

Planning Committee

A meeting of Planning Committee was held on Wednesday, 26th November, 2008.

Present: Cllr Roy Rix (Chairman), Cllr Jim Beall, Cllr Phillip Broughton, Cllr Robert Gibson, Cllr Paul Kirton, Cllr Terry Laing (vice Cllr John Gardner), Cllr Miss Tina Large, Cllr Colin Leckonby (vice Cllr Hilary Aggio), Cllr Ken Lupton (vice Cllr Mrs Jennie Beaumont), Cllr Bill Noble, Cllr Ross Patterson, Cllr Mrs Maureen Rigg, Cllr Steve Walmsley

Officers: B. Jackson, R. McGuckin, P. Shovlin, P. Whaley, M. Brownlee (DNS), J. Butcher, M. Jones (LD)

Also in attendance: Public, Agents and Developers

Apologies: Cllr Hilary Aggio, Cllr Mrs Jennie Beaumont, Cllr David Harrington, Cllr John Gardner

P Declarations of Interest

117/08

Cllr Lupton declared a personal/non prejudicial interest in item 08/3008/FUL and 08/3009/FUL Summer Hill, High Lane, Maltby as he had been a colleague of one of the objectors.

Cllr Walmsley declared a personal/non prejudicial interest in item 08/2713/FUL as he was a member of Thornaby Town Council who had forward an objection. Cllr Walmsley stated that he had not taken part in the discussion of the application at Thornaby Town Council.

Cllr Large declared a personal/non prejudicial interest in item 08/2713/FUL as she was a member of Thornaby Town Council who had forward an objection. Cllr Large stated that she had not taken part in the discussion of the application at Thornaby Town Council.

R. McGuckin declared a personal interest in item 08/2969/VARY as a close family member had objected to the application and therefore he did not want to be seen to have any influence over Members deliberations with any technical advise that may be needed.

P 08/3008/FUL

118/08

**Summerhill, High Lane, Maltby
Alterations and extensions to dwelling including sunroom extension to side and erection of a garage.**

Consideration was given to an application that sought planning permission for alterations and extensions which included the erection of first floor and single storey extensions to front, dormer windows and single storey sunroom extension to side, and erection of a single garage.

The application site was a detached bungalow with an extended garden area to the side at Summerhill, High Lane, Maltby, which was located within a street scene of mixed and varied house types.

This application was a fifth planning submission with previous planning application 08/0464/FUL being refused at planning committee on 30th April 2008. The principal difference between this application and the previous application was that the garage element had been changed from a double to a

single. A concurrent planning application, which omitted the erection of garage, was included on the agenda and due for consideration at the meeting (08/3009/FUL).

Members refused the previous application for four reasons, which were i) the detached garage to the front being an incongruous element in the street scene, ii) the development being out of character with existing street scene iii) the proposed development having an overbearing impact to neighbouring properties and iv) overdevelopment of the site.

With regards to this further application, in total, 17 letters of objections from neighbouring residents together with 1 letter from Maltby Parish Council had been received.

The main planning objections related to design and character of the resultant building, impact on the amenity of the occupants of neighbouring properties, visual impact, current unkempt state of land and dwelling, parking, and overdevelopment.

Comment had been made relating to the consideration of refusing to entertain the application for determination. Having considered the circumstances, and the provisions of Section 70A of the Town and Country Planning Act 1990, it had been decided that the application was worthy of determination.

The Head of Technical Services raised no objection to the proposal on access and highway safety grounds and the Landscape Architect also raised no objection, provided that hedge and tree-planting took place along the highway frontage of the site.

Members were presented with an update report which set out the response to four letters of concern from occupants of neighbouring properties, and responded on a letter from the applicant's agent to the Chair and Members of Planning Committee, addressing the reason for refusal of this application.

The revised application did not fully address Members concerns. Whilst the detached garage had been reduced in size from double to a single, it was considered that a single garage in the location proposed formed an incongruous element to the street scene contrary to policies GP1 and HO12 of the adopted Stockton on Tees Local Plan and advice in SPG2.. As such the proposal remained unacceptable.

Residents were in attendance and two residents addressed the committee to raise their objections to the application.

RESOLVED that planning application 08/3008/FUL be refused for the following reason:

In the opinion of the Local Planning Authority the proposed garage to the front of the dwelling would constitute an incongruous element in the street scene contrary to advice given in Supplementary Planning Guidance Note 2 and policies GP1 and HO12 of the adopted Stockton on Tees Local Plan.

