

Planning Committee

A meeting of Planning Committee was held on Wednesday, 27th June, 2007.

Present: (Meeting) Cllr Roy Rix (Chairman), Cllr Mrs Eileen Craggs (Vice Cllr Steve Walmsley), Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr Bob Gibson (Vice Cllr Jim Beall), Cllr Andrew Larkin (Vice Cllr Harrington), Cllr Miss Tina Large, Cllr Mrs Jean O'Donnell (Vice Cllr Mick Stoker), Cllr Ross Patterson, Cllr Mrs Maureen Rigg, Cllr Julia Roberts, Cllr Fred Salt

(Site Visit) Cllr Roy Rix (Chairman), Cllr Jennie Beaumont, Cllr Eileen Craggs (Vice Cllr Steve Walmsley), Cllr Tina Large, Cllr Ross Patterson, Cllr Julia Roberts, Cllr Fred Salt

Officers: M Clifford, P Shovlin, B Jackson, C Straughan, J Hall, C Snowdon, R McGukin, H Smith, M Robinson, N Laws, D Bage (DNS) J Butcher, F Shayler, M Jones (LD)

Also in attendance:

Apologies: (Meeting) Cllr Jim Beall, Cllr John Gardner, Cllr David Harrington, Cllr Paul Kirton, Cllr Mick Stoker, Cllr Steve Walmsley

(Site Visit) Cllr Jim Beall, Cllr John Gardner, Cllr Paul Kirton, Cllr Mrs Maureen Rigg, Cllr Michael Stoker, Cllr Stephen Walmsley

P Declarations of Interest

13/07

Councillor Beaumont declared a personal/non-prejudicial interest in relation to Planning Application 06/0823/OUT Land off Blair Avenue, Ingleby Barwick - Revised outline application for approval in principal of mixed use development with associated car parking and means of access and hard and soft landscaping, due to being involved in the decision making process of the original outline application.

Councillor Craggs declared a prejudicial interest in relation to Planning Application 05/1561/REV Corner of Sadler Forster Way and Stockwell Avenue, Teesside Industrial Estate, Thornaby - Erection of Storage building associated car parking and landscaping, due to the financial interest of her husband receiving a pension from English Estates, who's successor "Building for Business" are the land owners.

Councillor Gibson declared a personal/non-prejudicial interest in Planning Application 07/0857/FUL Ramsey Gardens and Nevern Crescent, Ingleby Barwick - Extension of roadways to boundary of Betty's Close Farm/proposed residential development, due to having spoken to the applicant about the development in the past and left the meeting for the duration of the item.

Mrs Rigg declared a personal/non-prejudicial interest in Planning Application 05/1561/REV Corner of Sadler Forster Way and Stockwell Avenue, Teesside Industrial Estate, Thornaby - Erection of Storage building associated car parking and landscaping, due to being a member of the Tees Valley Wildlife Trust.

P 05/1561/REV
14/07 Corner Of Sadler Forster Way and Stockwell Avenue, Teesside Industrial Estate, Thornaby
Erection of storage building associated car parking and landscaping.

Consideration was given to a report which was deferred at Committee on 31st

May 2007 for a site visit. Planning permission was sought for the erection of a storage building and associated carparking and landscaping at the corner of Sadler Forster Way and Stockwell Avenue, currently a pond and landscaping was present on the site. The site was owned by OneNortheast.

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.

Following deferment the applicant was concerned that the Committee required further information regarding the change in circumstances since the application was originally submitted. The Applicant therefore provided a support statement explaining that a new contract had been awarded and more than 30 jobs would be created. Also, the existing pond was not a natural pond but was created by the estate operator for general amenity purposes and only had a piped water supply.

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, loss of protected species and the inappropriate location of the building.

The proposed development was considered to achieve adequate spacing between existing units, which prevented significant undue loss of amenity. It was considered that given the overall level of landscaping and open space provided within Teesside Industrial Estate a significant loss of amenity would not arise. It was also considered that the loss of habitat was compensated for by the provision of a replacement pond on adjacent land. Based on the comments of the Head of Technical Services, the access and parking provision of the site was considered acceptable

In view of the above, it was considered that the proposed development accorded with the relevant adopted Local Plan policies and guidance, and it was recommended that planning permission be granted subject to the conditions identified in the report.

Members were presented with an Update Report which noted that since the main report was prepared a statement of support for the development had been received from the land owners "Buildings for Business" part of the UK Land the successors to English Estates which was originally a Government Agency set up to provide properties for job creation.

