/FUL The Grange, Urlay Nook Road, Eaglescliffe Revised application for erection of 16 No. apartments and associated parking and amenity space (demolition of existing dwelling and outbuildings)**

Planning permission was sought for residential development on land currently occupied by an existing property known as The Grange on Urlay Nook Road, Eaglescliffe. The site measured 0.25ha and was located on the periphery of the settlement at the entrance to Valley Gardens, a residential estate of 24 bungalows.

The site was a brown field site located within the 'Limits to Development' as defined by the Borough Local Plan although there was no site-specific

designation within the Local Plan. The site was occupied by a residential dwelling and its associated outbuildings which were vacant.

A previous proposal (05/0984/FUL) for a similar development of 16no. apartments was refused by the Planning Committee and dismissed at appeal on grounds of its scale and massing within the street scene.

The proposed development would result in the demolition of all structures on the site and the erection of 16 no. one and two bedroom apartments with associated parking, amenity space and ancillary development. The proposal was to replace the existing vehicular access to the site off Uraly Nook Road with a new access off Valley gardens.

Residents had raised a number of objections to the new application, particularly in respect of highway safety, insufficient parking provision, over development, inappropriate scale and character and the sustainability credentials of the proposal. Other objections included the loss of the existing building.

The Head of Transportation and Environmental Policy considered that the scheme provided adequate parking and had no objections subject to appropriate visibility splays being achieved and the path leading to the refuse store being realigned to allow the collection vehicle to park away from the adjacent road junction.

The concerns of the Councils Leisure Services relating to the provision of open amenity space had been overcome by the requirement for a section 106 agreement to contribute £8750 towards off site play or informal open space.

The siting and nature of the development was considered to generally accord with the guidance of Supplementary Planning Guidance no. 4 relating to flatted development in terms of its massing, scale, design, parking provision and access. Local residents were concerned that the development did not meet the requirements of Supplementary Planning Guidance Note no. 4, particularly in respect to the proximity of the development to local services. However, it had to be appreciated that this was a guidance document and the previous Planning Inspector's decision on a similar proposal for flatted development on the site, the proximity of the development to local services was not considered to be a material planning consideration against the proposal.

Members were provided with an update report which included additional comments from the Landscape Officer and Natural England. The report also included amended and additional details from the agent, which indicated the following:

- Finished Floor levels including the floor level of the second apartment building on site being 400mm lower than initially proposed, from 48.8m to 48.4m.
- A revised route for the access path to the refuse store.
- Visibility splays.
- Information relating to the provision of bat boxes.

The applicants Barrister was present at the meeting and spoke in favour of the application. An objector spoke against the application.

Members made the following comments:

- There was an over development of flatted developments.
- Did not agree with the Inspectors report.
- Disappointed with the building design when approaching from Darlington.
- Applicant had addressed most of the points made in the Inspectors report.

RESOLVED that planning application 06/3340/FUL be refused for the following reason: -

1. In the opinion of the Local Planning Authority the proposed scale and massing of the proposed development would harm the character and appearance of the area contrary to policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan.

Councillor Fletcher declared a personal/non-prejudicial interest in the above item due to being a member of Egglecliffe Parish Council, who were consulted as part of the application.

902

06/3299/REV

Tesco stores, Myton road, Ingleby Barwick

Revised application for extension to existing food store and associated car parking

A previous application (05/3457/FUL) was withdrawn earlier this year by the applicants due to outstanding issues in relation to lack of supporting information contained within both the submitted retail assessment and the transport assessment.

The application site was situated on the corner of Ingleby Way and Barwick Way and partly lay within the defined local centre of Ingleby Barwick. Surrounding premises included a range of uses such as retail, leisure and veterinary practice.

The revised application sought to extend the existing Tesco superstore at Ingleby Barwick by extending to the west of the store and providing approximately 300 car parking spaces to the eastern side of the store currently used as open space. The extension would provide an increase of approximately 2,500 sq.m (gross) and an increase in net sales floor space of approximately 1,500 sq.m.

Members were provided with an update report providing comments from the Landscape Officer, the Ward Councillor, an objector and a supporter.

The agent for the applicant, a Ward Councillor and Parish Councillor spoke in support of the application.

