

Planning Committee

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

Present: (Meeting) Cllr Ross Patterson (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr David Coleman (vice Cllr Roy Rix), Cllr John Gardner, Cllr Miss Tina Large, Cllr Lee Narroway (vice Cllr David Harrington), Cllr Mrs Maureen Rigg, Cllr Fred Salt, Cllr Mick Stoker, Cllr Steve Walmsley

(Site Visit) Ross Patterson (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Miss Tina Large, Cllr Mrs Maureen Rigg, Cllr Fred Salt, Cllr Mick Stoker

Officers: (Meeting) B Jackson, P Whaley, C Straughan, H Smith, R McGuckin, P Shovlin, K Matthews, J Roberts (DNS); J Butcher, S Johnson (LD)

(Site Visit) B Jackson, S Grundy, M Whaler (DNS)

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

Apologies: (Meeting) Cllr David Harrington, Cllr Paul Kirton, Cllr Roy Rix

(Site Visit) Cllr Phillip Broughton, Cllr John Gardner, Cllr David Harrington, Cllr Paul Kirton, Cllr Roy Rix, Cllr Steve Walmsley

P Declarations of Interest

68/07

Councillor Coleman declared a personal/non-prejudicial interest in the item entitled Development Site 114 Dwellings Alliance Street Hind Street Templar Street, Spring Street, Stockton - Application under section 73 to vary condition no.2 (plans) of planning approval 05/3240/FUL Residential development comprising erection of 114 dwellings and associated car parking means of access and landscaping (demolition of existing dwellings), due to being a member of the Neighbourhood Management Board.

Councillor Mrs Rigg declared a personal/non-prejudicial interest in the item entitled 1 South View, Eaglescliffe, Stockton-on-Tees - Revised application for residential development for the erection of apartment building containing 7 no. units of accommodation and associated car parking (demolition of existing dwelling house), due to being a member of Egglescliffe Parish Council.

Councillor Mrs Beaumont declared a personal/non-prejudicial interest in the item entitled Land South Of Durham Tees Valley Airport, Middleton St George, Darlington - Application under Section 73 for variation of Condition 8 of planning approval 95/1999/P (varied by 2 no. subsequent planning permissions - 02/1963/P and 05/0957/ARC to extend the period for submission of reserved matters) to allow general employment uses falling within use classes B1, B2 and B8 of the Town and Country Planning Act (Use Classes) Order 1987 as subsequently amended, on 20 hectares of the site, due to being a member of the North East Assembly.

P

07/2442/FUL

69/07

Wainstones, 18 Leven Road, Yarm

Erection of 5 no. detached dwellings (demolition of existing dwelling)

Consideration was given to a report that sought planning permission for the demolition of the existing property and the replacement of the building with 5

large dwellings and associated garages positioned within the boundaries of the existing site. The application site was a large detached property with a 1930's design. The dwelling was situated off Leven Road, Yarm and was set back from the road by approximately 35 metres.

Members were presented with an update report that outlined in full the planning conditions. The update also provided Members with further information regarding heights of dwellings of certain plots and the existing garage adjacent to 20 Leven Road. The report outlined that a further four letters of objection had been received.

Members considered that the proposal was unacceptable. It was considered that the proposed development would have an unacceptable impact on the character of Leven Road. Members also considered that the proposal would have an unacceptable impact on the amenities of the surrounding properties.

The agent for the application was in attendance at the meeting and was given the opportunity to address the Committee.

Three representatives of the objectors/residents in attendance at the meeting spoke against the proposal.

RESOLVED that planning application 07/2442/FUL be refused for the following reason:

1. In the opinion of the Local Planning Authority the proposed development would have an unacceptable impact on the character and appearance of Leven Road , the amenities of the occupiers of nearby properties and the quality and character and sensitivity of existing buildings and would not result in a high quality of built environment which is in keeping with its surroundings contrary to Planning Policy Statement 3 and policies GP1 I, II, VIII, HO3 IV, V and HO11 I, III, IV of the adopted Stockton on Tees Local Plan.