Members considered the proposed development against the policies and documents identified with the report and considered that the scheme accorded with these policies as the proposal was in keeping with the character of the area, did not lead to a loss of privacy or amenity for neighbouring land users or impact on highway safety with the attached conditions. It had significant job creation potential. Whilst the loss of the pond/amenity was regrettable, it had been artificially created and was to be replaced.

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

RESOLVED that planning application 05/1561/REV be approved subject to the following conditions:

1. The development hereby approved should be carried out in accordance with the following approved plans: unless otherwise agreed in writing by the Local Planning Authority

Drawing Numbers: - RTA1 Rev C, OL/A4/BT50/Admin/12, RTA2 Rev C,

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 had 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 information a plan demonstrating the provision of 10no. covered and secure cycle parking spaces shall be submitted to and agreed in writing before the building hereby approved was occupied. The approved details shall be implemented before the building is occupied and should be retained in perpetuity.

Reason: In the interests of highway safety.

4. No development shall take place until a detailed scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall specify:

i. Hard and soft Landscaping

ii. Detailed landscape specification for planting and maintenance

iii. A plan identifying existing planting on the site which is to be retained

The works shall be carried out during the first planting 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 or are removed or because 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

5. No development shall commence until a detailed scheme had been submitted to and agreed in writing by the Local Planning Authority for the provision of a replacement pond. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority, before the existing pond was removed.

Reasons: In the interests of the visual amenity of the area

6. Prior to commencement of development a scheme of working in regards to the transfer of pond life between the two ponds shall be submitted to and

agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented and adhered to unless otherwise agreed with the Local Planning Authority

Reason: To eliminate the risk of Signal Crayfish Escaping the vicinity of the development.

7. Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site a scheme of existing and proposed ground levels, including those in adjacent land and finished floor levels for all buildings within the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To take into account the impact of the development on the surrounding development.

8. 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 into use.

Reason: To achieve a satisfactory form of development.

Mrs Rigg declared a personal/non-prejudicial interest in this application due to being member of the Tees Valley Wildlife Trust

Councillor Craggs declared a prejudicial interest in the report application due to her husband receiving a pension from English Estates, who's successor "Building for Business" are the land owners, and left the meeting room during consideration of the report

P **07/0857/FUL**
15/07 **Ramsey Gardens and Nevern Crescent, Ingleby Barwick**
Extension of roadways to boundary of Betty's Close Farm/proposed
residential development

Consideration was given to a report that sought planning permission for the construction of access roads from the edges of the existing roads of Ramsey Gardens and Nevern Crescent up to the boundaries of the Betty's Close residential/riverside park site. Members were aware that an outline application for 17 no. Self-build housing plots and the creation of a riverside park/local nature reserve was approved with conditions in June 2006 (06/1064/OUT). Whilst the current application related to the housing/riverside park it was a separate application and needed to be judged on its own merits.

A representative for the applicant was in attendance and given the opportunity to outline his case.

A representative for Bellway Homes was also in attendance and stated

objections to the application and requested that the addition of a Section 106 Agreement be considered as a condition.

Members were advised that a Section 106 Agreement was not required as Condition 2 would ensure that the works would comply with Highway standards.

Members felt unable to accept the application until they had received further information with regard to Highway Controls and legislation and whether a 106 Agreement was appropriate.

RESOLVED that planning application 07/0857/FUL be deferred pending further information with regard to Highway Controls and legislation and whether a 106 Agreement was appropriate.

Councillor Gibson declared a personal/non-prejudicial interest in the report due to knowing the applicant following discussions with him about the development in the past and left the meeting room during the consideration of the report.

**P
16/07**

06/0823/OUT

Land north of Blair Avenue, Ingleby Barwick

Revised outline application for approval in principle of mixed use development with associated car parking and means of access and hard and soft landscaping

Consideration was given to the outline application which sought permission for the principle siting and means of access of a mixed use commercial and leisure development, including a nursery and medical centre with associated car parking and landscaping on land to the north of Blair Avenue, Ingleby Barwick. Matters relating to design, external appearance and layout were reserved for future consideration. A plan had been submitted for consideration of the layout of the proposed development showing a range of single two and three storey buildings with car parking spaces, landscaping and an area of public open space.

The application had been publicised by means of a site notice, local press and individual notification letters. Over 160 letters of representation had been received, with the large majority objecting to the proposal. A few had raised no objections and there had been one letter of support.

Ingleby Barwick Town Council objected to the proposal and objections had been received by of Ward Councillors.

The main planning considerations in respect of the proposed development related primarily to planning policy implications; traffic, access and highway safety; visual impact including loss of open space; impact on the amenity of the residents of existing and proposed dwellings and businesses and the need for the development.

