

Planning Committee

A meeting of Planning Committee was held on Wednesday, 11th June, 2008.

Present: Cllr Rix (Chairman); Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr David Coleman (Vice Councillor Gibson), Cllr John Gardner, Cllr Lee Narroway (Vice Councillor Harrington), Cllr Bill Noble, Cllr Mrs Jean O'Donnell (Vice Councillor Kirton), Cllr Ross Patterson and Cllr Mrs Maureen Rigg.

Officers: B Jackson, C Straughan, R McGuckin, J Roberts, M Evans, M Brownlee (DNS); J Butcher, P K Bell (LD).

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

Apologies: Cllr Bob Gibson, Cllr David Harrington, Cllr Paul Kirton, Cllr Tina Large and Cllr Steve Walmsley.

P Declarations of Interest

37/08

There were no declarations of interest.

P 08/0456/FUL

38/08

16 Worsall Road, Yarm

Erection of two-storey front, side and rear extensions, single storey rear extensions and a single storey front porch.

Prior to the meeting Members visited the site.

Consideration was given to a report that detailed an application at 16 Worsall Road, Yarm.

The application site was at 16 Worsall Road, Yarm which was a detached two-storey dwelling located on a main road and within a row of other detached dwellings. The applicant sought permission for the erection two storey extensions to the front, side and rear, single storey extensions to the rear and a single storey front porch. The planning application was reported to the Planning Committee on 22nd May 2008 when consideration was deferred to enable Members to undertake a site visit before determining the proposal.

The site was bounded by 18 Worsall Road to the south, 14 Worsall Road to the north east and to the rear of the site by the River Tees. Both neighbouring properties were bungalows, with a rear dormer at No.14.

The planning application had been publicised by means of individual letters and objection letters had been received from 4 properties.

The main planning considerations related to the visual impact upon the street scene and any impacts upon the privacy and amenity of the occupants of neighbouring properties and highway safety.

Notwithstanding the concerns raised by residents, it was considered that overall the proposed development would not have a significant detrimental impact on the amenities of the area and was in accordance with policies GP1 and HO12 of the Stockton on Tees Local Plan. It was accordingly recommended for approval by the Planning Officer with conditions.

There had been no planning history since a porch and garage extension was approved in 1981. The applicant had recently erected a detached garage in the rear of the property, however, as it was located more than 5m away from the main dwelling, it had been erected under permitted development rights for which no formal planning permission was required.

Neighbours of the application site were notified of the application by letter and the consultation period expired on 4th April 2008.

7 objection letters had been received from 4 properties in respect to the application.

Comments had also been received from Councillor Sherris, who had withdrawn previous concerns relating to the application. Councillor Sherris had stated, "I am a bit concerned that my representations have been taken as objections. This was never the case. Since going on site last week my concerns (not objections) have been resolved and I am quite happy with the application".

The objections from neighbouring residents were summarised within the report.

In addition to the above, the applicant submitted a response from his solicitor to the objections received in relation to the application and the neighbours at No.12 and No.18 had, in turn, responded to the solicitor's letter. The letters submitted by the neighbouring residents had addressed or refuted a number of comments made on behalf of the applicant and had not raised additional reasons for objection, other than those outlined within the report.

The proposal was considered against policies Stockton on Tees Local Plan GP1 General Principles and HO12 Householder Extensions and. It was considered that the scheme accorded with these policies as the development was considered to be in keeping with the property and the street scene in terms of style, proportion and materials and did not involve any significant loss of privacy and amenity for the residents of the neighbouring properties or any significant impact upon highway safety and there were no other material considerations to take into account.

Members considered that the proposed development, accorded with the Council's adopted standards and Adopted Stockton on Tees Local Plan Policies GP1 and HO12 and was therefore acceptable.

RESOLVED that Planning application 08/0456/FUL be approved subject to the following:-

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	22 February 2008
70863665/1	22 February 2008
01	22 February 2008
02	22 February 2008

03 22 February 2008
04 22 February 2008
05 22 February 2008
06 22 February 2008
07 22 February 2008
08 22 February 2008
09 22 February 2008
SBC0002 22 February 2008

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

P 08/0637/REV
39/08 62 - 64 High Street, Yarm, TS15 9AH
Revised application for conversion of ground floor to form two retail units with rear extension

It was reported that at the 12 December 2007 Planning Committee Members refused permission for a development of two shop units at the 62-64 High Street, Yarm, application reference no.07/2267/FUL for the following reason:

"In the opinion of the Local Planning Authority the proposed development by virtue of its scale and massing would be detrimental to the amenities of the adjacent residential property and the character and appearance of the Yarm Conservation Area and is therefore contrary to the saved Policies GP1 I, ii, iii and viii and EN24 ii of the adopted Stockton on Tees Local Plan."

