

Planning Committee

A meeting of Planning Committee was held on Wednesday, 12th March, 2008.

Present: (Meeting) Cllr Roy Rix(Chairman), Cllr Ross Patterson(Vice-Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr Bob Gibson (vice Cllr Paul Kirton), Cllr David Harrington, Cllr Miss Tina Large, Cllr Julia Roberts (vice Cllr Maureen Rigg), Cllr Fred Salt, Cllr Mick Stoker

(Site Visit)Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr Bob Gibson (vice Cllr Paul Kirton), Cllr Miss Tina Large, Cllr Roy Rix, Cllr Julia Roberts (vice Cllr Maureen Rigg), Cllr Fred Salt

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

(Site Visit) P Whaley, S Grundy, M Whaler (DNS)

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

Apologies: (Meeting) Cllr John Gardner, Cllr Paul Kirton, Cllr Mrs Maureen Rigg, Cllr Steve Walmsley

(Site Visit) Cllr John Gardner, Cllr David Harrington, Cllr Paul Kirton, Cllr Ross Patterson, Cllr Mrs Maureen Rigg, Cllr Mick Stoker, Cllr Steve Walmsley

P Declarations of Interest

137/07

There were no declarations of interest.

P Minutes of the meetings held on 9th January 2008 and 30th January 2008 - 138/07 for signature

The minutes of the meetings held on 9th January 2008 and 30th January 2008 were signed by the Chairman as a correct record.

P 07/2525/FUL

139/07

5 Darlington Road, Stockton-on-Tees

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 were informed that since the original report to the Committee and the site visit the previous day, one objector had raised concerns in relation to the overall size of the development and whether it could be physically accommodated within the site.

A Planning Enforcement Officer had been out to the site to measure the top of the site but due to levels of existing vegetation the accuracy of the measurement could not be guaranteed.

Members of the Committee agreed that the application should be deferred to allow for an accurate site survey.

RESOLVED that planning application 07/2525/FUL be deferred to allow for an accurate site survey to take place to confirm that the site boundaries are accurately reflected in the planning application submission.

P 08/0103/REV

140/07 11 Hartburn Village, Stockton-on-Tees
Retrospective application for painting of exterior wall

Consideration was given to a report that sought planning permission to repaint the gable rendered wall of an end-terraced cottage, which had retrospectively been painted with a non-heritage British Standard colour blue. The site was located at 11 Hartburn Village, Stockton on Tees. The applicant had submitted the application to rectify the error with a British Standard Colour BS 20C33 Porcelain blue, which was identified to be appropriate for the period dwelling.

The application site lay within the defined Conservation Area of Hartburn and the proposal was to be considered with regard to preserving and enhancing the conservation area.

It was advised that 6 letters of objection concerned about the colour and 4 letters of support had been received from surrounding neighbours.

Members considered that the proposed development was in accordance with the heritage colour for the period property. It was considered that the proposal would not have an adverse impact on the character of the Conservation Area of Hartburn village or the wider street scene.

Two residents were in attendance at the meeting and objected to the proposal.

RESOLVED that planning application 08/0103/REV 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 16 Jan 2008

2. Within three months from the date of this permission, the gable wall fronting onto the highway of Hartburn Village, shall be painted in BS 20C33 Porcelain blue.

P 07/3129/FUL
141/07 10 Redland Close, Stockton-on-Tees
Two storey extension to side

Consideration was given to a report that sought planning permission for the erection of a two-storey extension to the side of 10 Redland Close, which was situated within a residential cul-de-sac.

It was explained that initial concerns were raised with regards to the design of the development and the substandard car parking for a 4 bedroom property. The applicant had subsequently submitted revised drawings addressing the design issues of the extension and replacing the 4th bedroom with a games and study room.

It was advised that the original plans had generated 4 objections from neighbouring residents, 2 anonymous objections and an objection from Urban Design Engineers. Following the consultation from the amended plan a further 4 objections had been received (3 letters being from previous objectors), 1 anonymous objection and an objection from the Ward Councillor.

Some Members raised concerns in relation to parking at the property.

Members considered that the proposal was an acceptable form of development and would not detract from the character of the property or the streetscene in terms of scale, design and proportion. The design and layout was considered to maintain the privacy of the occupants of the neighbouring dwellings and would not have an adverse impact in terms of overbearing or loss of light. It was also considered that the proposed development would retain sufficient amenity space and that the requisite car parking spaces could be practically achieved.

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

RESOLVED that planning application 07/3129/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
SBC 0001 19 November 2008
0906.001 A2 26 February 2008

2. The external finishing materials shall match with those of the existing building

3. Prior to the development hereby approved, being brought into use, a roller shutter garage door shall be installed in accordance with a scheme to be approved in writing by the Local Planning Authority. The approved door shall then be retained for the life of the development.

