

Planning Committee

A meeting of Planning Committee was held on Wednesday, 5th November, 2008.

Present: Cllr Roy Rix (Chairman), Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr Julia Cherrett (vice-Cllr Mrs Maureen Rigg), Cllr Robert Gibson, Cllr Paul Kirton, Cllr Colin Leckonby (vice-Cllr Hilary Aggio), Cllr Miss Tina Large, Cllr Bill Noble, Cllr Ross Patterson, Cllr Steve Walmsley

Officers: J. Hutchcraft, B. Jackson, R. McGuckin, S. Prior, M. Robinson, P. Shovlin, C. Snowdon, C. Straughan, P. Whaley, (DNS) J. Butcher, M. Jones (LD)

Also in attendance: Public, Agents and Developers

Apologies: Cllr Hilary Aggio, Cllr John Gardner, Cllr David Harrington, Cllr Mrs Maureen Rigg

P Declarations of Interest

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Cllr Mrs Beaumont advised that she knew two of the objectors in item 08/2931/FUL Land of the Rear of Glenmarlen, Darlington Road, Long Newton due to them both being members of the Western Area Partnership and Parish Council Liaison Forum but that she did not view that as a personal interest as it was no more than a passing acquaintance.

Cllr Kirton declared a personal/prejudicial interest in item 08/2566/VARY Land to the Rear of 83-85 High Street, Norton due to his own property being behind the site, and therefore left the room when the item was considered.

P Minutes of the Meeting Held on 3rd September 2008

106/08

The minutes of the meeting held on 3rd September were signed by the Chairman as a correct record.

P 08/2580/FUL

107/08

**J T Dove Limited, Bridge Road, Stockton-on-Tees
Student housing development including related collegiate accommodation
and external works.**

Consideration was given to an application that sought approval for the erection of 226 bedroom purpose built student accommodation including related collegiate accommodation and external works on the J T Dove site, Bridge Road, Stockton on Tees.

The site occupied a prominent location and formed part of a larger site known as Boathouse Lane. Given the important gateway location, the Council had prepared a planning and design brief to guide future development on the site and surrounding area, which was formally adopted as a Supplementary Planning Document (SPD) in June 2006. The brief sought to deliver a high quality and commercially successful mixed-use development including residential development for the area through an established masterplan and agreed design principles.

The key objectives of the document were:

-To ensure the appropriate, comprehensive redevelopment of a key River Tees

corridor site within the wider context of the Stockton Middlesbrough Initiative;

- To create a Gateway into the town centre, including a regionally-significant landmark building;
- To create a diverse, attractive and exciting place to live work and visit;
- To ensure high quality urban design, which maximises the potential use of the water frontage location;
- To protect and enhance the natural and historic environment;
- To improve linkages with surrounding land uses.

The proposal was considered to be broadly in line with the objectives and general planning policies set out in the Development Plan and was recommended for approval with conditions.

The applicant was in attendance and addressed the Committee. An objector was also in attendance and spoke against the application due to demand, the quality of design and accommodation to be provided, and traffic issues.

Members raised concerns with the design of the proposal, and were not satisfied that the exterior would not be incongruous or provide a high quality of built environment in keeping with the surrounding area. It was considered that the development would detract from the setting of a listed building. Concerns were also raised regarding the traffic implications and whether there was a need for further student accommodation. Officers noted that the proposal would increase the pedestrian traffic on Victoria Bridge/Bridge Road, but there were several schemes to reduce vehicle traffic and therefore making it safer for pedestrians. Members discussed the objection raised by the Environment Agency regarding flood risk and were not convinced by the report that the objection could be resolved.

Members therefore considered that the development was contrary to saved policies GP(1), HO3, HO11, EN 23a and EN 28(a) of the Adopted Stockton on Tees Local Plan.

