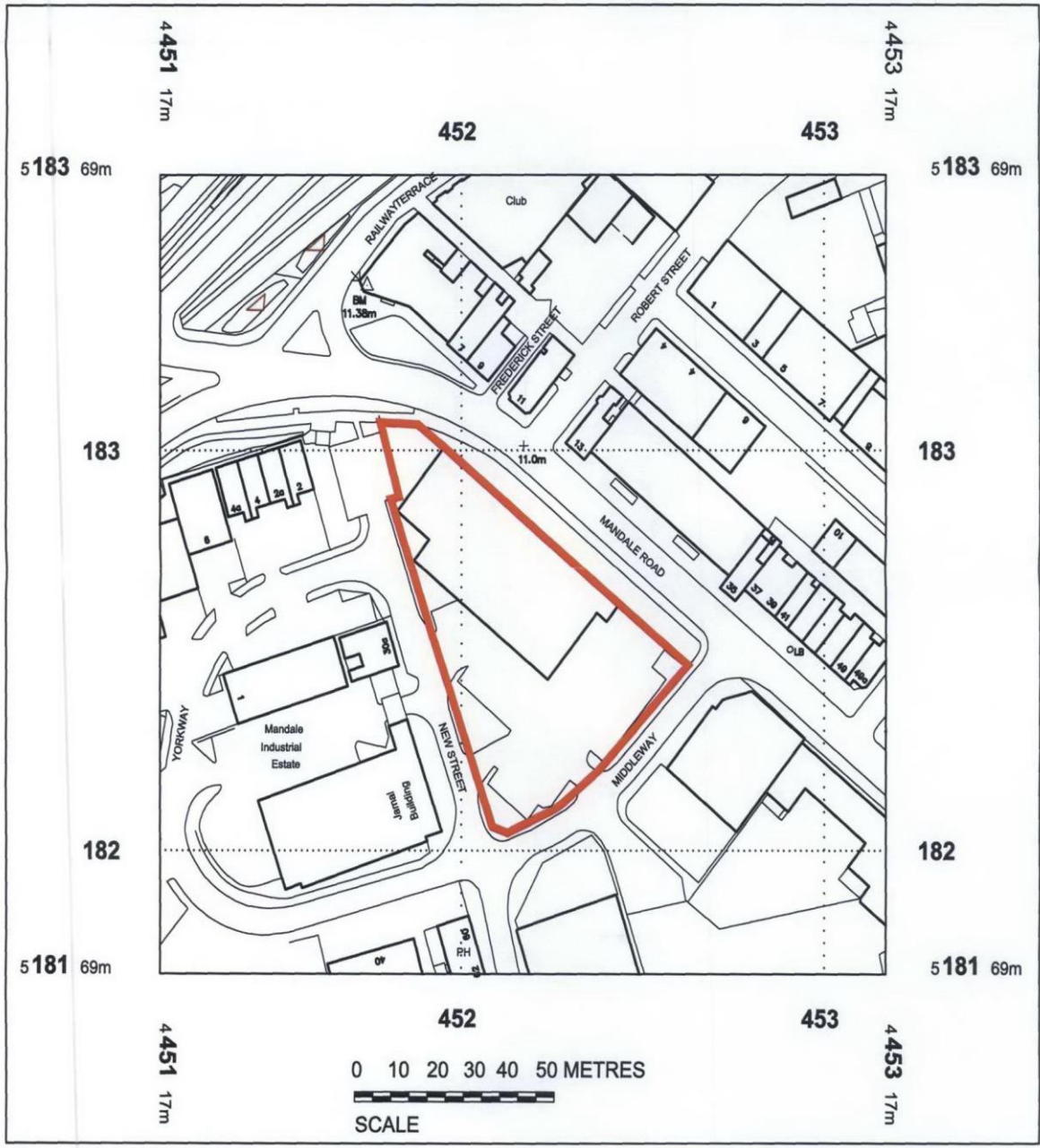


0610/01

Ordnance Survey Superplan Data



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SBC 0001

STOCKTON BOROUGH COUNCIL
PLANNING
29 JAN 2010
DATE RECEIVED



APPROXIMATE ROUTE OF WATER MAIN

MIDDLEWAY

0.8 M CLEARANCE OVER WATER MAIN

APPROXIMATE ROUTE OF WATER MAIN

NEW STREET

Jamal Building

MANDALE ROAD

10/0190

LINEAR SCALE 1:200



0620/600A - PROPOSED SITE PLAN (PLANNING)



SUPREME ENGINEERING & CONSTRUCTION
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.SUPREMEENGINEERING.COM

1. SUBMITTED
2. REVISION
3. REVISED
4. APPROVED

1. SUBMITTED
2. REVISION
3. REVISED
4. APPROVED

1. SUBMITTED
2. REVISION
3. REVISED
4. APPROVED

PROPOSED STUDENT/COMMERCIAL DEVELOPMENT FOR SUPREME PROPERTIES

PROPOSED SITE PLAN (PLANNING)

Elder Lester McGregor
Civil Engineer/Architect
1400 East 17th Avenue, Suite 100
Denver, CO 80202
Tel: 303.733.1111
www.elderlmcgregor.com