**P
70/07**

07/2392/ARC

Land South Of Durham Tees Valley Airport, Middleton St George, Darlington

Application under Section 73 for variation of Condition 8 of planning approval 95/1999/P (varied by 2 no. subsequent planning permissions - 02/1963/P and 05/0957/ARC to extend the period for submission of reserved matters) to allow general employment uses falling within use classes B1, B2 and B8 of the Town and Country Planning Act (Use Classes) Order 1987 as subsequently amended, on 20 hectares of the site.

Consideration was given to a report that outlined that land to the south of Durham Tees Valley Airport (DTVA) was granted outline planning permission by the Secretary of State in 1999 for a development consisting of Freight Handling, Distribution and Packaging, Freight Forwarding and Light Industrial/Commercial Assembly on 70ha of land known as Southside.

The permission was subject to conditions. Condition 2 set out the timeframe for the submission of the reserved matters. It was noted that the condition had been varied by two subsequent planning permissions (2002 and 2005) the latter

of which extended the period for submission of reserved matters to July 2008 (02/1963/P and 05/0957/ARC). Each of the permissions was subject to the remaining conditions, which were attached to the original outline consent.

Members were advised that the application sought to vary Condition 8 which currently restricted the type of uses and occupiers to airport related activities and to occupiers requiring a location at or adjacent to an airport. The condition also imposed a vetting procedure, whereby all potential occupiers must be approved by the Local Planning Authority.

Members were advised that since the 2005 consent the draft replacement Regional Spatial Strategy (RSS) for the North East had reached an advanced stage in its preparation. Its provisions had been subject to public examination and its recommendations taken into account in the publication in March 2007 of the Proposed Changes to the draft. Given the advanced stage towards adoption, the provisions of the draft replacement RSS was a material consideration in the decision making process.

It was noted that the emerging RSS contained a number of policies and principles that were relevant to the consideration of this application.

Members were informed that in addition to the policies and principles there were other factors relevant to the proposal, which had changed since the current planning permission was granted in 2005. The initial phase of the growth of DTVA was now committed. Plans for the expansion of DTVA to accommodate 3 million passengers and 26,000 tonnes of cargo per annum, together with the North side Business Park were agreed by Stockton And Darlington Borough Councils in 2006. The delivery of the developments, which would be set out in a forthcoming Master Plan, was due to commence later in 2007.

It was noted that in view of the economic significance of Southside; its potential to create jobs, stimulate economic regeneration in the Tees Valley, and support the further growth of DTVA as a key economic driver, English Partnerships (EP), One North East (ONE) and Tees Valley Regeneration (TVR) had entered into a joint venture with DTVA to deliver the scheme.

Members were advised that the application proposed to take into account the provisions of the emerging RSS, by a variation of Condition 8 to allow for unrestricted occupation (or general employment use) on 20 ha of the site. This allowed for a more flexible approach to the occupation of buildings at Southside. The applicant stated that the flexibility was necessary in order to attract the funding from the joint venture partners needed to deliver site infrastructure and facilitate the first phase of development. It would, therefore, facilitate the delivery of much needed economic regeneration and job creation in the Tees Valley.

Members were presented with an update report that outlined that a further consultation response had been received from Durham County Council.

Members considered that the application was acceptable subject to a condition restricting the remainder of the land to uses that were aviation/airport related. It was noted that the development remained a departure from the development plan, as the land was still not formally allocated for airport related industrial

purposes. It was considered that the strategic nature of the site in such a prestigious location would, once developed, make a substantial and important contribution to the local economy through the facilities it would provide and the jobs it would create.

The agent for the application was in attendance at the meeting and addressed the Committee.

Councillor Mrs Jones from Darlington Borough Council was in attendance at the meeting and objected to the proposal.

RESOLVED that planning application 07/2392/ARC be approved subject to the conditions below, and the application be referred to the Government Office for the North East as a departure from the approved development plan.