RESOLVED that planning application 08/2580/FUL be refused for the following reasons:

In the opinion of the local planning authority the design of the proposed development would be incongruous and would not provide a high quality of built environment and is thereby contrary to saved policies GP1(i) and (viii) , HO3(iv)(HO11(i)), of the Adopted Stockton on Tees Local Plan and Planning Policy Statement 1

In the opinion of the local planning authority the development would detract from the setting of a listed building by virtue of the unsympathetic design, scale and massing and is thereby contrary to saved policy EN 28 of the Adopted Stockton on Tees Local Plan

In the opinion of the local planning authority the applicant has failed to satisfactorily demonstrate by means of a Flood risk Assessment and Sequential Test that there is no alternative site at no risk or lower risk of flooding and that there will be no increased risk of flooding to the development or elsewhere as a

result , and is thereby contrary to the saved policy EN 32a of the Adopted Stockton on Tees Local Plan and Planning Policy Statement 25

P 08/2566/VARY
108/08 Land To the Rear of 83-85 High Street, Norton, Stockton-on-Tees
Application to vary condition nos. 2, 3, 4, 5, 6, 7 and 8 of planning approval 06/1348/FUL for the erection of 8 no. apartments to allow variation of design including reduction in height, revised elevational treatment and parking layout.

Consideration was given to an application that sought to vary the consent and conditions granted by the planning inspectorate on appeal. The applicants had decided to change the design on the proposal and submitted further information in order to discharge some of the conditions.

The application was deferred at the last Planning Committee in order that further details could be provided in relation to the conditions, which were sought to be varied or removed, and also for comparison drawings between the approved development and the revised drawings currently under consideration.

The application site was situated to the rear of 83-85 High Street, Norton. At present the site was predominately laid to hardstanding. On the southern and western boundaries of the site was a raised area, enclosed by a large brick wall, this area contained some trees and shrubs although at the time of the site visit, it had a neglected appearance.

The application site had been subject to several applications in recent years. The most recent application (06/1348/FUL) was refused by the Local Authority. The applicants subsequently lodged an appeal which was upheld.

Members were presented with an update report regarding drainage details and sound insulation details.

The proposed development was in principle acceptable and this could not be changed as the application sought only to vary the consent previously granted on appeal. Members considered that the scheme was visually acceptable and would not have a detrimental impact on the character of the conservation area. Members also considered that the proposal would not have a detrimental impact on the amenity of neighbouring residents or access and highway safety.

However, members noted that whilst in principle the development was considered to accord with policies GP1, HO3, HO11, EN24 and EN30 of the adopted Stockton on Tees Local Plan, changes were required to achieve a suitable parking layout, subsequently the application was delegated to the Head of Planning for approval, subject to these matters being satisfactorily resolved.

RESOLVED that planning application 08/2566/VARY be delegated to the Head of Planning for approval subject to the conditions laid out below and the receipt of satisfactory amended plan(s)

01 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 Numbers to be confirmed following any receipt of amended plans (however, this is to include drawing JWD134_008 rev A (drainage) and the design and access statement).

Reason: To define the consent.

02 The walls and roof of the hereby approved development shall be constructed in the Hanson Tudor red brick and the sandtoft dark grey roof tile, unless otherwise agreed in writing by the Local Planning Authority.

Reason; In the interests of the visual amenity of the area and to preserve the character of the conservation area.

03 Notwithstanding any description contained within the application full details of the types of materials to be used in the fenestrations and doors, window cill's and headers, exterior balustrade, and exterior steps shall be submitted to the Local Planning Authority for approval.

Reason In the interests of the visual amenity of the area and to preserve the character of the conservation area.

04 No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority These details shall include proposed finished levels or contours; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; a detailed planting plan (including soil depths, plant species, numbers and sizes, planting methods; maintenance and management; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, sign, lighting etc.); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes; supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

05 All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.

Reason; To define the consent and In the interests of the visual amenity of the area.

06 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.

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

07 No construction/building works or deliveries shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 9.00 am and 1.00 pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby premises.

