

Planning Committee

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

Present: Cllr Robert Gibson (Chair); Cllr Jim Beall, Cllr Mark Chatburn, Cllr Michael Clark (Vice Cllr Michael Stoker) , Cllr Gillian Corr, Cllr Jean Kirby, Cllr Paul Kirton, Cllr Alan Lewis, Cllr Ken Lupton (Vice Cllr John Gardner), Cllr Ray McCall (Vice Cllr Mike Smith), Cllr David Rose, Cllr Andrew Sherris and Cllr Norma Stephenson.

Officers: C Straughan, S Grundy, M Chicken, C Snowden, H Smith, P Shovlin, J Hutchcraft (DNS); J Butcher and P K Bell (LD).

Also in attendance: Applicants, Agents, Objectors and Members of the Public.

Apologies: Cllr John Gardner, Cllr Michael Smith, Cllr Michael Stoker and Cllr Steve Walmsley.

P Evacuation Plans

26/12

The Evacuation Plan was noted.

P Declarations of Interest

27/12

Councillor Lupton declared a personal prejudicial interest in respect of agenda item 7 - 12/1210/FUL - 46 Harlsey Road, Stockton-on-Tees -Proposed erection of a detached four car garage to replace an existing detached garage and sheds as he was a trustee of the Emma Simpson Trust. Councillor Lupton represented local residents and spoke against the application and then withdrew from the meeting and left the room during consideration of the item.

P Minutes

28/12

The minutes of the meetings held on 30th May 2012 and 14th June 2012 were confirmed and signed by the Chair as a correct record.

P 12/1194/RNW

29/12

The Rookery, South View, Eaglescliffe

Application for new planning permission to replace extant planning permission 07/3441/FUL - Demolition of The Rookery and construction of 13 no. apartments in two blocks as detailed in planning approval 06/3591/FUL.

Consideration was given to a report on planning application -12/1194/RNW - The Rookery, South View, Eaglescliffe - Application for new planning permission to replace extant planning permission 07/3441/FUL - Demolition of The Rookery and construction of 13 no. apartments in two blocks as detailed in planning approval 06/3591/FUL.

The application site lay within an area of land known as 'The Hole of Paradise' and was bounded on three sides by Urray Nook Road (A67), Yarm Road (A135) and South View and forms part of the Egglecliffe Conservation Area.

Planning permission had previously been granted for extensions and conversion of the existing house into 8 no. apartments and construction of a new building to form 5 no. apartments (ref; 06/3591/FUL). However, following a structural

survey of the property, a further application (ref; 07/3441/FUL) was submitted in order to allow for the demolition of The Rookery and construction of 13 no. apartments in two blocks as detailed in planning approval 06/3591/FUL. This application was approved at appeal on grounds of non-determination. The application sought a renewal of this planning permission.

The Planning Officers report considered that although the proposed development would result in the loss of the historic fabric of the building, the replacement structure would be identical to that already approved. The scheme was therefore judged to be visually acceptable. The proposed development was also not considered to have a detrimental impact on the privacy or amenity of the neighbouring properties or cause any significant harm to any features of archaeological interest or highway safety.

Consultation responses had been received and the responses were detailed within the report.

Neighbours 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.

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.

The Planning Officers report concluded that although the proposed development would result in the loss of the historic fabric of the building, the replacement structure would be identical to that already approved. The scheme was therefore judged to be visually acceptable and would not detrimentally impact on this part of the conservation area or the setting of the adjacent listed building. The proposed development was also considered not to have a detrimental impact on the privacy or amenity of the neighbouring properties or cause any significant harm to any features of archaeological interest or highway safety.

On balance the development was therefore considered acceptable and was viewed to be in accordance with guidance contained within the National Planning Policy Framework, Core Strategy Policies CS2, CS3 and Saved policies HO3, EN24, EN28 and EN30 of the adopted Stockton on Tees Local

Plan and was subsequently recommended for approval subject to the conditions set out within the report.

Members were presented with an update report that outlined that additional comments had been received from Egglecliffe and Egglecliffe Council. As the comments raised no new issues the recommendation and material planning considerations remained as per the original report.

