

Planning Committee

A meeting of Planning Committee was held on Wednesday, 12th May, 2010.

Present: Cllr Roy Rix (Chairman); Cllr Hilary Aggio, Cllr Jim Beall, Cllr Mrs Jennie Beaumont, Cllr Phillip Broughton, Cllr Robert Gibson, Cllr Jean Kirby, Cllr Miss Tina Large, Cllr Alan Lewis (Vice Councillor Mrs Rigg), Cllr Bill Noble and Cllr Fred Salt.

Officers: B Jackson, C Straughan, R McGuckin, S Grundy, P Shovlin, J Roberts; P K Bell, J Butcher (LD).

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

Apologies: Cllr Paul Kirton, Cllr Ross Patterson, Cllr Maureen Rigg and Cllr Steve Walmsley.

P Declarations of Interest

11/10

Councillor Rix declared a personal non prejudicial interest in respect of agenda item 3 - 10/0476/RNW - Land at Wynyard Golf Club, Wellington Drive, Wynyard Renewal of Outline application 07/0770/OUT for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents as he was a member of the Ramblers Association and they had made comment on the application.

P 10/0476/RNW

12/10

Land at Wynyard Golf Club, Wellington Drive, Wynyard Renewal of Outline application 07/0770/OUT for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents

Consideration was given to a report on a planning application to replace an extant outline planning permission reference No.07/0770/OUT due to expire on 6 August 2010 in order to extend the time limit for implementation. The existing permission was approved on 6 August 2007 and Condition No.1 required the development to be begun before the expiration of three years from the date of permission or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever was the later.

The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 had amended the procedure for planning applications which were made for a planning permission to replace an extant permission, granted on or before 1st October 2009, for development which had not yet begun, with a new planning permission subject to a new time limit. For such applications, there was no requirement to provide a design and access statement or the previous plans and drawings. The details of the

scheme remained the same as those approved under application reference No.07/0770/OUT which was approved by Members at Planning Committee on 6 June 2007.

The planning application related to an area of land 41.5 hectares in size located on the Southern part of the Wynyard golf club. It sought outline approval with all matters reserved for future approval except for the means of access for 4 star 150 bed golf hotel together with bars and restaurant, conference facility, health club and spa, replacement club house, and golf academy, key worker accommodation, partial remodelling of the golf course and a residents park

There was an acknowledged need for a hotel of this quality in the area and the chosen site was sequentially the best location and did not prejudice planning policy by being located within the Wynyard estate.

Concerns had been raised by residents and others primarily about the traffic impact on the local roads and that the character of the area would change unacceptably. It was accepted that the traffic associated with the development would have an impact on the area but the Acting Head of Technical Services had confirmed the road system was capable of accommodating the traffic identified in the accompanying Transport Assessment. The character of the area would change once the facility was fully established but not to a level sufficient to warrant refusal of planning permission. The Highways Agency had raised no objection.

The development would bring important benefits both to the local community through the provision of the new resident's park as well as providing new leisure facilities they would be able to access. It would also bring important economic benefits as a potential tourist destination as well as providing a number of new jobs. The application was recommended for approval with the previous conditions repeated or updated to reflect current requirements.

The Consultees that had been notified and the comments that had been received were detailed within the report.

The neighbours that had been notified and comments that had been received were detailed within the report.

Where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan was the Core Strategy Development Plan Document, Stockton on Tees Local Plan (STLP) and the Regional Spatial Strategy (RRS).

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

It was considered that the material considerations in determining this application were planning policy and the principal of development, the need for the development, whether the location was sustainable, traffic, access and highway safety, Landscape and Ecology, Flooding and concerns raised by residents.

The application was only seeking approval in principle for the golf course and spa and Members acknowledged the need for a hotel of this quality in the area. Members considered, given the need for it to be located at or near to, the existing golf course, that the chosen site was sequentially the best location and did not prejudice planning policy by being located within the Wynyard estate.

