

Planning Committee

A meeting of Planning Committee was held on Wednesday, 19th September, 2007.

Present: (Meeting) Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr John Fletcher (Cllr Mrs Maureen Rigg), Cllr Miss Tina Large, Cllr Jean O'Donnell (vice Cllr Paul Kirton), Cllr Ross Patterson, Cllr Fred Salt, Cllr Mick Stoker, Cllr Steve Walmsley

(Site Visit) Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Phillip Broughton, Cllr John Fletcher (vice Cllr Mrs Maureen Rigg), Cllr Ross Patterson, Cllr Fred Salt

Officers: (Meeting) C Straughan, B Jackson, P Whaley, D James, R McGuckin, P Shovlin, J Roberts, C Snowdon (DNS) S Johnson, J Butcher (LD)

(Site Visit) B Jackson, A Glossop, H Turnbull, P Shovlin (DNS)

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

Apologies: (Meeting) Cllr John Gardner, Cllr David Harrington, Cllr Paul Kirton, Cllr Mrs Maureen Rigg

(Site Visit) Cllr John Gardner, Cllr David Harrington, Cllr Miss Tina Large, Cllr Mrs Maureen Rigg, Cllr Mick Stoker, Cllr Steve Walmsley

P 50/07 **Declarations of Interest**

Councillor Fred Salt declared a personal prejudicial interest in the item entitled Townend Farm, Whitton - Residential development of 13 no. new dwellinghouses and conversion of barn to dwellinghouse (Demolition of pig unit), due to being a friend of the applicant.

Councillor John Fletcher declared a personal/non-prejudicial interest in the item entitled 690 Yarm Road, Eaglescliffe, Stockton-on-Tees - Revised application for residential development comprising 10 no. new build apartments and conversion of existing dwelling into 4 no. apartments together with associated access, parking and landscaping, due to being a member of Egglecliffe Parish Council.

P 51/07 **Minutes of the meetings held on 27th June 2007, 18th July 2007, 8th August 2007 - for signature**

The minutes of the meetings held on 27th June 2007, 18th July 2007 and 8th August 2007 were signed by the Chairman as a correct record.

P 52/07 **07/1674/FUL Townend Farm, Whitton, Residential development of 13 no. new dwellinghouses and conversion of barn to dwellinghouse. (Demolition of pig unit)**

Consideration was given to a report that sought planning permission for the residential development of 13 dwelling houses and the conversion of the existing barn into a residential dwelling, resulting in the demolition of the pig unit. The application site lay at the northern end of Whitton Village. The current established use was an agricultural unit and was a pig farm.

It was noted that a previous application for outline planning consent for the

erection of dwellings on land within the limits to development was granted in 2001. A further application in 2005 to vary the time limits for the submission of reserved matters (05/1344/ARC) was approved and this application remained valid although it was noted that it expires on 27.06.2008.

Members of the Committee were presented with an update report that outlined that a transport assessment had been submitted with the original submission and that 14 letters of support were also submitted as part of the application.

Members acknowledged that the proposed development would have community benefit in terms of the gift of land and monies towards the improvement of and extension to Honey Pot Woods and the removal of a 'bad neighbour, however, it was considered that it did not negate the fact that there were fundamental issues in terms of the principle of development on the site in terms of the scheme being outside the limits to development and the overall sustainability of the site.

The applicant was in attendance at the meeting and was given the opportunity to address the Committee.

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

Officers were requested to discuss with the applicant the suitability of alternative schemes within the Village Envelope.

RESOLVED that planning application 07/1674/FUL be refused for the following reasons:

1. In the opinion of the Local Planning Authority the proposed site is in an unsustainable location for residential development by virtue of the limited services within Whitton Village, which would require occupants to travel via the private car for employment, schools, retail and recreational purposes. The settlement could not meet the demand placed on it from such a development in respect to these uses and as such would be contrary to the aims of government guidance with respect to locating residential development in sustainable locations as detailed in PPS 1 - Delivering sustainable development, PPS 3 - Housing and PPS 7 - Sustainable development in rural areas and also the Tees Valley Structure Plan policy SUS2.