Members then discussed the application and although some Members raised concerns with regard to the potential impact on existing traffic Members felt that as the previous scheme was judged to have no detrimental impact on existing traffic flows by both the Head of Technical Services and the Planning Inspectorate the application should be approved.

RESOLVED that planning application 12/1194/RNW be approved subject to the following conditions and informative:-

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	12 December 2007
1505/3/5B	12 December 2007
18505/3/6B	12 December 2007
1505/3/7D	12 December 2007
1505/3/8A	12 December 2007

Materials

2. Notwithstanding any description of the materials in the application no development shall 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.

External Render;

3. The external render shall be finished and painted and thereafter retained in accordance with a scheme to be agreed in writing with the Local Planning Authority prior to commencement of the development.

Means of Enclosure;

4. All means of enclosure associated with the development hereby approved, including boundary walling along the South View frontage, shall be in accordance with a scheme to be agreed with the Local Planning Authority before the development commences. Such means of enclosure shall be erected fully before the development hereby approved is occupied.

External lighting;

5. Details of all external lighting of the buildings and car-parking areas together with its means of shielding and alignment shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is provided. The lighting shall be provided in accordance with the agreed details before the development is occupied and shall thereafter be retained in its approved form.

Hard landscaping;

6. 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 car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods.

Minor alterations to north-west corner of site;

7. Notwithstanding any plans contained as part of the application a revised site plan detailing additional planting, a feature wall and the relocation of the 5 no. parking spaces in the north-west corner of the site shall be submitted to the Local Planning Authority for approval, prior to the commencement of any development on the site. The agreed details shall be implemented on site in full accordance with these details.

Soft Landscaping works;

8. A detailed scheme for landscaping and tree and/or shrub planting (including details of all trees to be retained on the site), and a maintenance schedule for a minimum of five years, shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is occupied. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Tree protection measures;

9. Details of a scheme in accordance with BS5837, 2005 to protect the existing trees and vegetation shall be provided to the satisfaction of the Local Planning Authority. Such a scheme shall include details of a protective fence of appropriate specification extending three metres beyond the perimeter of the canopy, the fence as approved shall be erected before construction commences and shall be maintained to the satisfaction of the Local Planning Authority throughout the entire building period.

'No-dig' construction to parking bays;

10. The proposed parking bays in the north-east corner of the site shall be constructed using 'no-dig' construction methods. Full details of the construction materials and methods to be employed shall be submitted to and be agreed in writing with the Local Planning Authority prior to commencement of the development. Such an agreed scheme shall be implemented in accordance with these details.

Site levels;

11. Notwithstanding the submitted information provided in this application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority

Highway Works;

12. No development shall commence until a scheme has been submitted and approved in writing by the Local Planning Authority and has been fully implemented for works to realign the kerb line on the southern approach to South View, the provision of a pedestrian access/crossing point along South View and a revised kerb line and western entrance to the site.

Timetable for demolition and rebuild;

13. Prior to the commencement of development a scheme setting out the details of, and the timetable for, demolition of the existing building and the commencement of redevelopment, the latter to be begun within three months of demolition, shall be submitted to and approved in writing by the local planning authority. The timetable for demolition and redevelopment shall be adhered to at all times unless otherwise agreed in writing by the local planning authority.

Provision of temporary car park;

14. Prior to works commencing a scheme for a temporary car park for construction workers to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to commencement of development and shall thereafter be retained for the duration of the construction period.

Hours of construction;

15. No construction activity or deliveries shall take place on the premises before 8.00 a.m. on weekdays and 8.30 am on Saturdays nor after 6.00 pm on weekdays and 1.00 pm on Saturdays (nor at any time on Sundays or Bank Holidays).

Building recording;

16. No development shall take place until a scheme for the recording of the existing building has been submitted to and approved in writing by the Local Planning Authority and has subsequently been carried out in accordance with the approved details.

Archaeological recording;

17. A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post

investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Unexpected land contamination;

18. 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.

Site Waste management plans;

19. 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.