Members accepted that the traffic associated with the development would have an impact on the area but the road system was capable of accommodating the extra traffic without compromising highway safety. The character of the area would change once the facility was fully established but not a level sufficient to warrant refusal of planning permission.

In terms of landscape and ecology it was not anticipated that significant damage would be caused and instead improvements should be secured including the creation of new wildlife habitats

The provision of the resident's park was welcomed by Members and subject to controls to ensure adjacent residents privacy in not unduly affected and it be fully managed and maintained, it would be an asset to the area. Members felt that the development would bring important benefits both to the local community not only through the provision of the new resident's park but providing new leisure facilities which they would be able to access. Members also felt that the development would bring important economic benefits as a potential tourist destination as well as providing a number of new jobs.

All other issues raised by residents and other had been fully examined and considered and on balance Members considered the application site was a sustainable location and the application should be approved.

RESOLVED that planning application 10/0476/RNW 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
4439/EX-90-010-A4	8 March 2007
4439/EX-90-003	8 March 2007
4439/EX-90-001	8 March 2007

2. Approval of the details of the layout, scale, appearance and landscaping of the site(hereinafter called "the reserved matters"), shall be obtained from the Local Planning Authority in writing before any development is commenced in accordance with the details of a scheme to be submitted to, and approved in writing by the Local Planning Authority. The plans and particulars submitted in accordance with this condition shall include.

(a) Details of any proposed works to trees or hedgerows on the site, or of any tree or hedgerows on land immediately adjacent to the site giving details of all pruning operations and any trees to be felled and hedgerows removed, indicating in each case where works are required for development purposes:-

(b) Details of any proposed alteration in existing ground levels, and of the position of proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(c) Details of a suitable protection scheme for all retained trees and hedgerows including the specification and exact locations of protective fencing. This must also include a method statement to detail all other measures to be taken for the protection of any retained tree from damage before and during the course of all phases of development particularly for those protected trees that may potentially be affected by the proposed site access road.

(d) Landscaping details shall also, amongst others include:-

(i) The final contours of the site indicating how such contours tie in with the existing contours on adjacent land;

(ii) The details of the tree and shrub planting and seeding to be carried out which shall include:-

a) the species to be planted, the density and percentage of the total to be accounted for by each species

b) timetable of planting;

c) the size of each plant and the spacing between them;

d) the preparations made to the ground before planting;

e) the fencing off of planted areas; and

f) the subsequent maintenance and management programme once the tree and shrub planting has been carried out, which shall include the weeding if the planted area, repairing of any damaged fencing, and the replacement of any plants which die or are seriously affected by disease.

(iii) Details of all means of enclosure including the positions, design, materials and type of boundary treatment, which shall be completed before the buildings(s) are occupied or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

(iv) Details of hard landscaping including pedestrian/cycleway links, cycle storage and cycle parking.

(e) The disposition, total floorspace and maximum height of the buildings

(f) Arrangements for public access to and through the residents park including boundary treatment

(g) Details of the use of renewable energy measures to generate 10% of electricity demand unless otherwise agreed in writing with the Local Planning Authority.

3. Application for the approval of reserved matters relating to the layout, scale, appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission and shall be carried out as approved.

4. The total number of bedrooms for the hotel hereby approved shall not exceed 150.

5. The permission hereby granted is solely for:-

4 star 150 bedroom golf hotel together with related bars and restaurant, crèche, conferencing facilities, health club, gym and spa; outdoor sports facilities

including tennis courts and football pitches and a partial remodelling of golf course; replacement golf club house, pro-shop, golf academy and driving range; key worker accommodation for hotel staff (21 apartments and 4 gatehouses); resident's park; and associated landscaping, access roads and car parking and for no other purpose.

6. Prior to the occupation of the replacement facilities, the use of the existing golf club house shall cease unless otherwise agreed in writing with the Local Planning Authority.