1. The premises hereby permitted shall be used only for Airport-related activities and/or general employment uses falling within use classes B1, B2 and B8 of the Town and Country Planning Act (Use Classes) Order as subsequently amended. No more than 20 hectares of the total site area including infrastructure shall be made available for general employment uses. Prior to the occupation of any building or phase of the 20 hectares of the site for general employment uses, the Local Planning Authority shall be provided with details of the nature of the operation and such details shall specify whether the said building or phase comprises airport related activities and/or general employment uses (including details of the hectareage of each use). None of the buildings subsequently approved in any reserved matters for the remaining hectareage of the site shall be occupied until the applicant has submitted details of the proposed use and has obtained the written approval of the Local planning Authority that the occupier requires a location at or adjacent to an airport. In the event that any of the approved occupiers vacates any of the approved buildings, or parts of a building, subsequent occupation shall not take place until further written approval has been obtained from the Local Planning Authority.

2. This approval relates solely to this application to vary condition 8 and does not in any way discharge the conditions contained in planning approval 95/1999/P which conditions apply to this consent.

Informative

To assist the applicant in the compliance with the above condition the following uses are ones which the Local Planning Authority considers may require a location at, or adjacent to, an airport:

Operational Infrastructure, Runways

Taxiways

Aircraft Apron

Control Tower

Fire Station

Internal Highways

Service Vehicle Maintenance

Aviation Fuel Farm

Vehicle fuel storage

Terminal Facilities, Airline Sales, Reservations and Booking

Passenger Facilities, including Catering Passenger Retail Facilities Public

Transport Facilities

Car Hire
Public Car Parking
Staff Parking
Petrol Filling Station
Maintenance Facilities, Aircraft Maintenance
Avionics Maintenance and Supply
Offices, Ancillary Uses
Supporting Functions
Warehousing/distribution, Freight Forwarding
Freight Agents
In-flight Catering Facilities
Flight Packaging and Provision Facilities
Airline Training Centres
Related Training Centres
Hotel Accommodation, Conference and Ancillary Activities

Councillor Mrs Beaumont declared a personal/non-prejudicial interest in the above item due to being a member of the North East Assembly.

**P
71/07**

07/1982/FUL

**Former C L Prosser Site, Parkfield Road, Stockton-On-Tees
Residential development comprising 6 no. apartment blocks containing 62
no. apartments in total and associated works.**

Consideration was given to a report that sought planning permission for the development of 60 apartments and associated parking, amenity space and other ancillary development on an existing brownfield site on Parkfield Road, Stockton.

Planning permission was initially sought for the erection of 62 apartments and associated parking and amenity space. It was reported that the applicant was advised on the 1st August 2007 that the scheme was unacceptable, providing insufficient parking and amenity space as well as having other general layout issues. Members were advised that the committee report had initially been drafted as a refusal based on the shortcomings of the initially submitted scheme. It was reported that amended plans had been submitted on the 28th September 2007. Members were informed that this had left insufficient time to re-consult consultees and gain their comments prior to formalising the report, although some comments related to the redevelopment of the site generally as against the specific layout or design, which had changed.

The Committee were informed that the Head of Technical Services had advised that there was insufficient parking and that a contribution would be required towards off site highway works. The Urban Design Team were considering revised plans with regard to the internal layout of the site.

It was reported that the applicant had been advised that contributions would be required for off site amenity space, off site highways contributions as well as for on site affordable housing, however, no such agreements had been made to provide these to date. It was noted that these would need to form part of any decision to approve the application.

Members were presented with an update report that outlined additional comments received from the Head of Technical Services. Following the comments, amended plans had been submitted to achieve a vehicle access arch height of 5m. The update report also outlined that following a request for a condition covering affordable housing, a condition had been forwarded by the agent and this was being considered by the Council's Housing team.

Members considered that the general principle of residential development on the site was acceptable. It was considered that the scale and design of the proposed buildings was generally acceptable for its location in view of the varied scale and design of the surrounding built environment. Members also considered that parking, amenity space and the layout were acceptable.

RESOLVED that the determination of planning application 07/1982/FUL be delegated to the Head of Planning and it be approved subject to the conditions set out below and Section 106 contributions being signed by the 18th October 2007 and adequate provision being made in respect to affordable housing, whether this be through provision of a S106 agreement, the imposition of a condition or other similar method. Should the section 106 agreements not be signed and the affordable housing issue not be resolved by the 18th October 2007 then the application be refused.

