

# Planning Committee

A meeting of Planning Committee was held on Wednesday, 20th May, 2009.

**Present:** Cllr Roy Rix (Chairman), Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Miss Tina Large, Cllr Bill Noble, Cllr Mrs Jean O'Donnell, Cllr Mrs Maureen Rigg, , Cllr Fred Salt and Cllr Steve Walmsley.

**Officers:** C Straughan, B Jackson, R McGuckin, P Shovlin, K Campbell (DNS), J. Butcher, P K Bell (LD)

**Also in attendance:** Cllr Mick Eddy, F W Hayes (Chairman of the Standards Committee) R Mosley (Standards Committee Member) Public, Agents and Developers.

**Apologies:** Cllr Phillip Broughton, Cllr Robert Gibson, Cllr Paul Kirton and Cllr Ross Patterson.

## **P** **Declarations of Interest**

**24/09**

Cllr Rix declared a personal non prejudicial interest in respect of agenda item 5 - Oxbridge Lane, Stockton on Tees - Change of use from A2 (betting shop) to A5 (hot food takeaway) (09/0818/COU) as he could be seen to have predetermined the application. Cllr Rix vacated the Chair and Cllr Salt took the Chair during consideration of the item.

Councillor Walmsley declared a personal non prejudicial interest in respect of agenda item 4 - Former Rocket Building, 1A Railway Terrace, Thornaby - Demolition of existing buildings and erection of a cafe/bar with 196 student apartments (Revised Scheme) as he was a Member of Thornaby Town Council who had met with the developer and Thornaby Town Council had voiced support for the redevelopment of the area.

Councillor Large declared a personal non prejudicial interest in respect of agenda item 4 - Former Rocket Building, 1A Railway Terrace, Thornaby - Demolition of existing buildings and erection of a cafe/bar with 196 student apartments (Revised Scheme) as she was a Member of Thornaby Town Council who had met with the developer and Thornaby Town Council had voiced support for the redevelopment of the area.

## **P** **Minutes of the meetings held on 25 February 2009 and 8 April 2009**

**25/09**

The minutes of the meetings held on 25th February 2009 and 8th April 2009 were signed by the Chairman as a correct record.

## **P** **09/0500/FUL**

**26/09**

**Former Rocket Building, 1A Railway Terrace, Thornaby  
Demolition of existing buildings and erection of cafe/bar with 196 student apartments (revised scheme)**

Members were reminded that a previous application (08/2713/FUL) for student accommodation was refused by the Planning Committee on 26th November 2008.

Planning consent was sought for the erection of 196 no. student bedrooms and a café/bar. The accommodation was to be provided across two separate buildings; the overall design of the building was of a more traditional approach

and was based on a series of converted warehouses.

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,

Members felt that the overall design, scale and massing was considered to be acceptable, however, it was considered that there was insufficient space or opportunities for landscaping. Equally concerns were also raised in relation to the lack of parking provision on site and the subsequent implications for highway safety. Whilst it was appreciated that the development may have had some regeneration benefits, it was not considered that the argument over the need had been satisfactorily addressed to demonstrate that there was a clear proven need for the development.

Members were presented with an update report that gave additional comments received from the Head of Technical Services concerning the plans by Network Rail to replace the existing footbridge over the railway and into Teesdale.

The conclusions and recommendation for refusal as detailed in the main report remained. If Members were minded to approve the application, it was considered that this should be subject to a Section 106 Agreement for an additional contribution of £47,000 towards a replacement footbridge.

The agent for the development was in attendance at the meeting and addressed the committee in support of the application. A resident was also in attendance and addressed the committee to raise his objections to the application. Cllr Eddy and D Jackson both of Thornaby Town Council were in attendance at the meeting and addressed the committee to speak in support of the application.

RESOLVED that planning application 09/0500/FUL be refused for the following reasons:-

1. 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.
2. In the opinion of the Local Planning Authority the proposed development fails to enhance the character of an area, create a sense of place and provide a high quality environment by virtue of the lack of space for a high quality landscaping scheme, contrary to saved policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan and National Planning Guidance in the form of PPS1 and PPS3
3. The proposed development by virtue of the lack of sufficient curtilage car parking will lead to on street parking in the surrounding area, to the detriment of the free flow of traffic and pedestrian safety, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

**P 09/0818/COU**  
**27/09 29 Oxbridge Lane, Stockton-on-Tees**  
**Change of use from A2 (betting shop) to A5 (hot food takeaway)**

Consideration was given to a report on a planning application that sought approval for the change of use from an existing betting office (A2) to a hot food takeaway at 29 Oxbridge Lane, Stockton on Tees.

