

Planning Committee

A meeting of Planning Committee was held on Wednesday, 14th March, 2012.

Present: Cllr Robert Gibson (Chair); Cllr Jim Beall, Cllr Gillian Corr, Cllr John Gardner, Cllr Paul Kirton, Cllr Alan Lewis, Cllr McCall (Vice Cllr Smith), David Rose, Cllr Andrew Sherris and Cllr Norma Stephenson.

Officers: R McGuckin, C Straughan, G Archer, S Grundy, P Shovlin, J Hutchinson, H Smith (DNS); J Butcher, P K Bell (LD).

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

Apologies: Cllr Jean Kirby, Cllr Michael Smith and Cllr Mick Stoker.

P Declarations of Interest

69/11

Councillor Kirton declared a personal prejudicial interest in respect agenda item 4 - 12/0268/FUL - Thornaby Academy, Baysdale Road, Thornaby - Remodelling of existing Thornaby Academy comprising: internal refurbishment and remodelling partial demolitions and single storey new build extension. Extended visitor parking and landscaping as his grandson was a pupil at Thornaby Academy.

Councillor McCall declared a personal non prejudicial interest in respect of agenda item 6 - 12/0323/FUL - 13 to 21 West Precinct, Billingham -Change of use from A1 to A4 of existing Unit Nos. 13-21, provision of external seating areas through works to public realm and the creation of a new retail (A1) unit within the West Precinct as he was a Ward Member for Billingham Central within his role on Billingham Town Council who had commented on the application.

P Minutes

70/11

The minutes of the meetings held on 18th January 2012 and 8th February 2012 were confirmed and signed by the Chair as a correct record.

P 12/0268/FUL

71/11

**Thornaby Academy, Baysdale Road, Thornaby
Remodelling of existing Thornaby Academy comprising: internal refurbishment and remodelling partial demolitions and single storey new build extension. Extended visitor parking and landscaping.**

Consideration was given to a report on planning application - 12/0268/FUL - Thornaby Academy, Baysdale Road, Thornaby - Remodelling of existing Thornaby Academy comprising: internal refurbishment and remodelling partial demolitions and single storey new build extension. Extended visitor parking and landscaping.

The application sought full planning permission for the refurbishment and remodelling of Thornaby Academy. The works included the partial demolition of the redundant spaces in the 1990's extension to the north elevation; the demolition of the two smaller blocks towards the southeast corner of the site with a new build single storey Business and Enterprise, Thornaby Academy

(BETA) centre over the footprint of the demolished blocks.

The proposal also included extensive internal remodelling to improve circulation and wayfinding. Furthermore the main student and visitor entrance would be moved towards Mitchell Avenue. Other works included the partial recladding of the existing sports hall facades and decoration to existing pressed metal flashings and profiled cladding.

The development also included soft and hard landscaping, to form external recreation space; the partial remodelling of the existing visitor car park layout to facilitate improved safe drop off, collection and turning.

The proposed scheme was being delivered through the Academies Framework, a national government programme that sought to replace or construct new schools that had elected to become academies throughout England. Stockton Borough Council had been working in partnership with Redcar and Cleveland Council for the delivery of three academies, Thornaby Academy, North Shore Health Academy and Freebrough Academy in Redcar.

Thornaby Academy was sited in the predecessor school building and opened as an academy in September 2010.

Community consultation through a public exhibition on 26th January 2012 had been carried out in relation to the proposed scheme. The students were also engaged in a series of exercises examining their likes and dislikes of the existing school and reviewing the design concept. The outcome of the exercise informed several aspects of the design.

The proposal was considered to be in line with general planning policies set out in the Development Plan.

An assessment of the site and buildings had been undertaken to identify and assess nature conservation of the site including any potential impact of the site redevelopment on protected species, habitats and local biodiversity in general. Natural England advised the authority that further survey effort was required in accordance with Bat Surveys – Good Practice Guidelines. Further survey work had been undertaken but at the time of publication of the report Natural England were examining the proposal and therefore in the absence of any formal comments resulted in the recommendation being minded to approve subject to the resolution of any issues which may be raised by Natural England.

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 be received.

