

Planning Committee

A meeting of Planning Committee was held on Wednesday, 6th June, 2007.

Present: Cllr Roy Rix (Chairman), Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr David Harrington, Cllr Paul Kirton, Cllr Miss Tina Large, Cllr Ross Patterson, Cllr Mrs Maureen Rigg, Cllr Julia Roberts, Cllr Fred Salt, Cllr Mick Stoker, Cllr Steve Walmsley.

Officers: B Jackson, C Straughan, P Whaley, R McGuckin, P Shovlin, J Roberts, P Copeland, C Snowdon, H Smith (DNS) J Butcher, S Johnson, M Jones (LD).

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

Apologies: Cllr John Gardner.

P 6/07 **Declarations of Interest**

Councillor Beaumont declared a personal/non-prejudicial interest in 07/1136/REM Land off Blair Avenue, Ingleby Barwick - Revised Reserved matters application for the erection of a children's day nursery, community centre (D2 use class), associated car parking and access road, due to being involved in the original outline application.

Councillor Kirton declared a personal/prejudicial interest in 07/0770/OUT, Land at Wynyard Golf Club, Wellington Drive, Wynyard - Outline application for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents, due to having a family member live on the Wynyard Estate.

Councillor Large declared a personal/prejudicial interest in 07/0923/FUL Northumberland Road, Pearl Road, Garnet Road, Mandale, Thornaby - Demolition of existing houses, closure of redundant roads and paths, and construction of 263 no. new dwelling units comprising new flats, bungalows and houses with garages, parking and landscaping, due to being a resident on the Mandale Estate.

P 7/07 **07/1136/REM Land off Blair Avenue, Ingleby Barwick Revised Reserved matters application for the erection of a children's day nursery, community centre (D2 use class), associated car parking and access road**

Consideration was given to a report that sought reserved matter approval for the erection of a 100-place nursery and a community centre. It was a resubmission of an application refused at the Planning Committee on 14th March 2007. The resubmitted application revised the details to provide for a greater separation distance between the proposed buildings and the existing boundaries. The boundary treatment had also been revised.

At the time of the meeting the application site was part of an area the subject of controversial development proposals. However, the application related to previously approved development and sought only the approval of the details of the buildings in terms of siting, means of access, layout, design, external appearance and landscaping. The submitted landscaping details were insufficient but a condition on the outline approval, which had not been discharged, retained control over that aspect of the development. The landscape architects previous concerns over landscaping had been largely met and he no longer objected to the development. There were no fundamental concerns from the highway standpoint.

Concerns had been received from residents but related primarily to the principal of the development and were therefore not material to the application.

On the whole Members felt that the resubmitted application did not sufficiently address the concerns raised last time relating to the proposed location of the children's nursery building. Members considered that the new proposal did not allow sufficient area around the children's nursery building to enable a satisfactory landscaping boundary treatment.

The Ward Councillor was present at the meeting and objected to the proposal.

RESOLVED that planning application 07/1136/REM be refused for the following reason:

1. In the opinion of the Local Planning Authority the location of the children's nursery building would not allow sufficient area around it to enable a satisfactory landscaping boundary treatment and would therefore be detrimental to the visual amenities of the area contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

Councillor Mrs Beaumont declared a personal/non-prejudicial interest in the above item due to being involved in the original outline planning application and indicated she would not be taking part in the vote.

**P
8/07**

07/0770/OUT

**Land at Wynyard Golf Club, Wellington Drive, Wynyard
Outline application for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents.**

Consideration was given to a report that sought outline approval, with all matters reserved for future approval except for the means of access, for a 4 star 150 bed golf hotel together with bars and restaurant, a conference facility, a health club and spa, a replacement club house and golf academy, key worker accommodation, partial remodelling of the golf course and a residents park. At the time of the meeting the planning application related to an area of land 41.5 hectares in size located on the Southern part of the Wynyard golf club.

It was considered that there was an acknowledged need for a hotel of such quality in the area and the chosen site was sequentially the best location and did not prejudice planning policy by being located within the Wynyard estate.

Concerns had been raised by residents and others primarily about the traffic impact on the local roads and that the character of the area would change unacceptably. It was accepted that the traffic associated with the development would have an impact on the area but the Head of Technical Services had confirmed the road system was capable of accommodating the traffic identified in the accompanying Transport Assessment. It was considered that the character of the area would change once the facility was fully established but not to a level sufficient to warrant refusal of planning permission.

Members were presented with an update report that outlined the comments received from the Highways Agency, Hartlepool Borough Council and the applicants transport consultant. Two letters of support for the proposal had also been received since the main report. The Highways Agency considered that the proposal would not have a material impact at the A19(T)/A689 junction but that consideration should be given to the safety record at the junction and the current peak hour operation. The Highways Agency had requested that it's consultants visit the site to ascertain the existing operation at the junction and provide comments on its safety, these comments were to be forwarded to the Planning department. As the final views of the Highways Agency were still to be received, the recommendation was amended to delegate the application to the Head of Planning. The list of conditions were also slightly amended.

