

Planning Committee

A meeting of Planning Committee was held on Thursday, 31st May, 2007.

Present: (Meeting) Cllr Roy Rix (Chairman), Cllr Hilary Aggio (vice Cllr Julia Roberts), Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr Paul Kirton, Cllr Mrs Maureen Rigg, Cllr Steve Walmsley

(Site Visit) Cllr Roy Rix (Chairman), Cllr Hilary Aggio (vice Cllr Julia Roberts), Cllr Jim Beall, Cllr Jennie Beaumont, Cllr Paul Kirton, Cllr Maureen Rigg

Officers: (Meeting) P Whaley, M Robinson, P Shovlin, D Moody (DNS) S Johnson, J Butcher, M Jones (LD)

(Site Visit) P Whaley, D Moody (DNS)

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

Apologies: (Meeting) Cllr John Gardner, Cllr David Harrington, Cllr Tina Large, Cllr Ross Patterson, Cllr Julia Roberts, Cllr Fred Salt, Cllr Mick Stoker

(Site Visit) Cllr Phillip Broughton, Cllr John Gardner, Cllr David Harrington, Cllr Tina Large, Cllr Ross Patterson, Cllr Julia Roberts, Cllr Fred Salt, Cllr Mick Stoker, Cllr Stephen Walmsley

P 07/1031/REV
1/07 42 Bonington Crescent Billingham
Revised application for first floor extension to side, conversion of garage into habitable room and extension to hall

Consideration was given to a report that sought planning permission for a first floor extension to the side of 42 Bonnington Crescent, the conversion of the garage into a habitable room and an extension to the hall. At the time of the meeting the application site was a detached dwelling located on a residential cul-de-sac, with similar properties within the street.

The previous application (07/0575/FUL) was withdrawn by the applicant due to concerns raised by the neighbouring property to the rear at 14 Haydon Green, Billingham, regarding the first floor extension to the rear part of the proposal. The proposal had subsequently been removed from the application by the applicant.

Two letters of objection to the revised scheme had been received from neighbouring residents at 40 & 44 Bonington Crescent, Billingham and due to the applicant being an employee of Stockton On Tees Borough Council; the application was to be determined by the Planning Committee.

On the whole, Members considered that the proposed developments were of a scale, design and proportion that complemented the existing dwelling. It was not considered that the proposals would have an adverse impact on the street scene. Members felt that 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.

RESOLVED that planning application 07/1031/REV 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, DRWG NO.01, DRWG NO.02, DRWG NO.03, DRWG.NO.04

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.

**P
2/07**

05/1561/REV

Corner of Sadler Foster Way and Stockwell Avenue Teeside Industrial Estate

Erection of storage building and associated car parking and landscaping

Consideration was given to a report that sought planning permission for the erection of a storage building and associated carparking and landscaping at the corner of Sadler Forster Way and Stockwell Avenue. At the time of the meeting a pond and landscaping was present on the site. The site was owned by One North East.

The application was a revision to application 04/1359/FUL, which sought to erect a similar proposal. The application was refused due to the loss of an area of open space and the lack of in-curtilage parking.

Letters of objection had been received from 6 local residents and businesses along with 4 separate petitions. The objections mainly related to the loss of the wildlife habitat, the loss of protected species and the inappropriate location of the building.

Members requested that the application be deferred to allow for a site visit in order that they could see the proposed site of the replacement pond.

The applicant was in attendance at the meeting and was given the chance to outline his case.

An objector was in attendance at the meeting and spoke against the proposal.

RESOLVED that planning application 05/1561/REV be deferred for a site visit.

**P
3/07**

07/0858/REM:

Former Stockton And Billingham College Finchale Avenue/The Causeway Billingham

Reserved matters application for residential development comprising 176 no. dwellinghouses and associated means of access and landscaping

Consideration was given to a report that sought approval for the erection of 176 dwellings houses together with associated means of access and landscaping at the former Stockton and Billingham College site, Finchale Avenue/The

Causeway, Billingham. Outline planning permission for a residential development was granted on 22nd September 2006. It was assumed at that time that the site could accommodate approximately 160 dwellings. The site had been acquired from Morrisons by Yuill Homes. A previous similar application was withdrawn in order that applicant could address concerns over various matters relating to layout, design, access and landscaping.