A representative of Ingleby Barwick Town Council was in attendance at the meeting and was given the opportunity to state his case against the application.

In light of the information supplied and responses from consultees, it was considered that the proposed development was contrary to a number of policies in the Adopted Structure and Local Plan, would have an adverse impact on local amenities.

RESOLVED that planning application 06/0823/OUT be refused for the following reasons:

1. In the opinion of the Local Planning Authority it was considered that the proposal would be detrimental to highway safety and the free flow of traffic in Ingleby Barwick due to giving rise to severe congestion, the provision of unsafe access to the development, an unacceptable internal layout and insufficient parking provision, contrary to policies GP1 and TR15 of the adopted Stockton on Tees Local Plan.
2. In the opinion of the Local Planning Authority the application has failed to prove either sequentially or in terms of the need that the town centre elements of the development are justified in this out of centre location contrary to policy S2 of Alteration No 1 to the adopted local plan and Planning Policy Statement 6.
3. In the opinion of the local planning authority the proposed siting of the buildings and other structures for which permission was sought would have an unacceptable adverse impact on the amenity of existing and future occupants of neighbouring properties contrary policies GP and S17 of the Adopted Stockton on Tees Local Plan.
4. The application failed to provide a Flood Risk Assessment to demonstrate that the development would not exacerbate flooding problems downstream within the catchment area contrary to the requirements of PPS25.

Councillor Beaumont declared a personal/non-prejudicial interest in the above item due to being involved in the original outline application and took no part in the vote. Cllr Larkin removed himself to the public gallery due to having submitted objections to the application and took no part in the vote.

P 07/1007/LA
17/07 Roseworth Primary School, Rudyard Avenue, Stockton
Erection of new 420-place single storey primary school and 39-place nursery together with new private vehicular access road (illuminated), external play areas, playing fields and landscaping and new fencing. (Existing Infants and Junior Schools to be demolished once the replacement building is complete)

Consideration was given to an application which sought planning permission for a new 420-place replacement primary school with an integral 39-place nursery for the existing Roseworth Infant & Junior Schools and Redbrook Primary School.

Community consultation had been carried out in relation to the proposed redevelopment of the site and specifically with the school staff, existing and prospective parents and also residents surrounding the application site. The

comments received helped shape the submission of the planning application for the school layout and design.

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

Overall, Members considered the nature and scale of the development to be acceptable, with parking provision and access being satisfactory. Members considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and did not conflict with policies in the Development Plan.

Members requested that soft landscaping around any mesh/security fencing be considered. It was stated by Officers that this was included by way of condition.

RESOLVED that planning application 07/1007/LA be approved with conditions subject to:

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

Drawing Number(s): - A/0039/0001/2996/01,
A/0039/0001/2996/15,A/0039/0001/2996/22,A/0039/0001/2996/10,A/0039/0001/
2996/11,A/0039/0001/2996/02,A/0039/0001/2996/03,TS/D2/76/1/103B.

Reason: To define the consent.

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

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

03. Details of the proposed hard and soft landscaping and boundary treatments (and this would include specimen extra heavy tree planting along the welded mesh fence boundary with Rudyard Avenue) were required. Full details should be provided to the following minimum standard:

A. A detailed landscape plan for hard construction indicating materials and construction methods.

B. A detailed planting plan indicating soil depths, plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.

C. Protection measures for retained trees to ensure that no damage occurred during the construction period. The protection area must be in accordance with B.S.5837: 2005 Trees in relation to Construction. Full details of the tree protection measures including the precise alignments should be submitted for approval and should be erected, to the satisfaction of the council, prior to any works commencing on site.

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

04. No Development hereby approved should commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment had 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 was likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation should be carried out, submitted to and approved in writing by the Local Planning Authority prior to any development hereby approved commences on site.

Reason: To ensure the proper restoration of the site.

05. If it was likely that contamination is present, no development should commence until a Phase 2 site investigation scheme to involve risk estimation had been carried out. The developer must design and implement intrusive investigations to provide sufficient information on potential contamination.

Reason: To ensure the proper restoration of the site.

06. No construction/building works shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 8.00am and 1.00pm on Saturdays. No Sunday/Bank Holiday working.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

07. Details of all external lighting should be submitted to and agreed in writing with the Local Planning Authority before such lighting was erected. Before the use commences, such lighting should 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 should be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Reason: To avoid light pollution in the interests of the visual amenities of the area.

08. A School and Workplace Travel Plan should be submitted to the Local Planning Authority. The Travel Plan shall establish clear targets and procedures for monitoring and review of such targets, and any requisite infrastructure improvements and implementation timetable should be agreed by the Local Planning Authority. The Travel Plan should be implemented as approved.