Overall Members felt that that the proposed development was not appropriate to the scale and function of the existing Ingleby Barwick Centre and there were very real concerns the proposal could increase the attraction of the local centre and have a detrimental impact on the vitality and viability of Thornaby and Yarm Town centres and even undermine the regeneration initiatives for Thornaby Town Centre.

There were also concerns about the impact of the extension on the highway network of Ingleby barwick.

The proposed development was considered to be contrary to policies GP1, S1, S2 and S15 of the adopted Local Plan as well as national and regional planning policies.

RESOLVED that planning application 06/3299/REV be refused for the following reasons: -

1. In the opinion of the Local Planning Authority the applicants have failed to satisfactorily demonstrate that the proposed development is of an appropriate scale to Ingleby Barwick local centre through the submitted retail assessment. It is therefore considered that the proposed development cannot be justified in terms of scale, function and nature of the Ingleby Barwick local centre and would result in an elevation of the centre within the retail hierarchy outlined in policy S1 and would detrimentally harm the vitality and viability of Thornaby and Yarm centres and potentially undermine the regeneration scheme in Thornaby District Centre, contrary to national and regional planning guidance and policies S1, S2 and S15 of the Local Plan Alteration No.1.

2. In the opinion of the Local Planning Authority the proposed development would have a detrimental impact on highway safety and the free flow of traffic upon the Ingleby Barwick highway network, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

Councillor Walmsley left the room for the duration of the above item having declared personal/prejudicial interest due to having chaired the steering group for Thornaby Town Centre.

903

06/0996/ful

Clock house, Leven road, Yarm

Revised application for the erection of 5 no. Detached dwelling houses together with associated means of access, landscaping and drainage

Planning permission was sought for the erection of 5 dwellings on land associated with Clock House, Leven Road, Yarm. Clock House was a Grade II listed building set in extensive grounds which had been previously subdivided into two individual properties.

The scheme proposed two properties to the rear of the site and one to the west of Clock House which would be served off the existing access to Clock House. The access was indicated as being upgraded to an adoptable standard as part of the scheme. A further two properties are proposed to the front of Clock House, being served directly off Leven Road.

A significant level of objection had been received in respect of the proposed development as well as several letters of support. Objection was mainly based on the impact of the development on the Clock House as a listed building, the impact on the character of the area, wildlife, tree cover and landscaping, drainage, privacy and amenity associated with surrounding properties whilst the additional traffic was considered to be detrimental to highway safety.

The Head of Integrated Transport and Environmental Policy had accepted the proposed development, as had the Councils Landscape Officer and Environmental Health team, subject to necessary conditions being imposed. The Head of Integrated Transport and Environmental Policy had also indicated that a reduced speed limit would be required along Leven Road and had indicated that a contribution from the developer through a Section 106 agreement would be required in connection with this.

The design of the properties were considered to be generally in keeping with the adjoining listed building and although relatively large in scale, were considered to be adequately distanced to achieve a suitable massing which would not dominate Clock House.

In view of the distances between the proposed and existing properties it was considered that the proposed development would not have any significant undue impacts on the surrounding development.

The proposal for surface water and foul water drainage had received objection due to perceived existing constraints of the site. The Environment Agency and the Councils Environmental Health Officer were satisfied with the details submitted subject to a condition requiring a more detailed scheme to be provided.

Members were provided with an update report that included additional comments from Natural England, the Historical Buildings Officer, the Head of Integrated Transport (HITP) and Environmental Policy and an additional 6 objections.

Following the comments received from HITP it was recommended that condition 9 of the main report relating to surface water drainage and sewer connection be amended. An additional condition relating to mitigation of impacts on protected species was included following the comments received from Natural England.

The agent for the applicant spoke in support of the application. A resident spoke against the application.

Members made the following comments:

- The site could be better developed, more in keeping with the listed building.
- Concerns were raised over drainage and sewerage on the site.

RESOLVED that planning application 06/0996/FUL be refused for the following reasons: -

1. In the opinion of the Local Planning Authority the proposed development would adversely affect the setting of the Listed building and is therefore contrary to Policy EN 28 of the adopted Stockton on Tees Local Plan.
2. In the opinion of the Local Planning Authority, as a result of its location in respect of local services, the proposed development site is considered to be an unsuitable and unsustainable site for residential development, which should be located on sites within close proximity to a wide range of provisions and services.