08 The hereby approved development shall not be occupied and until a plan indicating the positions, design materials and type of boundary treatment to be erected or retained, the boundary details shall be erected in accordance with these agreed details.

Reason: In the interests of the visual amenity of the locality

P 08/2521/FUL
109/08 Wynyard Park, Wynyard, Billingham
Erection of 4 no. storey hotel and 2 no. storey pub/restaurant

It was noted that application 08/2521/FUL, Wynyard Park, Wynyard, Billingham , Erection of 4 storey hotel and 2 storey pub/restaurant had been withdrawn from the agenda.

P 08/1410/FUL
110/08 Wynyard Park Access Road, Wynyard Park,
Construction of access road and associated works

Consideration was given to an application that sought planning permission for the construction of an access road at Wynyard Park. The road would replace the existing but shorter Glenarm Road. The new road would be to adoptable standards, and consist of a two-lane dual carriageway main spine road with two roundabouts and spurs. Planting was proposed along the road verges and upon roundabouts. Tree and shrub planting was proposed for the greater length of the central reservation of the main spine road. Where this ends, boulevard tree planting with hedge mix within the central reservation was proposed.

The Committee were informed that determination of the application had been delayed due to continued negotiations with National Grid and Health and Safety Executive regarding the impact and mitigation measures required in respect of a high-pressure gas main, which crossed the site.

The application proposed a development which straddled the boundary of Stockton and Hartlepool Borough Council's administrative areas. The proposed development related to land within Stockton and Hartlepool, and applications had been submitted to both Authorities for consideration.

Hartlepool had taken the lead in the determination process and carried out the

consultations and notifications. Stockton had consulted Councillors, Parish Council and the Urban Design Manager only. No responses had been received from Grindon Parish Council. The Urban Design Manager had no objection to the scheme on highway and landscape grounds subject to a condition in respect of root barriers.

Hartlepool had received confirmation that there are no objections to the scheme from the Highway Agency. Elwick Parish Council considered that the proposal would lead to increase in traffic on the A689, and the Council should ensure that there were plans to relieve the morning rush hour traffic. National Grid raised no objection to the proposal. Using the PADHI+ system of consultations, the Health and Safety Executive (Gas and Pipeline Inspector) advised against the development. Following discussions with the HSE, they raised no objection subject to appropriate conditions regarding a high pressure gas main.

Discussions had taken place between the Councils and HSE Pipelines Inspector and National Grid regarding protection measures for the main, which bisected the site in the south. Measures were proposed, but had not been agreed. However, prior to grant of any planning permission, the application information, including the detailed responses of the HSE Pipeline Specialist and National Grid along with the agreed planning conditions were to be forwarded to the National Grid and HSE Hazardous Installations Directorate for a final screening to establish whether the application should be called in for determination by the Secretary of State in accordance with the Regulations.

Nine letters of representation had been received, objecting to the proposal on the grounds that it would have an adverse impact residential amenity, increase in the volume of traffic that would arise, lead to air pollution, loss of woodlands, loss of greenfield site, loss of wildlife habitat, lack of neighbour consultation, that a larger access is not needed, and the purpose of the access.

Members were presented with an update report noting an objection from the ward Councillor and the decision of Hartlepool Borough Council on the planning application for the section of road in its areas.

The agent was in attendance at the meeting and addressed the Committee. He noted that the access road was essential for the next phase of development at the site.

Members considered that, subject to the recommended planning conditions and securing a Unilateral Undertaking, the application generally accorded with the Masterplan, the landscaping proposal was acceptable subject to a condition regarding root barriers, and the proposal would not have an adverse impact on the amenity of the users and occupiers of neighbouring residential and commercial properties. Members also considered that the proposal would not have an adverse impact on access and highway safety considerations, ecology and tree cover, air quality, would be appropriately drained and would not have any adverse implications for flood risk. Members therefore considered that the proposal was suitable for approval. The application would be referred to the HSE Hazardous Installations Directorate to determine whether the application should be called in.