P 08/3009/FUL
119/08 Summerhill, High Lane, Maltby
Alterations and extensions to dwelling including sunroom extension to side

Consideration was given to a report that sought planning permission for alterations and extensions which included the erection of a first floor and single storey extensions to front, including dormer windows and single storey sunroom extension to side.

The application site was a detached bungalow with an extended garden area to the side at Summerhill, High Lane, Maltby, which was located within a street scene of mixed and varied house types.

This application was a fifth planning submission with previous planning application 08/0464/FUL being recently refused at planning committee on 30th April 2008. The difference between this application and the previous application was that the garage element had been omitted and a glazed front elevation to the sunroom was proposed. A concurrent planning application, which included the erection of garage, had been considered at the meeting (08/3008/FUL).

Members refused the previous application for four reasons, which were i) the detached garage to the front being an incongruous element in the street scene, ii) the development being out of character with existing street scene iii) the proposed development having an overbearing impact to neighbouring properties and iv) overdevelopment of the site.

With regards to this further application, in total, 16 letters of objections from neighbouring residents and 1 letter from Maltby Parish Council have been received.

The main planning objections related to design and character of the resultant building, impact on the amenity of the occupants of neighbouring properties, visual impact, current unkempt state of land and dwelling, parking, and overdevelopment.

Representations had been made relating to the consideration of refusing to entertain the application for determination. Having considered the circumstances, and the provisions of Section 70A of the Town and Country Planning Act 1990, it has been decided that the application was worthy of determination.

The Head of Technical Services raised no objection to the proposal on access and highway safety grounds and the Landscape Architect also raised no objection, provided that hedge and tree-planting took place along the highway frontage of the site.

The revised application did not address all the Members concerns and on that basis, the application was again referred to Committee for a decision.

Whilst the previous concerns of Members were recognised, as the garage

element had been omitted from the proposals, the submission was considered to address the officer's concern with regards to introducing an incongruous element to the street scene.

An update report was tabled which set out the response letters of concern from neighbouring properties, responded to a letter from the applicants agent to the Chair and Members of Planning Committee, and added two further conditions accidentally omitted in the original committee report if members were minded to approve the application.

Members raised concern with the overall design, scale and appearance of the proposed alterations and extensions and did not consider that these were acceptable. Members were concerned that the overall height increase of the dwelling house would have a detrimental impact on the visual amenity of neighbouring properties and the street scene of High Lane.

Members considered that the development was out of character with the street scene, and would have an overbearing impact on neighbouring properties. Therefore members considered that the proposal did not accord with Policies GP1 and HO12 of the adopted Stockton on Tees Local Plan and refused the application.

Residents were in attendance and objected to the proposal.

RESOLVED that planning application 08/3009/FUL be refused for the following reasons:

1. The proposed development would have an adverse impact on local visual amenity as the resulting dwelling would be out of character in a local street scene dominated by bungalows, contrary to policies GP1 and HO12 of the adopted Stockton on Tees Local Plan and advice given in Supplementary Planning Guidance Note 2.
2. The proposed development would, by virtue of height and mass, have an unacceptable overbearing impact on, and to the detriment of the amenity of occupants of neighbouring properties, contrary to policies GP1 and HO12 of the adopted Local Plan and Supplementary Planning Guidance Note 2.

P 08/2969/VARY
120/08 69 - 71 Green's Lane, Stockton-on-Tees,
Application to vary condition no. 2 (approved plans) of application
06/3612/FUL Revised application for residential development of 15 no.
apartments in two blocks and 3 no. dormer bungalows, associated new
access road and demolition of the two existing buildings.

Consideration was given to a report regarding an application that sought planning permission to vary the plans approved under application reference 06/3612/FUL for a residential development of 15 apartments split over two blocks and 3 dormer bungalows with ancillary development including car parking, cycle and bin store and a vehicular access onto Greens Lane.

A total of 11 letters of objection had been received in respect to the proposed development. The main objections related to the proposed changes between this and the previous scheme, specifically the increased height of the main block. Other objections included an objection to the principle of the development and to the loss of a parking space, although, the proposal did not actually reduce the number of parking spaces from the scheme approved under the previous application.