2. The proposal represents development outside the urban limits and is therefore contrary to policy EN13 of the Adopted Local Plan which states that new buildings should only be considered where it is necessary for farming or forestry operation or provided that the development does not harm the character or appearance of the countryside where it contributes to the diversification of the rural economy, is for sport or recreation or is for a small scale tourism facility.

Councillor Fred Salt declared a personal prejudicial interest in the above item due to being a friend of the applicant and left the room for the consideration and voting of the item.

P **07/1817/OUT**
53/07 **Land Adjacent To, 1 Manor Place, Off Bishopton Road West**

Outline application for residential development of 8 no. apartments within one building and associated means of access (demolition of existing community centre building)

Consideration was given to a report that sought outline planning permission for the redevelopment of the site of a community association building to provide an 8 unit apartment block and associated parking, access amenity space and other ancillary development. The outline was submitted to establish the principle of the development and its point of access. Members had deferred the application from the last meeting in order to visit the site.

A total of 22 letters of objection had been received in respect to the proposed development with the majority of objections relating to the point of the access, impact on amenity and privacy and the scale of the development.

It was explained that the proposal related to a brownfield site within the defined limits of development and within close proximity to a range of services.

Members were advised that the location of the proposed access into the scheme was moved following concern that the existing vehicular access into the site was insufficient in width to provide for the new use and for an adequate footpath to be provided.

Members were presented with an update report that provided further comments from Urban Design and that recommended additional conditions relating to offsite pedestrian footway connections, a temporary carpark for construction workers and a delivery storage area.

On the whole Members considered that the proposed development was unacceptable. It was considered that the proposal would have an unacceptable impact on the adjacent properties of 1 Manor Place due to its height, mass and bulking and that it would adversely affect the character of the area.

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

A resident was in attendance at the meeting and objected to the proposal.

RESOLVED that planning application 07/1817/OUT be refused for the following reason:-

1. In the opinion of the Local Planning Authority the proposed development would have an unacceptable impact on the amenities of the adjacent properties in Manor Place by reason of the height, bulk and massing of the building which would also adversely affect the character of the area and is therefore contrary to policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan.

**P
54/07**

07/1698/FUL

690 Yarm Road, Eaglescliffe, Stockton-on-Tees

Revised application for residential development comprising 10 no. new build apartments and conversion of existing dwelling into 4 no. apartments together with associated access, parking and landscaping.

Consideration was given to a report that sought planning permission for a residential development of 14 two bed apartments being provided through the conversion of an existing house into 4 units and 10 new build units being constructed within the associated garden. The development included single, two and three storey elements, 24 parking spaces and a revised access as well as other ancillary works such as cycle and bin store. Members had deferred the application from the last meeting in order to visit the site.

It was noted that the application was a revision to application 06/1869/FUL, which was withdrawn following concerns over the access to the site and other matters.

It was explained that a plan had been received from the applicant in relation to the protected right turn access into the site. The plan did not meet the authorities' requirements and Members were informed that this was being worked on but that the Head of Technical Services was satisfied that the protected right turn could be adequately provided.

A total of 30 letters of objection had been received from 25 different properties within the locality. The main objections related to the over development of the site, the type of accommodation being provided, the impact on the existing property, the loss of landscaping and the impact on the amenity and privacy of neighbouring properties.

Members received an update report that outlined further comments from the Head of Technical Services and the agent for the application.

On the whole Members considered that the proposed development was unacceptable. It was considered that it would have an unacceptable impact on the amenities of the adjacent properties in Croft Road due to it being overbearing and would result in a lack of privacy, which would adversely affect the character of the area.

The agent for the application was in attendance and was given the opportunity to address the Committee.

A representative from the Parish Council and a resident were in attendance and objected to the proposal.

RESOLVED that planning application 07/1698/FUL be refused for the following reason:-

1. In the opinion of the Local Planning Authority the proposed development would have an unacceptable impact on the amenities of the adjacent properties in Croft Road by reason of overbearing and lack of privacy which would adversely affect the character of the area and is therefore contrary to policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan.