RESOLVED that, subject to written confirmation that National Grid and the HSE

are satisfied with the conditions and legal agreement and do not wish to call in the planning application for determination by the Secretary of State, Planning application 08/1410/FUL be approved subject the conditions set out below and securing a unilateral undertaking which reflects the heads of terms set out below;

and

Hartlepool Borough Council be notified of this decision and advised that Stockton on Tees Borough as the adjacent authority had no objection to approval being granted for the section of pipeline within its area.

RECOMMENDED 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

51467/P/0011 REV G

3 June 2008

51467/P/005 REV X3 June 2008

51467-P-012 REV F 3 June 2008

20 REV A 3 June 2008

2459.01 A 3 June 2008

TSPCE 12_J559_Rev 0806 23 October 2008

CE12 Design SD3 600mm, 23 October 2008

TSPSSW22_J537_Rev 0807

23 October 2008

Reason: To define the consent

2. The access road authorised by this permission shall be constructed in accordance with the methodology and specification set out in documents CE12 Design SD3 600mm, TSPCE 12_J559_Rev 0806 and TSPSSW22_J537_Rev 0807 received by the Local Planning Authority on the 22 October 2008. For the avoidance of doubt the concrete impact protection slab to be provided above the existing gas pipeline and cross-hatched on the plan attached hereto shall be provided as part of the initial road construction.

Reason: - In the interests of the health and safety of people using the road.

3. Before any part of the dual carriageway access road is brought into use, a barrier shall be provided to the satisfaction of the Local Planning Authority as to prevent the use by the public of that part of the access road showed coloured green on the plan number KVM08/10 Drg No.20 received by the Local Planning Authority on the 22 October 2008 attached to this permission. That barrier shall be maintained and the part of the access road shown coloured green on the plan shall not be used by the public until the section of the pipeline shown marked orange on the plan KVM08/10 Drg No.20 received by the Local Planning Authority on the 22

October 2008 attached hereto has been replaced by a new thick wall pipeline compliant with the relevant specification for a high density traffic route outlined in the Institute of Gas Engineers Technical Design Document IGE/TD/1 Edition 4 unless otherwise agreed in writing by the Local Planning Authority. Details of the proposed scheme for the replacement of the section of pipe shall be first agreed in writing by the Local Planning Authority. Nothing in this condition shall preclude the use of one lane in each direction of this part of the dual carriageway road prior to the replacement of the section of pipeline in accordance with this condition.

Reason: - In the interests of the health and safety of people using the road.

4. Prior to commencement of the development of the dual carriageway hereby approved, a system for automatic vehicle detection of the arrival and departure of vehicular trips to and from the development hereby approved shall be submitted to and approved in writing by the local planning authority. The system so approved shall be installed and commissioned to the written satisfaction of the local planning authority prior to the development being brought into use. It will then be maintained on a basis to be agreed in writing with the local planning authority and operated to the satisfaction of the local planning authority on that basis.

Reason: - To enable the monitoring traffic movements upon a section of the road hereby approved to ensure that the volume of traffic using the road does not exceed the limit set out condition 7 of this approval.

5. The information obtained from the approved system of automatic vehicle detection detailed in condition 5 above shall be submitted to the local planning authority in such form and at such time intervals as agreed in writing with the local planning authority when the system is approved.

Reason: - To enable the local planning authority to monitor the volume of traffic using the road prior to condition 4 of this approval being satisfied, in the interests of the health and safety of people using the road.

6. Not more than 2000 vehicles in total in any hour shall be permitted to use that section of the access road referred to in condition 4 until the works to the pipeline have been carried out in accordance with that condition.

Reason: - In the interests of the health and safety of people using the road.

7. Prior to bringing into use any part of the access road a scheme shall be submitted to the local planning authority to restrict the volume of traffic on that part of the access road referred to in condition 4 to not more than 2000 vehicles in any hour in total. Such scheme shall include details of additional physical works to those referred to in condition 4 and/or operational restrictions as may be required to ensure compliance with condition 7 together with trigger points for the implementation (or phased implementation) of such measures. The approved scheme shall

be implemented and maintained in strict accordance with its terms until the works to the pipeline referred to in condition 4 have been completed to the satisfaction of the local planning authority.