The application site was located in Oxbridge Lane Neighbourhood Centre and 10 individual letters of objection had been received from local residents/businesses (including a petition with 99 signatures), and 7 letters of support. 4 other letters had been received as a result of consultation on the planning application; however these letters gave no indication of support or objection.

The application accorded with the local plan policies and the application was recommended for approval with conditions.

The agent for the application was in attendance at the meeting and addressed the committee in support of the application. Residents were also in attendance and addressed the committee to raise their objections to the application.

Members considered that the proposed use complied with policies GP1 and S14 of Alteration Number 1 of the Stockton on Tees Local Plan and the proposal would not have an adverse effect on the vitality or viability of the neighbourhood centre or have an adverse impact on neighbouring properties or highway safety.

RESOLVED that Planning application 09/0818/COU 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    8 April 2009

2. 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 shall be first approved by the Local Planning Authority and installed before the development hereby permitted commences and therefore retained in full accordance with the approved details.

3. Before any extract ventilation, fume extraction or refrigeration system is brought into use the building, structure and system shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained to the satisfaction of the Local Planning Authority. Any new ventilation, fume

extraction or refrigeration system installed subsequent to the approval shall not increase background levels of noise as agreed without the agreement in writing of the Local Planning Authority.

4. Before the use commences, the building shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between the residential accommodation above and the hot food takeaway with a scheme to be submitted to and approved in writing by the Local Planning Authority

5. The use hereby permitted shall not be open for business outside the hours of 1600 hours and 2330 hours with the property being closed and vacated by 2400 hours each day.

6. The drainage system to the premises shall be provided with a suitable grease trap so as to prevent the discharge of grease into the public sewer.

(Cllr Rix vacated the Chair and Cllr Salt took the Chair during consideration of the above item.)

**P  
28/09**

**09/0794/LA**

**Holy Trinity Church Ruins, Yarm Lane, Stockton-on-Tees**

**Interpretation works to compliment recent landscape and stabilisation works, to include erection of 5.89m high stone pinnacle and 2.15m high interpretation feature to reflect the profile of the architectural doorway of the church.**

Consideration was given to a report on a planning application that sought planning permission for interpretation works to compliment recent landscape and stabilisation works at Holy Trinity Church, Yarm Lane.

The works proposed were the erection of 5.8m high stone pinnacle and 2.15m high wooden interpretation feature 'doorway' to reflect the profile architectural doorway of the church.

The works were considered to be acceptable and the application was recommended for approval.

The Church building was extensively damaged by fire in 1991. Consequently the building has been closed and fenced to the public and owned and maintained as a controlled ruin by Stockton Borough Council.

The interpretation works were a second phase of landscaping works to be undertaken at Trinity Green. Stockton Borough Council had recently consolidated the ruinous structure of the grade II\* listed Holy Trinity church and carried out various landscaping works within the grounds, including tree planting and new entrance features and railings.

The second phase of works was intended to interpret the history of the church and grounds and tell the story of the restoration project and surrounding local area.

A separate application for advertisement consent for interpretation banners on lamp columns within the park had also been submitted (09/0878/ADV)

Approval for the proposals had been obtained from the church commissioners.

RESOLVED that Planning application 09/0794/LA 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
HTC02	6 April 2009
HTC01	6 April 2009
P186/350	7 April 2009

2. Notwithstanding the submitted information the precise locations of the interpretation features hereby approved shall be agreed in writing with the local planning authority and implemented in accordance with the agreed details.

**P  
29/09**      **Minutes of the Local Development Framework Steering Group 10 March 2009**

The minutes of the Local Development Framework Steering Group held on 10th March 2009 were confirmed.

- P  
30/09**
- 1. Appeal - Banks Developments - Kingfisher Way Bowesfield Stockton on Tees - 08/0700/REM - ALLOWED WITH CONDITIONS**
  - 2. Appeal - Mr Philip Lawson - 5 Brompton Grove Stockton on Tees - 08/0757/FUL - PART ALLOWED AND PART DISMISSED**
  - 3. Appeal - Ms G Crosby - 1 Elton Road Billingham - 08/3094/FUL - DISMISSED**
  - 4. Appeal - Mr and Mrs Wall - Summer Hill High Lane Maltby - 08/0464/FUL AND 08/3008/FUL AND 08/3009/FUL - DISMISSED**
  - 5. Award for costs - DISMISSED**

RESOLVED that the appeals be noted.