7. Prior to or concurrently with the submission of details relating to reserved matters, further studies shall be commissioned and submitted for approval to determine the current status of protected species and of UK and Tees Valley Biodiversity Action Plan (BAP) habitats and species on the whole site including the Site of Nature Conservation Importance. The survey and assessment of data in the study shall be in accordance the National and Regional guidelines established by English Nature and the study itself shall include mitigation and enhancement plans based on the precautionary principle. The results of the study shall be used to inform detailed landscape design and management plans consistent with the maintenance of key BAP habitats and species. These plans shall be submitted to the Local Planning Authority for its approval.

8. A parking and event management plan shall be agreed in writing with the Local Planning Authority before the approved development is brought into use. The plan shall include an agreed definition of what constitutes an event. The approved plan or any agreed variation to that plan shall be implemented to its satisfaction each and every time an event within the agreed definition, is held at the golf resort facility hereby approved

9. Prior to development commencing agreement in writing with the Local Planning Authority shall be obtained in respect of details of:-

Wheel washing facilities,
a road cleaning regime routing of construction traffic proposed size and siting of on site compounds for contract vehicles
The agreed schemes shall be implemented to the satisfaction of the Local Planning Authority.

10. Prior to the commencement of construction of the buildings hereby permitted, details for the implementation, monitoring and review of a Sustainable Travel Plan for the employees and visitors to the development shall be submitted to and agreed with the Local Planning Authority. Such details shall include proposals to meet the objectives for sustainable travel including:- targets for mode share, provision of public transport services, provision for cycling and walking to and from the development site, timescales for implementation, monitoring, reporting on and review of the plan.

11. A refuse collection and servicing plan for the development hereby approved shall be agreed in writing with the Local Planning Authority before development commences. The agreed scheme shall allow for refuse and service vehicles to enter and leave the site in a forward gear with internal roads designed to accommodate large vehicles. Auto Track analysis for long and wide load vehicles to and from the servicing areas of the site shall be demonstrated.

12. The proposed access from Wynyard Road shall be physically limited for use only by emergency vehicles, cyclists and pedestrians in accordance with a scheme to be agreed in writing with the Local Planning Authority and implemented to its satisfaction. The approved scheme shall include the precise position of the access point to be agreed.

13. The occupation of the key worker dwellings shall be limited to persons solely or mainly employed at the hotel and associated golf facilities hereby approved.

14. No development shall take place until a management programme for the maintenance of the resident's park has been agreed in writing. The agreed management programme shall be implemented to the satisfaction of the local planning authority.

15. 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 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

16. No development approved by this permission shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:-

Details of the proposed method of surface water management.

Details of the discharge location.

Details of how the scheme shall be maintained and managed after completion

17. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

18. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

19. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be

detailed to discharge downwards into the bund.

20. Nothing other than uncontaminated natural materials shall be deposited on the site.

21. Notwithstanding the level of vehicular parking indicated in the submitted documents, provision for vehicle and cycle parking for key workers and visitors to the facility shall be provided in accordance with Stockton-on-Tees Borough Council Parking Standards unless otherwise agreed in writing with the Local Planning Authority.

22. Details of all external lighting of the buildings and car-parking areas shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall 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 shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

23. The route of the public right of way (FP Grindon 13) shall be maintained and kept free of obstruction including construction and building materials, soils, plant and machinery and temporary or permanent buildings, or other external storage during the course of any construction or building works associated with the development hereby approved.

24. The commercial element of the development must obtain at least a very good Building Research Establishment Environment Assessment Method (BREEAM) rating if commenced before 1 January 2013 and a minimum rating of excellent if commenced after that date, unless otherwise agreed in writing with the Local Planning Authority or any other equivalent Building Regulation rating at the time of the submission of the application for reserved matters.