No open burning;

20. No waste products derived as a result of carrying out the construction activity hereby approved shall be burned on the site except in a property constructed appliance of a type and design previously approved by the Local Planning Authority

INFORMATIVES

Summary reasons and General Policy Conformity;

The proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the development is considered to be visually acceptable and will not harm the character of the conservation area, nor the setting of the listed buildings. The proposed development is also not judged to have a detrimental impact on the amenity of the neighbouring properties, highway safety or any features of archaeological interest. It is also considered that there are no other material considerations which indicate a decision should be otherwise.

Core Strategy;

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

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

Stockton on Tees Local Plan Saved policies;

HO3 – Development on Unallocated Sites

EN24 & EN25 – Conservation Areas

EN28 – Listed Buildings.

EN30 – Sites of Archaeological Interest

National Planning Policy Framework;

Section 6. Delivering a wide choice of high quality homes

Section 7. Requiring good design

Section 12. Conserving and enhancing the historic environment

**P
30/12**

12/1272/COU

8 Challoner Road, Yarm,

Retrospective application for change of use from 3 no bedroom domestic dwelling into house of multiple occupation (HMO with 5 no. bedrooms for 7 no. individual occupants)

Consideration was given to a report on planning application 12/1272/COU - 8 Challoner Road, Yarm - Retrospective application for change of use from 3 no bedroom domestic dwelling into house of multiple occupation (HMO with 5 no. bedrooms for 7 no. individual occupants).

Retrospective approval was sought for the change of use of the dwelling to a House in Multiple Occupation (HMO) with five bedrooms for up to seven individual occupants. Seven objections had been received from neighbouring residents and a further objection had been received from the Ward Councillor. These were largely on the grounds that the change of use was out of keeping with the local character, which included warden control bungalows, it resulted in noise disturbance and there was insufficient parking.

The Head of Technical Services had assessed the change of use and raised no objections. Environmental Health and the Councils Private Sector Housing also had no objections to the change of use. Taking into account the tolerance for HMO without requiring permission which allowed up to 6 individuals it was considered that in this instance, given that the proposed occupants consisted of 7 individuals it was considered to be acceptable in terms of impact upon the amenity of neighbouring properties. Therefore the retrospective change of use was recommended for approval.

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

Neighbours 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.

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.

Members were presented with an update report that outlined that the site location plan had been attached and all other matters remain as per the original report.

Objectors, the representative for the applicant and the applicant were in attendance at the meeting and were given the opportunity to make representation.

An objector spoke and her objections / comments could be summarised as follows:-

- * Totally inappropriate development for the area
- * Residents are getting disturbed in the early hours by workers from a local restaurant arriving home after finishing work
- * Deliveries for the restaurant are being made to the house
- * The house and garage are being used to store goods for the applicants restaurant
- * The objector now sleeps in the back bedroom due to the late night noise
- * There is not enough parking in the road with some houses having shared drives
- * If this application is approved it might set a precedent for the area

The representative for the applicant and the applicant then spoke and their comments could be summarised as follows:-

- * The external appearance of the property will not be altered
- * We are willing to put a car parking space at the front of the property
- * Yes the occupiers do work in the applicants restaurant but they also do act responsibly
- * Deliveries for the restaurant are not made to the property

Members then discussed the application and their comments could be summarised as follows:-

- * There are a lot of elderly residents that live in the area
- * There is a lot of late night comings and goings
- * Deliveries are made to the property
- * Planning Enforcement are looking into the situation
- * Inspectors are going out to the property to investigate how many people are living in the property
- * Further information should be obtained with regard to the deliveries to the garage
- * This is another retrospective application
- * The area is completely unsuitable for this type of application

A vote then took place and the application was refused.

RESOLVED that planning application 12/1272/COU be refused for the following reason:-

1. In the opinion of the Local Planning Authority it is considered that the House in Multiple Occupation would be out of character with the surrounding sheltered housing and result in an unacceptable impact on levels of amenity for those neighbouring occupiers as a result of increased noise and disturbance, contrary to policy CS3(8) of the Core Strategy and guidance within the National Planning Policy Framework (NPPF).

P 12/1210/FUL
31/12 46 Harlsey Road, Stockton-on-Tees,
Proposed erection of a detached four car garage to replace an existing detached garage and sheds

Consideration was given to a report on planning application 12/1210/FUL 46 Harlsey Road, Stockton-on-Tees - Proposed erection of a detached four car garage to replace an existing detached garage and sheds.