The proposed development retained the previously approved building footprints and site layout and was very similar in design and appearance. Several design changes had been made to the buildings which altered window and door styles, and building elevation details including an increased eaves and ridge height of the main apartment block and the change from a water table detail (stone copings on the roof) to overhanging verges. The changes proposed were considered to be a loss of an opportunity in terms of design quality, although, they did not have an unbalancing effect on the street scene, thereby allowing it to maintain a positive contribution to the character of the street scene.

Based on the comments of the Head of Technical Services it was considered that the proposed development adequately provided parking and access for the development.

There was limited area for play provision or open space within the site. As such a commuted sum was required in lieu of on site provision.

An update report was presented which informed that the applicant had decided not to build garden rooms on the three dormer bungalows, and an amended site plan had been submitted. Additional plans had also been submitted which indicated areas for parking and for the proposed landscaping.

The update report also informed that an email had been received from a resident indicating the several of the previous conditions had not been adhered to. The Committee were advised by their legal advisor that members could not take the non adherence to previous conditions into the consideration when determining the application. The matter could be taken up by Enforcement Officers.

Members raised concerns with the loss of character in the design, and believed that this was a lost opportunity. The planning officer noted that as the proposal site was not in a conservation area, conditions regarding several aspects of the design could not be enforced. However, the Committee requested that the applicant reconsidered the use of render in the design. The increased height of the roof was discussed, and the increase was not significant enough to affect surrounding properties.

The non payment of the Section 106 agreement was discussed, and the legal advisor stated that officers would pursue this.

Therefore, members considered that the proposed development was of a scale and type which fitted with its immediate surroundings, was positioned and designed in a manner which should achieve adequate privacy and amenity for the surrounding dwellings as well as those within the site whilst providing a suitable highway access and vehicle parking numbers. In view of the above,

members considered the scheme accords with the relevant policies of the development plan.

An objector addressed the committee to raise concerns with the change in design of the proposal, particularly the change from rendered to brick walls and height of the roof.

RESOLVED that subject to the completion of a Section 106 agreement planning application 08/2969/VARY be approved subject to the following conditions:

01 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
SBC 001	30 September 2008
SBC 002	18 November 2008
SBC 003	18th November 2008

01 rev A	17 November 2008
02	30 September 2008
03	30 September 2008
106	30 September 2008
107	30 September 2008
200	30 September 2008
201	30 September 2008
202	30 September 2008
203	30 September 2008
204	30 September 2008

Reason: To define the consent.

02. The development shall incorporate the following materials and be implemented on site in accordance with these details read in conjunction with attached Plan MS1.

Block A (4no. Apartments)
Facing Brickwork – Ibstock Cottage Blend
Head / Cill brickwork – Ibstock Ivanhoe Cream Facing Bricks

Block B (11no. Apartments)
Facing Brickwork of main section Ibstock Burnt Red
Facing Brickwork of lower height sections, Ibstock Ivanhoe Cream
Heads and Cills, Natural Stone
Roof tile of main section, Russell Grampian Tile slate Grey
Roof Tile of lower height sections, Russell Double Roman Tile Rustic Red

Block C (Dormer Bungalows)
Facing Brickwork Ibstock Cottage blend
Heads and cills, Ibstock Ivanhoe Cream
Roof Tile of Redland Regent Tile Rustic Red.

No other materials shall be used within the external surfaces of the buildings unless first agreed in writing with the Local Planning Authority.

Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development.

03. Notwithstanding details hereby approved, prior to any further works being carried out on site a scheme of tree protection shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the following;

- a) Areas of landscaping to be retained and a scheme for their protection in accordance with BS5837 2005 (Trees in relation to construction).
- b) Areas of level change,
- c) Precise locations and type of protective fencing,
- d) Areas of material storage within the site, and
- e) Excavations required for service runs.

The approved scheme shall be implemented in full on site prior to any further works taking place.

Reason: In the interests of visual amenity in accordance with the requirements of Policies GP1, H03 and H011 of the Stockton on Tees Local Plan.

Prior to occupation of any part of the development, a landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall detail the following: -

- a) Hard and soft landscaping including all boundary treatments,
- b) Soil depths, plant and tree species, numbers, densities, locations, and sizes, planting methods, maintenance and management.

The development shall be carried out in accordance with the approved details. 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.

Boundary treatments shall be erected on site in accordance with the approved scheme prior to any occupation of any part of the site and shall be retained in perpetuity unless agreed otherwise in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and privacy and in order to adequately protect the landscape features of the site.