On the whole Members considered that the development would bring important benefits to the local community through the provision of the new residents park as well as providing new leisure facilities that they would be able to access. It was also considered that it would bring important economic benefits as a potential tourist destination as well as providing a number of new jobs.

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

A resident was in attendance at the meeting and spoke in support of the application.

RESOLVED that planning application 07/0770/OUT be delegated to the Head of Planning for approval subject to final confirmation from the Highways Agency that it has no objection and subject to conditions covering the following matters:

- Development carried out in accordance with the approved plans
- Approval of reserved matters in respect of, siting, design, external appearance and landscaping
- Hotel restricted to a maximum of 150 beds
- Restriction of permission to specified uses
- Existing golf club to cease use once replacement facilities have been provided
- Tree and hedgerow protection
- Further ecological investigations and agreements on timing of works
- Event management arrangements
- Wheel washing

- Provision of a travel plan
- Refuse and servicing plan
- The access from Wynyard Road to be physically limited for use only for emergency, cyclists and pedestrians with the details including the precise position of the access point to be agreed
- Occupancy restriction on key worker accommodation
- 10% of energy used to be from renewable sources
- Management and maintenance arrangements for the residents park
- Materials
- Means of enclosure
- Hours of construction
- Surface water drainage and use of sustainable urban drainage systems
- Foul drainage
- Oil storage
- Only uncontaminated natural materials to be deposited on the site
- Motor vehicle and cycle parking to appropriate standard
- and any other relevant matters

Councillor Kirton declared a personal/prejudicial interest in the above item due to having a family member live on the Wynyard Estate and left the meeting room during the consideration and voting of the item.

**P
9/07**

07/0923/FUL

**Northumberland Road, Pearl Road, Garnet Road, Mandale, Thornaby
Demolition of existing houses, closure of redundant roads and paths, and
construction of 263 no. new dwelling units comprising new flats,
bungalows and houses with garages, parking and landscaping**

Consideration was given to an application that sought detailed planning consent for phase 2 of the Mandale housing scheme. The application followed on from previous applications on the Mandale Area of Thornaby. Planning permission was sought for a total of 263 dwellings as part of phase 2. The development would provide a mix of housing types including bungalows, detached and semi-detached homes, terrace properties and apartments. At the time of the meeting the site lay to the west of the existing redevelopment taking place in Phase 1 and Phase 1A of the Mandale scheme.

Members were presented with an update report that outlined that discussions with the applicant had continued and that various amended plans had been submitted. The plans sought to address the concerns of Urban Design but it was noted that any changes had not been agreed. The update report also highlighted that the applicant had submitted additional information to overcome the objection of the Environment Agency and that this had been forwarded onto the agency and a response was awaited.

Members considered that phase 2 of the scheme would continue the regeneration of the Mandale area of Thornaby and bring important improvements, which would be to the benefit of the whole community and help continue the redevelopment process.

Members requested that the Ward Councillors be kept informed of progress.

RESOLVED that planning application 07/0923/FUL be delegated to the Head of Planning for approval with appropriate conditions and subject to no objections from any statutory consultees.

Conditions will relate to:-

Approved Plans

Materials

Final details of pocket parks and green corridor

Detailed specification of pocket parks and green corridor

Hard and soft landscaping

Landscape works for the housing

Environmental Art

Landscape maintenance programme

Removal of Permitted Development rights – extensions/alterations

Removal of Permitted Development rights – Conversion of garages

Ground/finished floor levels

Construction hours

Drainage

Foul and surface water drainage

Oil interceptor

Land remediation scheme

And any additional conditions as is seen to be necessary.

Councillor Large declared a personal/prejudicial interest in the above item due to being a resident on the Mandale Estate and left the meeting room during the consideration and voting of the item.

P **07/1307/TEL**
10/07 **Land adjacent to Wolviston Roundabout Wolviston Road Wolviston. Prior approval determination for installation of 12.5m high timber monopole with 3 no. antennas, 1 no. 0.2m dish antenna, equipment cabinet and ancillary development.**

The above application was withdrawn prior to the meeting.

P **Planning Performance**
11/07

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

In terms of the processing of applications, it was noted that the newly established national targets set by the government (BVPI standards) had been exceeded. The Chairman congratulated all Officers on behalf of the Planning Committee for their hard work and dedication.

RESOLVED 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.

P **Sustainability Appraisal of the draft Planning Obligations Supplementary**
12/07 **Planning Document**

Members were presented with a report that related to the Sustainability Appraisal (SA) of the draft Planning Obligations Supplementary Planning Document (SPD). The Planning and Compulsory Purchase Act (2004) placed a mandatory requirement on Local Planning Authorities (LPA) to carry out a Sustainability Appraisal (SA) when preparing new or revised Development Plan Documents (DPD) or Supplementary Planning Documents (SPD), such as the Planning Obligations SPD. It was a requirement that the SA must be subject to public consultation at the same time as the Planning Obligations SPD.

RECOMMENDED that:

1. The content of the report be noted.
2. The SA of the draft Planning Obligations SPD for public consultation, subject to any amendments from internal consultees be agreed.
3. Minor amendments to the content of the document prior to the public consultation period be delegated to officers.