

Planning Committee

A meeting of Planning Committee was held on Wednesday, 20th February, 2008.

Present: Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr David Coleman (vice Cllr Jim Beall), Cllr John Gardner, Cllr Robert Gibson (vice Cllr Paul Kirton), Cllr David Harrington, Cllr Miss Tina Large, Cllr Mrs Maureen Rigg, Cllr Fred Salt, Cllr Mick Stoker

Officers: B Jackson, C Straughan, R McGuckin, N Schneider, J Roberts, M Evans, M Brownlee (DNS); J Butcher, S Johnson (LD)

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

Apologies: Cllr Jim Beall, Cllr Paul Kirton, Cllr Ross Patterson, Cllr Steve Walmsley

P Declarations of Interest

129/07

There were no declarations of interest.

P 07/2525/FUL

130/07

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)

Consideration was given to a report that sought planning permission for the erection of 2 apartment blocks providing a total of 6 parking spaces with associated access and parking areas. The application site was situated off Darlington Road, Hartburn. The site currently hosted a single residential property with detached double garage. Several mature trees lay within the site, some of which were covered by a Tree Preservation Order (TPO). The former Railway line lay to the east of the site. The residential properties of Briar Walk and Darlington Road lay to the west and south respectively.

Members were reminded that the application had been deferred from consideration at a previous planning committee in order that a revised plan could be submitted in order to address the concerns of the Urban Design Unit.

The Committee were presented with an update report that outlined that a further 3 letters of objection had been received. The report also advised that confirmation of the sum of monies required for additional off site landscaping works had been received.

Members of the Committee raised concerns over the amenity space on the site and agreed that the application should be deferred for a site visit. The applicant agreed to 'mark out' the proposed buildings and car parking spaces on the site for the benefit of Members of the Committee.

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

RESOLVED that planning application 07/2525/FUL be deferred for a site visit.

P 07/3154/VARY

131/07

Albany House, Cheshire Road, Norton

Application under Section 73 to vary Condition no. 2 of planning approval 06/0246/FUL (Erection of 9 no. dwellinghouses, 2 no. bungalows and 2 no. garages and associated works (demolition of existing vacant elderly persons home) to allow re-alignment of boundary fences.

The Committee were advised that the application was invalid and would not be considered.

RESOLVED that the information be noted.

**P
132/07 Scrutiny Work Programme 2008/09**

Consideration was given to a report that sought suggestions for topics to be considered for inclusion in Stockton Council's scrutiny work programme for 2008/09.

It was explained that an annual work programme for the Council's seven Select Committees was agreed each year following extensive consultation with elected Members and officers. All topic suggestions were discussed by the Council's Scrutiny Liaison Forum comprising Scrutiny Chairs, Members of Cabinet and Corporate Management Team. Following this, the Executive Scrutiny Committee, the co-ordinating body for scrutiny agree a work programme. To date, each Select Committee had conducted an average of two in depth scrutiny reviews each year.

It was explained that in order to assist with prioritising suggested topics, the PICK system had been introduced, details of which were provided to Members of the Committee. In proposing topics for scrutiny, the Committee were asked to consider the justification under the PICK categories. Officers would initially be responsible for "scoring" each proposal which could then be reviewed/ amended by the Scrutiny Liaison Forum.

The Committee were invited to propose suggested topics for scrutiny review.

RESOLVED that the report be noted.

**P
133/07 Planning Guidance on the Validation of Planning Applications**

Consideration was given to a report relating to planning guidance on the validation of planning applications.

The report invited the Planning Committee to note and endorse the document to assist officers of Stockton Planning Services in the validation of planning applications following consultation with interested parties as recommended by Central Government

It was explained that the Government intended to amend the Town and Country (General Development Procedure) Order 1995 (the GDPO) to introduce a mandatory standard application form and associated information requirements for validation of applications, from 6 April 2008. Different types of application and scale of applications would require different levels of information and supporting documentation to be submitted. It was advised that in all cases the requirements would be specified by the local planning authority. Under the new

arrangements, these would comprise a national core list that would apply in all cases and additional items specified locally from a list provided by central government.

It was advised that the purpose of the document was to outline the compulsory requirements of the Local Planning Authority and possible additional requirements for various planning applications in order for the Local Planning Authority to consider them as 'valid' planning applications.

It was explained that this was aimed at enabling the Local Planning Authority to have sufficient information to confidently determine planning applications from the outset, in order to provide a fast and efficient planning service.

Members of the Committee were presented with the results of the consultation and the analysis of the representations of the local list.

RESOLVED that:-

1. The amendments recommended for inclusion in the local requirements for the validation of planning applications, as detailed in the report, be approved.
2. The agreed amended list be used as the local requirements when validating applications under the proposed amended Town and Country Planning (General Development Procedure) Order 1995.

P
134/07 **Planning Performance**

Members considered a report that provided an update on the current performance of the planning department for the third quarter of 2007/2008. An update on the current staffing situation in the planning department was also presented.

The Chairman congratulated all Officers on behalf of the Planning Committee for their hard work and dedication.

RESOLVED that the quarterly performance report be noted.

P
135/07 **Local Development Framework Steering Group Minutes - 3rd December 2007**

RESOLVED that the minutes of the meeting held on 3rd December 2007 be confirmed.

- P**
136/07
- 1.Appeal - Mr C Edmenson - 16 Lax Terrace Wolviston Billingham – 07/0113/FUL – DISMISS**
 - 2.Appeal – Mrs R Raper – Hill House Aislaby Road Aislaby – 07/0624/OUT – DISMISS AND PARTIAL COSTS AWARDED**
 - 3.Appeal – Mrs s Earl – 3 Killinghall Grove Stockton on Tees – 07/2072/FUL – ALLOWED WITH CONDITION**
 - 4.Appeal - Gillian Dunn - 73 Station Road Billingham - 07/0924/FUL – ALLOWED WITH CONDITIONS**
 - 5.Appeal – Ms Kathleen McLoughlin - 9 Southfield Road Norton -**

07/2232/FUL - DISMISS

**6.Appeal - Mr E Ward - Leven Caravan Site Low Lane High Leven –
07/0865/CPE – DISMISS**

**7.Appeal - Messrs Howlett And Nelson - Site North Of Blair Avenue Ingleby
Barwick - 06/3752/OUT – ALLOWED WITH CONDITIONS AND FULL COSTS
AWARDED**

**8.Appeal - Messrs Howlett And Nelson - Site North Of Blair Avenue Ingleby
Barwick - 07/0492/REM and 07/1136/REM - ALLOWED WITH CONDITIONS
AND FULL COSTS AWARDED**

The Director of Development and Neighbourhood Services was in attendance at the meeting and drew Members' attention to Appeals 7 and 8. A discussion took place in relation to the Inspectors comments and the award of significant costs against the Council.

Members of the Committee discussed planning appeals in relation to the role of Elected Members at hearings in defending the Local Planning Authority when the decision was contrary to the Officers' recommendations.

The Director of Development and Neighbourhood Services advised the Committee that a review of the appeals process and the scheme of delegation would take place and that he would report back to the first meeting of the Planning Committee in the new Municipal year 2008/09.

RESOLVED that:-

1. The information be noted.
2. A review of the appeals process and the scheme of delegation take place and be reported back to the first meeting of the Planning Committee in the new Municipal year 2008/09.