

Planning Committee

A meeting of Planning Committee was held on Wednesday, 9th January, 2008.

Present: Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr David Harrington, Cllr Paul Kirton, Cllr Miss Tina Large, Cllr Ross Patterson, Cllr Mrs Maureen Rigg, Cllr Fred Salt, Cllr Mick Stoker, Cllr Steve Walmsley

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

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

Apologies: Cllr John Gardner

P Declarations of Interest

110/07

Councillor Walmsley declared a personal/prejudicial interest in the item entitled 07/2851/FUL, Land at New Road, Billingham - Creation of Eco Park including a waste transfer station, glass recycling plant, new access and associated landscaping, due to being known to the applicant and left the room for the consideration and voting of the item.

P 07/2893/OUT

111/07 Norwood Car Sales Alma Street Stockton

Outline application for the erection of 7 no. storey mixed use development containing; retail and commercial space and the erection of 45 no. self contained apartments with 45 no. parking spaces and associated means of access

Consideration was given to a report that sought outline planning permission for the erection of a 7 storey mixed use office block containing retail and commercial space and the erection of 45 self contained apartments with associated parking. The applicants request that the layout, scale and means of access are considered with the external appearance and landscaping to be reserved for a future planning application.

The application site was an irregular shaped plot located on the corner of Bishopton Lane and Allison Street that had a large arched frontage on the south-eastern elevation towards the two main roads, while the Alma Centre lay to the north of the site. Within the immediate area was a mix of commercial properties some with residential uses above.

Members of the Committee considered that the proposed development would have a detrimental impact on the residential amenity of the existing neighbouring occupiers and would result in the future occupiers of the development having a lower standard of amenity than could reasonably be expected. It was also considered that there was a failure to demonstrate that the proposal would not have a detrimental impact on the highway network or the character of the area.

RESOLVED that planning application 07/2893/OUT be refused for the following reasons:-

1. In the opinion of the Local Planning Authority the proposed arrangement of the proposed development would result in amenity standards below that which could reasonably be expected for the existing and future residents, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

2. In the opinion of the Local Planning Authority the applicants have failed to satisfactorily demonstrate through the submitted Transport Statement that the proposed development would not have a detrimental impact on the freeflow of traffic upon the local highway network, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

3. In the opinion of the local planning authority the proposal is considered unacceptable as no information has been provided with the planning application to enable a proper assessment of the impact of the development on the character of the surrounding area contrary to Policy GP1 of the Adopted Stockton on Tees Local Plan.

P 07/2406/FUL
112/07 Land at Thornaby Football Club, Acklam Road, Thornaby
Residential development of 42no. Two bedroom apartments, 32 One bedroom apartments and associated external works and highway improvements

The application was withdrawn prior to the meeting.

P 07/2851/FUL
113/07 Land at New Road, Billingham
Creation of Eco Park including a waste transfer station, glass recycling plant, new access and associated landscaping.

Consideration was given to a report that sought planning permission for the creation of an Eco Park for the processing and use of waste materials on land at New Road, Billingham. The application proposed a fairly modest first phase comprising of two industries – a waste transfer station and a glass recycling operation. In addition, a new access from New Road to the site was proposed together with a landscaped screen bund.

It was explained that the application related to approximately 28.7 hectares of land (68.7 acres) originally part of the ICI Billingham complex (agricultural plant) and located north of New Road and east of Roscoe Road but was now vacant. The land was relatively flat apart from a grassed bank area along the south west of the site, which provided an element of screening from residential properties on Roscoe Road. There was also an area of dense trees and bushes on the western boundary, which provided further screening.

Members were advised that local residents and industrial occupiers had been consulted. Seven responses from residents had been received raising concerns about noise, smell, traffic and general adverse impact on their amenity as well as querying the appropriateness of the location. One industrial neighbour was concerned about the glass recycling facility being built over a fire main. It was advised that the concerns of the neighbours had been noted and could be largely overcome by the use of appropriate conditions.

