

## Planning Committee

A meeting of Planning Committee was held on Wednesday, 31st January, 2007.

**Present:** Cllr M Stoker (Chairman), Cllr Mrs J Beaumont, Cllr D T Brown, Cllr D Cains, Cllr M Cherrett, Cllr C Coombs, Cllr K Faulks, Cllr K Leonard, Cllr R Patterson, Cllr M Perry, Cllr Mrs M Rigg, Cllr R Rix, Cllr F G Salt, Cllr M Smith, Cllr S F Walmsley, Cllr M E Womphrey.

**Officers:** B Jackson, P Whaley, C Straughan, S Milner, R McGuckin, C Llwellyn (DNS); J Butcher, S Johnson, T Harrison (LD).

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

**Apologies:** Cllr P Kirton.

### 965 **Declarations of Interest**

Councillor Mrs Beaumont declared a personal/non-prejudicial interest in item 06/3419/REM Tall Trees Hotel, Worsall Road, Yarm - Reserved Matter application for approval of external appearance for both Hotel Extension and for the erection of 250 no. Apartments, due to being a member of Castle Leavington and Kirklevington Parish Council.

Councillor Faulks declared a personal/prejudicial interest in item 06/3626/FUL 35 Nunnington Close, Ingleby Barwick - Two storey extension to the side, due to being a friend of the applicant.

Councillor Patterson declared a personal/prejudicial interest in item 06/3626/FUL 35 Nunnington Close, Ingleby Barwick - Two storey extension to the side, due to being the applicant.

Councillor Mrs Rigg declared a personal/non-prejudicial interest in item 06/3591/FUL The Rookery South View Eaglescliffe - Revised application for extension and conversion of existing house into 8 no apartments and construction of new building to form 5 no. Apartments, due to being a member of Egglescliffe Parish Council.

Councillor Womphrey declared a personal/prejudicial interest in item 06/3578/FUL 45 - 53 Dovecot Street Stockton-on-Tees - Demolition of existing building and erection of 1 no. Retail unit with 36 no. Student flats above, due to being known to the architect.

### 966 **Minutes of the meetings held on 15th November 2006 and 6th December 2006 - to be signed by the Chairman as a correct record**

The minutes of the meetings held on 15th November 2006 and 6th December 2006 were signed by the Chairman as a correct record.

### 967 **06/3419/REM Tall Trees Hotel, Worsall Road, Yarm Reserved Matter application for approval of external appearance for both Hotel Extension and for the erection of 250 no. Apartments**

Consideration was given to a report that sought approval of the external appearance of both the hotel extension and for the erection of 250 apartments.

On 10th January 2006, an outline planning permission for the erection of 250 apartments and extension to the existing Tall Trees Hotel south of Yarm to develop it as the first 5 \* hotel in the area was granted. It was subject to a number of conditions as well as a Section 106 agreement to secure the necessary off-site highway improvements, landscape and open space management and the cost of a new town centre car park as planning gain.

Landscaping details were to be submitted at a later date for approval.

The reserved matter planning application had generated a degree of local opposition primarily because of concerns over traffic. The traffic issue including impact of traffic on the local community was fully examined at the outline stage and was not material to the reserved matter planning application.

Members were presented with an update report which included additional comments from Castle Levington and Kirklevington Parish Council.

On the whole Members felt that a high quality development would bring important material benefits. A top class 5\* hotel replacing the existing mish-mash of buildings and styles currently on the site would be secured and provision would be made for a valuable type of housing not well represented in the housing stock and which was likely to ease market pressures for such quality flats that developers had sought to promote in other nearby areas, often to the detriment of the character of such areas on what was also previously developed land.

It was felt that the design put forward met the essential requirement for high quality and proposed a distinctive but classical architectural style in proportion to and recognising the impressive landscape setting. The intention was also to use a high standard of the finishing materials, the precise details of which would be controlled by planning condition.

The agent for the applicant was present at the meeting and was given the opportunity to outline his case.

RESOLVED that Planning application 06/3419/REM be approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s): unless otherwise agreed in writing with the Local Planning Authority.

Drawing No: TT/001, 002, 003, 004, 005, 006, 007, 008, 009,010, 011, 012, 013, and 014(inc) 06.049 001, 02, 03, 04, 05, 06, 07, 08, 010 Drawing No. SKsite.

2. This approval relates solely to this application for reserved matter approval for the external appearance of the hotel extensions and apartment blocks and does not in any way discharge the other conditions contained in planning approval no 04/3905/EIS, 10th January 2006 the conditions of which apply to this consent.

3. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.

968

**06/3612/FUL**

**69 - 71 Greens Lane, Hartburn, Stockton On Tees**

**Revised application for residential development of 16 no. apartments in two blocks and 3 no. dormer bungalows, associated new access road and demolition of the two existing buildings.**

Members were presented with an update report which outlined that since the main committee report and subsequent update report were produced, the appeal decision had been issued by the Planning Inspectorate with regard to the previously refused application on the site, which the application had been based upon. The Inspectorates decision was a material consideration when determining the current application. A copy of the Planning Inspectors decision letter was attached to the update report.

The Inspectorates decision was to dismiss the appeal, the conclusion of which is set out below;

"Despite some reservations, I do not consider that, overall, the proposed development would have an unacceptable effect on either the character and appearance of the area or the safety of users of Greens Lane. However, there are decisive objections on the basis of effect on the living conditions of adjacent residents. I am also concerned by the absence of a legal agreement in relation to the provision of a contribution towards offsite open space. For these reasons, as set out above, and having regard to all other matters raised, I conclude that the appeal should be dismissed".

The considerations of the Inspectors report were summarised within the update report.

Members felt that in view of the appeal decision only being received on the 30th January 2007, the applicant had not had sufficient time to address matters raised. As such, it was recommended that the application be deferred until the next planning committee in order to allow the applicant time to amend the scheme in order to take into account the views of the Planning Inspectors Decision Notice ref: APP/H0738/A/06/2027002.

RESOLVED that Planning application 06/3612/FUL be deferred to allow the applicants to address the Inspectors comments.

969

**06/3626/FUL**

**35 Nunnington Close, Ingleby Barwick**

**Two storey extension to the side.**

Consideration was given to a report that sought permission for the erection of a first floor extension over an existing garage and a two storey extension to the side of 35 Nunnington Close.

At the time of the meeting the application site was a detached dwelling located on a residential cul-de-sac.

No letters of representation had been received from the neighbouring residents.

Members considered that the proposed extensions were of a scale, design and proportion that complemented the existing dwelling. There were similar existing extensions on properties within Nunnington Close and it was not considered that the proposal would have an adverse impact on the street scene. The design and layout would maintain the privacy of the occupants of existing dwellings and would not dominate or overshadow those properties. It was considered that the proposed development would retain sufficient amenity space at the existing dwelling and that the requisite car parking spaces could be provided.

The application was considered to accord with policies GP1 and HO12 of the Stockton on Tees Adopted Local Plan.

The application was determined by the Planning Committee because the applicant was a Councillor on the Committee.

RESOLVED that Planning application 06/3626/FUL be approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Drawing Number(s): -SBC0001, SBC0002, SBC003 – SBC006 (inc)

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.

3. Prior to the development, hereby approved, being brought into use the existing hard-standing driveway shall be widened to a minimum width of 4.8m, in accordance with a scheme to be approved in writing by the Local Planning Authority. The hardstanding shall be retained for the life of the development hereby permitted.

Councillor Faulks left the room for the duration of the above item having declared a personal/prejudicial interest due to being a friend of the applicant.

Councillor Patterson was not present at the meeting whilst consideration was given to the application after having declared a personal/prejudicial interest due to being the applicant.

**970**

**06/3591/FUL**

**The Rookery South View Eaglescliffe**

**Revised application for extension and conversion of existing house into 8 no apartments and construction of new building to form 5 no. Apartments.**

Consideration was given to a report that sought permission for the extension and conversion of the existing house into 8 apartments and the construction of a new building to form 5 apartments. The car parking would be split into 2 areas, both with access served from South View.

At the time of the meeting the application site lay within an area of land known as 'The Hole of Paradise' and was bounded on three sides by Urray Nook Road (A67), Yarm Road (A135) and South View and formed part of the Egglecliffe Conservation Area.

The existing building would be extended and would reflect the existing 'art deco' style. The new apartment block to the rear of the Rookery would be subservient to the main building and reflect and utilise elements of the main buildings overall style and design.

Several objections had been received in relation to the proposed development, the main concerns raised were in relation to the impact the development would have on existing traffic congestion and parking arrangements.

Members were presented with an update report which included all of the comments submitted by the Council for the Protection of Rural England.

Members requested that an additional condition relating to parking for those working on the site be included in the conditions.

On the whole Members considered that the proposed development was visually acceptable and would not detrimentally impact on that part of the conservation area, would not have a detrimental impact on the privacy or amenity of the neighbouring properties or highway safety. The development was viewed to be in accordance with policies GP1, HO3, HO6, HO11, HO12, EN24 and EN28 of the adopted Stockton on Tees Local Plan.

