

Planning Committee

A meeting of Planning Committee was held on Wednesday, 25th February, 2009.

Present: Cllr Roy Rix(Chairman), Cllr Phillip Broughton, Cllr Robert Gibson, Cllr Paul Kirton, Cllr Miss Tina Large, Cllr Kenneth Dixon (vice Cllr David Harrington), Cllr John Fletcher (vice Cllr Mrs Maureen Rigg), Cllr Terry Laing (vice Cllr Mrs Jennie Beaumont), Cllr Colin Leckonby (vice Cllr Hilary Aggio), Cllr Kenneth Lupton (vice Cllr John Gardner)

Officers: B. Jackson, P. Shovlin, C. Straughan, J. Roberts, R. McGuckin, J. Hutchcraft, K. Campbell (DNS); J. Butcher, N. Hart, C. Lunn (LD)

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

Apologies: Cllr John Gardner, Cllr Hilary Aggio, Cllr Mrs Jennie Beaumont, Cllr Bill Noble, Cllr Mrs Maureen Rigg, Cllr Jim Beall, Cllr David Harrington, Cllr Ross Patterson, Cllr Steve Walmsley

P Declarations of Interest **149/08**

There were no declarations of interest.

P 08/3022/FUL **150/08 Ashdale Barn, Cowpen Bewley, Billingham** **Erection of Double Garage**

Members recalled that consideration of this planning application was deferred at the last Planning Committee meeting on 4th February 2009 to enable Members to visit the site before determining the application. A site visit took place on 24th February 2009.

The application site was Ashdale Barn, Cowpen Bewley. It was a residential barn conversion located within an Article 4 Conservation Area. The applicant was seeking permission for the erection of a detached double garage. The site was adjacent to other residential properties and faced towards the village green.

It was explained that the planning application had been publicised by means of individual letters and 5 objections had been received from 2 neighbouring properties and objections had also been received from Councillors Cunningham and Stoker and from Billingham Town Council. It was noted that the main planning considerations related to the impact upon the character of the conservation area, the visual impact upon the street scene and any impacts upon the privacy and amenity of the occupants of neighbouring properties and highway safety.

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

The Ward Councillor and a resident were in attendance at the meeting and objected to the proposal.

Members discussed the proposed location of the garage, and queried the reasons as to why this particular site had been selected. The Committee was informed by the agent that in order to create balance and appear to lie parallel with other dwellings, as well as to avoid damage to curtilage belonging to neighbouring dwellings located at the rear of the applicant's property, this

specific site had been chosen.

Members also queried the existence of shared garages as identified on the Site Plan. The agent informed the Committee that these did exist in a column-like format and served the Ashdale Barn side of the village.

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 EN24 of the Stockton on Tees Local Plan.

RESOLVED that planning application 08/3022/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
SBC001 3 October 2008
Drg 001 P1 3 October 2008
Drg 002 P2 Rev A 6 January 2009

Reason: To define the consent.

2. Details of all external finishing materials shall be agreed in writing by the Local Planning Authority prior to the commencement of development on site.

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

3. Prior to the commencement of the development, hereby approved, a detailed scheme for landscaping and tree planting shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall specify types and species and numbers, densities, soil depths and planting methods. All works shall then be carried out in accordance with the approved details in the first planting season following construction of the development hereby approved and any trees or plants which dies, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

4. Prior to the development, hereby approved being brought in to use, the hard-standing to the front of the garage shall be extended to a length of 6m in accordance with a scheme to be approved in writing by the Local Planning Authority. Such a scheme shall include details of the surface materials and methods of construction and the approved hard-standing shall then be retained for the life of the development.

Reason: To ensure sufficient manoeuvring space in the interests of highway safety.

5. Prior to the commencement of development a scheme for the protection of existing trees on site, in accordance with BS5827:2005 Trees in Relation to Construction shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to any equipment, machinery or materials being brought to site for use in the development and shall be maintained until all equipment, machinery or surplus materials associated with the development have been removed from site.

Reason: To ensure the protection of existing trees on site, in the interest of the visual amenity of the area.

6. The developer shall give two weeks notice in writing of commencement of works to Tees Archaeology, Sir William Gray House, Clarence Road, Hartlepool, TS24 8BT, Tel 01429 523458, and shall afford access at all reasonable times to Tees Archaeology and shall allow observation of the excavations and recording of items of interest and finds.

Reason: The site is of archaeological interest.

7. The garage to which the permission relates shall be used for the parking of private motor vehicles, incidental to the enjoyment of the occupants of the dwellinghouse, and no other purpose.

Reason: To ensure that the adjoining residential properties are not adversely affected by the development.

P 08/3415/FUL
151/08 Asda Supermarket, Portrack Lane, Stockton-on-Tees
Revised application for erection of building for sui generis use for MOT and light servicing of Class 4 motor vehicles, with no repairs. Car valet canopy and greeting hut.

Consideration was given to a revised application report that sought permission for the erection of a building for sui generis use for MOT and light servicing of Class 4 motor vehicles, with no repairs, car valet canopy and greeting hut. The application site was situated off Portrack Lane and laid adjacent to Ceramic Tiles and Distribution (CTD) and the northern edge of the new ASDA car park. Access to the site was from the old Portrack Lane, which had been closed on the western edge with several bollards restricting access. A variety of industrial/commercial units and uses were located in close proximity to the application site.

Planning consent was sought for the erection of a 4 bay MOT and service centre for the 'In & Out' company. It was explained that the application was put before Members for determination due to the number of objections received in relation to the proposed development.