Reason: - In the interests of the health and safety of the people using the section of road.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the completion of the development. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

9. No development shall take place until a scheme for the protection during construction works of all existing trees to be retained within 10m of any part of the development hereby approved in accordance with BS 5837:1991 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials (other than equipment, machinery and materials necessary for the discharge of this condition) are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.

Reason: In the interests of the health and appearance of the preserved trees.

10. Prior to the commencement of the development hereby approved a scheme for the provision of tree root protection barriers for trees to be planted in conjunction with the landscaping details set out in Drawing no. 2459.01 A produced by AWP and received by the Local Planning Authority on the 7 April 2008 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in line with the agreed details and shall remain in place throughout the lifetime of development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the health and appearance of trees.

11. The development hereby approved shall not commence until a lighting scheme, including details of street lighting columns and heads has been submitted to and agreed in writing by the Local Planning Authority, once agreed the scheme shall be constructed in accordance

with the agreed details unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity and highway safety.

12. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.

Reason: In the interests of visual amenity.

HEADS OF TERMS

(1) Unless otherwise agreed in writing by the Local Planning Authority all construction traffic to the site (edged in colour showing all of development site Hartlepool pool and Stockton) shall be from the haul road from the western roundabout (indicated on plan) while the dual carriageway, approved by application H/2008/0222, is being used as a single carriageway.

(2) If in any hour a total of more than two thousand vehicles cross the section of road marked in green on the plan attached hereto and either

A) The works to the pipeline described in condition 4 attached to planning permission have not been carried out in full; or

B) Such other operation to the pipeline have not been carried out to the satisfaction of the Local Planning Authority so as to secure the same objectives as to the works referred to in (A)

The developer shall forthwith implement the scheme under condition 8 to the next level of restriction to further physically limit the amount of vehicles crossing this section of road to less than 2000 movements in any one hour. If for any reason the measures required by condition 8 cannot be implemented within 48 hours the road shall be closed forthwith and remain closed until the required measures have been implemented.

P 08/0689/FUL
111/08 529 Yarm Road, Eaglescliffe, Stockton-on-Tees
Erection of 2 no. dormer bungalows

Consideration was given to a planning application that sought permission for the erection of two dormer bungalows to the rear of this large semi-detached dwelling at 529 Yarm Road, Eaglescliffe. The existing dwelling had an extended garden area to the rear, which was adjacent to the highway of Muirfield Road, Eaglescliffe and residential properties along Formby Walk and Panmore Walk.

The street scene along Muirfield Road predominately comprised of two storey dwellings and bungalows.

In total, 9 letters of objections from neighbouring residents, 1 letter of objection

from Eaglescliffe Parish Council and 1 letter of support had been received, in respect to the application. The main objections related to additional traffic, highway safety, insufficient parking being provided, the overall impact on the area, and the impact on adjoining properties and the surrounding environment.

The Head of Technical Services raised no objection to the proposal on access and highway safety grounds, subject to the provision of an additional hardstanding area to Plot 2. This matter could be addressed by planning condition.

Due to the number of objections received, the application was referred to Committee for a decision.

An update report was tabled regarding an appeal that had been received for non-determination of the application to be dealt with by means of written representation. Members were advised by the legal advisor to the Committee that due to the appeal the Committee could not make a formal decision but could determine whether they would be minded to approve if there was not an appeal at this time. The update report also gave additional information from the consultees and publicity.

Members considered that the proposed development on previously developed land within the Limits to Development was acceptable in principle. The proposed development was appropriate in its context and would introduce acceptable elements within the street scene and that the design, form and scale of dwellings would reflect the character of the locality.