05. Notwithstanding the details included on the approved plans, the following design requirements shall be incorporated into the proposed scheme:-

- a) All external windows and doors shall be recessed from the face of the building by 75mm.
- b) All external rainwater goods shall be black in colour

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

proposed development.

06. A temporary car park shall be provided on site in accordance with Plan SBC003 and shall be operable throughout the construction phase of the development and made available for the operatives on the site.

Reason: In the interests of highway safety

07. During the construction phase of the development there shall be no burning of waste on the site.

Reason: To protect the amenity of the occupants of nearby properties.

08. During construction of the scheme hereby approved there shall be no development works undertaken outside the hours of 8.00a.m. - 6.00p.m. Weekdays, 8.00a.m. - 1.00p.m. Saturdays and at no times on Sundays or bank holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby properties.

09. Notwithstanding details hereby submitted, the development hereby approved shall not be occupied until a scheme for bin and cycle stores has been submitted to and approved in writing with the Local Planning Authority and the approved details have been implemented on site.

Reason: In order to achieve adequate provision on site.

10. Notwithstanding details hereby submitted, prior to occupation of any dwellings on site, details of a proposed pedestrian link from the south western corner of the site onto Greens Lane shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented on site prior to occupation of the development.

Reason: In the interests of highway safety

11. Prior to occupation of any part of the site, a management plan shall be submitted to and approved in writing by the Local Planning Authority, which addresses the future management of the areas of space which will not form private curtilages of individual properties within the site. The management plan shall identify the precise areas of maintenance and schedule works to be carried out. Works within the approved management plan shall be carried out in perpetuity within the site or until such time that the site is no longer in residential use.

Reason: In order to ensure the long term management of the site is adequately controlled in the interests of visual amenity and the provision of amenity space.

In the event of the legal agreement not being signed, by the 22nd December 2008, that the application be refused for the following reason;

In the opinion of the Local Planning Authority, the proposed development provides limited usable formal and informal amenity space and with there being no legal agreement in position to make provision in lieu of this, the application is considered to be contrary to Policy HO11 and Supplementary Planning Document No. 6: 'Planning Obligations', of the Stockton on Tees Local Plan which requires new development to incorporate open space for both formal and informal use.

P 08/1184/OUT
121/08 Former Supreme Knitwear, Middleway, Thornaby
Outline application for mixed use development of student accommodation and commercial floorspace.

Item 08/184/OUT Former Supreme Knitwear, Middleway, Thornaby was withdrawn by the applicant.

P 08/2713/FUL
122/08 Former Rocket Building, Railway Terrace, Thornaby
Erection of student accommodation unit with 197 bedrooms and bar (demolition of existing buildings)

Consideration was given to a report regarding an application that sought planning consent for the erection of 197 student bedrooms and a public bar. The overall design of the building was both modern and contemporary and of a unique design. The development ranged in height from 3 storeys adjacent to the Town Hall to the west of the site to 9 storeys in the far eastern edge of the site.

The application site was a two-storey building with a large industrial style building with associated car parking to the east, which formed the former Rocket Union. A variety of commercial units were in close proximity to the application site, comprising of a mix of industrial, warehousing and retail uses. The Grade II listed Thornaby Town Hall lay to the west of the site.

The revised drawings had addressed some of the concerns of the Local Authority in terms of the scale/massing and design. These changes had also addressed some of the previous concerns in terms of the impact on the adjacent listed Town Hall.

An update report was presented which noted various consultee comments that had been received since the publication of the original report along with further letters in relation to the application from neighbouring occupiers. The issues raised in relation to the application did not raise any new material planning considerations.

Whilst it was appreciated that the development may of had some regeneration benefits, in this particular instance members did not consider that the argument

over the need has been satisfactorily addressed to demonstrate that there is a proven need as outlined in the Interim Student Accommodation policy guidance document. Members also did not consider that concerns regarding scale/massing and design, and the impact on the Grade II Thornaby Town Hall had been fully resolved. The application was therefore refused on this basis.

An objector raised their concerns regarding the impact of the development on local landlords and the community, student choice of accommodation, and the impact on Thornaby Town Hall.

RESOLVED that planning application 08/2173/FUL be refused for the following reasons:

01. In the opinion of the Local Planning Authority the applicant has failed to satisfactorily demonstrate how they will meet a proven need for the development; contrary to the Council's adopted interim student accommodation policy guidance document.