A previous application (08/2178/FUL) for the erection of a building for MOT use and light servicing of motor vehicles, car valet canopy and greeting hut, was

submitted and refused due to the loss of a previously agreed landscaping area and concerns over the lack of incurtilage parking. More recently discussions had taken place between the agent, the case officer and the Urban Design team in order to highlight highway and landscaping issues and discuss possible solutions.

Members of the Committee considered that the revised proposal had addressed the issues in relation to the impacts on the visual amenities of the locality and in relation to highway safety and had thereby overcome the previous reasons for refusal of the application.

RESOLVED that planning application 08/3415/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
2206 PO3K	20 January 2009
2206 P01A	21 January 2009
2206 P 06 REV B	21 January 2009
2206 P 04 A	25 November 2008
2206 P 06 A	19 November 2008
2206 P 07 A	19 November 2008
2206 P 10	19 November 2008

Reason: To define the consent.

2. Construction of the external walls and roof 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.

3. Prior to the occupation of the hereby approved unit a scheme for the provision and implementation of surface and foul drainage works have been approved by the Local Planning Authority, and implemented to the reasonable satisfaction of the Local Planning Authority.

Reason: To prevent pollution of the water environment.

4. No development shall proceed unless in accordance with the findings and recommendations of the flood risk assessment.

Reason: To reduce the risk from flooding.

5. No development shall be occupied until a flood warning and evacuation plan has been agreed with the LPA.

Reason: To reduce the risk from flooding.

6. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme previously submitted to and approved in writing by the LPA.

Reason: To prevent pollution of the water environment.

7. Notwithstanding the proposals detailed in the submitted plans the development shall not commence until the means of external finishing materials of all hard landscaped areas including roads and footpaths has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these agreed details and retained for the life of the development unless otherwise agreed in writing with the Local Planning Authority

Reason: To enable the Local Planning Authority to control details of the proposed development, and to improve the appearance of the site in the interests of visual amenity.

8. 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.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

9. 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.

10. 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.

Reason: In the interests of the visual amenities of the locality.

11. Notwithstanding any information contained within this application full details of the method for bin and recycling collection shall be submitted to and agreed in writing with the Local Planning Authority before the hereby approved development is occupied and shall be implemented in accordance with the agreed details.

Reason: To ensure a satisfactory form of development.

12. No paint spraying shall be carried out except in a properly constructed part of the building to which filtration equipment has been fitted in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

13. No engine cleaning solvents are to be permitted on site unless a system is approved by the Local Planning Authority prior to installation and use.

Reason: To ensure a satisfactory form of development

14. A bonded impervious area shall be constructed where vehicles can be sited to drain off slump oil, gearbox oil, hydraulic fluids and battery acids. This area is to be drained into an interceptor constructed to retain all such fluids until removed by a licensed waste transport carrier.

Reason: To prevent pollution of the water environment

15. The commencement of the development authorised by this permission shall not begin until:

a. The Local Planning Authority has approved in writing a full scheme of works of improvement to:

- (i) Portrack Lane, including the provision of a turning head and visual improvements to the western edge of the highway
- (ii) Landscaping softworks to the west of the hereby approved development

and

b. the approved works have been completed in accordance with the local planning authority's written approval and have been certified in writing as complete on behalf of the Local Planning Authority; unless alternative arrangements to secure the specified works have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

P 09/0124/FUL
152/08 14 Lufton Close, Riverside View, Ingleby Barwick
Erection of 1no. detached dwellinghouse with detached double garage.

Consideration was given to a report that sought permission for the erection of a

detached dwelling with a detached double garage. The application site was 14 Lufton Close, Riverside View, which was a building plot located within a self-build development in Ingleby Barwick. The site was located within a development area, where the plots were under various stages of construction, with some dwellings under construction and others completed.

The planning application had been publicised by means of individual letters and no objections had been received from the owners of neighbouring plots or properties. It was explained that the application was to be determined at planning committee as the agent was a relative of an employee of the Council. 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.

Members of the Committee considered that overall the proposed development was acceptable, and would not have a significant detrimental impact on the amenities of the area.

RESOLVED that planning application 09/0124/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
SBC0001	20 January 2009
020/09/01	20 January 2009

Reason: To define the consent.

2. Construction of the external walls and roof 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.

3. Notwithstanding the submitted details, all means of boundary enclosure shall be submitted to and approved in writing by the Local Planning. The approved boundary treatments shall be erected prior to the development, hereby approved, being occupied and shall be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development

4. The garages to which the permission relates shall be used for the parking of private motor vehicles, incidental to the enjoyment of the occupants of the dwellinghouses, and no other purpose.

Reason: To ensure that the adjoining residential properties are not adversely affected by the development.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme showing existing ground levels, finished ground levels and finished floor levels. Thereafter the development shall be completed in accordance with the approved details.

Reason: In order that the Local Planning Authority may exercise further control in the interests of the visual amenity of the area and amenity of adjoining and future residents.

6. No development shall commence on site until full details of hard surfacing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall either be permeable or provision shall be made to direct run off to a permeable or porous area or surface within the curtilage of the dwelling and these works shall be carried out as approved.

Reason: To ensure a satisfactory form of development for surface water disposal.

- P
153/08**
- 1. Appeal - Mrs Janet Cook - Land at Cheltenham Road Mandale Trade Park Stockton on Tees - 08/2453/FUL - ALLOWED WITH CONDITIONS**
 - 2. Appeal - Mr M Hussain - 71 Yarm Road Stockton on Tees - 08/2492/FUL - DISMISSED**

Members were presented with the appeals for Land at Cheltenham Road Mandale Trade Park Stockton on Tees - 08/2453/FUL and 71 Yarm Road Stockton on Tees - 08/2492/FUL.

RESOLVED that the information be noted.