Members further considered that the proposal would not have an adverse impact on the amenities of the occupants of neighbouring properties or on highway safety and was acceptable under policies GP1, H03, H011 and TR15 of the adopted Stockton on Tees Local Plan and national planning guidance in the form of PPS1 and PPS3.

Members therefore were minded to approve the proposal subject to specified conditions.

RESOLVED that they were minded to approve planning application 08/1499/FUL subject to the conditions below:

01 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	28 March 2008
EVO 83/01C	28 March 2008
EVO 83/04	28 March 2008

Reason: To define the consent.

02. Construction of the external walls and roofs shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing

by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control details of the proposed development.

03. The development shall be carried out in accordance with an approved scheme of landscaping to be submitted to and approved in writing by the Local Planning Authority before development commences. The approved details shall detail the following;

- a) Hard and soft landscaping,
- b) Boundary Treatments
- c) A detailed planting plan indicating soil depths, plant species, numbers, densities, locations and sizes, planting methods, maintenance and management.
- d) Locations for protective fencing

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 five 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.

Reason: In the interests of visual amenity and in order to adequately protect the landscape features of the site.

04. Notwithstanding the details hereby approved before development commences details shall be submitted to and approved in writing by the Local Planning Authority showing the precise details of access and parking arrangements within each plot. Each plot shall have no less than three car parking or garage spaces. No property shall be occupied until the access and parking has been constructed in accordance with the approved details.

Reason: In order to ensure adequate access and parking is achieved in accordance with Policies GP1 and HO11 of the Stockton on Tees Local Plan.

05. Prior to the dwellings hereby approved being occupied, a scheme of screen fencing shall be erected along boundaries of the site in accordance with a scheme of fencing to be submitted to and agreed in writing with the Local Planning Authority. The approved fencing shall remain in place in perpetuity unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of privacy and to comply with Policies GP1 and HO11 of the Stockton on Tees Local Plan.

06. Notwithstanding the provisions of classes A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

Reason: To adequately control the level of development on the site to a degree by which the principle of the permission is based.

07. No construction/building works or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby premises.

P 08/2931/FUL
112/08 Land to the Rear Of Glenmarlen, Darlington Road, Longnewton
Erection of 1 no. dwellinghouse (demolition of existing stables and storage buildings)

Consideration was given to an application that sought planning permission for the erection of a detached dwelling on land to the rear of Glenmarlen, Darlington Road, Longnewton. The application included the removal of an apple tree that was covered by a Tree Preservation Order.

The planning application had been publicised by means of individual letters, and 6 letters of objection had been received from 5 neighbouring properties and 1 objection from the Parish Council, mainly relating to the loss of the apple tree, impact on privacy and amenity, visual amenity and design and drainage.

The main planning considerations related to the principle of development, impact of the development on the character of the area and street scene, impact on neighbours privacy and amenity, access and highway safety, landscaping, loss of the apple tree and drainage.

Members were presented with an update report regarding further information that had been received. The update report also noted that the applicant had confirmed the plans would not be amended as previously indicated and the application should be considered as submitted.

Members therefore considered that the application was not acceptable due to the loss of the apple tree and the car-parking layout. Members also considered the application was unacceptable as it did not meet the suggested guidance that the development should not be visually dominant or over bearing.

Two objectors that were in attendance addressed the Committee to note their reasons for opposing the development.

RESOLVED that planning application 08/2931/FUL be refused due to the following reasons:

1. The apple tree proposed to be removed provides a major contribution to the street scene being of a special amenity value, the loss of which will have a detrimental effect on the amenity of the residential area contrary to Policy GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan.

2. The proposed car parking for the development does not provide sufficient manoeuvrability and turning facility for vehicles to be able to exit the property in forward gear. This would result in vehicles manoeuvring and reversing out onto the highway, which would be detrimental to highway safety, contrary to Policy GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan.