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

P 07/1881/FUL

**55/07 Land Off Millbank Lane,
Residential development of 36 no. one and two bedroom apartments and
substitution of house types to plot nos. 251-255**

The above application was withdrawn prior to the meeting.

**P 07/2479/FUL
56/07 654-656 Yarm road Eaglescliffe
Revised application for the erection of 82 bed care home and associated
means of access, car parking and landscaping**

Consideration was given to a report that sought permission for an 82 bed care home and associated means of access, car parking and landscaping at the site of 654-656 Yarm Road, Eaglescliffe.

In 2006, outline planning permission (06/1561/OUT) was granted for the siting of a 75-bed care home and associated means of access, which involved the demolition of a pair of semi-detached Victorian villas. In 2007, planning permission (07/1375/FUL) was refused for an 82-bed care home due to concerns over the size and position of the care home in relation to the property at 37 Highfield Drive and the loss of privacy in the rear garden of that property.

It was explained that the revised application sought to address the reasons for refusal and proposed an 'H' shaped 2.5 storey building following the same orientation as the existing buildings. External amenity open space was provided to the east and west of the site. Car parking was arranged along the northern boundary of the site in three blocks, with a turning area to the rear of the site. The rear section of the building had been shortened by approximately 1.0 metre and tree planting was indicated along the boundary of the site to 37 Highfield Drive. The detail of the proposed elevations and general layout were unchanged. An exclusion zone of 7.2 metres had been provided to protect a Sycamore tree on the southern boundary of the site.

Four letters of representation had been received objecting and commenting in respect of access and highway safety, impact of the building on the character of Eaglescliffe, inappropriate location, design and character, impact on the amenity of the occupants of neighbouring properties and proposed planting and flooding.

Members of the Committee were presented with an update report that outlined responses received from the Head of Technical Services, Network Rail and CE Electric. It also provided a summary of a letter of representation received from the occupants of 20 Highfield Drive. It was noted that as the publicity period had now expired and that the relevant consultation responses had been received the recommendation had changed for Committee to make the determination subject to the inclusion of conditions.

On the whole Members considered that the proposal was acceptable. Outline planning permission for a nursing home had been granted previously on this site and the development accorded with the general locational requirements of adopted Stockton on Tees Local Plan policies GP1 and HO8. The Council's separation distances had been met, the proposed reduction in the length of the building and additional planting, and it was considered that the scheme as

proposed addressed the previous reasons for refusal.

RESOLVED that planning application 07/2479/FUL be approved subject to the conditions outlined below:-

Proposed conditions: Approved documents, time limits, details of landscaping, (soft and hard), tree and vegetation protection, levels, external illumination, secure cycle storage, provision of internal footpath link to Yarm Road, means of enclosure, drainage, working period, land contamination, disabled spaces, covered and secure cycle shelters, an on-site temporary car park, measures to protect existing footpaths and verges, planting, tree protection, excavations, construction methods and boundary treatments.

P 07/2214/REV
57/07 54 Bassleton Lane, Thornaby, Stockton-on-Tees
Retrospective application for erection of 2 no. dormer bungalows with integral garages and associated means of access

Consideration was given to a report that sought retrospective planning permission for the erection of two dormer bungalows on the site of 54 Bassleton Lane, Thornaby. Previous outline and detailed planning permission had been granted for the erection of two properties although the development, which had taken place on site, was not strictly in accordance with the approved plans of the detailed approval. The application sought to regularise the development, which had taken place on site.

It was explained that the changes to the proposed development were particularly marginal, the main ones being the two buildings being in a slightly different positions on site which resulted in them being closer to the boundaries with the adjoining properties, the inclusion of one additional bedroom per unit and additional roof lights.

Members were advised that in view of there being an existing permission on the site for the erection of two properties, the main considerations of the application related to the differences between the previously approved scheme and the current scheme as against the consideration of the principle of the development.

A total of 19 letters of objection had been received in respect to the application and the main objections related to additional traffic, the overall impact on the area, highway safety, insufficient parking being provided and the impact on adjoining properties and the surrounding environment.

Members were presented with an update report that outlined that following concerns, the case officer had visited the site to ensure dimensions as indicated on the plans had been submitted for consideration. It also outlined that the applicant had verbally advised that the outline application relating to two dwellings on the adjacent plot would be withdrawn.