The development was allowed on appeal to the Secretary of State by decision dated 30 April 2008 with conditions. The current application was submitted before the decision on the appeal was known. The current application was for a scheme amended to overcome the objections to the length of the previously proposed two storey office projection at the rear of No.64 in relation to an adjoining dwelling.

The two storey extensions would be a minimum of 10.1m from the neighbouring dwelling No.2 Chapel Yard and not 7.6m as shown on the previous application no.07/2267/FUL approved on appeal. Otherwise the proposed drawings were very similar to the scheme approved on appeal. Differences included the number and position of internal W.C's, an addition of a roof light to an office, the omission of a timber decorative panel and omission of a temporary staircase in the front rooms of No.62.

The ground floor of the application premises had been operating as one combined unit as a café, bakery and retail shop (A1 and A3). On the two upper floors were separate offices (A2) and a second floor residential flat (C3). The units share a rear yard with separate pedestrian access through a side passage to the main and rear streets.

The proposals were to extend the premises and change the use to two independent retail units (A1) on the ground floor. One of the shop frontages to the High Street had been changed in the past and would be replaced to match the remaining original. The two storey rear extension would contain an

additional office (A2) at first floor and a new rear staircase.

In principle the proposed uses and extension of commercial premises within the defined District Centre of Yarm was acceptable. The proposal had been publicised on site, in the press and by individual notification. No representations had been received.

Members took into account the recent appeal decision. It was considered that the proposals would maintain and enhance the character and appearance of the Conservation Area by improving the rear elevation. The proposed extension had taken into account the position of window openings in the residential property at the rear and addressed other issues so as to be acceptable in planning terms. The proposals conformed to planning policies and there were no material considerations which required that the application be refused. Conditional approval was recommended in line with the appropriate conditions applied by the Secretary of State in allowing the appeal on application reference no.07/2267/FUL.

RESOLVED that planning application 08/0637/REV 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
0730/L100A 4 April 2008
0730/L101B 4 April 2008
0730/D100B 4 April 2008

2. No development shall take place until detailed drawings and samples (as appropriate) of the following elements of the extension hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority:

- (i) drawings at 1:5 of external doors;
- (ii) samples and drawings at 1:5 of windows;
- (iii) samples of materials of all external surfaces

Development shall be in accordance with the approved samples and drawings.

3. No development shall take place until details of the replacement shop front to unit 2 have been submitted to, and approved in writing by, the Local Planning Authority. The details shall be at a minimum scale of 1:20 and shall include cross sections of the cornices and shop window frames. The shop front shall be constructed in accordance with the approved details.

4. No development shall take place until details of provision for the secure parking of six cycles have been submitted to, and approved in writing by, the Local Planning Authority. The cycle parking provision shall be installed, in accordance with the approved details, before the extension hereby permitted is occupied and shall thereafter be retained for its designated purpose.

5. No development shall take place until full details of both hard and soft

landscape works have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include an implementation programme and a detailed landscape plan for hard construction indicating materials and construction methods and a detailed planting plan indicating soil depths, plant species, numbers, locations and sizes; planting methods; maintenance and management.

6. Any tree or plant(including any replacement) which, within a period of 5 years from its planting, dies, is removed or becomes severely damaged or diseased shall be replaced in the next planting season with another of similar size and species unless the Local Planning Authority gives written consent for any variation.

7. Works on site for construction of the development hereby approved shall not take place outside the following hours: 08:00 - 18:00 (Monday - Friday) and 08:00 - 13:00 (Saturday).

8. The windows on the eastern gable ends of the extension hereby permitted shall be constructed with obscure glazing and shall thereafter be retained with such glazing.

- P**
40/08
- 1. Appeal - South View Development Limited - 1 South View Eaglescliffe - 07/2341/FUL - DISMISSED**
 - 2. Appeal - The Mandale Group - Land at Cheltenham Road Stockton on Tees - 07/1946/FUL - DISMISSED.**

RESOLVED that the information be noted.