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

Plan Reference Number	Date on Plan
593.05	18 July 2007
593-05-015	28 September 2007
593-05-019	28 September 2007
593-05-018A	9th October 2007
593-05-16A	9th October 2007

2. Prior to any works hereby approved commencing on site there shall be submitted to and approved in writing by the Local Planning Authority a contamination remediation validation report. This shall include details of soil sampling of all imported materials and details of the measures taken to prevent vapour entry into the properties.

3. Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site, a scheme of ground levels and finished floor levels for the building and those immediately adjacent shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

4. Notwithstanding details hereby approved, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping. Such a scheme shall detail the following;

- Hard and soft landscaping including internal footpaths and boundary enclosures,
- Soil depths, plant and tree species, numbers, densities, locations, and sizes, planting methods, maintenance and management.
- Areas of landscaping to be retained and a scheme for their protection in

accordance with BS5837 2005 (Trees in relation to construction).

- d) Areas of level change,
- e) Precise locations of protective fencing,
- f) Areas of material storage within the site, and
- g) Excavations required for service runs.

The development shall be carried out in accordance with the approved details. Planting works shall be carried out during the first planting and seeding season following the substantial completion of the development, and any trees or plants which within a period of two years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.

5. Notwithstanding any description of the materials in the application, no above ground construction of the buildings shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the buildings have been approved in writing by the Local Planning Authority.

6. Notwithstanding the details hereby approved the construction detail and surface treatment of the access road and car park areas shall be submitted to and agreed in writing by the Local Planning Authority prior to being implemented on site. The approved scheme shall be implemented on site within three months following the substantial completion of the development.

7. Notwithstanding details hereby approved, no part of the development shall be occupied until bin and cycle stores have been implemented on site in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall detail the precise location, design and capacity of each.

8. Prior to works hereby approved commencing, a temporary car park shall be provided on site in accordance with details of such which shall first be submitted to and approved in writing with the Local Planning Authority.

9. Notwithstanding details hereby approved, a management plan shall be submitted to and approved in writing by the Local Planning Authority which addresses the future management of the areas of open space, parking areas and access road within the site. The management plan shall identify the precise areas of maintenance and schedule works to be carried out. Works within the approved management plan shall be carried out in perpetuity within the site or until such time that the site is no longer in residential use.

**P
72/07**

07/1927/FUL

Plot J, Bowesfield Farm, Stockton On Tees

Residential development of 32 no. apartments and 4 no. houses with associated car and cycle parking, refuse store and private residents garden

It was explained that a layout plan had been received for the application but there had not been time to review the information. Members were advised that the application should be deferred until the next meeting of the Committee in order to allow Officers to consider the new information.

RESOLVED that planning application 07/1927/FUL be deferred to the next meeting.

P 07/2223/FUL
73/07 Westland Way, Preston Farm Industrial Estate, Stockton On Tees
Erection of 7 no. Office blocks, access road, electrical substations and
associated car parking and landscaping

Consideration was given to a report that sought planning permission for the erection of 7 office blocks, access road, substation, car parking and landscaping. The office units were to be situated in the southern area of the site and would front onto the South Stockton Link. The proposed development was to include a mix of 3 and 4 storey offices and would provide a total of approximately 12,000sq m of floor space.

The application site lay within the Bowesfield Area of Stockton. The newly constructed South Stockton link road lay to the south of the site, whilst the A66 lay to the north. It was noted that the site was derelict in its nature and was on one of the main approaches into Stockton Town Centre from the south.

Members were presented with an update report that outlined the full planning conditions for the application.

The Committee considered that the proposal was acceptable. It was considered that it would not result in an over supply of employment land, was visually acceptable and would improve the overall appearance of the former tip site. It was noted however that concerns remained over the impact of the development on the highway network, although these would not be fully known until a revised transport assessment and travel plan had been submitted.