3. In the opinion of the Local Planning Authority the proposed dwelling would be visually dominant and overbearing in respect of the adjacent houses, contrary to saved policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan

P 08/2638/LA
113/08 Car Park, Bishop Street, Stockton-on-Tees
Mural on wall of Bishop Street Car Park

Consideration was give to an application that sought planning permission to display a painted mural on an existing car park perimeter wall. The wall lay within Bishop Street car park, Bishop Street, Stockton on Tees. The site was within the Stockton Town Centre Conservation area.

No objections had been received from the Historic Conservation Officer or neighbouring properties following written consultation.

The main planning considerations of the application were the impacts of the proposal on the character and appearance of the conservation area, and the impact on the visual amenity of the surrounding area.

In accordance with the approved scheme of delegation, the application was being reported to the Planning Committee for determination as it was a development by the Council.

Members raised concerns regarding the proposed design and requested that consideration of the application be deferred to enable the Head of Arts and Culture to be invited to attend to discuss the design.

RESOLVED that planning application 8/2638/LA be deferred to enable the Head of Arts and Culture to attend the next planning Committee to explain the concept/ reasons for wishing to display this type of Mural.

P 08/2942/FUL
114/08 14 Torwell Drive, Stockton-on-Tees
Ground floor w/c to the rear.

Consideration was given to an application that sought permission for the erection of a single storey extension to the rear of 14 Torwell Drive, Fairfield, Stockton-on-Tees. The proposal would provide a toilet facility for a disabled occupant.

The applicant was an employee of Stockton Borough Council and therefore the application must be determined by Planning Committee.

The proposed extension would project 1.785 metres in length from the rear elevation wall of the dwelling and would be 3 metres wide. The height of the extension would be 2.9 metres to the eaves and 3.7 metres in total. There would be 1 window on the south elevation of the extension measuring approximately 0.9 metres wide by 1.1 metres.

Members considered that the proposal accorded with GP1 and HO12 of the Adopted Stockton on Tees Local Plan and guidance in Supplementary Planning Guidance 2 and was therefore acceptable.

RESOLVED that planning application 08/2942/FUL be approved subject to the following conditions

01 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	26 September 2008
01	26 September 2008

Reason: To define the consent.

02. The materials used in the construction of the proposed extension, hereby approved, shall match those within the existing main dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

P
115/08

PLANNING PERFORMANCE

Members were presented with an update report on the performance on the planning department for the second quarter of 2008/9. It was noted that the department had exceeded NI standards for the second quarter.

Members congratulated officers on their performance and agreed to send an email to the Head of Planning to that effect.

RESOLVED that:

1. the report be noted.
2. Planning Department to be congratulated on their performance.

- P**
116/08
- 1. Appeal - Mr D Holmes - The Stables Kirk Hill Redmarshall - 08/0298/OUT - DISMISSED**
 - 2. Appeal - Orange Properties LLP - 12-14 High Street Norton - 08/0827/FUL - DISMISSED**
 - 3. Appeal - Kexgill Construction Ltd - Land 35 metres to west of British Legion Club Queens Avenue Thornaby - 07/3438/FUL - DISMISSED**

- 4. Appeal - Mr M Edwards - Ace Tarpaulins Ltd Dovecot Street Stockton - 08/0327/OUT - DISMISSED**
- 5. Appeal - 87 - 91 Oxbridge Lane Stockton -08/0371/FUL - ALLOWED (Condition No.18)**
- 6. Appeal - Balckburn Homes - 5 Darlington Road Stockton - 07/2525/FUL - ALLOWED WITH CONDITIONS**

It was noted that with regard to Appeal APP/H0739/A/08/2079588 5 Darlington Road, Hartburn, Stockton-on-Tees, the inspectorate decided the request of £14,000 contribution to Ropner Park was unreasonable, as no analyse had been carried out to prove there was inadequate space on the site. Cllr Mrs Beaumont queried this decision and the Head of Planning was requested that a letter was sent to the inspectorate to request a further explanation of the decision.

RESOLVED that:

1. the Head of Planning to request an explanation of decision in regard to Appeal ref: APP/H0739/A/08/2079588
2. the information be noted.