SCALE: 1:200 @ A1
PROJECT NO: 0620/600A
DRAWN BY: [Name]
DATE: 10/01/2010
0620/600A



GROUND FLOOR PLAN

MANDALE ROAD

MIDDLEWAY

NEW STREET

KEY

| | |
|----|-------------------------------------|
| 1. | STUDENT ACCOMMODATION |
| 2. | RETAIL/TRAINING & AUXILIARY OFFICES |
| 3. | CAR PARK |

STONINGHAM DISTRICT COUNCIL
29 JAN 2010
DATE RECEIVED

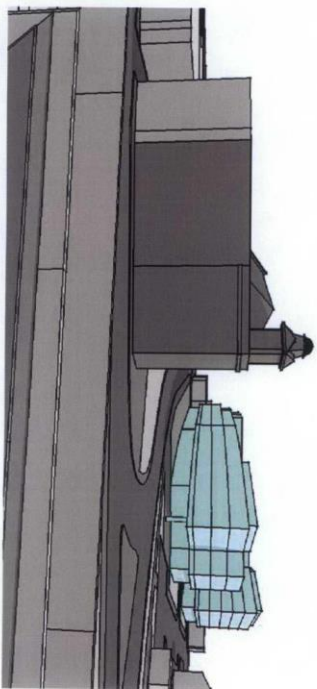


LINEAR SCALE 1:400

10/0190



10/0190 - 3



Supreme
PROPERTY DEVELOPMENT

PROJECT:
PROPOSED STUDENT/COMMERCIAL
DEVELOPMENT
FOR SUPREME PROPERTIES

DRAWING:
PROPOSED VISUALS
(PLANNING)

SCALE: 1:400
PROJECT DIRECTOR: C ROSS
DATE FIRST PLOTTED: 04/03/2008
LAST PLOTTED: 06/01/2009
DRAWING NO:
0620/SK006

1956
ELDERLESTER
MCGREGOR ROSS
ARCHITECTS



The Planning Inspectorate

4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0117-372 8389
Switchboard 0117-372 8000
Fax No 0117-372 8139

e-mail: angela.lewis-jones@pins.gsi.gov.uk
<http://www.planning-inspectorate.gov.uk>

Carol Straughan
Head of Planning
Development & Neighbourhood
Services
Gloucester House
Church Road
Stockton-on-Tees
TS18 1TW

Your Ref:

Our Ref: APP/H0738/A/09/2102926 -
2117189 - 2116909

Date: 26 May 2010

Am.

Dear Ms Straughan

APPEAL AT SUPREME KNITWEAR, NEW STREET, THORNABY, STOCKTON-ON-TEES

Thank you for your recent correspondence which has been passed to me for investigation. I deal with post decision complaints and queries. Please accept my sincere apologies for the delay in replying to you.

I note your concern over the lack of consistency in the decision making on these 3 applications and the confusion your planning department now feels over which decision carries more weight in future planning applications. We have also received a similar query from Jeremy Good the agent for appeal number 2102926 directed to Katrine Sporle, Chief Executive for the Planning Inspectorate, and I have enclosed a copy of her reply for your information.

In respect of Inspector David Cullingford's case it has been accepted that the reasoning was poor and should, therefore, not be seen as setting a precedent for future planning applications. We do try to ensure that all our decisions are of a consistently high standard, but it is apparent that this has not happened on this occasion and for that we can only apologise unreservedly.

I do hope that you now have the clarification you have been seeking in this matter.

Yours sincerely,

Aggie Lewis-Jones

Ms Aggie Lewis-Jones
Quality Assurance Unit





The Planning Inspectorate

file copy

4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0117-372 8963
Switchboard 0117-372 8000
Fax No 0117-372 8408
GTN 1371 8963
e-mail: Katrine.Sporle@pins.gsi.gov.uk
<http://www.planning-inspectorate.gov.uk>

09/0074/051

Jeremy Good, Director
England & Lyle
Chartered Town Planners
Morton House
Morton Road
Darlington
Co. Durham
DL1 4PT

Your Ref:

Our Ref: APP/H0738/A/09/2102926

Date: 25 May 2010

Dear Mr Good

APPEAL AT SUPREME KNITWEAR, NEW STREET, THORNABY, STOCKTON-ON-TEES

Thank you for your letter of 21 April, please accept my apologies for the delay in replying.

Having read the decisions including those relating to costs, it is clear that we have failed to apply a consistent approach when applying Stockton-on-Tees Borough Council's Interim Student Accommodation Policy Document (ISAPD).

Paragraph 6.4 of PPS12 is clear and unambiguous in the advice that councils should not produce any other type of planning guidance other than a Supplementary Planning Document. It also goes on to refer to the need for proper consultation in formulating such documents. In reference to the two appeal decisions it seems that Harold Stephen's has applied this approach correctly (APP/H0738/A/09/2102926).

As a result of this I am also copying this letter to the Stockton-on-Tees Borough Council advising that they should not treat the reasoning in relation to the ISAPD in David Cullingford's case as forming a precedent for the basis of other decisions in the future.

I accept that this was a poor piece of reasoning on the Inspector's behalf for which I can only apologise. We do try to ensure that all decisions are of a consistently high standard, but this case falls below the standards we have set ourselves. I have also taken responsibility to ensure that the appropriate lessons are learnt from this case.

Yours sincerely,

Katrine Sporle



INVESTOR IN PEOPLE

