

Planning Committee

A meeting of Planning Committee was held on Wednesday, 21st November, 2007.

Present: (Meeting) Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr John Gardner, Cllr Robert Gibson (vice Cllr Mick Stoker), Cllr Miss Tina Large, Cllr Mrs Maureen Rigg, Cllr Fred Salt

(Site Visit) Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Mrs Maureen Rigg, Cllr Fred Salt

Officers: (Meeting) B Jackson, C Straughan, A Glossop, H Smith, C Snowdon (DNS); S Johnson, J Butcher

(Site Visit) B Jackson, A Glossop, D Moody (DNS)

Also in attendance: Cllr Julia Roberts, applicants, agents and members of the public

Apologies: (Meeting) Cllr David Harrington, Cllr Paul Kirton, Cllr Ross Patterson, Cllr Mick Stoker, Cllr Steve Walmsley

(Site Visit) Cllr Phillip Broughton, Cllr John Gardner, Cllr David Harrington, Cllr Paul Kirton, Cllr Miss Tina Large, Cllr Ross Patterson, Cllr Mick Stoker, Cllr Steve Walmsley

P Declarations of Interest

93/07

There were no declarations of interest.

P 07/2319/ARC

94/07

**Bishopsgarth Cottages, Darlington Back Lane, Stockton-on-Tees
Application under section 73 to amend condition no.2 (approved plans) of
planning approval 06/0461/REV**

Members were presented with an update report that outlined that a number of issues had come to light, following the committee site visit, in respect to the development on the site which varied from both the previously approved details and the plans which had been submitted for consideration as part of the application.

Members were advised that the application detail submitted did not accurately reflect what had been constructed on site. The Local Planning Authority had consulted on the basis of the submitted plans and therefore, consultees had not had the opportunity to comment on plans which precisely reflected what had been constructed on site.

Members considered that the determination of the application should be deferred to enable the buildings to be rigorously checked on site to identify all the changes and to ensure the agent submitted accurate "as built" plans for consideration. It was noted that Neighbours would then be reconsulted before the matter was reported back to Planning Committee.

RESOLVED that planning application 07/2319/ARC be deferred to enable the buildings to be rigorously checked on site to identify all the changes and to ensure the agent submits accurate "as built" plans for consideration.

P STOCKTON-ON-TEES BOROUGH LOCAL DEVELOPMENT FRAMEWORK 95/07 ANNUAL MONITORING REPORT 2006/2007

Members considered a report that informed of the completion of the third Local Development Framework Annual Monitoring Report (AMR). The AMR also reported on which of the existing Local Plan policies would be saved beyond September 2007.

It was explained that review and monitoring were key aspects of the Government's "plan, monitor and manage" approach to the planning system. They were crucial to the successful delivery of the spatial vision and objectives of the Local Development Framework and should be undertaken on a continuous, pro-active basis. By identifying outputs and trends, these techniques would enable local planning authorities to build a comprehensive evidence base against which local development document policies and implementation mechanisms could be assessed. Members were advised that Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 required local authorities to produce an Annual Monitoring Report to assess:

- the implementation of the Local Development Scheme
- the extent to which policies in Local Development Documents were being achieved.

It was noted that Annual Monitoring Reports had to be based upon the period from 1 April to 31 March, and submitted to the Secretary of State no later than the end of the following December.

Members were advised that Planning Policy Statement 12: Local Development Frameworks gave guidance to local authorities as to the content of the Annual Monitoring Report and were also advised what it should include an assessment of.

Regulation 48 specifically required information to be provided on net additional dwellings. As a means of assessing policy implications, authorities should use trajectories to demonstrate past and likely future performance, and demonstrate how housing policies would deliver housing provision in their area.

It was noted that under the Local Development Framework guidance, a set of core indicators were included which local authorities were required to address in their Annual Monitoring Report. These indicators had to be collected within a consistent timeframe using a clearly identified set of definitions. Detailed definitions were set out to assist local authorities with this task.

Members were presented with a copy of Stockton Borough's third Annual Monitoring Report. The report covered the period from April 2006 – March 2007. In the absence of new Local Development Documents which would make up the Local Development Framework, the monitoring report still focused on the performance of policies in the existing Stockton-on-Tees Local Plan.

Members were informed that the Annual Monitoring Report would enable the Council to:

- assess progress towards meeting the targets set out in the Local Development Scheme, and provide a basis for amendments in timetabling, as necessary.

- strengthen baseline data against which to monitor performance in the future.
- identify further gaps in the knowledge base, to enable systems to be put in place to collect information required for monitoring.
- look at the existing Local Plan policies to assess their effectiveness.

Members were informed of some of the key findings of the Annual Monitoring Report and informed that it had to be submitted to the Secretary of State by the end of December 2007.

RECOMMENDED to Cabinet that the third Local Development Framework Annual Monitoring Report be noted and endorsed.

**P
96/07 Local Development Framework Steering Group Minutes - 31st July 2007
and 25th September 2007**

RESOLVED that the minutes of the meetings held on 31st July 2007 and 25th September 2007 be confirmed.

**P
97/07 1. Appeal - Mr And Mrs Maddison - 4 Alpha Grove Norton - 06/1876/REV -
DISMISSED
2. Appeal - Mr And Mrs Brown - The Green Gables Warren Farm Wynyard
Road - 07/0085/FUL - DISMISSED**

RESOLVED that the information be noted.