

Planning Committee

A meeting of Planning Committee was held on Wednesday, 11th April, 2012.

Present: Cllr Norma Stephenson (In the Chair); Cllr Carol Clark, Cllr Michael Clark, Cllr Gillian Corr, Cllr John Gardner, Cllr Alan Lewis, Cllr David Rose, Cllr Andrew Sherris and Cllr Michael Smith.

Officers: C Straughan, B Jackson, P Shovlin, N Russell (DNS); J Butcher, P K Bell (LD).

Also in attendance: 1 Member of the Public.

Apologies: Cllr Jim Beall, Cllr Mark Chatburn, Cllr Bob Gibson, Cllr Jean Kirby, Cllr Paul Kirton, Cllr Michael Stoker and Cllr Steve Walmsley.

P Appointment of Chair

1/12

RESOLVED that Councillor Norma Stephenson be appointed Chair for this meeting only.

P Declarations of Interest

2/12

There were no interests declared.

P Minutes

3/12

The minutes of the meeting held on 14th March 2012 were confirmed and signed by the Chair as a correct record.

P 12/0463/LAF

4/12

**Hartburn Primary School, Adelaide Grove, Hartburn
Revised application for the construction of a junior size all weather pitch
with associated fencing and footpath works**

Consideration was given to a report on an application that sought permission for the construction of a junior sized all weather pitch with associated fencing and footpath works at Hartburn Primary School in Stockton.

Five letters of support had been received from residents within the locality of the application site. Occupiers of one of the residential properties adjacent to the school enquired about the operating hours of the all weather pitch and had expressed concern about existing inconsiderate car parking generated by out of school activities and sought assurances that the situation won't be exacerbated.

Sport England had been consulted and had no objections to the proposal subject to a condition being placed on the application that a management scheme would be completed in consultation with Sport England. Following consultation between Hartburn Primary School and Sport England a management scheme had been completed and agreed with Sport England and a copy was attached to the report.

The Head of Technical Services had no objection on highway, landscape and visual grounds. In order to protect the existing trees at the site during

development the Council's Landscape Architects had requested an informative be placed on the application to ensure the protection of the trees. The Council's Environmental Health Unit had no objections to the application.

With the application being submitted by the Local Authority on behalf of Hartburn Primary School the application was placed before the Planning Committee for determination.

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 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 due to the location of the current playing field at the school site the addition of the all weather pitch would not have a significant detrimental impact on the character of the existing building and the surrounding area.

It was also considered that by virtue of the location of the proposal on an existing playing field and by the limitation on the hours of operation of the all weather pitch the proposal would not have a significant detrimental impact on the amenity of neighbouring occupiers. The application was therefore considered to be in accordance with the Approved Development Plan.

RESOLVED that planning application 12/0463/LAF be approved subject to the following conditions and informatives:-

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

Plan Reference Number	Date on Plan
ARC1209.001	21 February 2012
ARC1209.002	21 February 2012
ARC1209.003	21 February 2012
HBPS-01-ELV REV G	21 February 2012
HBPS-01-RL REV G	21 February 2012

2. No development shall commence until a community use management scheme prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The scheme shall apply to the all weather pitch and shall include details of pricing policy, hours of use, access by non school users/non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall thereafter be substantially complied with".

INFORMATIVES

The scheme has been considered against the policies and documents identified below. It is considered that the scheme accords with these documents as the scheme does not lead to an unacceptable loss of amenity for neighbouring residents. There are no material planning considerations, which indicate that a decision should be otherwise.

Informatives

Location of Site Works

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

Tree Protection

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.

Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality which should be

appropriately maintained and protected.

Retained Tree Prohibited works

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 unauthorised 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.

The following policies of the Adopted Core Strategy Development Plan Document (March 2010), and associated documents are considered to be relevant to the determination of this application

Core Strategy Policy 3 (CS3) – Sustainable Living and Climate Change

National Planning Policy Framework

P **1. Appeal - Mr Martin Booth - Blakeside Stables Blakeston Lane Stockton -**
5/12 **11/1378/RET - 11/1378/RET - ALLOWED**

RESOLVED that the appeals be noted.