On the whole Members considered that, based on the limited changes to the scheme, which was approved under application reference 06/3072/FUL, the development would not unduly affect the privacy or amenity of adjoining residents or the surrounding environment.

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

A resident was in attendance and objected to the proposal.

RESOLVED that planning application 07/2214/REV 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	23 July 2007
190/1	23 July 2007
1 OF 2	23 July 2007

2. The development shall be carried out in accordance with an approved scheme of landscaping to be submitted to and approved in writing by the Local planning Authority. The approved details shall detail the following: -

- a) Hard and soft landscaping,
- b) Soil depths, plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.
- c) Excavations required for service runs.
- d) Locations for protective fencing

Planting works shall be carried out during the first planting and seeding 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 are removed or become 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.

3. Notwithstanding details hereby approved the precise details of the design and construction methods and materials of the access road serving the two properties shall be submitted to and approved in writing by the Local Planning Authority prior to being implemented on site. No property shall be occupied until the access road has been constructed in accordance with the approved details.

4. Prior to the dwellings hereby approved being occupied, a scheme of screen fencing shall be erected along boundaries of the site in accordance with a scheme of fencing to be submitted to and agreed in writing with the Local Planning Authority. The approved fencing shall remain in place in perpetuity unless agreed otherwise in writing by the Local Planning Authority.

5. Notwithstanding details hereby approved or those already implemented on site a comprehensive detailed scheme of surface water drainage shall be submitted to the Local Planning Authority within a 3 month period from the date of this permission. The scheme shall detail the following:

- a) The precise location of surface water drainage runs, and
- b) The location, size and depth of the soak aways
- c) The construction detail of the soak aways

The surface water drainage on the site shall be implemented in accordance with the agreed scheme of drainage within a 6-month period of this permission being granted.

6. Notwithstanding details hereby submitted the windows within the side elevation of the properties which serve bedroom 2 as indicated on the approved plans shall be glazed with Type 4 obscure glazing and shall remain obscurely glazed to this level in perpetuity unless agreed otherwise in writing by the Local Planning Authority.

7. Notwithstanding the provisions of classes A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

P **07/2341/FUL**
58/07 **1 South View, Eaglescliffe**
Revised application for residential development for the erection of
apartment building containing 7 no. units of accommodation and
associated car parking (demolition of existing dwelling house)

It was explained that following concerns being raised from a local resident as to the precise position of the corner of the site, and on site measuring works being undertaken by the case officer, it was established that the front corner of the site was inaccurately represented. This had resulted in a revised layout plan being submitted on the 17th September 2007. This amendment had resulted in several parking bays requiring marginal realignment. Further concerns had since been raised about the site plan. Members were advised that the application should be deferred until the next meeting of the Committee as Officers felt that they could not formulate recommendations based on potentially inaccurate plans.

RESOLVED that planning application 07/2341/FUL be deferred to the next meeting.

P **07/1962/REV**
59/07 **Former Campbells Tyre Depot, 5 High Street, Yarm**
Revised application for demoliton of existing garage buildings and
erection of 3 storey building comprising cafe/bistro on ground floor with 3
no. apartments above and associated car parking.

Consideration was given to a report that sought planning permission for the demolition of the existing garage buildings and the erection of a three-storey building providing a cafe bistro at ground floor with 3 residential apartments above and ancillary parking.

A total of 13 letters of objection had been received. Objections mainly related to access and parking implications, impact on the surrounding residential properties and their amenity and privacy, antisocial behaviour, the scale of the

development and its impact on the surrounding area.

On the whole Members considered that the proposed mixed use development, although located outside of the defined Yarm District Centre was located within close proximity, would result in the redevelopment of a brownfield site which hosted a non conforming use for the nature and appearance of the surrounding area whilst would not unduly compete with the vitality and viability of the District Centre and its associated role. It was considered that the site was relatively constrained whilst the building would be within close proximity to surrounding residential properties.