P 07/3519/FUL
142/07 Within An Arable Field To The South Of The Seamer/Hilton Road. The Field Is Located Approximately 1.7km To The North West Of Seamer
Erection of a 60m temporary guyed wind monitoring mast for a period of 24 months.

Consideration was given to a report that sought planning permission for a period of 2 years for the erection of a 60m high wind monitoring mast and associated equipment. The site was located within an arable field to the south of the Seamer/Hilton Road. The field was located approximately 1.7km to the north west of Seamer. The mast would allow the capture of wind data which could then be used to inform considerations relating to the wind resource as a renewable energy within this location.

It was advised that a total of 133 letters of objection had been received in

respect to the application although only 58 related to the proposed development with others relating to the potential of a wind turbine scheme at the site. The main objections related to the impact of the mast on the surrounding landscape, it being too close to surrounding properties, it being a risk to air traffic and it being a distraction to motorists. The proposal related to a single wind monitoring mast as against a wind farm and as such, objections received relating to the provision of a wind farm could not be taken into account as material planning considerations in determining the application.

Members were presented with an update report that outlined that comments had been received from 2 consultees and 4 objectors.

Members of the Committee raised concerns over the proposal. It was considered that the mast would adversely affect the landscape, due to its size and location. Members also considered that the proposal would have an unacceptable impact on the amenity of neighbouring residents.

Nine residents were in attendance at the meeting and objected to the proposal.

RESOLVED that planning application 07/3519/FUL be refused for the following reason:-

In the opinion of the Local Planning Authority the proposed mast by virtue of its size and location would be contrary to the saved policies GP1 (i) (ii) (viii) of the adopted Stockton on Tees Local Plan as it would adversely affect the quality and sensitivity of the existing landscape and would cause unacceptable harm to the amenity of neighbouring residents.

P 07/3496/FUL
143/07 Millfield House And 90-96 Dovecot Street, Stockton on Tees
Conversion of Millfield House into 4 no. residential apartments and
demolition of two storey extension to side, demolition of no. 90-96
Dovecot Street and erection of 26 no. apartments over 2,3 and 4 storeys

Consideration was given to a report that sought planning permission for the conversion of Millfield House into 4 residential apartments and the demolition of two storey extension to side, the demolition of 90-96 Dovecot Street and the erection of 26 apartments over 2,3 and 4 storeys.

It was advised that Millfield House was a grade II listed building. The building was a villa set back from the main street with parking to the front, with a modern ramped access to the front and modern extensions to either side.

Pre application discussions had taken place with the applicant's agents/architects prior to the application being submitted in order to achieve the current proposal.

It was explained that the proposed new elements were of a modern and contemporary design in order to highlight the new build elements in comparison to the existing Victorian Villa and to avoid a pastiche approach. Amended drawings had been sought to create a more attractive frontage for the eastern block of the proposed development. The changes suggested were to include

breaking up the frontage of the block, setting the third floor back and to try and reflect the front elevation of the western block. A Transport Statement has also been sought as part of the development.

Members of the Committee were presented with an update report that outlined an additional plan showing the rear elevation of the proposed development. It was also advised that no amended plans had been received to date and discussions regarding parking arrangements were ongoing.

The Committee highlighted how important it was to ensure that adequate parking arrangements for the proposal be provided.

Members considered that the proposed development, subject to the receipt of amended plans and a satisfactory Transport Statement, was acceptable.

RESOLVED that planning application 07/3496/FUL be delegated to the Head of Planning for approval subject to the following conditions and satisfactory amended plans and transport statement. Should satisfactory information not be received prior to the 3rd April 2008, then the application shall be refused on highway safety grounds and any other matters arising.

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.

To be confirmed

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. 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. 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. 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.

10. 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).

11. 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.

12. 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.

13. 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.

14. 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.

15. Notwithstanding the submitted information provided the external render shall be finished and painted in accordance with a colour scheme to be agreed in writing with the Local Planning Authority. Such an agreed colour scheme shall be retained for the life of the development unless otherwise agreed in writing with the Local Planning Authority.

P 144/07 Local Development Framework: Revision of the Local Development Scheme (LDS) and update on the Employment Land Review Stage 2

Consideration was given to a report that informed Members of a revision of the Local Development Scheme and provided an update on the findings of Stage 2 of the Employment Land Review (ELR).

RESOLVED that the information be noted.

P 145/07 1. Appeal - Mr P D Lawrence - Call Hill Farm Eaglescliffe 0 06/3105/FUL - DISMISSED

RESOLVED that the information be noted.