3. In the opinion of the Local Planning Authority the proposal is contrary to policy HO 11 of the adopted Stockton on Tees Local Plan as the proposed development would have an unacceptable effect on the privacy and amenity of the occupiers of nearby properties.

904

06/3019/OUT

10 Brisbane Grove, Stockton-on-Tees

Outline application for the erection of 1 no. detached bungalow and detached garage to the rear and 1 no. attached garage to the side.

The application site was a semi-detached dwelling located on a residential street.

The applicant sought permission for the erection of a bungalow and detached garage to the rear of the property and an attached garage at the side of the property. The application was for outline permission with all matters, except for access, to be reserved. A drawing was provided with the report indicating that the location of the dwelling should be treated as indicative.

Seven different letters of representation had been received from neighbouring properties and one from the Ward Councillor. All were objecting to the proposal. The Head of Integrated Transport and Environmental Policy had not raised any objections and the Council's Landscape Architect had accepted the principle of the development.

There had been a previous refusal of planning permission and an appeal dismissed for this site but it was considered that the proposal addressed and overcame the issues identified in dismissing the appeal by the Planning Inspector. The concerns of neighbours relating to the access and traffic, protected trees, over looking and disturbance and the character of the area had been addressed.

The agent for the applicant spoke in support of the application. A resident spoke against the application.

Members made the following comments:

- Concerns were raised over parking and access to the existing and proposed properties and the preservation of the existing hedgerow.

Officer advised that the width of the access was sufficient. A condition addressed the preservation of the hedgerow and enforcement action could be taken if it was removed. The Officer advised that they could not legislate against the removal of the hedgerow, however the condition would remain in perpetuity.

RESOLVED that planning application 06/3019/OUT be refused for the following reason: -

1. In the opinion of the Local Planning Authority, the proposed shared drive would adversely affect the amenity of the occupiers of nos. 8 and 10 Brisbane Grove by reason of noise and disturbance and thereby be contrary to policies HO3 and HO11 of the adopted Stockton on Tees Local Plan.

Councillor Perry left the room for the duration of the item having declared a personal/prejudicial interest in the above item due to being a cousin of one of the objectors.

905

06/3243/REV

66 Bridge Road, Stockton-on-Tees.

Reserved matters application for the erection of 2 no. blocks of student residential accommodation and related external works including riverside footpath and cycleway

Outline planning consent was granted in June 2006 for student housing development and associated means of access on the former SCS Furniture Store site, Bridge Road in Stockton (06/0709/OUT). The application dealt with the remaining reserved matters from that approval namely Appearance, Landscaping, Layout and Scale.

The site occupied an important riverside location and formed part of a larger site known as Boathouse Lane. Given the important riverside gateway location, the Council had prepared a planning and design brief to guide future development on the site and surrounding area, which was formally adopted as a Supplementary Planning Document (SPD) on 23rd June 2006. The brief sought to deliver a high quality and commercially successful mixed use development including residential development for the area through an established masterplan and agreed design principles.

The key objectives of the document were:

- To ensure the appropriate, comprehensive redevelopment of a key River Tees corridor site within the wider context of the Stockton Middlesbrough Initiative;
- To create a Gateway into the town centre, including a regionally - significant landmark building;
- To create a diverse, attractive and exciting place to live work and visit;
- To ensure high quality urban design, which maximised the potential use of the water frontage location;
- To protect and enhance the natural and historic environment;
- To improve linkages with surrounding land uses.

The agent for the applicant spoke in support of the application.

On the whole Members considered that the development would have the necessary design quality for the location and would have a satisfactory relationship to the surrounding area.

RESOLVED that planning application 06/3243/REV be approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Drawing Number(s) :-

0523/029A,0523/041,0523/042,0523/053,054,055,056,057,058,059,060,061,062,063,064,065,066,067,068,069,070A,071 and 072.

2. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.
3. The landscaping details shown in the approved plans shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent for any variation.
4. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
5. Notwithstanding the submitted information, further details of the paving, lighting, railings, footpath construction and materials, and retaining wall shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.
6. Development shall not be commenced until the Local Planning Authority has approved in writing the details of arrangements for the future maintenance of the Riverside Walkway.
7. Before the building is brought into use, precise details of a scheme of illumination of the building shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of lighting units, level and spread of illumination including any controls and shielding.
8. The development shall not result in a narrowing of the river channel.
9. Any areas of the walkway set at a level of less than 5m AOD shall be equipped with signage warning users of the possible risk of flooding and advising of the closest escape route.

Councillor Walmsley left the room for the duration of the above item having declared a personal/prejudicial interest as his wife worked for the applicant.

906

06/3323/FUL

Site a, land at Portrack roundabout, Billingham

Erection of building to provide dealership for servicing and maintaining heavy goods vehicles together with ancillary parts, mot testing, sales, body repairing and spraying, offices, training bay and truck park, circulation and parking with separate wash facility, improved access road.

The application was one of two applications sought for development on land

adjacent to Portrack Lane roundabout. The second application related to a development for workshop for haulage and HGV fleet and associated offices for Scott Bros. (app No. 06/3324/FUL).

The application site measured approximately 1.9 hectares and lies adjacent to the Newport Bridge approach road to the south and the TERRA nitrogen site to the northeast. At the time of the meeting the site was scrubland although there was a separate access from the existing entrance to the Terra Nitrogen Site.

The application sought planning permission for the erection of a dealership for the servicing and maintenance of Heavy Goods Vehicles (HGV's) together with additional services.

Members were provided with an update report including additional comments from the Highways Agency, Tees Valley Joint Strategy and one letter of representation. Members were also provided with additional plans that had been submitted by the applicant.

A Member requested that consideration should be given to traffic safety as part of the development.

RESOLVED that planning application 06/3323/FUL be approved subject to conditions covering the following matters:

In the event of there still being outstanding matters on 24th January 2007 that the application is refused.

Approved Plans
Materials
Drainage (foul and surface)
Landscaping Plan (hard construction)
Landscaping – Planting plan
Planting and Maintenance specification
Means of enclosure
Tree protection measures
Land Contamination
Proposed Levels
Lighting details
Covered cycle parking
Bin Storage
Mitigation of protected species

Any other conditions as deemed to be necessary.

907 06/3324/FUL
Site b; land east of Portrack roundabout, Billingham
Erection of workshop for haulage and hgv fleet and associated offices and external works, improved access road and signal controls to existing junction.

The application was one of two applications sought for development on land adjacent to Portrack Lane roundabout. The second application related to a

dealership for the servicing and maintenance of Heavy Goods Vehicles (HGV's) together with additional services (app No. 06/3323/FUL).

The application site measured approximately 1.9 hectares and lay adjacent to the Newport Bridge approach road to the south and the TERRA Nitrogen site to the northeast. The site was scrubland although there was a separate access from the existing entrance to the Terra Nitrogen Site.

The application sought planning permission for the erection of a workshop for haulage and HGV fleet, associated works and improved access road.

Members were provided with an update report including additional comments from the Highways Agency, Tees Valley Joint Strategy and one letter of representation. Members were also provided with additional plans that had been submitted by the applicant.

A Member requested that consideration should be given to traffic safety as part of the development.

RESOLVED that planning application 06/3324/FUL be approved subject to conditions covering the following matters:

In the event of there still being outstanding matters on 24th January 2007 that the application is refused.

Approved Plans
Materials
Drainage (foul and surface)
Landscaping Plan (hard construction)
Landscaping – Planting plan
Planting and Maintenance specification
Means of enclosure
Tree protection measures
Land Contamination
Proposed Levels
Lighting details
Covered cycle parking
Bin Storage
Mitigation of protected species

Any other conditions as deemed to be necessary.

908

04/3357/FUL

**Eaglescliffe Service Centre, Durham Lane, Eaglescliffe
Continuation of works waste tipping to provide a landscape bund**

The application sought permission to continue the tipping of factory waste at an existing waste tip at Marshall's Mono Limited. The waste comprised of broken flags and concrete (which could not be recycled), waste paper, inert wastes and soils, cement slurry from on site settling tanks, and any internally generated construction/demolition waste. Gas and leachate control and monitoring equipment would be installed within the tipped material.