The application sought planning permission for the erection of a detached garage to the rear of 46 Harlsey Road, Stockton. Letters of objection had been received from six neighbouring properties and the Clerk to the Almshouses at Emma Simpson Court. The objections raised concerns regarding the visual impact of the garage, the impact on the amenity of neighbouring occupiers and the proposed use of the garage.

The application was being reported for determination by Planning Committee due to the number of objections received being more than 5 under the delegated decisions procedure.

The original plans sought permission for a garage 10.79m wide, 9.215m long, with a ridge height of 5.5m. Amended plans were received and reduce the width to 8.99m, the length to 8.215m and the ridge height to 4.8m.

The Planning Officer's report considered the garage would not have a significant detrimental impact on the amenity of neighbouring properties, highway safety, or the character of the character of the area and street scene.

Neighbours had been notified and their comments 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.

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 were presented with an update report that outlined that since the publication of the original report a "Petition to Prevent the Construction of a 'Four car' Garage near our homes" had been received and was attached to the update report.

The petition stated that the garage was uncharacteristically large for a residential area and urged council planners to reject the application.

The submission of the petition did not raise any additional material planning considerations that had not already been addressed in the main report.

Objectors and the applicant were in attendance at the meeting and were given the opportunity to make representation.

The objectors comments could be summarised as follows:-

- * There will be noise and fumes from the garage as it will be used for classic vehicle restoration
- * There will be a fire hazard as fuel may be stored in the garage
- * In the future the garage could be used for other purposes
- * The building could be used for commercial purposes
- * The garage is too big for the area
- * The garage will have an overbearing impact on neighbouring properties

The applicant then spoke and make the following comments:-

- * A precedent has been set in the area as 2 similar applications have been approved
- * The area of land that the garage covers is about the same as the current garage and sheds
- * The shadow from the garage to neighbouring properties will actually be smaller because of the new roof line

Councillor Lupton then spoke on behalf of local residents and as a trustee of Emma Simpson Trust and made the following comments:-

- * There are commercial vans already parked there
- * There are concerns of the maintenance of the historic vehicles
- * There are concerns that in the future there may be a change of use to a dwelling
- * The garage will be an over development of the site
- * There are concerns over the scale and mass of the garage
- * The development will have an overbearing impact on neighbouring properties

Members then discussed the application and some Members felt that although they sympathised with the neighbours concerns there were no planning reasons for refusal and therefore the application was approved.

RESOLVED that planning application 12/1210/FUL be approved subject to the following conditions and informatives below:-

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

Plan Reference Number	Date on Plan
SBC0003 A	28 June 2012
SBC0002 B	28 June 2012
SBC0001 A	28 June 2012
IF/001 REV A	18 June 2012

2. The detached garage to which the permission relates shall be used for the parking of private motor vehicles and ancillary storage, incidental to the enjoyment of the occupants of the dwellinghouse and no other purpose.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The proposal has been considered against the policies and documents identified below. It is considered that the scheme accords with these documents; as the proposal does not lead to an unacceptable loss of amenity for neighbouring residents in terms of overlooking, overbearing or overshadowing. It is also considered that the proposal does not have an adverse impact on the existing dwelling or create an incongruous feature within the surrounding area. There are no material planning considerations, which indicate that a decision should be otherwise.

The National Planning Policy Framework and the following policy of the Adopted Core Strategy Development Plan Document (March 2010), is considered to be relevant to the determination of this application

Core Strategy Policy 3 (CS3): Sustainable Living

**P
32/12**

Assessing The Supply of Deliverable Housing Sites

Consideration was given to a report on the supply of deliverable housing sites.

The Stockton-on-Tees Core Strategy was adopted in March 2010. Core Strategy Policy 7 (CS7) - Housing Phasing and Distribution, stated that the distribution and phasing of housing delivery to meet the Borough's housing needs would be managed through the release of land consistent with the maintenance of a 'rolling' 5-year supply of deliverable housing land. The report set out the Borough's housing land supply position in respect of the requirement as at the 1st April 2012 (this is a standard base date for housing monitoring exercises). It also took into account the guidance relating to demonstrating five years worth of housing in the National Planning Policy Framework (NPPF) that was published on 27 March 2012.