Reason: In the interests of highway safety.

09. Details of any extract ventilation or fume extraction system, including the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment, to be installed and used in the premises in pursuance of this permission shall be first approved by the Local Planning Authority and installed before the development hereby permitted commenced and thereafter retained in full accordance with the approved details. The ventilation and extraction system should be operated and maintained in accordance with the manufacturers

recommendations including the frequency of replacement of any filters.

Reason: In the interests of the amenities of the area.

10. All means of enclosure associated with the development hereby approved should be in accordance with a scheme to be agreed with the Local Planning Authority before the development commences. Such means of enclosure as agreed should be erected before the development hereby approved was occupied.

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

11. The playing field detailed in drawing no. A/0039/0001/2996/03 should be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000), and made available for use within a timescale to be agreed with the Local Planning Authority.

Reason: To ensure the satisfactory standard of the playing fields

12. Prior to the commencement of the use of the new school a Community Use Scheme for the school's playing pitches should be submitted to and approved in writing by the Local Planning Authority. The scheme should include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To ensure the satisfactory management arrangements of the playing fields.

13. A Traffic Regulation Order should be implemented for the effect of providing school time waiting restrictions and a traffic calmed zone on Rudyard Avenue before the building was occupied or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

**P
18/07**

07/1237/VARY

Parkfield Redevelopment, at land at Alliance Street, Hind Street, Templar Street and Spring Street, Stockton-On-Tees.

Application under section 73 to vary condition no.2 (approved plans) of planning approval 05/3240/FUL (as amended by condition no.1 of 06/3180/VARY). Residential development comprising erection of 114 dwellings and associated car parking, means of access and landscaping (demolition of existing dwellings).

Members were provided with an application that sought a minor relocation of Plots 1-6 by approximately 1.2 metres east to avoid an existing railway fence line owned by Network Rail and kitchen window heights on some properties revised to 1050mm high to allow for a 150mm splash backs to the sinks.

Permission was granted in 2006 for the erection of 114 dwellings with associated car parking, access and landscaping (application 05/3240/REV). The proposal was part of a major regeneration initiative for the Parkfield/Mill Lane area and construction had commenced.

The original approved plans were amended by a variation of the approved plans (06/6310/VARY) namely the relocation of plots 59 & 60 to avoid land owned by Rail Track and the substitution of house types on Plots 4,11,107 and 111.

The planning application had been publicised by means of site and press notices, as the area was primarily derelict. No representations had arisen from that process or objections from consultees.

The main planning considerations therefore related to visual impact and impact on the amenity of the occupants of neighbouring properties.

The development of this site and its layout was examined in some detail when the previous application was considered. With the new application no significant changes were made and it remained very similar to the scheme approved in January 2006.

On the whole, Members considered that the proposed development accorded with the Council's adopted standards and Adopted Stockton on Tees Local Plan Policies GP1, HO3, HO4 and HO11 and was therefore acceptable.

RESOLVED that Planning application 07/1237/VARY be approved with Conditions subject to:

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

Drawing Number(s): - 3763/L01; 3765/SK-001 rev PRE11; MP(A) S50A,B, C; CNS50; MP(B)S50; TVROS50.

Reason: To define the consent.

02. The approval related solely to this application to amend the position of plots 1-6 and the changes to the windows in house types Chestnut, Rowan, Maple A and Maple B and did not in any way discharge the conditions contained in planning approval 05/3240/P, dated 12th January 2006 which conditions apply to this consent.

Reason: For the avoidance of doubt.

P 07/0943/FUL
19/07 Former Roseworth Public House, Redhill Road/Ragpath Lane, Roseworth
Erection of three storey apartment block comprising of 18 no. one
bedroom apartments and 12 no. two bedroom apartments

The above application was withdrawn prior to the meeting.

**P
20/07**

**07/0815/FUL
The Roundel, Mitchell Avenue, Thornaby
Construction of new paved seating area with 'jumbrellas'.**

Consideration was given to an application which sought the erection of three 'Jumbrellas' at The Roundel Public House Mitchell Avenue, Thornaby. The Roundel was located in predominantly a residential area with properties to the South and East at Stainsby Gate, Thornaby, to the West along Mitchell Avenue and the main highway of Acklam Road to the North. To the rear of the premises, there was a large car park area.

The application had been revised following comments by the Case Officer and neighbouring residents, to remove the proposed paving area.

Five letters of objection and one petition with 33 signatures to the initial scheme had been received. One letter of objection had been received with respect to the revised scheme, being considered at today's meeting.