Members of the Committee were presented with an update report that outlined the comments of the Head of Technical Services (Urban Design). In view of the comments made by Urban Design the recommendation had been amended to include additional conditions which controlled the outstanding points raised, as detailed in the update report. It was noted that whilst the views of the Environment Agency were still outstanding, it was not considered that any fundamental concern was likely to be made and any concerns were likely to be able to be dealt with by appropriate planning conditions.

Members of the Committee raised concerns over site traffic and requested that signage be erected to direct site traffic to turn down Oxygen Corner. The Agent for the application was in attendance at the meeting and agreed to erect signage.

It was noted that the main planning considerations were the policy implications and principle of development, impact on the amenity of occupiers of neighbouring premises, noise, contamination, health and safety risk, access and highway safety considerations, and flood risk.

Members of the Committee considered that these matters had been considered in detail and subject to the outstanding consultation response from the Environment Agency, considered that the scheme would provide a waste transfer and recycling facility, which would assist in the delivery of sustainable waste management in accordance with national, regional and local policy without any significant impact on local amenity.

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

RESOLVED that, subject to the views of the the Environment Agency, planning application 07/2851/FUL be approved subject to conditions covering the following matters:-

- Development carried out in accordance with the approved plans
- Dust suppression
- Car parking
- Hard and soft landscaping details including those for the screen mound
- Maintenance of approved landscaping
- No burning of waste material
- No external storage of waste materials except in designated location
- Details of external lighting
- Regime for picking up litter or other windblown material
- Control of location and method of skip storage
- Sound insulation for the buildings
- Diversion of water main and hydrants prior to development commencing
- Carrying out a Phase 2 Environmental Risk survey and implementation of any necessary remediation works before commencement of development.
- Implementation of necessary safety measures during the construction phase of development
- Approval of details design and facing materials for the buildings reserved for future approval
- Further development on the site to be phased in accordance with a masterplan

to be agreed for the whole of the eco park scheme, the scheme to include potential delivery of waste and export of recycled materials by rail

- Prior to the development commencing, further transportation information shall be provided updating to the submitted Transport Statement to include all committed development in the area.
- Provision of directional signage at site entrance
- Any appropriate conditions recommended by the Environment Agency

P 07/2407/REM

114/07 HS120 Site, Wynyard Park, Wynyard

Reserved matters application for the erection of 119,041 square metres of storage and distribution (B8) and ancillary office accommodation (B1) floorspace and construction of roads and associated car parking and landscaping

Consideration was given to a report that sought reserved matter approval for the erection of 5 warehouses with ancillary office space on Wynyard Park on part of the estate located immediately north of the NG Bailey site and the recently approved TV120 site. The site formed the bulk of the remaining underdeveloped area with an extant outline planning permission for B1, B2 and B8 uses and allocated for prestige business uses in the adopted local plan (policy IN4). The application included the construction of access roads and associated car parking. The land was described as vacant and the previous use as agricultural land.

It was explained that outline planning permission for B1, B2 and B8 uses was granted in January 1997 for the Wynyard Park site for an area of 75 hectares. All matters of detail were reserved for future approval. A similar approval was granted for the rest of the estate falling within the adjacent Hartlepool Borough area. The outline application had not been fully implemented and an application was approved in 2000 to extend the period for submission of reserved matters until April 2010.

A phase 1 master plan had been agreed in September 2004 in accordance with condition 6 of the planning approval. Members were advised that a recent revision of that plan had been agreed.

It was explained that some limited development on the site had already occurred including the provision of an access road, the NG Bailey offices and the Lion Court building. More recently in July 2007 reserved matter approval was granted for the erection of B1/B2/B8 units on part of the estate located immediately east of the NG Bailey site (application No 07/1218/REM). It was noted that work on the construction of these units, known as the TV120 site, had commenced

Members of the Committee were advised that an application for reserved matters approval for the adjoining land in Hartlepool for a business park to accommodate 275,205 sq m of business (B1) floorspace had been approved by Hartlepool Borough Council subject to the signing of a section 106 agreement. Officers from Stockton Council had been involved in discussions on that development to ascertain the Council's interests were protected and to that end an agreement had been reached on funding for the signalisation of the roundabout entrance on the A689, the A19/A689 junction and potentially other

works.