02. In the opinion of the local planning authority the external appearance of the proposed development would adversely affect the character of the area contrary to saved policy GP1 (1) of the Adopted Stockton on Tees Local Plan

03. In the opinion of the local planning authority the development would detract from the setting of a listed building and is thereby contrary to the saved policy EN 28 of the Adopted Stockton on Tees Local Plan

P 08/2389/FUL
123/08 Roseworth Hotel, Redhill Road, Stockton-on-Tees
The erection of a 2.5/3 storey block containing 21 no 2 bedroom
apartments with associated car parking landscaping & amenity areas
(demolition of existing building)

Consideration was given to an application that sought planning permission for the erection of 21 apartments contained in one 3 storey block, associated parking, access, amenity space and landscaping. The development would require the demolition of the existing public house.

Planning permission was previously granted for the redevelopment of the site on 10th December 2007. The approved scheme was for 27 apartments over 3 floors (17 1 bed and 10 2 bed) and ancillary parking, amenity space and landscaping.

A total of 7 letters of objection had been received in respect to the proposed development. The primary objections related to the scale and appearance of the development, the nature of the development and its impact on the surroundings.

The proposed development was considered to be in a suitable location for new residential development, was of a scale and appearance which would not unduly impact on the surrounding area, and made adequate provision for access, parking and amenity and landscaping. It was further considered that the proposed development would not unduly affect privacy or amenity associated with surrounding development and land uses.

The Head of Technical Services considered adequate provision was made in respect to parking, access and amenity space subject to contributions to off site provisions, which were included within the recommendation of the report.

An update report was presented which informed that the floor plans had omitted 3 bathroom windows, however the amended plan raised no new issues. The update report also update on the Section 106 agreement, and noted a correction to the main report.

Members considered that the principle of residential development on the site accorded with Policy HO3 of the Local Plan and PPS3 whilst would not have any significant affect on the vitality and viability of the Redhill Road Neighbourhood centre. Although the scale and design of the development differed from the immediately surrounding development members considered that the site could accommodate the development without there being any significant undue impacts on the street scene or surrounding properties. Adequate provision was made for access, parking, informal amenity space, refuse storage and cycle parking. The proposal resulted in a high density development which was within close proximity to a range of services which members considered to constitute sustainable development. Subject to adequate landscaping and other details controlled by conditions, the development would comply with the requirements of Policies GP1, H03 and HO11 of the Stockton on Tees Local Plan. However, members considered that S106 contributions were required in respect to highway works and amenity space.

RESOLVED that planning application 08/2389/FUL be approved subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms listed within the report and subject to the conditions recommended as listed below and a condition requiring the 3 bathroom windows shown on revised plan 03 RevC to be obscurely glazed:

01 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
SBC0002 A	24 September 2008
01 REV B	21 October 2008
02 REV B	21 October 2008
03 REV C	21 October 2008

Reason: To define the consent.

02. Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site, a scheme of ground levels and finished floor levels for the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the finished floor levels of all adjoining properties. The development shall be carried out in accordance with these approved details.

Reason: To take into account the properties position and impact on adjoining properties and their associated gardens in accordance with Policy HO11 of the Stockton on Tees Local Plan.

03. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a landscaping scheme. Such a scheme shall detail the following;

- a) Areas of soft landscaping including plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.
- b) Hard landscaping throughout the site,
- c) Excavations required for service runs.
- d) All means of enclosure

The development shall be carried out in accordance with the approved details. 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. Hard landscaping and boundary enclosures shall be erected on site in accordance with the approved details prior to occupation of any part of the site.

Reason: In the interests of visual amenity and to comply with Policy GP1 and HO11 of the Stockton on Tees Local Plan.

04. Notwithstanding any description of the materials in the application, no above ground construction of the buildings shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the buildings have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development and to comply with Policy GP1 of the Stockton on Tees Local Plan.

05. Notwithstanding details hereby approved and prior to occupation of the development, the car park associated with the development shall be surfaced and laid out in accordance with a scheme of such to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the car park is provided for the future occupants and is of a suitable appearance in accordance with the requirements of Policy GP1 of the Stockton on Tees Local Plan.

06. No construction/building works or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 12.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby properties and to accord with Policy GP1 and HO11 of the Stockton on Tees

Local Plan.

07. No part of the development shall be occupied until a scheme of secure internal cycle parking has been brought into use in accordance with a scheme of cycle parking to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to adequately provide for the future residents of the scheme in accordance with the requirements of Policy GP1 of the Stockton on Tees Local Plan.