With regard to planning policy 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 and saved policies of the Stockton on Tees Local Plan (STLP)

Section 143 of the Localism Act came into force on the 15th January 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended required in dealing with such an application [planning application] the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

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

Members felt that overall the nature and scale of the development was acceptable and parking provision and access was satisfactory. It was considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and did not conflict with policies in the Development Plan subject to resolution of any issues which may be raised by Natural England.

RESOLVED that Members be minded to approve planning application 12/0268/FUL subject to the resolution of any issues which may be raised by Natural England and agreed by the Head of Planning and the following conditions and informatives and any other recommendations as recommended by Natural England:-

1. The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
200-01 REV 03	8 February 2012
200-02 REV 03	8 February 2012
205-01 REV 01	31 January 2012
205-02 REV 01	31 January 2012
205-03 REV 01	31 January 2012
205-04 REV 01	31 January 2012
205-05 REV 01	31 January 2012
210-01 REV 02	31 January 2012
300-01 REV 08	31 January 2012
300-03 REV 02	31 January 2012
310-01 REV 04	31 January 2012
310-02 REV 04	31 January 2012
305-01 REV 02	31 January 2012
310-03 REV 04	31 January 2012
310-06 REV 03	31 January 2012
310-04 REV 04	31 January 2012
340-02 REV 04	31 January 2012
345-01 REV 03	31 January 2012
340-01 REV 05	31 January 2012
310-07 REV 02	31 January 2012
345-02 REV 03	31 January 2012
345-03 REV 02	31 January 2012
BS-(63)4001	31 January 2012
D057.L.001 REV D	31 January 2012

D057.L.002 REV B 31 January 2012
D057.L.003 REV B 31 January 2012
D057.L.004 REV B 31 January 2012
D057.L.010 31 January 2012
AS(0-) 01 6 February 2012
D057.L.011 31 January 2012
D057.L.012 31 January 2012
D057.L.013 31 January 2012

2. Notwithstanding any description of the materials in the application the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.
3. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.
4. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to commencement of the erection of any permanent fencing, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.
5. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans prior to the commencement of installation of street furniture details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.
6. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, luminance of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of external lighting and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.
7. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to commencement of soft landscaping works full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter

relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

8. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans all trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS5837:2005 Trees in Relation to Construction. The assessment should concur with the latest site plans, be completed prior to commencement of foundation works and include for the following information:-

A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.

A tree schedule as detailed in Ref. 4.2.6 BS5837:2005;

A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work to trees within the Academy boundary.

Details of any ground level changes or excavations within 5 metres of the Root Protection Area (Para 5.2.2. of BS5837) of any tree to be retained including those on adjacent land.

A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.

Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

9. 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

10. 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.

Any works the applicant wishes to carry out within the root protection area of any protected tree on site must be agreed by the Local Planning Authority.

11. A Construction Method Statement shall be submitted and agreed in writing, prior to the commencement of the development with the Local Planning Authority to effectively control any potential adverse impact of the development on the amenity of the public and nearby occupiers. This shall address off adopted highway road parking of vehicles of site personnel and visitors; Delivery and storage of plant and materials; Siting and design of temporary buildings; Scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; Details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded. Scheme to control mud on roads.

12. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

13. All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. and 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working unless otherwise agreed in writing by the Local Planning Authority.

14. A School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the final phase. The Travel Plan shall establish clear targets and procedures for monitoring and review of such targets, and any appropriate requisite infrastructure improvements and implementation timetable shall be agreed by the Local Planning Authority. The Travel Plan shall be implemented as approved.

15. No development shall commence within any phase until a site waste

management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The site waste management plan shall be prepared in accordance with Non-statutory guidance for site waste management plans April 2008 [DEFRA]. Thereafter, the site waste management plan shall be updated and implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

16. No development of the new build facility shall take place until the Local Planning Authority has approved in writing a report to be provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by a minimum of 10%. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall be implemented and brought into use within 3 months of the development hereby approved being brought into use and shall remain in place and operational in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

17. The development must obtain at least a 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 within 6 months of occupation.

18. In the event that contamination is found at any time when carrying out the approved development, 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 and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

19. Prior to the occupation of the development hereby approved, a scheme setting out the location and design details of secure, covered cycle parking and additional uncovered secure cycle storage shall be submitted to, for consideration and approval by the Local Planning Authority. The approved scheme shall be implemented in full prior to the occupation of the buildings hereby permitted, unless the written prior agreement of the Local Planning Authority is obtained.