The agent for the applicant was in attendance at the meeting and was given the opportunity to outline his case.

RESOLVED that Planning application 06/3591/FUL be approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s): unless otherwise agreed in writing with the Local Planning Authority. Drawing Number(s): - 1505/3/5B, 1505/3/6B, 1505/3/7D, 105/3/8A and 1505/3/9
2. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.
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. 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.
6. Before the use commences the building shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between living accommodation and bedrooms in adjacent flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with these agreed details.
7. 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).
8. 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.
9. 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 (e.g. incidental buildings and street furniture).
10. A detailed scheme for landscaping and tree and/or 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 and 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.
11. 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

12. The proposed parking bays in the northeast corner of the site shall be constructed using 'no-dig' construction methods. Full details of the construction materials and methods to be employed shall be submitted to and be agreed in writing with the Local Planning Authority prior to commencement of the development. Such an agreed scheme shall be implemented in accordance with these details.

13. Details of a scheme in accordance with BS5837, 2005 to protect the existing trees and vegetation shall be provided to the satisfaction of the Local Planning Authority. Such a scheme shall include details of a protective fence of appropriate specification extending three metres beyond the perimeter of the canopy, the fence as approved shall be erected before construction commences and shall be maintained to the satisfaction of the Local Planning Authority throughout the entire building period.

14. No storage of building materials shall take place underneath the crown spread of the tree(s) to be retained on site.

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) Realign the kerb line on the southern approach along South View
- (ii) Provision of pedestrian access/crossing point along South View
- (iii) A revised kerb line and the western entrance to the site

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.

16. Prior to works commencing on site a scheme for a temporary car park to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site and brought into use prior to commencement of any development to provide in curtilage parking for persons working on the site.

Councillor Rigg declared a personal/non prejudicial interest in the above item due to being a member of Egglecliffe Parish Council.

971

**06/3578/FUL**

**45 - 53 Dovecot Street Stockton-on-Tees**

**Demolition of existing building and erection of 1 no. Retail unit with 36 no. Student flats above**

Consideration was given to a report that sought permission for the demolition of the existing building and the erection of 1 retail unit with 36 student flats above with associated cycle store and bin store.

At the time of the meeting the application site was situated on the corner of Dovecot Street and Brunswick Street and lay approximately 70 metres from the defined Stockton Town Centre. The existing premises was a two-storey building and was currently used for retail purposes. The application site lay adjacent to a conservation area and several listed buildings.

The proposed building was a five-storey building of a modern and contemporary design. Discussions had taken place with the case officer, historic buildings officer and English Heritage in order to set out the broad design principles and basic requirements. Further discussions with the Council's officers had helped to develop the design scheme.

An update report was presented to Members, which included additional comments from English Heritage and the Council's Historic Buildings Officer.

On the whole Members considered that the proposed development was visually acceptable and would not detrimentally impact on the setting of adjacent listed buildings, would not have a detrimental impact on the privacy or amenity of the neighbouring properties or highway safety. The development was viewed to be in accordance with policies GP1, HO3, HO11 and EN28 of the adopted Stockton on Tees Local Plan.

The agent for the applicant was present at the meeting and was given the opportunity to outline his case.

RESOLVED that Planning application 06/3578/FUL be approved subject to the following conditions and a commuted lump sum for open space provision and residents parking scheme:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority. Drawing Number(s):- SBC001, SBC002 (lighting details), 0566/01, 0566/02, 0566/03, 0566/04, 0566/05, 0566/06, 0566/07, 0566/08, 0566/09, 0566/10 and 0566/SK1
2. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.
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. Before the use commences the building shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between living accommodation and bedrooms in adjacent



flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with these agreed details

6. 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.

7. The hereby approved retail premises shall not be open for business, nor shall supplies be delivered thereto, outside the hours of: 8.00 a.m. - 10.00 p.m. Monday to Sunday.

8. No Development hereby approved shall commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment has been carried out, submitted to and approved in writing by the Local Planning Authority. The study must identify industry and geologically based contaminants and include a conceptual model of the site. If it is likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation shall be carried out, submitted to and approved in writing by the Local Planning Authority prior to any development hereby approved commences on site.

9. No development hereby approved shall commence on site until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. No Development hereby approved shall commence until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance which will be carried out in accordance with the requirements of the report.

10. Before the use commences the retail unit shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between the retail unit and living accommodation/bedrooms in adjacent flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with these agreed details

11. 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).