Waste would be deposited on the tip and compacted. The waste profile when completed would be capped and inert soils would be placed over the cap and any compaction alleviated in the subsoil layer prior to top-soiling. Restored areas would be seeded and cultivated for grass and haymaking and a belt of trees would be planted between the southern boundary fence to screen the works and tip. Environmental controls to address, landfill gas, leachate, dust and noise were proposed.

Local residents and occupiers had been individually notified about the application, which had also been advertised on site and in the local press. No representations had been received.

Preston on Tees Parish Council raised objections in respect of operating hours, landfill gas production and the use of the tip by others, as well as Marshalls Mono Limited.

Subject to conditions, no objections had been received from the Environment Agency and the Council's Environmental Health Unit. The existing waste management licence was granted in 1989. The licence controlled the layout and day to day working of the site. The Council's Head of Integrated Transport and Environmental Policy had no adverse comments to make.

Given the scale and nature of the tip, the likely environmental impacts and controls available and the intended restoration benefits, in principle, the proposal would satisfy the tests for Best Practicable Environmental Option (BPEO) and Proximity Principle. It would not conflict with national, regional and local planning policy documents, and was considered acceptable.

The submitted planning application provided for new landfill capacity by landraise for sole use by Marshalls Mono Limited. The disposal of waste in that way was considered acceptable in terms of BPEO and the Proximity Principle. The long-term benefit would be to secure a final proper restoration of the site.

The proposed environmental controls could be formalised by condition, thereby offering proper planning control of tipping operations. With those conditions in place, it was considered that the proposed tipping operations would not have an adverse impact on the amenity of neighbouring occupiers, would accord with adopted policy and guidance and was therefore acceptable.

Members were provided with an update report that included additional comments from the Landscape Officer.

Members raised concerns regarding the regulation of tipping. Officers advised that the Environment Agency regulated tipping and would report any illegal tipping to the Planning Department.

RESOLVED that planning application 04/3357/FUL be approved subject to conditions covering the following matters: -

Development carried out in accordance with the approved plans
Noise monitoring and mitigation regime
Dust mitigation measures

Wind blown litter
Working hours
Restriction of use of the tip
Surface water drainage
Planting and landscape maintenance
Soil management
Any other conditions as relevant

909 06/3449/REV
Plot 22, Riverview, Ingleby Barwick
Erection of detached dwellinghouse

The application site was located within a self-build housing development in Ingleby Barwick. The applicant sought permission for the erection of a detached dwelling and attached garage. The siting of the dwelling and garage and the associated access were previously approved as part of the master plan for the development, 04/2404/REM.

The application was a retrospective application. Approval was previously granted for the dwelling within application 05/3046/FUL. During construction of the proposal the applicant made several changes to the design and the application was to regularise these.

No objections had been received to the development. However, the application was to be considered at planning committee because the applicant was a Member of Planning Committee.

The main planning consideration in respect of the proposal was the impact on the amenity of the neighbouring residents and its compliance with the Design Strategy Document for the Riverview self build development.

It was considered that the amendments made to the previously approved dwelling would not have a significant impact upon neighbouring residents or upon the visual amenity of the area.

RESOLVED that planning application (06/3449/REV) be approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Drawing Number(s) :- SBC0001, Drgs 540-05-004 rev E, 540-05-003 rev B, 540-05-005 rev G, 540-05-001 rev B, 540-05-002 rev B.

2. The garage to which the permission relates shall be used for the parking of private motor vehicles, incidental to the enjoyment of the occupants of the dwellinghouse, and no other purpose.

3. All means of enclosure associated with the development, hereby approved, shall be in accordance with a scheme to be agreed with the Local Planning Authority, prior to the development being occupied. Such means of enclosure, as agreed, shall be erected before the development is occupied.

4. The area of landscape scheme detailed in plan 1054/1 rev.A within the site boundary shall be implemented in the first growing season following completion of the dwelling, hereby approved. Any trees or plants which, within a period of five years from the date of the planting, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Councillors Faulks and Walmsley left the room for the duration of the above item having declared a personal/prejudicial interest due to being a friend of the applicant.