25. Any part of the development which is to be used for residential purposes shall be built to Lifetime Homes Standards and achieve a minimum of Level 3 of the Code for Sustainable Homes if commenced before 1 January 2013 and thereafter a minimum of Code Level 4 unless otherwise agreed in writing with the Local Planning Authority or any other equivalent Building Regulation rating at the time of the submission of the application for reserved matters.

26. The development shall be designed with safety in mind and incorporate Secure by Design and Park Mark standards as appropriate unless otherwise agreed in writing with the local planning authority.

27. Before development commences details shall be submitted to and approved by the local planning authority of a written scheme detailing how much and by what method, renewable energy will be generated from the development. The scheme shall incorporate provisions to generate at least 10% of electricity from renewable energy sources. No building shall be occupied until the agreed scheme has been implemented in full.

28. Before development commences details shall be submitted to and approved by the local planning authority of a scheme to provide electric vehicle charging infrastructure at designated car parking spaces. Information and guidance on

electric vehicle charging infrastructure can be obtained from Alex Fowler within the Highway Agency's Strategic Economic Change team. He can be contacted on 0191 229 6871. The electric vehicle charging infrastructure shall be in place and operational before any buildings hereby approved are occupied.

P 10/0478/FUL
13/10 241 Oxbridge Lane, Stockton-on-Tees, TS19 7AG
Erection of two storey and single storey extension to the rear.

Consideration was given to a report on a planning application that sought planning permission for the erection of a two storey and single storey extension to the rear of No 241 Oxbridge Lane.

The main planning considerations with regard to the application were the impacts on the existing dwelling and street scene, the impact on the amenity of neighbouring properties and highway safety.

No objections had been received from residents of neighbouring properties or consultees.

In accordance with the approved scheme of delegation, the application was reported to the Planning Committee for determination as the applicant was an employee of the Council.

The Planning Officer considered that the proposed scheme would have an unacceptable overshadowing and overbearing impact upon the adjoining neighbouring property of No 239 Oxbridge Lane and was therefore considered to be contrary to Saved Policy HO12 of the Stockton on Tees Local Plan and to the advice given within SPG2 Household Extension Guide.

The application was recommended by the Planning Officer for refusal.

The Consultees that had been notified and the comments that had been received were detailed within the report.

Where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans were the Core Strategy Development Plan Document, Stockton on Tees Local Plan (STLP) and the Regional Spatial Strategy (RRS).

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

The material planning considerations with regard to the application were the impact on the existing dwelling and street scene, and the impact on the amenity of neighbouring properties in terms of outlook, overlooking, overbearing and overshadowing. Other considerations included the impact on highway safety and any residual matters.

An agent acting on behalf of the applicant was in attendance at the meeting and was given the opportunity to state their case.

Overall Members considered that the proposed scheme would have an unacceptable overshadowing and overbearing impact upon the neighbouring properties of No's 239 and 243 Oxbridge Lane. The application was considered to be contrary to Saved Policy HO12 of the Stockton on Tees Local Plan and to the advice given within SPG2.

RESOLVED that planning application 10/0478/FUL be refused for the following reason:-

The proposed scheme by virtue of its size, massing and location has an unacceptable overbearing and overshadowing impact on the amenity of the occupants of No's 239 and 243 Oxbridge Lane thereby harming the residential amenity which the residents could reasonably expect to enjoy, contrary to Saved Policy H012 of the adopted Stockton-on-Tees Local Plan and Supplementary Planning Guidance Note 2; Householder Extension Guide.

P 10/0747/LA
14/10 Durham Lane Primary School, Amberley Way, Eaglescliffe
Removal of temporary mobile classroom and erection of single storey extension to provide 2 no. new classrooms

Consideration was given to a report on a planning application for the erection of an extension to project from the southern elevation of the existing school in place of an existing playground. The proposed extension would replace an existing mobile classroom unit which was located to the rear of the site.

Under the scheme of delegation, owing to the size of the proposed school extension the application could not be dealt with under delegated powers.

No representations had been received from neighbouring residents. Appropriate conditions are recommended by the Councils Landscape Architects and Environmental Health.