To the front area of the public house, which faced onto Mitchell Avenue, there was an existing seating area. The proposed 'Jumbrella's would be erected within this location, which was considered to not have a significant increase or unacceptable impact on the amenity of existing residents, in terms of noise and disturbance and it was considered that the proposed developments were of a scale, design and proportion that complemented the existing property.

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

A resident was in attendance at the meeting to object to the application and was given the opportunity to speak.

The Environmental Health Officer was in attendance and stated that controls had been placed on the Roundels Public House licence to limit noise disturbance. However if residents had any concerns with regard to such issues they should contact Environmental Health.

Members considered that having regard to all material planning considerations that the structures subject to the imposition of the conditions proposed would not have an adverse impact on the amenity of neighbouring occupiers by virtue of noise and disturbance, the design and scale was appropriate to the building, would not detract from the quality of the street scene and would have no impact on highway safety. The proposed development would therefore accord with policy GP1 of the Adopted Stockton on Tees Local Plan and was considered acceptable.

RESOLVED that the application (07/0815/FUL) be approved subject to the following conditions:

01. The development hereby approved should 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, DRWG NO.1061/02B

Reason: To define the consent

02. Details of all external finishing materials should be agreed with the Local Planning Authority before the development was commenced.

Reason: To reserve the rights of the Local Planning Authority with regard to these matters.

03. Details of all external lighting of the structure hereby permitted should be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commenced, such lighting should 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 should be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Reason: To avoid light pollution in the interests of the visual amenities of the area.

04. No music should be played within or transmitted from the structure hereby permitted.

Reason: In the interests of the occupiers of adjoining and nearby premises.

P **Core Strategy Development Plan Document Preferred Options**
21/07 **Local Development Framework**

Members were presented with a report which informed Planning Committee on the content of the draft Core Strategy Development Plan Document Preferred Options, which was a key document in the Local Development Framework. A public consultation exercise was scheduled to take place in September/October of this year, as timetabled in the Local Development Scheme. The Preferred Options paper was attached as Appendix A.

RESOLVED that: -

01. The contents of the report be noted;
02. The Core Strategy DPD Preferred Options for public consultation be approved;
3. Any necessary minor amendments to the contents of the document prior to the public consultation period, be delegated to Officers, in consultation with the LDF Member Steering Group,

P **Regeneration Development Plan Document Options**
22/07 **Local Development Framework**

Members were presented with a report which detailed the content of the draft Regeneration Development Plan Document Issues and Options, which was a key document in the Local Development Framework. A public consultation exercise was scheduled to take place in September/October of this year, as timetabled in the Local Development Scheme. The Issues and Options were attached as Appendix A) for Members' consideration and approval.

RESOLVED that: -

01. The content of the report be noted;
02. The Regeneration DPD Issues and Options for public consultation be approved;
03. Minor amendments to the content of the document prior to the public consultation period be delegated to Officers, in consultation with the LDF Member Steering Group.

P 23/07 Local Development Framework: Yarm and Eaglescliffe Area Action Plan Issues and Options Consultation.

Members were presented with a report that related to the "Yarm and Eaglescliffe Area Action Plan DPD Issues and Options Paper". The DPD was intended to give an overview of existing plans and proposals for the Yarm and Eaglescliffe areas, to incorporate them in an action plan, to identify a vision of how the area should develop in the future and to develop policies to guide future development in the area.

The DPD had been subject to a Sustainability Appraisal (SA) scoping exercise. The Scoping Report was attached at Appendix 2 and would be published alongside the DPD for public consultation. It established the sustainability issues relevant to this DPD and set out a framework consisting of objectives, indicators and targets to test how the plan would contribute to sustainable development.

RESOLVED that;

01. The content of the report be noted.
02. The Yarm and Eaglescliffe Area Action Plan Issues and Options document for public consultation be approved.
03. Minor amendments of an editorial nature prior to the publication of the document for public consultation be delegated to Officers.

Members commended the Officers for their hard work in producing all three of the Local Development Framework reports as brought before this committee today.

Councillor Beaumont commented on the attitude of Officers and other Members at this meeting.

- P 24/07**
- 1. Appeal - Mr A Powell - The Keys High Street Yarm - 06/2450/COU - ALLOWED**
 - 2. Appeal - Clear Channel - Storage Compound Portrack Lane Junction Of**

Black Path - 06/3807/ADV - DISMISSED
3. Appeal - Mr And Mrs J Basford - Sunnymount 19 South View
Eaglescliffe - 06/2951/FUL - ALLOWED

The above appeals were noted.