20. Prior to the erection of the art sculpture, details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved scheme,

INFORMATIVES

The Proposal has been considered against the policies below and it is

considered that the scheme accords with these policies as the overall nature and scale of the development is acceptable and it is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and is acceptable in terms of highway safety and there are no other material considerations, which indicate a decision, should be otherwise.

Stockton on Tees Local Plan Policy REC1 – Outdoor Playing Space
Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel
Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change
Core Strategy Policy 6 (CS6) – Community Facilities
Core Strategy Policy 10 (CS10) - Environmental Protection and Enhancement
Supplementary Planning Document 3: Parking Provision for New Developments
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 9: Biodiversity and Geological conservation
Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation
Planning Policy Guidance 13: Transport
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 25: Development and Flood Risk

The following works are not allowed under any circumstances:

No work shall commence until the approved Tree Protection Barriers are erected.

No equipment, signage, structures, barriers, materials, components, vehicles or machinery shall be attached to or supported by a retained tree.

No fires shall be lit or allowed to burn within 10 metres of the canopy spread of a tree or within the Root Protection Zone.

No materials shall be stored or machinery or vehicles parked within the Root Protection Zone.

No mixing of cement or use of other materials or substances shall take place within the Root Protection Zone or within such proximity where seepage or displacement of those materials or substances could cause them to enter the Root Protection Zone.

No unauthorized trenches shall be dug within the Root Protection Zone.

No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

**P
72/11**

12/0323/FUL

13 - 21 West Precinct, Billingham,

Change of use from A1 to A4 of existing Unit Nos. 13-21, provision of external seating areas through works to public realm and the creation of a new retail (A1) unit within the West Precinct.

Consideration was given to a report on planning application 12/0323/FUL 13 - 21 West Precinct, Billingham - Change of use from A1 to A4 of existing Unit Nos. 13-21, provision of external seating areas through works to public realm and the creation of a new retail (A1) unit within the West Precinct.

In 2007 Stockland purchased Billingham Town Centre from the Council. Since this time they had liaised with retailers, the Council and local residents to develop a long-term regeneration strategy resulting in an overall Masterplan for the District Centre which was approved by the Council in April 2010. The applicants had spent much time since, trying to attract operators for a new food store and despite years of discussions with various supermarket chains, no occupier had been found. Stockland had subsequently had to change their strategy which focused on attracting new retailers and operators who would enhance the centre and its offer, as well as provide local employment. This had led to the current application.

Planning permission was sought for a change of use of units 13-21 of the West Precinct from A1 use (retail) to A4 use (drinking establishment), with external seating areas and for the creation of a new retail unit within the West Precinct. The submitted planning statement set out that the proposed occupiers were Wetherspoon's and Fulton Foods (freezer food chain).

Despite some concerns regarding the impact on the amenity to neighbouring occupiers and patrons of the Town Centre the proposal, adequate controls could be imposed through planning conditions and the development was considered acceptable in this regard. The proposal was also not considered to pose any significant harm to highway or public safety.

The application was advertised by letter to neighbouring occupiers and by a site notice. The consultation period for comment under the site notice expired on 14th March 2012. At the time of this meeting no objections had been received to the proposed development but it was recommended that a decision to approve be delegated to the Head of Planning to enable any representations as a result of the site notice publicity to be considered should the situation arise.

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

With regard to planning policy 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 Plan was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan (STLP)

Section 143 of the Localism Act came into force on the 15 January 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

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

The applicant was in attendance at the meeting and was given the opportunity

to make representation.

Members felt that the proposed change of use and new retail unit would not have a detrimental impact on vitality and viability of Billingham Town Centre and were acceptable in planning policy terms. The external changes to the scheme were considered acceptable and would help to improve on the visual appearance of the units. The proposal was also not considered to pose any significant harm to the amenity of neighbouring occupiers, or pose any significant risks to highway or public safety.