RESOLVED that planning application 07/2223/FUL be delegated to the Head of planning for approval with conditions subject to all outstanding highway safety and flood risk issues being resolved prior to the 24th October 2007, if the issues are not satisfactorily resolved by this date then the application be refused on highways grounds.

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

W991 24 Rev B
W991 25 Rev B
W991 26 Rev B
W991 27 Rev B
W991 28 Rev B
W991 29 Rev B
W991 30 Rev A
W991 31 Rev A
W991 32
W991 33 Rev B
W991 34 Rev

2. Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the building(s).

3. Before the occupation of the development hereby permitted, works for the disposal of sewage shall be provided on the site to serve the development. Details of such drainage works shall first be submitted to, and approved by, the Local Planning Authority, the sewage disposal shall be completed in accordance with these approved details.

4. The development shall not be occupied until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

5. 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, public art and street furniture).

6. Notwithstanding any description submitted as part of the application a detailed scheme for landscaping including tree and 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. 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.

7. Prior to occupation of the hereby approved development a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and be carried out in accordance with the approved schedule.

8. 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.

9. Notwithstanding the information submitted as part of the application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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. 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.

12. 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.

13. No development shall take place until the Local Planning Authority has approved in writing a report provided by the applicant identifying how the predicted CO₂ emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

14. A survey of the site shall be conducted to test for the presence of landfill gas within the existing ground. The results of this survey shall be submitted to the Local Planning Authority and written agreement shall be reached over any gas monitoring and control measures which may need to be exercised.

15. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the LPA. Roof water shall not pass through the interceptor

16. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

17. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in

writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A desk study identifying:

All previous uses

Potential contaminants associated with those uses

A conceptual model of the site indicating sources, pathways and receptors

Potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these elements require the express written consent of the Local Planning Authority.

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

19. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to ground water.

And any other conditions as necessary arising from any agreed Transport Assessment.

**P
74/07**

07/1731/FUL

Ingleby Barwick Romano Park, Open Space Of Lamb Lane, Ingleby Barwick

Creation of a park including the provision of play equipment, multi-use games facilities, and Skateboard Park BMX track and field based sport provision. The park will have a constructed mound as a central focal point with viewing platform and a grassed earth constructed amphitheatre, new paths, CCTV and security fencing where needed around play facilities.

Consideration was given to a report that sought planning permission for the creation of a central park to incorporate a range of facilities for local residents including play equipment; Multi use games facilities; Skateboard Park and BMX

track and was proposed to have a Roman theme given the evidence of a historical Roman villa within the local area.

The application site lay in close proximity to the centre of Ingleby Barwick and incorporated several areas of existing open space which predominately lay to the rear of the existing commercial/community facilities at Ingleby Barwick Centre. The site extended from Barwick Way in the east to the boundaries of Talybont Grove and Cribyn Close to the west.

It was explained that the application was put before members of planning committee due to the number of objections received to the proposed development.

On the whole Members considered that the proposal was acceptable. It was considered that the location of the proposed park within the centre of Ingleby Barwick was ideal, given it was accessible to the vast majority of the local population. Members commented that the development would be an important resource that was lacking within Ingleby Barwick and would be an asset to the local community.

A resident was in attendance at the meeting and objected to the proposal.

RESOLVED that planning application 07/1731/FUL be approved with conditions subject to:-

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

Plan Reference Number	Date on Plan
SBC0001	6 June 2007
SBC0002	6 June 2007

2. Notwithstanding any description contained within this application, prior to the commencement 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 finished levels or contours of earthworks, pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (e.g. incidental buildings, street furniture and all associated play equipment/facilities).

3. 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 commenced. 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.

4. Notwithstanding any description contained within this application full details of the proposed CCTV camera(s) and associated mounting pole(s) shall be submitted to and approved in writing with the Local Planning Authority. These details shall include a scheme to ensure that the occupants of the surrounding residential properties do not suffer any adverse impacts from the CCTV equipment. The camera(s) and mounting pole(s) shall be retained in the position(s) as outlined in the approved scheme for the life of the development, unless otherwise agreed in writing with the Local Planning Authority.