The consultees that had been notified and the comments that had been received were detailed within the report.

Neighbours had been notified and no comments had been received.

Where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans was the Core Strategy Development Plan Document, Stockton on Tees Local Plan (STLP) and the Regional Spatial Strategy (RRS).

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

The material planning considerations for consideration when assessing the application were the potential impact upon the amenity of neighbouring properties, in terms of overlooking, appearing overbearing, and additional noise generation and potential implications for highway safety. Also necessary for consideration was the impact of the design of the proposal in relation to the existing school building and the character of the surrounding street scene.

Overall Members considered that the proposed extension would not result in a detrimental impact upon the amenity of neighbouring properties or the character of the surrounding area. Furthermore it was considered that the proposal would not result in an adverse impact upon highway safety. The proposal accorded with policy CS3 of the adopted Core Strategy and as such Members considered it acceptable.

RESOLVED that planning application 10/0747/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
SBC0001	24 March 2010
20-100	24 March 2010
22-100	24 March 2010
SBC0002	24 March 2010
90-100	24 March 2010

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 have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, all trees indicated for retention shall be retained and maintained for a minimum period of 25 years from practical completion of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans, without the written authorisation of the Local Planning Authority Any tree, shrub or hedge or any tree/shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority

4. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, no development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) Operatives Handbook 19th November 2007) has been submitted to and approved in writing by the Local Planning Authority. The requirements of Stockton-on-Tees Borough Council in relation to the British

Standard are summarised in the technical note ref INFLS 1 (Tree Protection), which is available upon request.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

5. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, in order to protect all the existing trees on site worthy of retention sufficient space must be assigned for all site activities and indicated on a site plan. No works will be allowed in the root protection area of any retained tree without agreement with the Local Planning Authority. Consideration needs to be given to following:-

- a) Construction and /or Demolition zones
- b) Site access
- c) Location of site signage
- d) Material storage
- e) Parking for the duration of the works
- f) Space for temporary construction buildings (offices)
- g) Installation of underground services
- h) Grading and storage of soil
- i) Use of temporary fencing

6. All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

P
15/10 **Strategic Housing Land Availability Assessment**

Members were reminded that the national Strategic Housing Land Availability Assessment (SHLAA) Practice Guidance stated that the Assessment, once completed, should be regularly kept up-to-date (at least annually). The first SHLAA was updated in 2009 and the 2010 update of the SHLAA was being undertaken.

An internal highways workshop focussing specifically on highways to assess the SHLAA sites was held on 24 March 2010. An internal stakeholder workshop to assess the SHLAA sites within a framework of suitability, availability and achievability was held on 29 March 2010. A schedule of sites with the internal stakeholder assessment was available in the Members Library (conurbation and peripheral sites followed by those in the rural area). The schedule of sites discounted as being unlikely to yield 10 dwellings or more and sites with designations to which zero housing potential had been ascribed was attached to the report. It was intended to consult externally on this assessment over the

four-week period Monday 19 July 2010 to Friday 13 August 2010. Maps detailing the locations of all sites being assessed were attached to the report.

A call for new sites to be included in the 2010 SHLAA update was undertaken in early 2010 with the deadline for submissions being 12th February 2010. This resulted in 10 new sites being included in the SHLAA assessment; these being:-

- SHLAA 91 - Land east of Drovers Lane, Redmarshall
- SHLAA 92 - Land off Leeholme Road, Billingham
- SHLAA 93 - Land south west of Preston Cemetery
- SHLAA 94 - Land north of Pennypot Farm
- SHLAA 95 - Land north of Durham Lane Industrial Estate
- SHLAA 96 - Land at Darlington Back Lane
- SHLAA 97 - Land at A689 Roundabout (Site 1)
- SHLAA 98 - Land at A689 Roundabout (Site 2)
- SHLAA 99 - Land at A689 Roundabout (Site 3)
- SHLAA 100 - Land east of Yarm Station

It was also be noted that site 57 'Land at Smith's Farm' had an amended boundary. In addition, site 87 'Bowesfield Riverside Phase 1' from the 2009 SHLAA had been split into two separate sites for the 2010 update; these being SHLAA 57 'Bowesfield Riverside Phase 1 (East)' and SHLAA 101 'Bowesfield Riverside Phase 1 (West)'.