12. 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

13. 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.

Heads of Terms

Commuted lump sum of £1500 towards residents parking scheme

Commuted lump sum of £900 toward nearby open space provision.

Councillor Womphrey left the room for the duration of the above item having declared a personal/prejudicial interest due to being known to the architect.

**972**

**06/3462/FUL**

**Sun Gardens, Thornaby Road, Stockton on Tees**

**Substitution of house types, replacing 21 no. Townhouses with 36 no. Flats**

Consideration was given to a report that sought permission to replace 21 townhouses with 36 apartments on the eastern boundary of the site close to the A66 (T).

On 15th September 2004, planning permission was granted (planning application number 04/0318/FUL) for residential development comprising 84 flats and 45 town houses and associated car parking and landscaping on the former Reedblast Engineering works and petrol filling station on Sun Street. The development comprised 3-storey townhouses and 3 and 4-storey apartment blocks.

The application had been publicised by individual letters of notification and site notice. No letters of representation had been received.

The proposed layout had given rise to the need for a contribution of £5000 towards landscaping, which would be secured by a Section 106 agreement.

On the whole Members considered that scale and design of the proposal was in keeping with the surrounding residential development and would not involve a significant impact upon surrounding properties or the character of the area. The design and layout of the proposal was complementary to the remainder of the site and would not have an adverse impact on local visual amenity. The mass and disposition of the apartment block would not have an adverse impact on the privacy and amenity of neighbouring properties or future residents of the proposed apartments. The proposed access, level of car parking and location of cycle and bin storage was considered acceptable.

The proposal was considered to accord with policies GP1 and HO11 of the adopted Stockton on Tees Local Plan.

A local resident was present at the meeting and was given the opportunity to address the Committee.

RESOLVED that Planning application be approved subject to the following conditions and the completion of a Section 106 agreement in accordance with the Heads of Terms:

1. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Drawing Number(s): -SBC001 and SBC002.

2. This approval relates solely to this application for housing and does not in any way discharge the conditions contained in planning approval 04/0318/FUL, dated 7th October 2005.

3. 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.

4. Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought in to use.

5. Prior to any works commencing on site, a scheme of ground levels and finished floor levels for the dwelling, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with these details.

6. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge into any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

7. During construction of the scheme, hereby approved, there shall be no development works undertaken outside the hours of 8.00am – 6.00pm weekdays, 8.00am – 1.00pm Saturdays and no times on Sundays or Bank Holidays.

8. Before the development, hereby approved, is occupied the buildings shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between living accommodation and bedrooms in adjacent flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

9. Before the commencement of the development, hereby permitted, a scheme for the protection of the proposed dwellings from noise from the adjacent roads shall be submitted to and approved in writing by the Local Planning Authority.

All works, which form part of such a scheme, shall be completed before any of the permitted dwellings are occupied.

10. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

11. No dwelling shall be occupied until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

12. Full details of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include any means of enclosure, tree and or shrub planting, car and cycle parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structures.

#### HEADS OF TERMS OF SECTION 106 AGREEMENT

Robertson Homes have agreed to enter into a section 106 agreement to secure:-

A commuted lump sum of £5,000 towards the enhancement of the existing off-site landscape area to the north of the site.

#### **973 Planning Performance**

Members considered a report that provided an update on the current performance of the planning department for the third quarter of 2006/2007, the year to date, and annualised figures, as recommended in the PIP. An update on the current staffing situation in the Planning department was also presented.

CONCLUDED that:

1. The quarterly performance report be noted.
2. The hard work and dedication of Planning staff and colleagues within other service areas be acknowledged.

#### **974 Local Development Framework Steering Group minutes**

RESOLVED that the minutes of the meeting held on 16th November 2006 be received.

- 975**
- 1. Appeal - Broseley Homes Limited - Billingham House, Belasis Avenue, Central Avenue - 05/3365/FUL - WITHDRAWN**
  - 2. Appeal - Mrs Rachel Fields -Glenmarlen, Darlington Road, Long Newton - 06/0798/OUT - ALLOWED**
  - 3. Appeal - S Carter - 1 And 3 Langdale Close, Egglescliffe, Stockton - 05/0800/FUL - ALLOWED**
  - 4. Appeal - C Hind - 4 Harland Place, Norton, Stockton-on-Tees -**

**06/0946/COU - DISMISSED**

**5. Appeal - O2 (UK) Limited - Boyes Department, 45 - 47 High Street, Yarm**

**- 06/1577/FUL - ALLOWED**