5. Details of all external lighting, including that of any play areas shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Such details shall include details of the spread of light and where appropriate such lighting shall be shielded and aligned to avoid the spread of light, in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The agreed scheme shall be installed on site prior to the opening of the hereby approved play areas and be maintained and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

6. No development approved by this permission shall be commenced until the pond contained within this site has been surveyed for amphibians in accordance with a methodology which has been submitted to and approved in writing by the Local Planning Authority. If amphibians are found, a scheme for the conservation of the species must be agreed with the Local Planning Authority prior to the commencement of any construction works.

7. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

8. Details of a scheme in accordance with BS5837, 2005, to protect existing trees and vegetation shall be submitted and agreed in writing with the Local Planning Authority. Such an agreed scheme and mitigation measures shall be in place prior to construction commencing and shall be retained on site for the entire construction period, unless otherwise agreed in writing with the Local planning Authority.

9. 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.

10. No construction activity shall take place on the site outside the hours of 8.00am - 6.00pm Monday to Friday, 8.00am - 1pm Saturday and nor at any time on Sunday's or Bank Holiday's.

P 07/2507/VARY
75/07 Development Site 114 Dwellings Alliance Street Hind Street Templar Street, Spring Street, Stockton
Application under section 73 to vary condition no.2 (plans) of planning approval 05/3240/FUL Residential development comprising erection of 114

dwelling and associated car parking means of access and landscaping (demolition of existing dwellings).

Consideration was given to a report that sought approval for a variation to the approved layout, namely the relocation of plots 59 & 60 to reduce the gap between plots 60/61 to 1200mm to allow the installation of a root barrier adjacent to the railway line. The site was located at Alliance Street, Hind Street, Templar Street and Spring Street, Stockton.

Permission was granted in 2006 for the erection of 114 dwellings with associated car parking, access and landscaping (application 05/3240/REV), and the proposal was part of a major regeneration initiative for the Parkfield/Mill Lane area.

Members were advised that the planning application had been publicised by means of individual letters, site and press notice. It was noted that no representations had arisen from the process or objections from consultees.

Members were informed that the main planning consideration related to the visual impact and any impact on the amenity of the occupants of neighbouring properties.

Members considered that overall the proposed development was acceptable. It was considered that the new application had no significant changes and it remained very similar to the scheme approved in October 2006.

RESOLVED that planning application 07/2507/VARY be approved with conditions subject to:-

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

Plan Reference Number Date on Plan
L-01 23 August 2007
DESIGN AND ACCESS STATEMENT 23 August 2007
SK-001 PRE 13 23 August 2007

2. This approval relates solely to this application to amend the position of plots 59 & 60 and does not in any way discharge the conditions contained in planning approval 05/3240/P, dated 12th January 2005, which conditions apply to this consent.

Councillor Coleman declared a personal/non-prejudicial interest in the above item due to being a member of the Neighbourhood Management Board.

P 07/2341/FUL
76/07 1 South View, Eaglescliffe, Stockton-on-Tees
Revised application for residential development for the erection of apartment building containing 7 no. units of accommodation and associated car parking (demolition of existing dwelling house)

Consideration was given to a report that sought planning permission for the erection of a three storey 7 unit apartment block and associated access, parking and ancillary development on the site of an existing dwelling which would require demolition for the development to go ahead. The site was located at 1 South View, Eaglescliffe.

The application had been deferred at last committee following concern raised over the actual size of the site and the ability to fit the development within it. Following this initial concern the site had been rechecked. It was explained that this had brought to light a small discrepancy with the plot width at the front of the site, although the remainder of the site was as detailed on the submitted plans. The discrepancy at the front of the site had been detailed on amended plans and the scheme remained to be achievable within the site.

A total of 15 letters of objection had been received in respect to the proposal with main objections based on the scale and mass of development, its prominence, its impact on the privacy and amenity of surrounding properties and highway safety issues, in particular, with regard to the nature of the adjoining highway and the speed of traffic.