As such, it was considered that the opening hours of the cafe/bistro use needed to be controlled and the precise details of the elevations facing Bentley Wynd, as would the precise materials and detailing of the building itself in order to ensure it would not have a detrimental impact on the character of the conservation area or adversely affect the setting of the adjacent listed building. Members further considered that there was adequate parking and servicing for the proposed development.

The agent for the application was in attendance at the meeting and was given the opportunity to address the Committee.

RESOLVED that planning application 07/1962/REV be approved subject to potential flooding issues being resolved and subject to conditions relating to the following:-

Approved plans

Levels

Commercial element limited to A3 use only,

Details of cycle stores,

Scheme of Hard Landscaping,

Parking control of the proposed lay by

Servicing to the cafe/Bistro use being limited to off peak hours and away from hours in early morning or late at night

Cafe/Bistro premises being restricted from being open to members of the public beyond 8.00pm. Thereby being to be vacated by all visiting members of the public by 8.00pm.

Parking layout and marking scheme including management scheme for control over parking area

Scheme of design details including all external materials, window and door materials and colours, rainwater goods and other externally viable details.

No amplified music within the commercial premises unless specifically agreed in writing with the Local Planning Authority.

Parking and service lay by being brought into use prior to the development being occupied.

Retention of site boundary walls to the South and West boundaries unless other wise agreed in writing with the local Planning Authority

Obscure glazing scheme to be submitted detailing specifically windows within northern elevation.

The treatment of the side gable including additional false windows and landscaping.

P

07/2188/FUL

**60/07 1 West Hartlepool Road and 2 Sunderland Road, Wolviston,
Stockton-On-Tees**
**Revised application to divide existing properties into 2 no. dwellings with
other minor alterations/additions including erection of trellis on top of
existing front garden wall with a maximum height of 2.3m**

Consideration was given to a report that sought planning permission to convert 1 dwelling house into 2 separate dwellings with the inclusion of alterations and additions including trellis above the existing garden wall to the front. The site was located at 1 West Hartlepool Road and 2 Sunderland Road, Wolviston.

The application was a revised submission, which was originally approved in 2003. Within the previous application, the main principle of conversion remained live and could be carried out by the applicant, due to being within the five-year expiry date since approval.

It was explained that the application site lay within the defined conservation area of Wolviston and the proposal was to be considered against preserving and enhancing the conservation area.

No letters of objection or comments had been received from surrounding neighbours or Parish council.

It was noted that the applicant was a Ward Councillor and the application was therefore required to be determined by the Planning Committee.

On the whole Members considered that the developments proposed were in keeping with the character of the Wolviston Conservation area and in terms of style, proportion and materials and did not involve any significant loss of privacy and amenity for the neighbouring properties.

RESOLVED that planning application 07/2188/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
TRH/148/01 19 July 2007
TRH/148/02 19 July 2007

2. Details of all external finishing materials shall be agreed with the Local Planning Authority before the development is commenced.

P 07/2239/FUL
61/07 Land On Sandy Leas Lane, Elton
Erection of 3 no. stables and storage area for private use

Consideration was given to a report that sought planning permission for the erection of 3 stables and storage area for private use on land currently used for

grazing horses on Sandy Leas Lane, Elton.

It was noted that there had been no objections to the proposal, however Elton Parish Council had expressed concerns over the development, which mainly related to the precedent that the proposal would set, if approved.

The application was presented to Committee for determination, as the applicant was a parent of an employee of Stockton Borough Council.

On the whole Members considered that the overall size, design and location of the proposal was satisfactory and the proposal was in keeping with traditional stable block developments and would be for private use. It was considered that the proposal would not have an adverse impact on residential and visual amenity.

RESOLVED that planning application 07/2239/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	25 July 2007
SBC0002	25 July 2007
SBC0003	25 July 2007

2. No waste, including manure, shall be burnt at the site, unless within a properly formed appliance, in accordance with details to be submitted and agreed in writing with the local planning authority.

3. A detailed scheme for supplementary planting of the existing hedgerow fronting Sandy Leas Lane shall be submitted to and approved in writing by the local planning authority before the development authorised by this permission is commenced. Such a scheme shall specify types and species. The works shall be carried out in the first planting season following the occupation of the stables or the completion of the development whichever is the sooner and any trees or plants which within a period of five year 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.