08. The development hereby approved shall not be occupied until a scheme of affordable housing provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the following;

- i) the precise units which will provide the affordable housing;
- ii) the size of affordable units to be provided;
- iii) the arrangements the developer shall make to ensure that such provision is affordable for both initial and successive occupiers;
- iv) the phasing of the affordable housing provision in relation to the provision of open market housing on the site;
- v) Occupancy criteria and nomination rights in relation to identified housing need.

The development hereby approved shall be occupied in accordance with the approved scheme of affordable housing.

Reason : To ensure the provision of affordable housing on the site in accordance with both Planning Policy Statement No. 3 and Stockton Borough Councils Draft Core Strategy Policy CS8 Housing mix and affordable housing provision.

09. Prior to works commencing on site a scheme for a temporary car park and materials storage area shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site and brought into use prior to commencement of any development.

Reason: In the interests of highway safety in accordance with Policy GP1 of the Stockton on Tees Local Plan.

In the event of the legal agreement not being signed by 22nd December 2008, that the application be refused for the following reasons;

In the opinion of the Local Planning Authority, the proposed development provides limited usable formal and informal amenity space and with there being no legal agreement in position to make provision in lieu of this, the application is considered to be contrary to Policy HO11 of the Stockton on Tees Local Plan which requires new development to incorporate open space for both formal and informal use.

In the opinion of the Local Planning Authority, the proposed development provides a limited provision of parking and makes no additional off site provision by way of legal agreement. As such, the proposed development is considered to provide insufficient parking to meet its likely demands, thereby being likely to result in on street parking at a position within the road network where on street

parking would be detrimental to the free flow of traffic and highway safety. As such, the proposed development is considered to be contrary to Policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan as well as Supplementary Planning Document 3: Parking Provision for new developments

P 08/3127/LA
124/08 Stockton High Street close to Stockton Parish Church and Debenhams, each side of the two footbridges over Riverside Road and lamp locations in various High Street locations
Application for temporary consent for the display of various advertising banners from 27th October 2008 to 2nd January 2009

Consideration was given to an application that sought advertisement consent for the display of three horizontal banners and a number of lamp banners to advertise the Christmas Market and Festival. It was noted that the three horizontal banners had already been placed in the proposed locations.

There had been no objections received following publicising the application with a number of site notices that had been displayed around Stockton Town Centre, and no comments had been received from any Councillors.

The application had been submitted by the Local Authority and therefore under the Scheme of Delegation was to be decided by Planning Committee.

Members considered that the position of the three horizontal banners and the lamp column banners were satisfactory and would not have any significant detrimental impact on the visual amenity of the area or have any significant adverse affect on highway and pedestrian safety. Members therefore considered that the application was in line with policy GP1 of the Stockton on Tees Local Plan and the guidance within PPG19 and accordingly the proposal was approved with conditions.

However, the committee advised the applicant not to put up Banners before consent was obtained in the future and not to assume that consent would be forthcoming.

RESOLVED that planning application 08/3127/LA be Approved subject to the following conditions:

01 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	15th October 2008
SSCF001	15th October 2008

Reason: To define the consent.

P 08/2638/LA

**125/08 Car Park, Bishop Street, Stockton-on-Tees
Mural on wall of Bishop Street Car Park**

Item 08/2638/LA Car Park, Bishop Street, Stockton-on-Tees was withdrawn by the applicant.

**P STOCKTON-ON-TEES BOROUGH LOCAL DEVELOPMENT FRAMEWORK
126/08 ANNUAL MONITORING REPORT 2007/2008**

Consideration was given to a report that informed of the completion of the fourth Local Development Framework Annual Monitoring Report (AMR), prior to it being submitted to the Secretary of State before the end of December 2008. The AMR also included the schedule of policies from Local Plan Alteration Number 1 which Cabinet had agreed required saving beyond March 2009.

RESOLVED that the report be noted and Local Development Framework Annual Monitoring Report 2007/08 be endorsed.

**P 1. Appeal - Mr M Thompson - Newton Lodge Darlington Road Long Newton
127/08 - 07/3413/OUT - ALLOWED WITH CONDITIONS
2. Appeal - Mr and Mrs Hill - 76 Holburn Park Stockton - 07/3425/FUL -
DISMISS**

RESOLVED that the appeal were noted.