The SHLAA was an essential component of the evidence base for the Local development Framework. PPS3 made clear the importance that the Government attaches to the SHLAA. It was an essential part of the evidence base for an LDF, so an authority bringing forward a DPD without meeting the core requirements set out the national Practice Guidance was at high risk of its plan being found unsound for lack of robust evidence. It was important to note that it was a technical exercise and that an assessment of a site as deliverable or developable in no way infers that planning permission for housing development would be granted on the site or that the site would ever be allocated for housing. The purpose of the SHLAA was to determine potential housing sites. It was for the plan - making process to determine which sites were allocated.

The national Practice Guidance required that key stakeholders should be involved at the outset of the Assessment, so that they could help shape the approach to be taken. Members would recall that a steering group was established to guide the 2009 SHLAA with representatives from the HBF, RSLs, a land and property agent/surveyor and Tees Valley Wildlife Trust as well as from the Council's Spatial Planning, Development Services and Regeneration teams. This steering group had been retained for the 2010 SHLAA.

The steering group agreed by e-mail that the process for producing the 2010 SHLAA would closely align with the process agreed for the previous SHLAA. This process included a highways workshop and an internal stakeholder workshop followed by a consultation period to allow an opportunity both for local residents and for developers, planning consultants and land and property agents to comment on the draft initial site assessments. This would be concluded with a meeting of the steering group, the purpose of which would be to come to a conclusion about "contentious" sites. A site was regarded as

contentious for the purposes of the SHLAA exercise if the internal assessment was challenged through the consultation process.

The previous SHLAA included a "drop-in" event as part of the consultation process. This was recommended as best practice following a drop-in event held jointly by Sunderland and South Tyneside councils for their SHLAAs. However, despite all LDF consultees being notified of the event, attendance was poor (about ten people). No developers or landowners attended the event and only two consultants did so (both from the same consultancy and their queries were not really SHLAA queries). The other attendees, apart from two Members, were all local residents from the same village. It was difficult to justify the cost of booking a venue and the officer time that was required to prepare for and staff a drop-in event when both the number and range of attendees was so limited. Therefore, the steering group agreed a different approach for the 2010 SHLAA. A period (probably a half-day) would be advertised as part of the consultation when any consultee could book half an hour to speak to an officer about a SHLAA site. This would be instead of a drop-in event.

The previous SHLAA used a site size threshold of 0.4ha (which generally equated to a yield of about 10 dwellings) and this site size threshold was maintained for the 2010 SHLAA. Some sites were larger than 0.4ha but had been assessed as not able to yield at least 10 dwellings because of constraints, for example where the Council's Highways team had advised that an access could only serve 4 dwellings. The steering group had agreed that such sites should be discounted. This was because sites incapable of yielding at least 10 dwellings would appear to be incongruous with the strategic purpose of the SHLAA. Instead an estimate of the expected annual delivery from small sites (sites of 9 dwellings or less) would be developed drawing on past delivery rates. In order to be absolutely transparent where a site had been discounted for this reason it would be included in a schedule together with the reason why it had been estimated as unlikely to yield at least 10 dwellings.

Also carried forward from the previous SHLAA was the agreement of the steering group that land designated as a local wildlife site and allotments that were in active use would be ascribed zero housing potential, that was to say discounted from further consideration in the assessment. These designations were factual but where a site had been discounted because of them it had been included in a schedule for information purposes and this would be included in the consultation.