It was noted that initial concerns from the Head of Technical Services regarding parking had been addressed. Objections had been raised primarily on traffic grounds from the Parish Council and two local residents. However, the site already had outline approval. It was explained that attention had been given to the traffic impact and initiatives were to be put in place to reduce the impact including an area wide travel plan framework to encourage more sustainable forms of transport and thereby reduce traffic congestion. The proposed landscaping was fairly substantive and generally satisfactory though it was noted that some fine tuning was needed together with further details of hard landscaping. Issues regarding drainage, levels and lighting were already controlled by the outline approval.

Members of the Committee were presented with an update report that outlined the comments from Hartlepool Borough Council and that they had no objections to the application.

On the whole, Members of the Committee considered that the development was consistent with the revised master plan, was well designed with appropriate landscaping and would not have any adverse impact on local amenities. It was considered that the highway or traffic concerns had been satisfactorily addressed and residual concerns about additional planting and implementation could be resolved through the imposition of appropriate planning conditions.

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

RESOLVED that planning application 07/2407/REM be approved subject to conditions covering the following matters:-

- Development to be carried out in accordance with the approved plans;
- The development to comply with the Design Guide and Specification (Residential Estates Development);
- Additional planting to be agreed
- Implementation, timing and management of the approved landscaping
- Implementation of an agreed and sustainable travel plan
- Details of boundary treatments for each unit
- Provision of cycle parking to Council standards
- The internal road link to be constructed upon first occupation of Wynyard Park, phase 2, in order to minimise internal trips using the A689.
- Any other relevant matters

P 07/2525/FUL
115/07 5 Darlington Road, Stockton-on-Tees, TS18 5BG
Revised application for residential development comprising erection of 2 no. blocks of apartments (6 no. units in total) and associated access (demolition of 1 no. double garage)

Members of the Committee considered an update report that outlined that since the previous report the Council's Urban Design Unit had responded on the revised layout plans received. Concerns had been received in relation to the car parking layout and the accessibility of the car parking spaces and also in

relation to the impact of the development on the existing landscaping features.

Subsequently, the update report set out an amended recommendation in order to reflect these concerns.

Members of the Committee were advised that the applicant's agent had indicated that they had revised the scheme and requested that Members defer the application in order to allow consideration of the revised plan.

RESOLVED that planning application 07/2525/FUL be deferred.

**P
116/07 Local Development Framework: Tees Valley Joint Minerals and Waste
Core Strategy and Site Allocations Development Plan Documents (DPDs)
Preferred Options and Sustainability Appraisal.**

The Committee considered a report that provided an update on progress on the production of the Joint Tees Valley Minerals and Waste Core Strategy and Site Allocations Development Plan Documents and Sustainability Appraisal and informed of proposals for a six-week period of public consultation between 20th February and 2nd April 2008.

It was explained that the Preferred Options Report was a key milestone in the preparation of a development plan document and represented the second stage in the production process. The first stage was the Issues and Options Report, which was consulted on in May-June 2007. It was intended to publish the Core Strategy and Site Allocations Preferred Options Documents and the associated Sustainability Appraisal for a six-week consultation period commencing on 20th February 2008.

Members were advised that following the Preferred Options stage, the DPDs would be submitted to the Secretary of State in January 2009. There would also be a further final period of public consultation. The DPDs would then progress to an independent examination in July 2009 and to adoption in April 2010.

RESOLVED that the report be noted.

**P
117/07 1. Appeal - Esso Petroleum Co Limited - Beck Valley Service Station
Wolviston Road Billingham -07/0303/FUL - ALLOWED WITH CONDITIONS
2. Appeal - Mr Patel - 84 - 86 Church road Stockton On Tees - 07/0379/REV -
DISMISSED
3. Appeal - Mr M Thomas - 18 Branksome Grove Stockton on Tees -
07/1500/FUL - DISMISSED**

RESOLVED that the information be noted.