RESOLVED that planning application 12/0323/FUL be delegated to the Head of Planning for approval subject to the following conditions and informatives and to the consideration of any representations which may arise from the site notice consultation period:-

Approved Plans;

1. The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
150-008 REV 02	6 February 2012
SBC0001	6 February 2012
150-002 REV 02	6 February 2012
150-000 REV 02	6 February 2012
150-001 REV 02	6 February 2012
150-003 REV 02	6 February 2012
150-004 REV 02	6 February 2012
150-005 REV 02	6 February 2012
150-006 REV 02	6 February 2012
150-007 REV 02	6 February 2012

2. Materials;

Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls of the buildings.

3. Fume extraction;

Before development commences details of a ventilation and fume extraction system in accordance with the details to be submitted and agreed in writing with the Local Planning Authority for approval. Such details shall include a full technical specification by a suitably qualified technical professional person, specifying the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment which shall be installed and used at the premises. The agreed extraction system shall be installed before the development is brought into use and be in full accordance with the agreed details. Thereafter the extraction system shall be retained in full accordance with the approved detail and shall be operated and maintained in accordance with the manufacturer's recommendations, including the frequency of replacement of any filters.

Fat/Grease Trap;

4. Prior to the commencement of the use hereby permitted, details of a

fat/grease trap to be installed in the foul drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved details, and thereafter retained.

Hard Landscaping;

5. Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (eg public art and street furniture).

Outdoor Seating Area;

6. Food and drink shall not be consumed in the external seating/ smoking area after 23:00. There shall be no music played in the external seating/smoking area, and no use of lighting likely to cause a nuisance to adjacent premises. Doors to the external area shall be fitted with a lobby and or self-closing devices to prevent the ingress of smoke and egress of noise. The sides of any shelters used for smoking shall be maintained so as not to be enclosed or substantially enclosed.

INFORMATIVES

Summary reasons and General Policy Conformity;

The introduction of an A4 use and creation of a new retail unit is considered to be acceptable in principle and will not adversely affect the vitality or viability of Billingham Town Centre. The proposed development does not harm the character of the area, the amenity of neighbouring occupiers and is not considered to pose a significant risk to highway safety or public safety. The development has been considered against the policies below and it is considered that there are no other material considerations that indicate a decision should be otherwise.

Core Strategy;

CS2 - Sustainable Transport and Travel

CS3 - Sustainable Living and Climate Change,

CS5 - Town Centres, Policy

Local Plan Alteration No.1;

Policy S7 - Development and change of use within Thornaby and Billingham district centres

Policy S14 - Use classes A3, A4 and A5 'food and drink'.

Local Plan;

EN39 - Existing Hazardous development

National Planning Guidance;

Planning Policy Statement 1 (PPS1); Delivering sustainable development

Planning Policy Statement 4 (PPS4); Planning for sustainable economic growth

Planning Policy Guidance 13 (PPG13): Transport

Removal of retaining wall;

The plans indicate that part of raised feature wall is to be removed to give access to what is currently a disused play area. It is likely that this feature contains infrastructure associated with the district heating system. This system is known to contain asbestos and as such any disturbance of the feature would need to be referred to environmental health for further comment. It is also advised that the existing retaining wall to the north of the proposed seating area be removed as part of any development, due to the likelihood of the wall being used for informal seating.

Hard Landscaping materials;

Stockton Borough Council and Stockland are currently undertaking a master planning exercise for Billingham Town Centre and materials for the floorscape are soon to be agreed. It is recommended that the materials and design of structures for the external areas of this proposed development follow those selected for the wider town centre to bring about a coordinated approach to the redevelopment of the town centre.

Accessibility:

There is the potential for conflict between pub patrons and shoppers between the two beer gardens due to patrons being required to cross a busy pedestrian area used throughout the day by shoppers, there is also a potential risk of broken glass in this area. An unobstructed footway should be maintained at all times for pedestrians and in some cases emergency vehicles. Views of Blind Voice and other disabled user groups should be sort regarding the installation of any barriers and other street furniture within the town centre (it is recommended that any barriers used to delineate external seating areas incorporate a tapping rail to assist blind and partially sighted pedestrians).

**P 1. Appeal - Mr Jangeer Hussain - 74 Yarm Road Stockton pn Tees -
73/11 11/1247/FUL - DISMISSED and COSTS DECISION REFUSED**

RESOLVED that the appeals be noted.