The NPPF stated that local planning authorities should "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there had been a record of persistent

under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”

Attached to the report was ‘5 Year Deliverable Housing Supply Final Assessment: 2012 – 2017’. A buffer of 5% had been used as the benchmark for maintaining a 5-year supply of deliverable housing land. This was because the Borough had a strong housing delivery performance, taking into consideration that from 2008 onwards conditions in the housing market had been very challenging.

The Assessment at attached to the report showed that the Borough was not able to demonstrate a 5 year supply of deliverable housing land. The Regeneration and Environment Local Development Document (LDD) was scheduled for adoption in January 2014. The Regeneration and Environment LDD would incorporate the results of the Core Strategy Review of housing options. The LDD would allocate sufficient deliverable and developable housing sites to ensure that the housing requirement to 2029 was met and that a rolling 5-year supply of deliverable housing sites plus a 5% buffer was achieved.

The assessment would be published on the Council's website as the 5 Year Deliverable Housing Supply Final Assessment: 2012 - 2017.

RESOLVED that the report be noted.

**P
33/12** **Stockton-on-Tees Local Plan: Regeneration and Environment Local Development Document Preferred Options and Draft Shop Fronts and Advertisements Supplementary Planning Document.**

Consideration was given to a report that outlined that the Regeneration and Environment LDD and Shop Fronts and Advertisements SPD would, when adopted, form part of Stockton-on-Tees Local Plan (formerly termed Local Development Framework) along with the adopted Core Strategy, the Minerals and Waste Core Strategy and Sites and Policies DPDs and a number of adopted SPDs. Together with these documents, they would provide the policy basis for the determination of planning applications within the borough.

The Regeneration and Environment LDD itself was an amalgamation of several documents which were previously to be prepared separately and also incorporated the results of the ‘Planning for Housing’ consultation which took place last year. The primary purpose of the LDD was to provide the detail of how the strategic policies in the adopted Core Strategy would be implemented by allocating sites for housing, transport infrastructure, economic development, retail, community facilities and mixed use regeneration schemes, as well as identifying key environmental and historic designations in the borough. The LDD also included four strategic policies relating to sustainable development, the distribution of housing, limits to development and the extent of green wedges and detailed policies for their implementation.

The Shop Fronts and Advertisements SPD provided additional guidance for developers on the implementation of Core Strategy policy CS3 with the aim of improving design standards and quality of shop fronts and advertisements to

help create more attractive and distinctive retail centres.

Both documents required a period of public consultation before they could move on to the next stage in their production and the report sought the comments of Planning Committee on the Regeneration and Environment LDD, Policies Map, Sustainability Assessment and Habitats Regulations Assessment, Consultation Statement and Infrastructure Strategy and the Shop Fronts and Advertisements SPD and its associated Habitats Regulations Assessment before they were agreed by Cabinet and Council for a period of public consultation between 30th July and 24th September 2012.

Members then discussed the report and documents and their comments could be summarised as follows:-

- * The report and documents were a excellent piece of work
- * Policy TC10 - Hot Food Takeaways and their proximity to schools, parks or playgrounds is welcomed
- * The wording for the accommodation for elderly people is right and reflects the thinking of the Planning Committee
- * A special meeting of the Planning Committee should be held to discuss the documents further
- * Are we just creating an urban sprawl
- * We should look for a significant area of green field land
- * Concerns for the Wynyard proposals

RESOLVED that:-

1. The contents of the reports be noted.
2. The comments from Members be noted.
3. A special meeting of the Planning Committee be arranged to consider the documents further.

P
34/12 **Local Development Framework Steering Group Minutes**

RESOLVED that the Local Development Framework Steering Group Minutes from the meeting held on 20th March 2012 be noted.

P
35/12 **Local Development Framework Steering Group Minutes**

RESOLVED that the Local Development Framework Steering Group Minutes from the meeting held on 14th May 2012 be noted.

P
36/12 **1. Mr Edward Moore - Elm Tree Socail Club Bishopton Road West Stockton - 11/0529/COU -DISMISSED**

RESOLVED that the appeal be noted.