It was noted that there might be changes to the assessment of sites before the final report was written to reflect the consultation process and the key stakeholder workshop as well as the output of the next meeting of the steering group. It was also noted that some aspects of the internal assessment may change particularly in relation to the assessment of achievability of some sites, as there was ongoing work that may result in additional information becoming available.

Following consideration by the Planning Committee the internal stakeholder assessment of suitability, availability and achievability would be referred to Cabinet on 20 May 2010 for Members agreement for the 4-week consultation period to commence. Following the close of the consultation period (together with the holding of the key stakeholder event) and the consideration of any

contentious sites by the steering group, the SHLAA 2010 Report would be produced.

RESOLVED that the report be noted.

P
16/10 **PLANNING PERFORMANCE**

Consideration was given to a report on the current performance of the Planning Department for the final quarter of 2009/2010.

There were a range of National Indicators (NI) against which the performance of the Council would be assessed, Planning being directly responsible for 3, (NI 157, 159 and 170) and having an impact on another 7 (NI 154, 155, 185, 186, 187, 188 and 198). Of these, 2 planning indicators had been included in the Local Area Agreement (LAA), in consultation with GONE and the Local Strategic Partnership (LSP) i.e. Renaissance Board. NI157 related to the processing of planning applications against targets which the local authority sets itself for major, minor and other applications and NI 159 related to the supply of ready to develop housing sites, which was determined through the RSS housing numbers and the SHLAA.

With regards to performance, it had been the responsibility of each local authority to set their own targets. For LAA purposes it was necessary to set annual targets (for a three year period) to show the ambition to have the service improving year-on-year from a baseline position. The expectation of GONE was for ambitious and stretching targets since Stockton on Tees Borough Council was an "excellent" Council.

The targets that had been set for the 3 year period were detailed within the report.

The reporting timeframe for the NI targets remained and ran from 1st April - 31st March. The report presented the performance of the fourth quarter in that period, 1st January - 31st March 2010.

The NI indicator was reported on the annual year - end results, and the fourth quarter's results were available. Performance results achieved for that period were 89.47% for major applications, 91.53% for minor and 95.74% for others, achieving above performance in all 3 categories. A table and chart detailed within the report highlighted performance over the fourth quarter/year to date.

Performance in all categories had exceeded NI standards in the final quarter of the year, and also the cumulative figures for the year to date. The 2 majors which missed the target date for determination were an outline application for B1 offices and car showroom at Queen Elizabeth Way and the Aldi application on Yarm Lane.

There had been no movement in staff during the final quarter of the year and the year had ended with Planning Services as a whole having 14 vacant posts due in the most part to the down turn in the economic climate and the drop in income in both Development Services and Building Control.

With regards to the final income figures, Planning Services showed an

underspend for the year, due in part to the £288,000 savings against employee expenditure, and income levels higher than anticipated as the year progressed. In addition the timescale for the Local Development Scheme changed, with the net result that some of the work moved into the next year financial year ie 2010/11, and the income required for that had been carried forward so that the work can be undertaken this year instead.

The Chairman thanked the Head of Planning for all of the hard work and dedication that she and her staff had put into continuously improving performance of the Planning Department. The Chairman particularly drew Members attention to the £288,000 savings that the Head of Planning had achieved. The Chairman outlined that he would be writing to all of the Officers in the Planning Department thanking them for their hard work and dedication.

RESOLVED that:-

1. The performance report be noted.
2. The hard work and dedication of Planning Staff and colleagues within other service areas to continuously improve performance and the reputation of the Council against the background of the current difficult economic circumstances be acknowledged.

**P
17/10** **Local Development Framework Steering Group Minutes**

Consideration was given to the Local Development Framework Steering Group minutes of the meeting held on 30th March 2010.

RESOLVED that the minutes of the Local Development Framework Steering Group be noted.

**P
18/10** **1. Appeal - Mr G Garbutt - 7 Arundel Court Ingleby Barwick - 09/2565/FUL - DISMISSED**

RESOLVED that the appeals be noted.