Councillor Patterson was not present at the meeting whilst consideration was given to the application.

910

06/3064/FUL

Norwood car sales, Alma Street, Stockton on Tees

Revised application for residential development of 43 no. Two bedroom flats and associated car parking, cycle store and bin store

The application site was currently the former Norwood Car Sales site. The application site was an irregular shaped plot located on the corner of Bishopton Lane and Allison Street, which had a large arched frontage on the southeastern elevation towards the two main roads. Within the immediate area was a mix of commercial properties with some residential use above.

A similar previous application (05/2605/OUT) was approved by the Planning Committee subject to a section 106 agreement for outline planning consent for the erection of 36no. apartments, where only the landscaping was left as a reserved matter.

Planning permission was sought for the erection of 43 no. two bedroom flats with associated car parking, cycle store and bin store. The design of the development remained largely the same, retaining the curved frontage which followed the existing pavement line.

Members were provided with an update report advising that the Head of Integrated Transport and Environmental Policy had confirmed the parking provision was satisfactory and the sum of monies required as part of the Heads of Terms was £3500. Therefore, all outstanding issues had been resolved.

Members raised concerns over on street parking. The Officer advised that an extension of waiting restrictions had been requested to address the issue.

RESOLVED that determination of planning application 06/3064/FUL be delegated to the Head of Planning for approval subject to no adverse comments from statutory consultees, the completion of a section 106 agreement in accordance with the Heads of Terms below and the following conditions:-

1. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local

Planning Authority. Drawing Number(s):- SBC001, 0642/03, 0642/04, 0642/05, 0642/06, 0642/07 and, 0642/08.

2. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.
3. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
4. Before any building for which permission is hereby granted is occupied, the sewage disposal works required shall be completed in accordance with the plans submitted with the application for the planning permission, to the satisfaction of the Local Planning Authority.
5. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be agreed with the Local Planning Authority before the development commences. Such means of enclosure as agreed shall be erected before the development hereby approved is occupied.
6. Before the use commences the building shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between living accommodation and bedrooms in adjacent flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with these agreed details
7. Before the permitted dwellings are occupied, any living rooms or bedrooms with windows affected by traffic noise levels of 68db(A)L10 (18 hours) or more (or predicted to be affected by such levels in the next 15 years) shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority for the protection of this proposed accommodation from traffic noise. Such a scheme shall be implemented in accordance with these agreed details.
8. No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 8.30am on Saturdays nor after 6.00pm on weekdays and 1.00pm on Saturdays (nor at any time on Sundays or Bank Holidays).
9. Notwithstanding the submitted information provided in this application, detailed sectional drawings showing the construction materials to be used and structure of the building in the front and side elevations of the proposed development have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with these details.
10. Details of all external lighting of the buildings and car-parking areas shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and

thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

11. A detailed scheme for artwork within the proposed development shall be submitted to and approved in writing with the Local Planning Authority, prior to the occupation of the proposed development. Such a scheme shall be implemented in accordance with these agreed details before occupation of the proposed dwellings.

12. Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (eg incidental buildings and street furniture).

13. A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is occupied. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

14. Notwithstanding any information contained within this application full details of the covered cycle storage facilities shall be submitted to and agreed in writing with the Local Planning Authority before the hereby approved development is occupied.

15. Notwithstanding any information contained within this application full details of the Bin storage facilities shall be submitted to and agreed in writing with the Local Planning Authority before the hereby approved development is occupied.

16. Notwithstanding the submitted information provided in this application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority.

- 911
- 1. Appeal - Mr & Mrs Bean - Rear of 646 Yarm Road, Eaglescliffe (06/0606/FUL) - ALLOWED**
 - 2. Appeal - A Shahaverdi - 26 High Street, Yarm (05/3160/ARC) - DISMISSED**
 - 3. Appeal - Mr A Stephenson - The Ridings, Letch Lane Carlton (05/3119/OUT) - ALLOWED**
 - 4. Miller Homes Ltd - North East Region - Harpers Garden Centre, Junction Road (06/1080/FUL) - WITHDRAWN**