4. The stables hereby approved shall not be used for commercial purposes without the prior written consent of the local planning authority.

5. Details of a scheme in accordance with BS5837, 2005 to protect the existing hedgerow shall be provided to the satisfaction of the Local Planning Authority. Such a scheme shall include full details of protection measures and should be erected, to the satisfaction of the council, prior to any works commencing on site and maintained to the satisfaction of the Local Planning Authority throughout the entire building period.

6. No development shall take place until full details of the proposed hard and

soft landscaping and the verge crossing 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 62/07 7 Kielder Close, Billingham
Unauthorised development for the erection of 1.8 metre high fence**

On 6th June 2005, planning permission was granted (05/0239/FUL) for the erection of a single storey lounge extension, a garage and a 1.8 metre high screen fence at 7 Kielder Close, Billingham.

It was explained that a further application (06/3484/FUL) sought planning permission retrospectively for a 1.8m close-boarded fence across the part of the site and hard up against the footpath. The application was refused on the grounds that the fence had an adverse impact on visual amenity and highway safety. A subsequent appeal was dismissed because of the adverse impact of the fence on the character of the area.

A further planning application (07/1646/REV) sought to amend the fence line to allow a more open frontage but was refused by Members of the planning committee. An enforcement notice was served and the applicant had amended the fence line. However, the rear of the fence veered out from the approved fence line by approximately 0.6m.

Members considered that it was not expedient to take enforcement action against the unauthorised development.

RESOLVED that it was not expedient to take enforcement action to ensure that the fence accorded with the position as previously approved under application 05/0239/FUL.

P 63/07 Title Saved Policies Directions: Tees Valley Structure Plan (2004) and Stockton-on-Tees Local Plan (1997)

Members considered a report that informed of a direction with regard to the "saving" of Structure Plan and Local Plan policies beyond 27th September 2007, under paragraph 1 (3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004. The "saved" policies would effectively comprise the Local Plan for the Borough pending the adoption of replacement policy documents through the Regional Spatial Strategy (RSS) and Local Development Framework (LDF).

RESOLVED that the report be noted.

P 64/07 Local Development Framework Steering Group Minutes - 12th June 2007

RESOLVED that the minutes of the meeting held on 12th June 2007 be confirmed.

**P 65/07 1. Appeal - Mr J Wallis - Land Of Former Community Centre Adjacent To Lennox Crescent Billingham. - 07/0226/OUT - DISMISSED
2. Appeal - Mr Willaim Gate - 704 & 706 Yarm Road Eaglescliffe Stockton-on-Tees - 06/3640/FUL -DISMISSED**

- 3. Appeal - Carlbury Developments Limited - Willow Bridge Works Letch Lane Carlton 07/0050/FUL - ALLOWED WITH CONDITIONS**
- 4. Appeal - Margaret Jamieson - 17 Cranwell Grove Thornaby Stockton-On-Tees - 06/3615/X – DISMISSED**
- 5. Appeal - Mr And Mrs Holden - 99 Church Field Way Ingleby Barwick Stockton-on-Tees TS17 5AW - 06/1325/FPD - ALLOWED**
- 6. Appeal - Bellway Homes (NE) Limited - Former School House And Offices The Wynd Wynyard Village Wynyard - 06/3003/REV – ALLOWED WITH CONDITIONS**
- 7. Appeal - Mr Kieran McMurray - The Grange Urray Nook Road Eaglescliffe Stockton-on-Tees TS16 0LX - 06/3340/FUL – ALLOWED WITH CONDITIONS**
- 8. Appeal - NAS Advocates Ltd - 9 Yarm Road Stockton-on-Tees TS18 3NJ - 06/3780/FUL – DISMISSED**
- 9. Appeal - Trafalgar Leisure Limited - 143 High Street Stockton-on-Tees TS18 1LX - 06/1077/REV – DISMISSED**
- 10. Appeal - Mrs Dianne Bainbridge - 3 Oakhurst Close Ingleby Barwick Stockton-on-Tees TS17 0UN - 06/3232/FUL - ALLOWED**

RESOLVED that the information be noted.