The resubmitted application was supported by a Design and Access Statement, a tree survey, a sales and marketing report and photographs of similar developments elsewhere.

The site had been left derelict following the demolition of the college building with brick rubble and building foundations left in place, but since acquisition of the land the site had been remediated in preparation for the new development.

Two letters had been received from local residents with the primary concern being lack of open space, parking and that high-rise development may occur. In respect of open space, a legal agreement was signed at the outline stage for a financial contribution in the form of a commuted lump sum of £112,000 to be used to carry out improvements to the adjacent John Whitehead Park. A further contribution of £50,000 towards the provision of pedestrian linkages from the site to local amenities including the Town Centre was also agreed at that time.

Members were presented with an update report that included the comments received from the Head of Technical Services. The comments covered highway and landscape aspects and related to a revised drawing received earlier that month. The update report outlined that the Head of Technical Services considered that a number of minor issues required further clarification and accepted that these could be conditioned as part of any planning approval. The update report also outlined that arrangements would need to be agreed for the continued maintenance of the trees to be planted in the highway verge. The cost of the maintenance had been estimated at £21,018 and could be secured by a 'Grampian' style condition. The recommendation, as set out in the main report, was amended to reflect the issues outlined in the update report and is outlined below.

On the whole Members considered that the proposed development was acceptable. Members considered that although it would be at a slightly higher density than originally envisaged, given its sustainable location, adjacent to the town centre, that aspect of the development was acceptable. Members also considered that the form and layout of the site was appropriate for the location and sought to ensure a good quality peripheral treatment particularly along the important road frontages.

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

RESOLVED that planning application (07/0858/REM) be approved subject to conditions covering the following matters:

- Development carried out in accordance with the approved plans;
- The development to comply with the Design Guide and Specification (Residential Estates Development);

- Notwithstanding the submitted drawings details of Screen Walling/ Fencing / Railing to be agreed;
- Notwithstanding the submitted drawings, revised details of Landscaping to be submitted for approval showing required minor changes to the peripheral planting scheme and the details of the internal squares;
- Implementation, timing and management of the approved landscaping including the planting of trees in the highway to be agreed
- Blockwork to be used for the private drives.
- Tree protection
- Removal of permitted development rights
- Any other relevant matters

**P
4/07**

- 1. Appeal - Mr S Lahij - 5 Healaugh Park Yarm TS15 9XN - 06/0572/ARC - DISMISSED**
- 2. Appeal - Helen Armstrong - 7 Station Road Billingham TS23 1AG - 06/2933/X - ALLOWED**
- 3. Appeal - Plasterpiece - Plaster Piece Limited 2 Portrack Grange Road Portrack Lane Industrial Estate - 06/1146/COU - DISMISSED**
- 4. Appeal - Wearmouth Construction And Plant Limited - Wearmouth Construction And Plant Limited Cliffolgwen Depot Sandy Leas Lane - 06/0959/REV - ALLOWED**
- 5. Appeal - Mr Robinson - 7 Kielder Close Billingham Stockton On Tees - 06/3484/FUL - DISMISSED**
- 6. Appeal - Mr And Mrs C J Morgan - Adjacent To 34 Mount Leven Road Yarm TS15 9RF - 06/2426/OUT - DISMISSED**

RESOLVED that the information be noted.

**P
5/07**

Consideration of update reports

Members discussed the arrangements for receiving update reports prior to the Planning Committee meeting. It was suggested that update reports would be available for Members to consider from 1.00pm and that Members were kindly requested to attend the committee at 1.00pm to give them the opportunity to read them.

RESOLVED that update reports be made available for Members to consider from 1.00pm and Members would endeavour to attend committee at 1.00pm to read them.