Members were presented with an update report that outlined that a further letter of objection had been received. The update report also outlined an amendment to the wording of condition 8 of the recommendations to include adequate control over the type and nature of surfacing of the parking areas and the access road.

It was noted that adequate access and parking had been provided to the satisfaction of the Head of Technical Services whilst provision was made for both external cycle and bin store facilities. The scheme provided a small amount of amenity space, which would be adequate as a basic requirement for the future users of the site, being supplemented by a contribution towards further off site provision of open space and amenity.

Members of the Committee considered that the proposal was unacceptable. Members raised concerns over traffic safety and considered that the proposed development would have an unacceptable impact on neighbouring properties due to its scale and massing and would be out of character in the area.

The agent for the application was in attendance and addressed the Committee.

Two residents were in attendance and objected to the proposal.

RESOLVED that planning application 07/2341/FUL be refused for the following reason:-

1. In the opinion of the Local Planning Authority the proposed development would by virtue of its scale and massing have an unacceptable impact on the character and appearance of South View, the amenities of the occupiers of nearby properties and the quality and character and sensitivity of existing buildings and would not result in a high quality of built environment which is in keeping with its surroundings contrary to policies GP1 I, II, IV, HO3 IV, V, VI and HO11 IV of the adopted Stockton on Tees Local Plan.

Councillor Mrs Rigg declared a personal/non-prejudicial interest in the above item due to being a member of Egglecliffe Parish Council.

P 07/2109/FUL
77/07 Public Open Space, Broomwood, Ingleby Barwick
Installation of 15 metre pole with CCTV camera.

Consideration was given to a report that sought permission for the erection of the CCTV camera on a mast as required by the obligations of the 106 Agreement attached to the previous Reserved Matters Planning Application consent 05/0381/REM. The site was located on public open space, Broomwood in Ingleby Barwick.

It was explained that the proposed pole and its base supporting the CCTV camera would occupy a very small part of the public open space, which would retain its open character. The CCTV camera would enable the recreational value of the space to be maximised and be for the overall benefit of the local community. The public open space would be landscaped with trees and shrubs and the plans approved by previous planning permissions show that play equipment would be installed for different age groups.

Members were advised that on completion of the development of the public open space the proposed pole and CCTV camera would not be seen in isolation but as a small part of the landscaped setting. The proposal would therefore have a satisfactory appearance and relationship to the surrounding area. The position and distance from residential properties was considered to ensure the proposal would not adversely affect the amenities or privacy of the occupiers of nearby dwellings.

Objections had been received from local residents and there had been one letter of support. The main objections were that the CCTV would intrude into residential privacy and amenity and outlook. Other concerns related to the overall size, proximity to residential properties and layout of the public open space itself, which was not the subject of the application.

Members were presented with an update report that provided more background information relating to the site. The update report also summarised the main points from a meeting held since the main report between several local residents; the architect acting for Persimmon Homes and; Stockton-on-Tees Borough Council Countryside & Greenspace and Planning officers.

On the whole Members considered that the proposal was acceptable and agreed that the CCTV camera was essential to protect the facilities on the site.

RESOLVED that planning application 07/2109/FUL be approved subject to the following conditions:-

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

Plan Reference Number Date on Plan
444 4 July 2007
51829-001 REV B 26 September 2007
5182-001 REV B 31 August 2007

2. The field of view of the CCTV camera hereby approved shall be limited to that as shown on plan reference No. 5182-001 rev B received on 26 September 2007 and shall not include any other areas without the express written consent of the local planning authority having first been obtained.

3. The hereby approved CCTV camera its pole/mast and all other associated apparatus and equipment shall be removed from the site within three months of the date that the camera is no longer required for CCTV purposes and ceases to operate.

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78/07 **1. Appeal - Miss S Dodds - 7 Embsay Close Ingleby Barwick**
Stockton-on-Tees TS17 0PY - 06/2132/FUL - DISMISSED
2. Appeal – Mr H B Hassan – 5 Fountains Avenue Ingleby Barwick
Stockton-on-Tees TS17 0TX – 07/0719/FUL - DISMISSED

RESOLVED that the information be noted.